COUNTY: DELAWARE
SECTION 19 , T 88 N, R 4W
ALIQUOT PART: NW 1/4 - SE 1/4
CITY:
SUBDIVISION:
BLOCK:
LOTS:
PROPRIETOR: LAKESIDE PROPERTY DEVELOPMENT, LLC
HUGHES ADVANCED INDUSTRIAL SERVICES
REQUESTED BY: MITCH TANNER/RICH HUGHES

FILED
AUG 01 2016
DELAWARE
COUNTY ASSESSOR

FILED
AUG 1 2016
DELAWARE
COUNTY AUDITOR

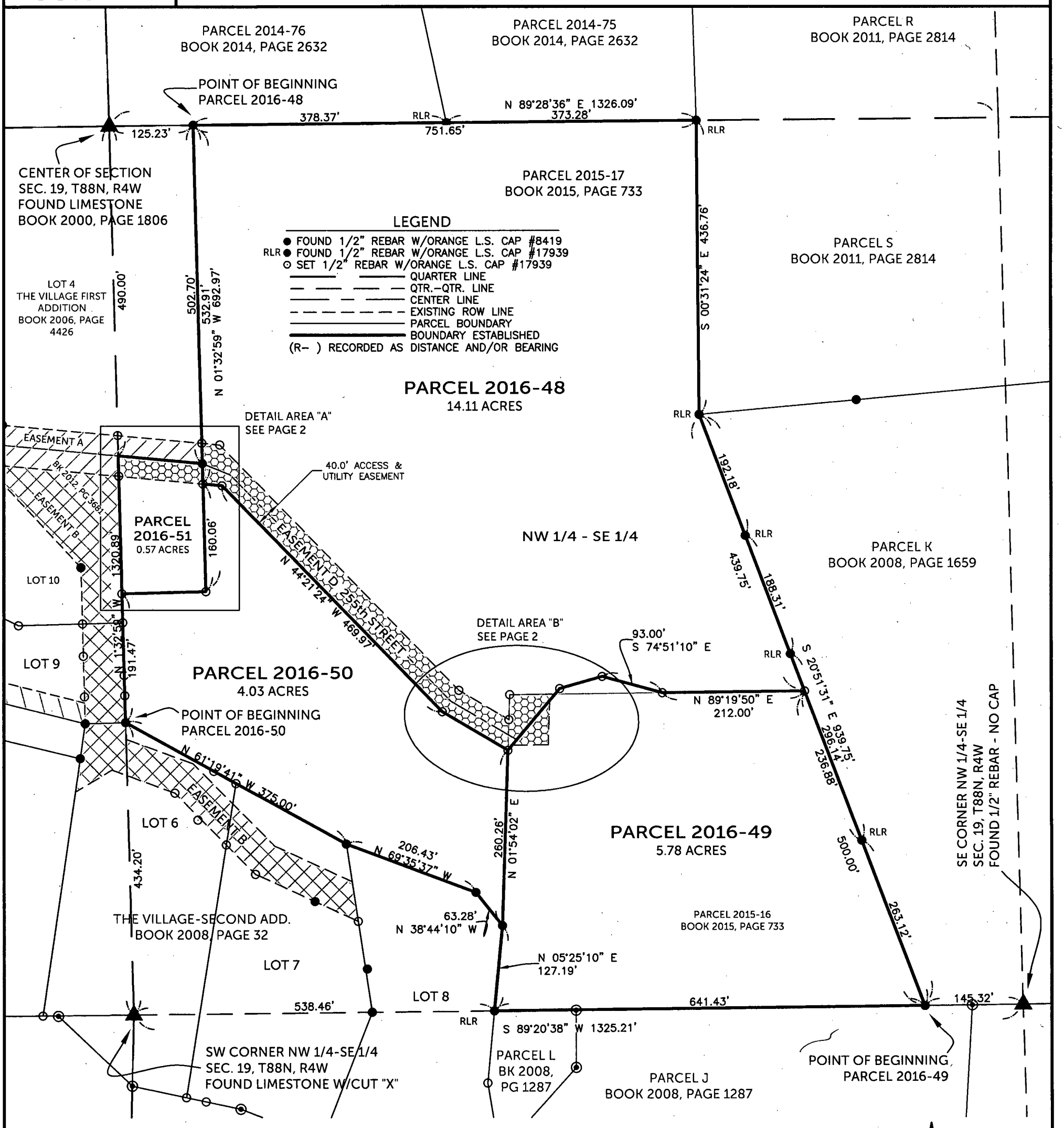
Book 2016 Page 1980
Document 2016 1980 Type 06 002 Pages 7
Date 8/01/2016 Time 1:51:01PM
Rec Amt $37.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

PLAT OF SURVEY

PARCEL 2016-48, PART OF THE NW 1/4 - SE 1/4; PARCEL 2016-49, PART OF THE NW 1/4 - SE 1/4;
PARCEL 2016-50, PART OF THE NW 1/4 - SE 1/4; PARCEL 2016-51, PART OF THE NW 1/4 - SE 1/4;
ALL IN SECTION 19, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEYED ON: MAY 2016
SURVEY REQUESTED BY: MITCH TANNER/RICH HUGHES
Q:\Civil3D_Survey\Lake Delhi\Lake Delhi 2015.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: 1-7

PROPRIETORS: LAKESIDE PROPERTY DEVELOPMENT, LLC
HUGHES ADVANCED INDUSTRIAL SERVICES

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.

