County: Delaware
Section: 36 / Township: 89 /Range: 4
Aliquot Part: SE 1/4 -SW 1/4
Subdivision: Timbergate
Block: 4, 5
Lot(s): Lot 11, Lot 12, and Lot 6
Proprietor: Timbergate Community Association, Vorwald Family Properties and Dale R. Burkle
Requested By: Timbergate Community Association

FILED

AUG 24 2016

DELAWARE COUNTY ASSESSOR

FILED

AUG 24 2016

DELAWARE COUNTY AUDITOR

Book 2016 Page 2257

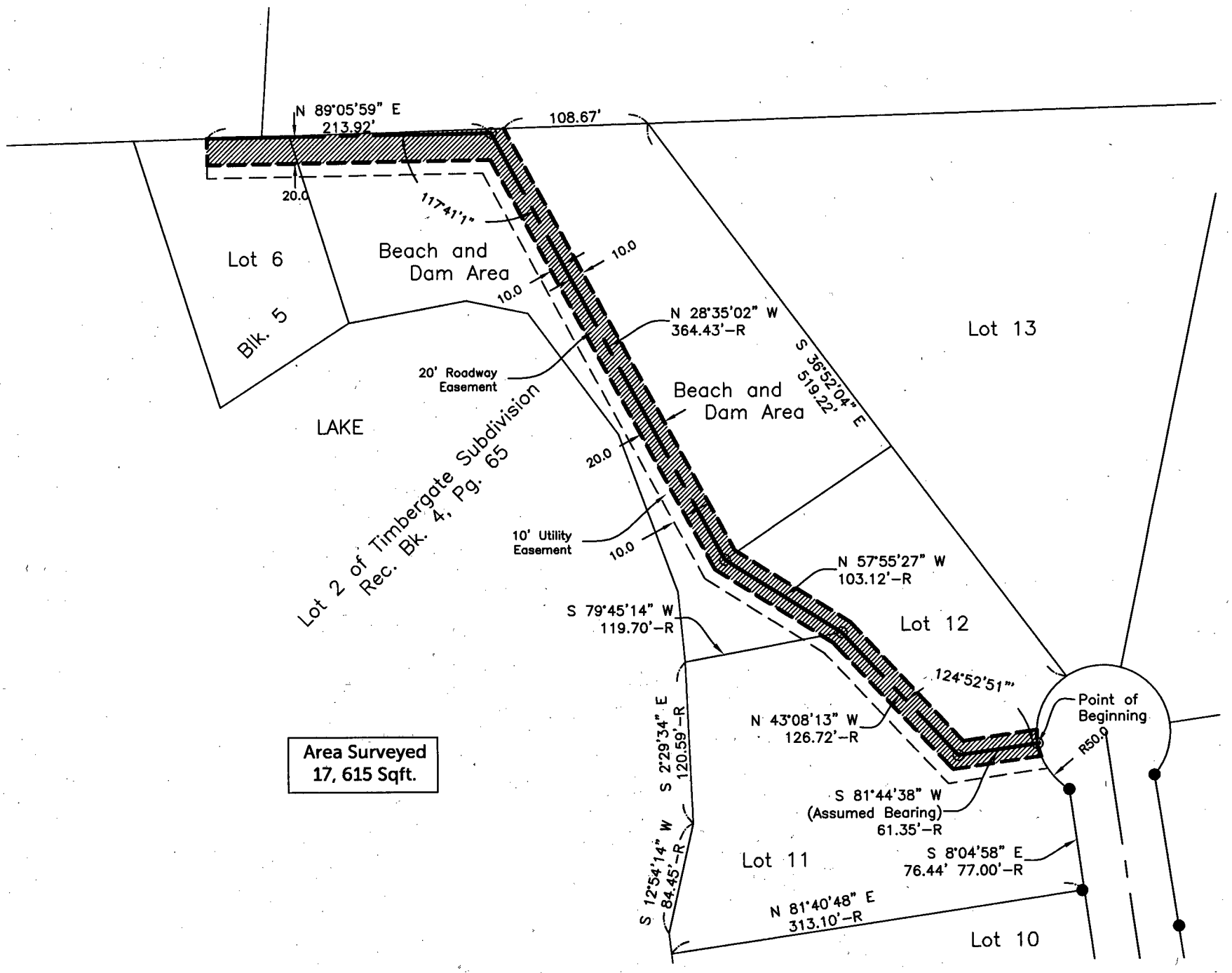
Document 2016 2257 Type 06 002 Pages 2
Date 8/24/2016 Time 2:13:03PM
Rec Amt $12.00

