Book 2015 Page 3311

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DEC 10 2015
DELAWARE
COUNTY AUDITOR

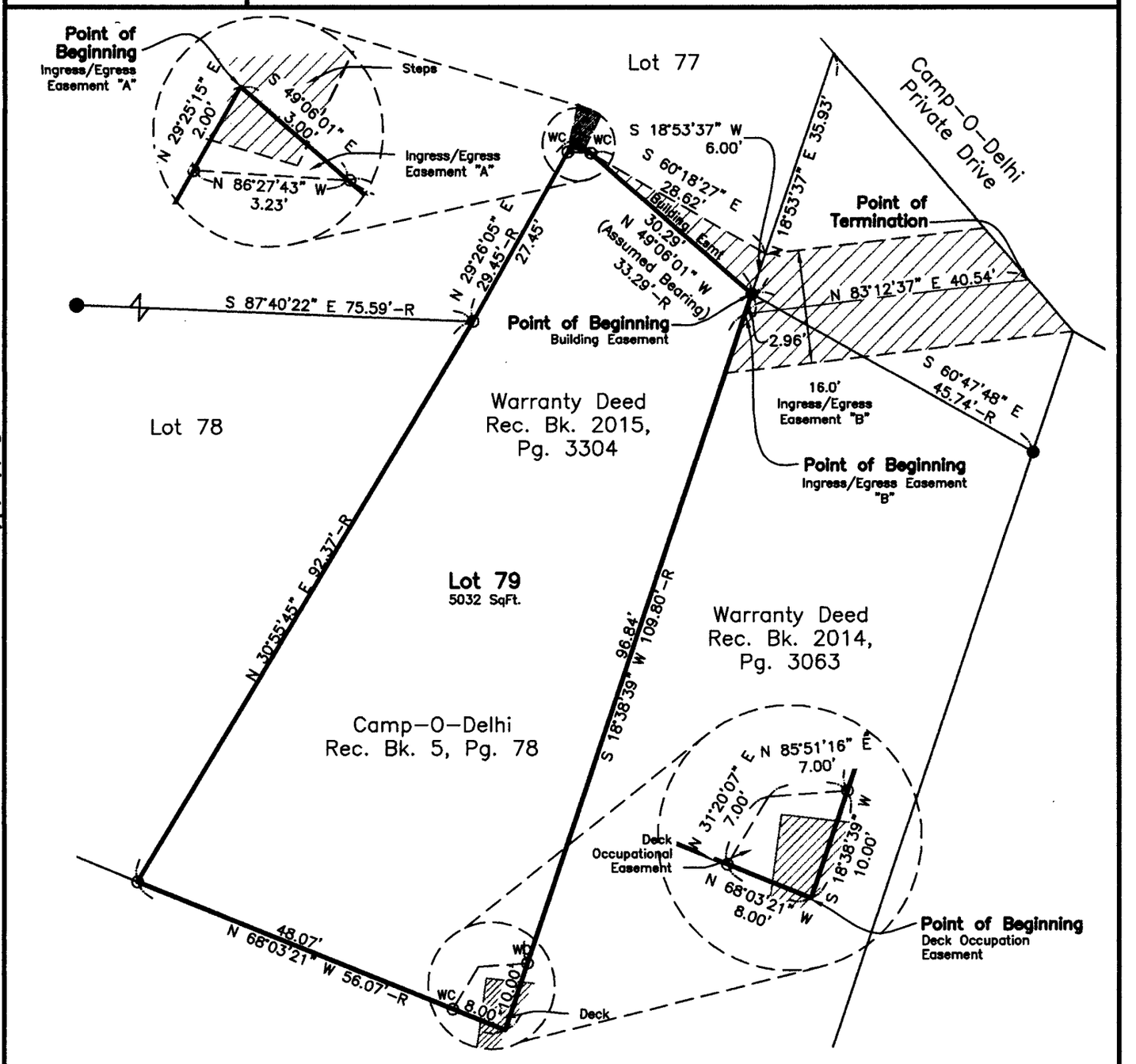
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DEC 10 2015
DELAWARE
COUNTY ASSESSOR

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARED BY/RETURN TO: RANDALL L. RATTENBORG 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