8/1/16

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. 16-031
SCALE: 1"=150'
DATE: 7/18/2016
DRAWN BY: RLR
CHECKED BY: DDK/DDM
GPS BOX: LAKE DELHI
SHEET 1 OF 7

150 0 150
SCALE: 1" = 150'

PARCEL 2016-48, PART OF THE NW 1/4 - SE 1/4; **PARCEL 2016-49**, PART OF THE NW 1/4 - SE 1/4;
PARCEL 2016-50, PART OF THE NW 1/4 - SE 1/4; **PARCEL 2016-51**, PART OF THE NW 1/4 - SE 1/4;
ALL IN SECTION 19, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LOT 4
THE VILLAGE FIRST ADDITION
BOOK 2006, PAGE 4426

S 84°44'42" E 153.08'
126.10'

30.21'

S 84°44'42" E 126.10'

30.21'

30.0'

126.10'
N 84°44'42" W 154.72'

30.21'

26.98'

30.21'

POINT OF BEGINNING
EASEMENT D
SE CORNER - LOT 4
THE VILLAGE FIRST ADDITION

45.00'
S 67°57'03" E

28.62'

EASEMENT D 255th STREET

40.0' ACCESS & UTILITY EASEMENT

175.00'
N 01°32'59" W 205.21'

PARCEL
2016-51
0.57 ACRES

S 01°32'59" E 190.27'
160.06'

30 0 30
SCALE: 1" = 30'

POINT OF BEGINNING
PARCEL 2016-51

S 88°27'01" W 125.21'

DETAIL "A"

40.0' ACCESS & UTILITY EASEMENT

N 74°00'33" E 66.00'

N 89°19'50" E 68.00'
60.00'

12.88'

S 59°41'44" E 86.49'

EASEMENT D 255th STREET

S 59°41'44" E 113.51'

N 01°54'02" E
37.26'

N 40°16'38" E 119.90'

75.00'

S 01°54'02" W 65.26'

EXISTING 60' x 75' EASEMENT
BOOK 2015, PAGE 1845

S 89°19'50" W 53.64'

10.23'

30 0 30
SCALE: 1" = 30'

DETAIL "B"

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

LEGAL DESCRIPTION:

PARCEL 2016-48, PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION NINETEEN (19), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 14.11 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Center of Section Nineteen (19), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Northerly Line of the Southeast Quarter (SE 1/4) of said Section Nineteen (19), also being the Northerly Line of The Village – First Addition, as recorded in Book 2006, Page 4426, North 89° 28' 36" East, to the Northeast Corner of The Village – First Addition, 125.23 feet, the **POINT OF BEGINNING**;

THENCE continuing along the Northerly Line of the Southeast Quarter (SE 1/4) of said Section Nineteen (19), North 89° 28' 36" East, 751.65 feet;

THENCE South 00° 31' 24" East, to the Northwest Corner of Parcel K, as recorded in Book 2008, Page 1659, 436.76 feet;

THENCE along the Westerly Line of said Parcel K, South 20° 51' 31" East, 439.75 feet;

THENCE South 89° 19' 50" West, 212.00 feet;

THENCE North 74° 51' 10" West, 93.00 feet;

THENCE South 74° 00' 33" West, 66.00 feet;

THENCE South 40° 16' 38" West, 119.90 feet;

THENCE North 59° 41' 44" West, 113.51 feet;

THENCE North 44° 21' 24" West, 469.97 feet;

THENCE North 84° 44' 42" West, 28.62 feet;

THENCE North 01° 32' 59" West, and along the Easterly Line of said The Village – First Addition, 532.91 feet to the **POINT OF BEGINNING**;

Containing a total of 14.11 acres and subject to easements of record.

The Northerly Line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Nineteen (19), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89° 28' 36" East.

LEGAL DESCRIPTION:

PARCEL 2016-49, PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION NINETEEN (19), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 5.78 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Southeast Corner of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE ¼) of Section Nineteen (19), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Southerly Line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE ¼) of Section Nineteen (19), South 89° 20' 38" West, to the Southeast Corner of Parcel 2015-16, as recorded in Book 2015, Page 733, 145.32 feet, the **POINT OF BEGINNNING**;

THENCE continuing along the Southerly Line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE ¼) of Section Nineteen (19), being the Southerly Line of said Parcel 2015-16, South 89° 20' 38" West, to the Easterly Line of The Village – Second Addition, as recorded in Book 2008, Page 32, 641.43 feet;

THENCE along the Easterly Line of said The Village – Second Addition, North 05° 25' 10" East, 127.19 feet;

THENCE North 01° 54' 02" East, 260.26 feet;

THENCE North 40° 16' 38" East, 119.90 feet;

THENCE North 74° 00' 33" East, 66.00 feet;

THENCE South 74° 51' 10" East, 93.00 feet;

THENCE North 89° 19' 50" East, to the Westerly Line of Parcel K, as recorded in Book 2008, Page 1659, 212.00 feet;

THENCE along the Westerly Line of said Parcel K, South 20° 51' 31" East, 500.00 feet to the **POINT OF BEGINNING**;

Containing a total of 5.78 acres and subject to easements of record.