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

Roadway Easement; in the Lot 11, Lot 12, Block 4 and Lot 6, Block 5, Part of Lot 2 of Timbergate Subdivision Southeast Quarter of the Southwest Quarter Section 36, Township 89 North, Range 4 West of the 5th P.M., Delaware County



SURVEYED ON: July 1, 2016
SURVEY REQUESTED BY: Timbergate Community Association

Q:\Civil3D_Survey\GPS Box 30\GPS Box 30 2015.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: Shts. 1 through 2

PROPRIETORS: Timbergate Community Association,
Vorwald Family Properties, Dale R. Bukle & Gary & Marilyn Althoff

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.

8/18/16

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. 16-052
SCALE: 1" = 100'
DATE: dm
DRAWN BY: dm
CHECKED BY: ddk/rr
GPS BOX: 30
SHEET 1 OF 2

LEGEND

R	RECORDED
●	FOUND 5/8"ø REBAR
⊙	SET 1/2" REBAR w/ ORANGE CAP PLS 17939
— — —	CENTER LINE
▨	EASEMENT AREA
OPC	ORANGE PLASTIC CAP

100 0 100

SCALE: 1" = 100'

Roadway Easement; in the Lot 11, Lot 12, Block 4 and Lot 6, Block 5 Part of Lot 2 of Timbergate Subdivision Southeast Quarter of the Southwest Quarter Section 36, Township 89 North, Range 4 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Beginning at the Northeasterly Corner of Lot 11 and the Southeast Corner of Lot 12 Block 4 of said Timbergate Subdivision Recorded in Book 4, Page 65 on file at the Delaware County Recorder's office in Manchester Iowa;

Thence South 81° 44' 38" West (Assumed Bearing), 61.35 feet along the Southeastly Line of said Lot 12 and the Northeasterly Line of Lot 11;

Thence North 43° 08' 13" West, 126.72 feet along said Line to North Line of Lot 11 of said Subdivision;

Thence North 57° 55' 27" West, 103.12 feet;

Thence North 28° 35' 02" West, 364.43 feet along said Line;

Thence North 89° 05' 59" West, 213.92 feet to the Point of Termination;

Subject to other Easements of Record.

Note: Roadway Easement is 10 foot on either side of roadway Centerline. Boundaries of said Roadway Easement are being Extended or Shortened to meet at Angle Points.

OWNER'S ACKNOWLEDGMENT

I, Linda Fangmann, President, Timbergate Community Association of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

Linda Fangmann

Linda Fangmann, President, Timbergate Community Association

State of Iowa)
)
County of Delaware) Ss:

On this 19th day of August 2016 before me, a Notary in and for said County, personally appeared Linda Fangmann, to me personally known, who being by me duly sworn or affirmed, did say that that person is President of said Timbergate Community Association and that said instrument was signed on behalf of said Timbergate Community Association by authority of its officers and the said President acknowledged the execution of the instrument to be the voluntary act and deed of said Timbergate Community Association by it voluntarily executed.

Donna M. Kunde

Notary Public in and for said State

DONNA M. KUNDE
Commission Number 175097
My Commission Expires
8-16-18

Stephen C. Schindler

I, ~~Steve Schindler~~, Vice President, Timbergate Community Association of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

Stephen C. Schindler

~~Steve Schindler~~, Vice President, Timbergate Community Association

Stephen C. Schindler

State of Iowa)
)
County of Delaware) Ss:

On this 24 day of August 2016 before me, a Notary in and for said County, personally appeared Stephen C. Schindler, ~~Steve Schindler~~, to me personally known, who being by me duly sworn or affirmed, did say that that person is Vice President of said Timbergate Community Association and that said instrument was signed on behalf of said Timbergate Community Association by authority of its officers and the said Vice President acknowledged the execution of the instrument to be the voluntary act and deed of said Timbergate Community Association by it voluntarily executed.

Linda Harvey

Notary Public in and for said State

Iowa Notarial Seal
LINDA HARVEY
Clerk of District Court-Designee

personal Knowledge