RETRACEMENT PLAT

Lot 79 in the Subdivision of Camp-O-Delhi, Inc., Delaware County, Iowa



LEGEND

R	RECORDED
●	FOUND 1/2"ø REBAR w/YPC PLS 10316
⊙	SET 1/2" REBAR w/OPC PLS 17939
	EXISTING LOT LINE
	BOUNDARY ESTABLISHED
OPC	ORANGE PLASTIC CAP
YPC	YELLOW PLASTIC CAP
WC	WITNESS CORNER

100 0 100
SCALE: 1" = 100'

SURVEYED ON:November 11, 2015
Q:\Civil3D_Survey\Lake Delhi\Lake Delhi 2015.dwg

SURVEY REQUESTED BY: Timothy N. Townsend

PROPRIETORS: Timothy Townsend & Lori Townsend

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG 17939
IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

12/9/15

RANDALL L. RATTENBORG P.LS. LIC. #17939 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015

SHEETS COVERED BY THIS SEAL: Sht. 1 through 2

BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

PROJECT NO.	15-143
SCALE:	1" = 20'
DATE:	11/19/15
DRAWN BY:	dm
CHECKED BY:	dmk/rr
GPS BOX:	Lake Delhi 2015
SHEET	1 OF 2

Lot 79 in the Subdivision of Camp-O-Delhi, Inc., Delaware County, Iowa. Also the right of use of the roadway described in deed of A.R. Wheeless and Josie M. Wheeless, husband and wife, to Harold H. Brown, dated August 6, 1938, filed August 9, 1938, in Book 66, Page 446 of deed records of the Office of the Recorder of Delaware County, Iowa, in common with others rightfully using same.

AND

Ingress/Egress Easement "A" in Lot 79 in the Subdivision of Camp-O-Delhi, Inc., Delaware County, Iowa more particularly described as follows;

Beginning at the Northwest Corner of said Lot;

Thence **South 49° 06' 01" East (Assumed Bearing), 3.00 feet** along the Northerly Line of said Lot;

Thence **North 86° 27' 43" West, 3.23 feet** to the Westerly Line of said Lot;

Thence **North 29° 25' 15" East, 2.00 feet** to the Point of Beginning;

Containing **3 SqFt.** Subject to other Easements of Record.

AND

Building Easement in Lot 77 in the Subdivision of Camp-O-Delhi, Inc., Delaware County, Iowa more particularly described as follows;

Beginning at the Northeast Corner of said Lot;

Thence **North 49° 06' 01" West (Assumed Bearing), 30.29 feet** along the Northerly Line of said Lot;

Thence **South 60° 18' 27" East, 28.62 feet** to an Easterly Line of Lot 77;

Thence **South 18° 53' 37" West, 6.00 feet** along said Line to the Point of Beginning;

Containing **84 SqFt.** Subject to other Easements of Record.

AND

Ingress/Egress Easement "B" in a Parcel of Land recorded in Real Estate Deed Record Book 66, Page 446, more particularly described as follows;

Beginning at the Northeast Corner of Lot 79 of Camp-O-Delhi, Inc., Delaware County Iowa recorded in Book 5, Page 78 on File at the Delaware County Recorder's office in Manchester, Iowa;

Thence **South 18° 38' 39" West 2.96 feet** along the Easterly Line of said Lot to the Point of Beginning;

Thence **North 83° 12' 37" East, 40.54 feet** to the Southwestly Line of a Private Drive to the Point of Termination;

Containing **649 SqFt.** Subject to other Easements of Record.

Said Easement is 8 feet wide of either side of Centerline and is extended or shortened to match boundaries.

Note: North Line of said Lot 79 is assumed to bear **North 49° 06' 01" West.**

AND

Deck Occupational Easement in Lot 79 in the Subdivision of Camp-O-Delhi, Inc., Delaware County, Iowa more particularly described as follows;

Beginning at the Southeast Corner of said Lot;

Thence **North 68° 03' 21" West, 8.00 feet** along the Southerly Line of said Lot;

Thence **North 31° 20' 07" East, 7.00 feet;**

Thence **North 85° 51' 16" East, 7.00 feet** to the Easterly Line of said Lot;

Thence **South 18° 38' 39" West, 10.00 feet** along said Line to the Point of Beginning;

Containing **60 SqFt.** Subject to other Easements of Record.

Note: North Line of said Lot 79 is assumed to bear **North 49° 06' 01" West.**