COUNTY: DELAWARE
SECTION 19 , T 88 N, R 4W
ALIQUOT PART: NW 1/4 - SE 1/4
CITY:
SUBDIVISION: LOST BEACH VALLEY SUBDIVISION
BLOCK:
LOTS: 1-5 and A
PROPRIETOR: LAKESIDE PROPERTY DEVELOPMENT, LLC
REQUESTED BY: MITCH TANNER

FILED

OCT 17 2016

DELAWARE COUNTY ASSESSOR

FILED

OCT 17 2016

CARLA K. BECKER
DELAWARE COUNTY AUDITOR

Book 2016 Page 2828

Document 2016 2828 Type 06 002 Pages 7
Date 10/17/2016 Time 9:27:06AM
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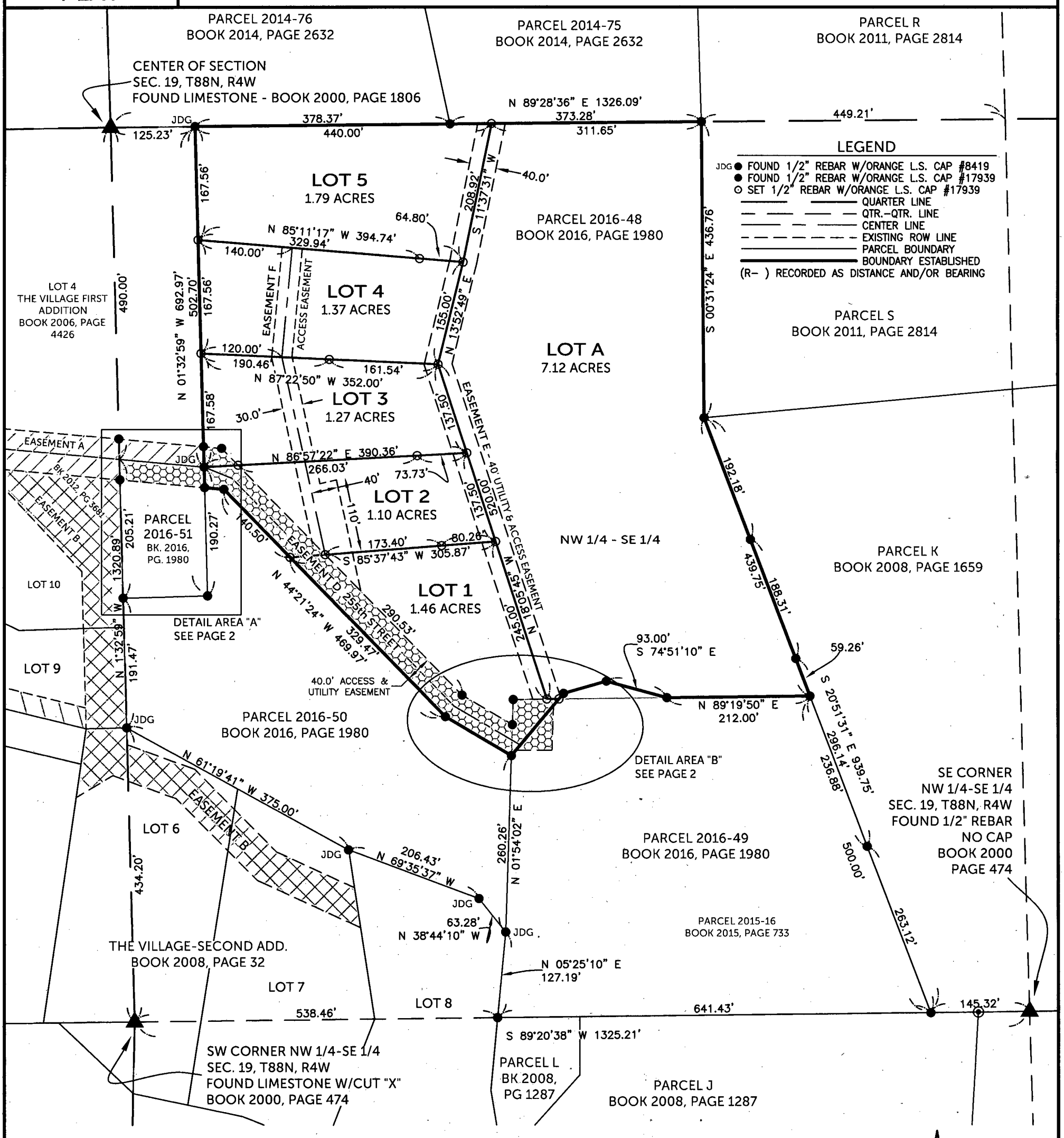
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