The Northerly Line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Nineteen (19), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89° 28' 36" East.

LEGAL DESCRIPTION:

PARCEL 2016-50, PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION NINETEEN (19), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 4.03 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Southwest Corner of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE ¼) of Section Nineteen (19), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Westerly Line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE ¼) of Section Nineteen (19), North 01° 32' 59" West, to the Easterly Line of The Village – Second Addition, as recorded in Book 2008, Page 32, 434.20 feet, the **POINT OF BEGINNNING**;

THENCE continuing along Westerly Line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE ¼) of Section Nineteen (19) and the Easterly Line of The Village – Second Addition, North 01° 32' 59" West, 191.47 feet;

THENCE North 88° 27' 01" East, 125.21 feet;

THENCE North 01° 32' 59" West, 160.06 feet;

THENCE South 84° 44' 42" East, 28.62 feet;

THENCE South 44° 21' 24" East, 469.97 feet;

THENCE South 59° 41' 44" East, 113.51 feet;

THENCE South 01° 54' 02" West, to the Easterly Line of The Village – Second Addition, 260.26 feet;

THENCE along the Easterly Line of The Village – Second Addition, North 38° 44' 10" West, 63.28 feet;

THENCE continuing along Easterly Line of The Village – Second Addition, North 69° 35' 37" West, 206.43 feet;

THENCE continuing along Easterly Line of The Village – Second Addition, North 61° 19' 41" West, 375.00 feet to the **POINT OF BEGINNING**;

Containing a total of 4.03 acres and subject to easements of record.

The Northerly Line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Nineteen (19), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89° 28' 36" East.

LEGAL DESCRIPTION:

PARCEL 2016-51, PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION NINETEEN (19), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 0.57 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Southwest Corner of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE ¼) of Section Nineteen (19), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Westerly Line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE ¼) of Section Nineteen (19), North 01° 32' 59" West, to the Easterly Line of The Village – Second Addition, as recorded in Book 2008, Page 32, 434.20 feet;

THENCE continuing along Westerly Line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE ¼) of Section Nineteen (19) and the Easterly Line of The Village – Second Addition, North 01° 32' 59" West, 191.47 feet to the **POINT OF BEGINNNING**;

THENCE continuing along Westerly Line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE ¼) of Section Nineteen (19) and the Easterly Line of The Village – Second Addition, North 01° 32' 59" West, to the Southerly Line of said Lot 4 of said The Village – Second Addition, 205.21 feet;

THENCE along the Southerly Line of said Lot 4, South 84° 44' 42" East, to the Southeast Corner of said Lot 4, 126.10 feet;

THENCE South 01° 32' 59" East, 190.27 feet;

THENCE South 88° 27' 01" West, 125.21 feet to the **POINT OF BEGINNING**;

Containing a total of 0.57 acres and subject to easements of record.

The Northerly Line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Nineteen (19), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89° 28' 36" East.

Parcel 2016-48, Parcel 2016-49, Parcel 2016-50, Parcel 2016-51 are divisions of all of Parcel 2015-16 and Parcel 2015-17, as recorded in Book 2015, Page 733.

LEGAL DESCRIPTION:

EASEMENT D, PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION NINETEEN (19), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 0.77 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Southeast Corner of Lot 4 of The Village – First Addition, as recorded in Book 2006, Page 4426;

THENCE along the Easterly Line of said Lot 4, North 01° 32' 59" East, 30.21 feet;

THENCE South 84° 44' 42" East, 26.98 feet;

THENCE South 44° 21' 24" East, 510.16 feet;

THENCE South 59° 41' 44" East, 86.49 feet;

THENCE North 01° 54' 02" West, 37.26 feet;

THENCE North 89° 19' 50" East, 68.00 feet;

THENCE South 40° 16' 38" West, 12.88 feet;

THENCE South 01° 54' 02" West, 65.26 feet;

THENCE South 89° 19' 50" West, 53.64 feet;

THENCE South 40° 16' 38" West, 10.23 feet;

THENCE North 59° 41' 44" West, 113.51 feet;

THENCE North 44° 21' 24" West, 469.97 feet;

THENCE North 84° 44' 42" West, to the Easterly Line of Lot 10 of The Village – Second Addition, as recorded in Book 2008, Page 32, 154.72 feet;

THENCE along the Easterly Line of said Lot 10 to the Southerly Line of said Lot 4, North 01° 32' 59" West, 30.21 feet;

THENCE along the Southerly Line of said Lot 4, South 84° 44' 42" East, 126.10 feet to the **POINT OF BEGINNING**;

Containing a total of 0.77 acres and subject to easements of record.

The Northerly Line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Nineteen (19), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89° 28' 36" East.

EASEMENT D is an Access and Utility Easement for Parcel 2016-48, Parcel 2016-49, Parcel 2016-50, Parcel 2016-51.