FILED
MAR 23 2016
DELAWARE COUNTY AUDITOR

FILED
MAR 23 2016
DELAWARE COUNTY ASSESSOR

Book 2016 Page 703
Document 2016 703 Type 03 006 Pages 2
Date 3/23/2016 Time 3:50:49PM
Rec Amt $12.00

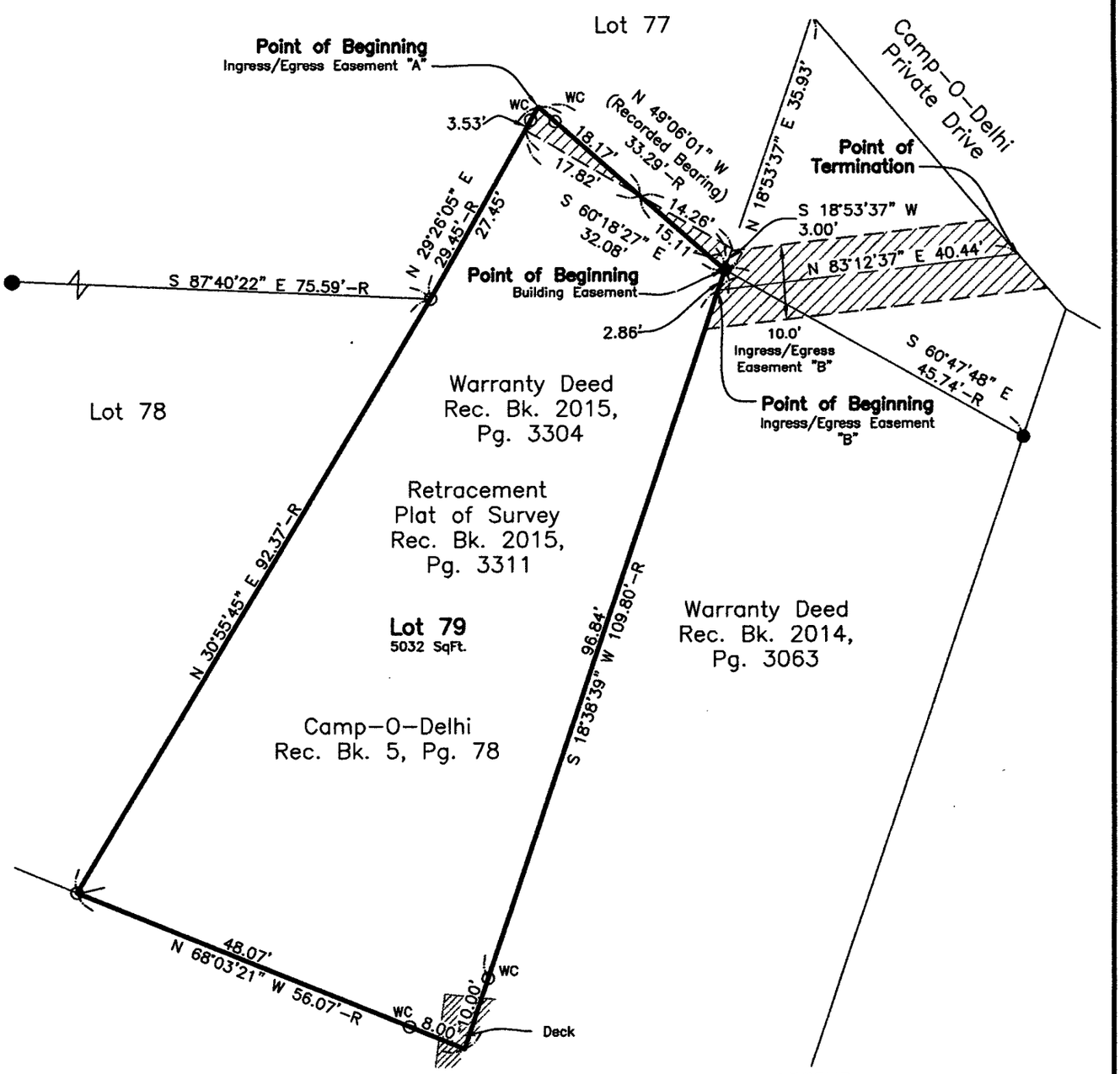
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

EASEMENT PLAT

Ingress/Egress Easement "A" in Lot 79 in the Subdivision of Camp-O-Delhi, Inc.,
Ingress/Egress Easement "B" in a Parcel of Land Recorded in Book 2014, Page 3063,
Building Easement in Lot 77 in the Subdivision of Camp-O-Delhi, Inc., all in Delaware County, Iowa

This Plat supercedes easements along the north line of Lot 79 Recorded in Book 2015, Page 3311.



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
	EASEMENT AREA
OPC	ORANGE PLASTIC CAP
YPC	YELLOW PLASTIC CAP
WC	WITNESS CORNER

100 0 100
SCALE: 1" = 100'

SURVEYED ON: January 8, 2016
SURVEY REQUESTED BY: Timothy N. Townsend
Q:\Civil3D_Survey\Lake Delhi\Lake Delhi 2015.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: Sht. 1 through 2

PROPRIETORS: Timothy Townsend & Lori Townsend

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.

3/23/16
RANDALL L. RATTENBORG, P.L.S. LIC. #17939 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015

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

PROJECT NO. 15-143
SCALE: 1" = 20'
DATE: 1/8/16
DRAWN BY: dm
CHECKED BY: dmk/rr
GPS BOX: Lake Delhi 2015
SHEET 1 OF 2

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 (Recorded Bearing), 18.17 feet** along the Northerly Line of said Lot;

Thence **North 60° 18' 27" West, 17.82 feet** to the Westerly Line of said Lot;

Thence **North 29° 25' 05" East, 3.53 feet** to the Point of Beginning;

Containing **31 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, 40.44 feet** to the Southwestly Line of a Private Drive to the Point of Termination;

Containing **404 SqFt.** Subject to other Easements of Record.

Said Easement is 5 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

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 (Record Bearing), 15.11 feet** along the Northerly Line of said Lot;

Thence **South 60° 18' 27" East, 14.26 feet** to an Easterly Line of Lot 77;

Thence **South 18° 53' 37" West, 3.0 feet** along said Line to the Point of Beginning;

Containing **21 SqFt.** Subject to other Easements of Record.

BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057 Phone 563-927-2434 burringtongroup.com