SUBDIVISION PLAT

LOST BEACH VALLEY SUBDIVISION

A SUBDIVISION OF PARCEL 2016-48 IN THE NW 1/4 OF THE SE 1/4 OF ALL IN SECTION 19, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEYED ON: SEPTEMBER 2016
SURVEY REQUESTED BY: MITCH TANNER

Q:\Civil3D_Survey\Lake Delhi\Lake Delhi 2015.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: 1-3

PROPRIETORS: **LAKESIDE PROPERTY DEVELOPMENT, LLC**

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.

10/7/16

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. 16-106
SCALE: 1"=150'
DATE: 10/7/2016
DRAWN BY: RLR
CHECKED BY: DDK/DDM
GPS BOX: LAKE DELHI
SHEET 1 OF 7

N

150 0 150

SCALE: 1" = 150'

LOST BEACH VALLEY SUBDIVISION

A SUBDIVISION OF PARCEL 2016-48 IN THE NW 1/4 OF THE SE 1/4 OF
ALL IN SECTION 19, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LOT 4
THE VILLAGE FIRST ADDITION
BOOK 2006, PAGE 4426

LOT 3

LOT 2

EASEMENT A- 255th STREET
BOOK 2012, PAGE 3681

EASEMENT D- 255th STREET
BOOK 2016, PAGE 1980

EASEMENT B - 226th AVENUE
BOOK 2012, PAGE 3681

EASEMENT D 255th STREET

40.0' ACCESS & UTILITY EASEMENT

PARCEL
2016-51
BK. 2016,
PG. 1980

PARCEL 2016-50
BOOK 2016, PAGE 1980

S 84°44'42" E 153.08'
126.10'
N 01°33'01" W
30.21'
26.98'
S 01°32'59" E
30.21'
35.03'
S 84°44'42" E 126.10'
JDG
50.61'
45.00'
S 67°57'03" E
30.21'
30.0'
126.10'
N 84°44'42" W 154.72'
28.62'
N 01°32'59" W 205.21'
175.00'
S 01°32'59" E 190.27'
160.06'
S 88°27'01" W 125.21'

LEGEND

- JDG● FOUND 1/2" REBAR W/ORANGE L.S. CAP #8419
- ● FOUND 1/2" REBAR W/ORANGE L.S. CAP #17939
- ⊙ SET 1/2" REBAR W/ORANGE L.S. CAP #17939
- QUARTER LINE
- QTR.–QTR. LINE
- CENTER LINE
- EXISTING ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- (R–) RECORDED AS DISTANCE AND/OR BEARING

30 0 30
SCALE: 1" = 30'

DETAIL "A"

LOT 1

EASEMENT E
40' UTILITY AND
ACCESS EASEMENT

LOT A

N 74°00'33" E 66.00'
40.0'
S 89°19'50" W 68.00'
50.00'
18.00'
10.47'
12.88'
S 59°41'44" E 86.49'
EASEMENT D 255th STREET
BOOK 2016, PAGE 1980
37.26'
N 01°54'02" E
N 40°16'38" E 119.90'
109.43'
S 01°54'02" W 65.26'
40.0' ACCESS & UTILITY EASEMENT
N 59°41'44" W 113.51'
113.51'
S 89°19'50" W 53.64'
10.23'

PARCEL 2016-49
BOOK 2016, PAGE 1980

30 0 30
SCALE: 1" = 30'

PARCEL 2016-50
BOOK 2016, PAGE 1980

DETAIL "B"

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

LEGAL DESCRIPTION:

LOST BEACH VALLEY SUBDIVISON, A SUBDIVISION OF 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, as recorded in Book 2016, Page 1980, containing a total of 14.11 acres, divided in to 6 lots numbered Lot 1 through Lot 5 and Lot A, and subject to easements of record.

