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DELAWARE
COUNTY ASSESSOR

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DELAWARE
COUNTY AUDITOR

Book 2016 Page 272

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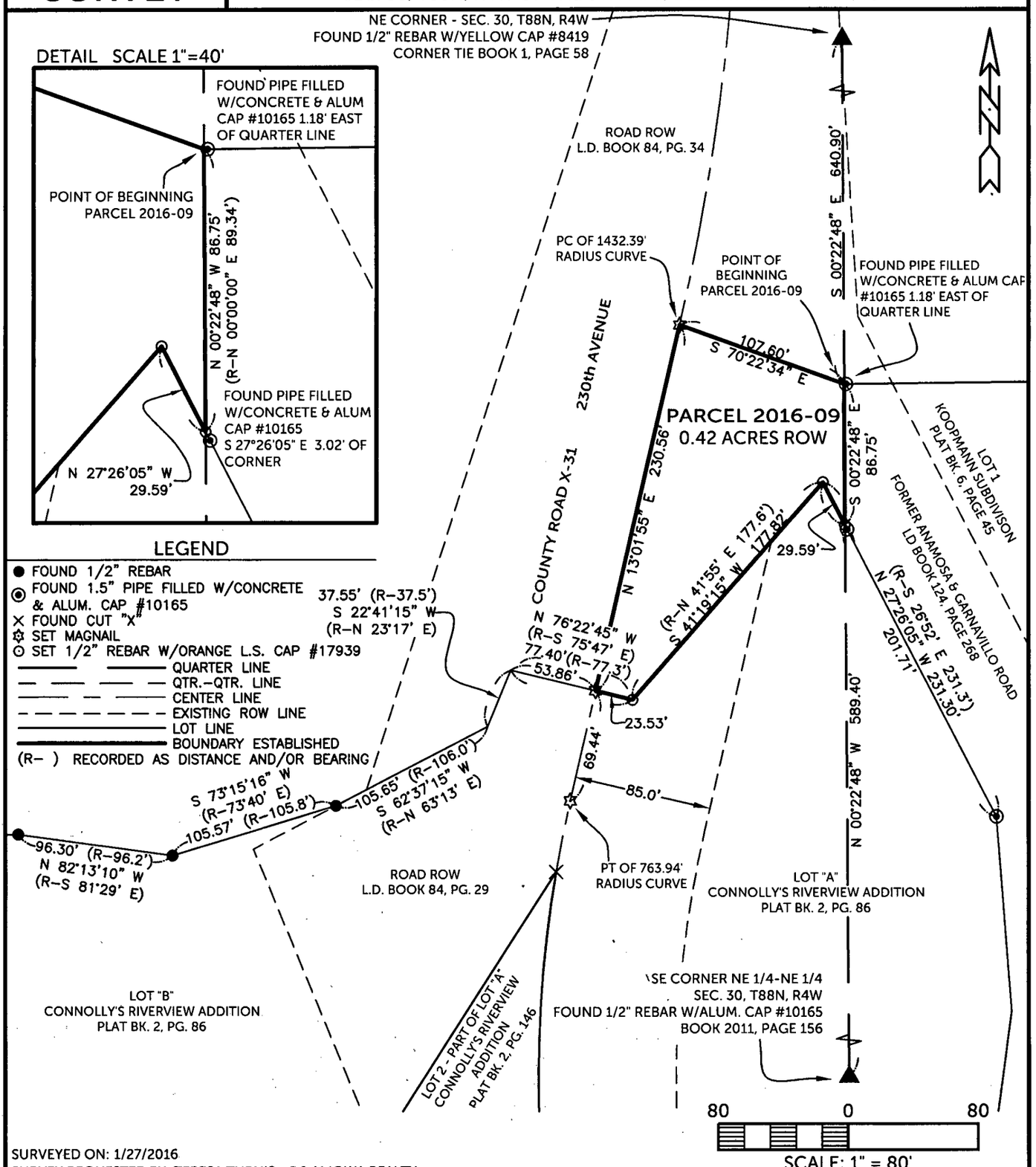
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

PLAT OF SURVEY

PARCEL 2016-09

PART OF THE NE 1/4 - NE 1/4
SEC. 30, T88N, R4W OF THE 5TH P.M., DELAWARE COUNTY, IOWA



LEGEND

- FOUND 1/2" REBAR
- FOUND 1.5" PIPE FILLED W/CONCRETE & ALUM. CAP #10165
- FOUND CUT "X"
- SET MAGNAIL
- SET 1/2" REBAR W/ORANGE L.S. CAP #17939
- QUARTER LINE
- QTR.-QTR. LINE
- CENTER LINE
- EXISTING ROW LINE
- LOT LINE
- BOUNDARY ESTABLISHED
- (R-) RECORDED AS DISTANCE AND/OR BEARING

SURVEYED ON: 1/27/2016
SURVEY REQUESTED BY: TERESA TURNIS - F & M IOWA REALTY

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: 1-2

PROPRIETORS: ROSE A. KOOPMANN, TRUSTEE OF THE ROSE A. KOOPMANN REVOCABLE TRUST

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.

2/4/16

RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017

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

PROJECT NO.	15-162
SCALE:	1"=80'
DATE:	1/22/2016
DRAWN BY:	RLR
CHECKED BY:	DDK/DDM
GPS BOX:	LAKE DELHI
SHEET	1 OF 2

LEGAL DESCRIPTION:

PARCEL 2016-09, PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY (30), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 0.42 acres, all in public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Northeast Corner of Section Thirty (30), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth principal Meridian, Delaware County, Iowa;

THENCE along the Easterly Line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section Thirty (30), South 00° 22' 48" East, 640.90 feet to the **POINT OF BEGINNING**;

THENCE continuing along the Easterly Line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section Thirty (30), South 00° 22' 48" East, to the Northerly Line of Lot "A" of Connolly's Riverview Addition, as recorded in Plat Book 2, Page 86, 86.75 feet;

THENCE along the Northerly Line said Lot "A", North 27° 26' 05" West, 29.59 feet;

THENCE continuing along the Northerly Line of said Lot "A", South 41° 19' 15" West, 177.82 feet;

THENCE continuing along the Northerly Line of said Lot "A", North 76° 22' 45" West, to the centerline of County Road X-31, a/k/a 230th Avenue, 23.53 feet;

THENCE along the centerline of County Road X-31, a/k/a 230th Avenue, North 13° 01' 55" East, 230.56 feet;

THENCE South 70° 22' 34" East, 107.60 feet to the **POINT OF BEGINNING**;

Containing a total of 0.42 acres, all in public road right of way, and subject to easements of record.

The Easterly Line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty (30), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth principal Meridian, Delaware County, Iowa, is assumed to bear South 00° 22' 48" East.