OWNER'S ACKNOWLEDGMENT

I Mitchell W. Tanner 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.

Mitchell W. Tanner

State of Iowa)
)
County of Delaware) ss:

On this 14th day of October, 2016, before me, a Notary Public in and for said County, personally appeared Mitchell W. Tanner, to me personally known, who being by me duly sworn or affirmed, did say that that person is President of said Lakeside Property Development, LLC and that said instrument was signed on behalf of said Lakeside Property Development, LLC by authority of its managers and the said President acknowledged the execution of said instrument to be the voluntary act and deed of said Lakeside Property Development, LLC by it voluntarily executed.

Notary Public in and for said County

RANDY RATTENBORG
Commission Number 224055
My Commission Expires
8-17-2017

CERTIFICATE OF TREASURER

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***LOST BEACH VALLEY SUBDIVISION***, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.

DELAWARE COUNTY TREASURER SEAL IOWA

Carolyn A. Wilson 10-17-16
Carolyn A. Wilson, County Treasurer Date

APPROVAL OF AUDITOR

I, Carla K. Becker, Auditor of Delaware County, Iowa, pursuant to Iowa Code Sections 354.6(2) and 354.11(6), have reviewed and do hereby approve of the subdivision name or title of ***LOST BEACH VALLEY SUBDIVISION***, a subdivision in Delaware County, Iowa.

Carla K. Becker
Carla K. Becker, Delaware County Auditor

State of Iowa)
)
County of Delaware) ss:

On this 17th day of October, 2016, before me Donna M. Kunde a Notary Public in and for the State of Iowa, personally appeared Carla K. Becker, to me personally known, and, who, being duly sworn, did say that she is the Auditor of Delaware County, Iowa.

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
8-16-18

Donna M. Kunde
Notary Public

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of ***LOST BEACH VALLEY SUBDIVISION***, has been examined and approved as to being in full compliance with Delaware County Ordinance #12, The Uniform Rural Address System, as passed and adopted by the Delaware County Board of Supervisors on the 6th day of August, 1996

Michael Corkery ~~- Coordinator~~
Delaware County E-911 Board

State of Iowa)
)
County of Delaware) ss:

On this 17th day of October, 2016, before me Donna M. Kunde a Notary Public in and for the State of Iowa, personally appeared Michael Corkery, to me personally known, and, who, being me duly sworn, did say that he is the Coordinator for the Delaware County E-911 Board.

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
8-16-18

Donna M. Kunde
Notary Public

ATTORNEY'S OPINION

I, Steven E. Carr, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land in Delaware County, Iowa on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated OCTOBER 7, 2016.

Said abstract has been prepared in its entirety by the Delaware County Abstract Company, Inc. and was last certified to by said company on the 4th day of October, A.D., 2016, at the hour of eight o'clock A.M.

My examination of said abstract shows good and merchantable title on the date and hour of the certification to be in Lakeside Property Development, LLC subject to a Mortgage to Farmers & Merchants Savings Bank dated July 13, 2015, filed July 14, 2015 in Book 2015, Page 1854.

Dated at Manchester, Iowa in said County, this 10th day of October, 2016.

Steven E. Carr
Attorney at Law

MORTGAGE HOLDERS ACKNOWLEDGMENT

The F & M Bank , State of Iowa, does hereby certify that the above survey, as shown by the attached Plat, is made with our free consent and in accordance with our desire as mortgage holder of a portion of the premises described herein.



By: Scott R. Wilson, VP

By: Rosemary Drees AVP

State of Iowa)
)
County of Delaware) ss:

On this 14 day of October, 2016, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Scott R Wilson and Rosemary Drees to me personally known, who being duly sworn, did say that they are the Vice President and Ass't Vice President respectively, of F & M Bank executing the within and foregoing instrument to which this is attached, that (no seal has been procured by the) (the seal affixed hereto is the seal of the) F & M Bank ; that said instrument was signed (and sealed) on behalf of F & M Bank by authority of its Board of Directors; and that Scott R Wilson and Rosemary Drees as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of F & M Bank by it and by them voluntarily executed.

Notary Public in and for said County

