COUNTY: DELAWARE
SECTION 19, T 88N, R 4W
ALIQUOT PART: NW 1/4-SW 1/4 & NE 1/4-SW 1/4
CITY:
SUBDIVISION:
BLOCK:
LOTS:
PROPRIETOR: Amos C. Christner and
Fannie D. Christner
REQUESTED BY: Amos Christner

FILED

DEC 14 2016

CARLA K. BECKER
DELAWARE COUNTY AUDITOR

FILED

DEC 14 2016

DELAWARE
COUNTY ASSESSOR

Book 2016 Page 3445

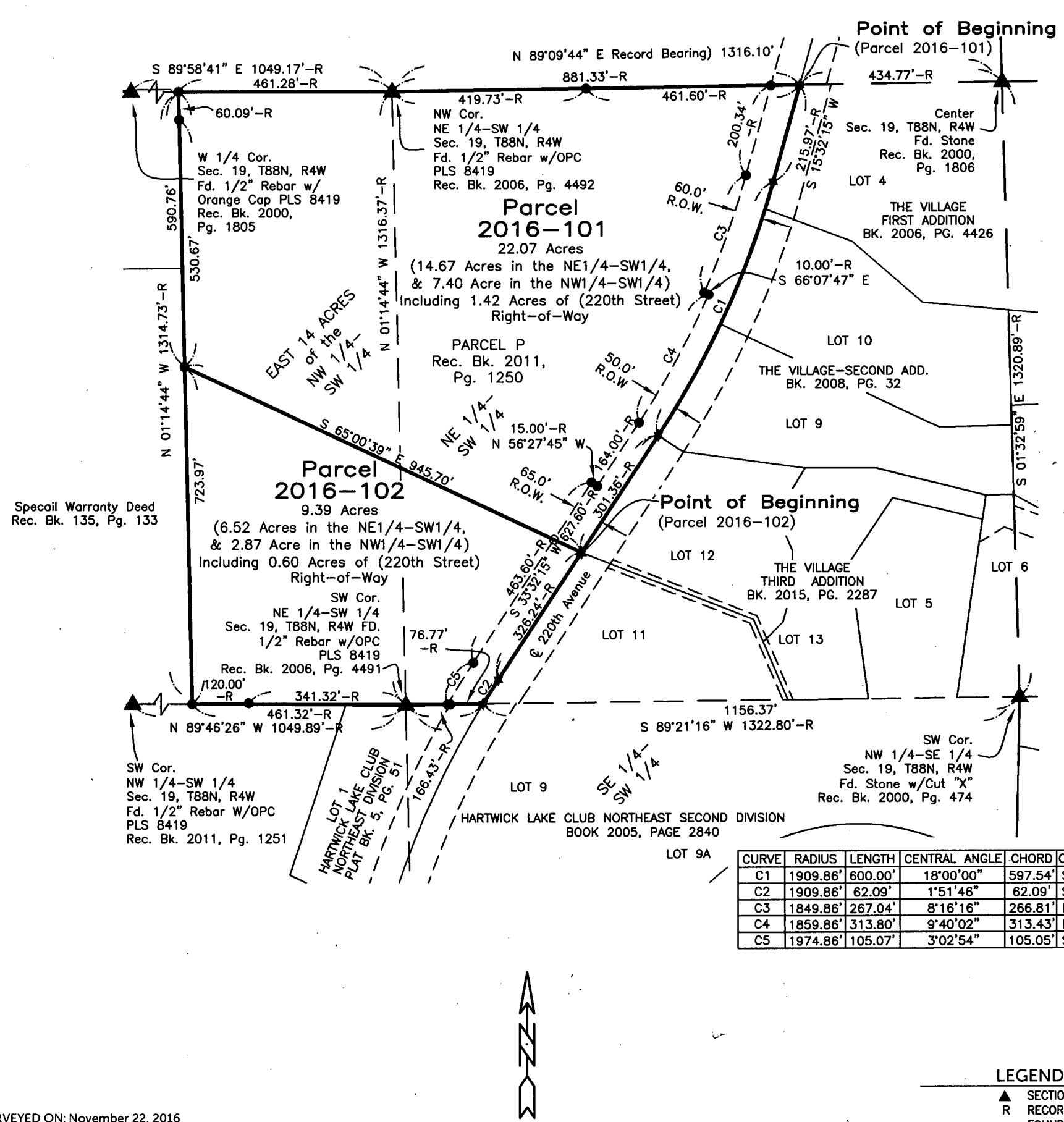
Document 2016 3445 Type 06 002 Pages 2
Date 12/14/2016 Time 4:02:29PM
Rec Amt $12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

PLAT OF SURVEY

Parcel 2016-101 and Parcel 2016-102; Part of Parcel P Part of the NE 1/4 – SW 1/4 & the East 14 Acres of the NW 1/4 – SW 1/4, Section 19, Township 88 North, Range 4 West of the 5th P.M., Delaware County, Iowa



CURVE	RADIUS	LENGTH	CENTRAL ANGLE	CHORD	CHORD BEARING
C1	1909.86'	600.00'	18°00'00"	597.54'	S 24°32'15" W
C2	1909.86'	62.09'	1°51'46"	62.09'	S 32°36'22" W
C3	1849.86'	267.04'	8°16'16"	266.81'	N 19°44'05" E
C4	1859.86'	313.80'	9°40'02"	313.43'	N 28°42'14" E
C5	1974.86'	105.07'	3°02'54"	105.05'	S 32°00'48" W

LEGEND

- ▲ SECTION CORNER
- R RECORDED
- ● FOUND 1/2"ø REBAR w/ ORANGE CAP PLS 8419
- ◉ FOUND 2" I.D. IRON PIPE (UNLESS NOTED)
- ★ FOUND P.K. NAIL
- ⊙ SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- QUARTER LINE
- QTR.–QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- OPC ORANGE PLASTIC CAP
- RPC RED PLASTIC CAP

250 0 250

SCALE: 1" = 250'

SURVEYED ON: November 22, 2016
SURVEY REQUESTED BY: Amos Christner

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: Amos C. Christner and Fannie D. Christner

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.

12/14/16

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. 16-150
SCALE: 1" = 250'
DATE: 11/23/16
DRAWN BY: dm
CHECKED BY: ddk/rr
GPS BOX: Lake Delhi
SHEET 1 OF 2

Parcel 2016-101; Part of Parcel P, Part of the NE 1/4 – SW 1/4 & the East 14 Acres of the NW 1/4 – SW 1/4, Section 19, Township 88 North, Range 4 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Commencing at the Center of said Section;

Thence **South 89° 09' 44" West, (Record Bearing) 434.77 feet** along the North Line of the said Northeast Quarter of the Southwest Quarter of said Section to the Centerline of 220th Avenue and the Northeast Corner of Former Parcel P Recorded in Book 2011, Page 1250, on file in the Delaware County Recorder's office in Manchester, Iowa and to the Point of Beginning;

Thence **South 15° 32' 15" West, 215.97 feet** along said Centerline;

Thence **Southwesterly along a 1909.86 foot** radius curve concave Northwesterly **600.00 feet** (said curve having a long chord of **South 24° 32' 15" West, 597.54 feet**);

Thence **South 33° 32' 15" West, 301.36 feet** all along said Centerline;

Thence **North 65° 00' 39" West, 945.70 feet** to the East Line of a Special Warranty Deed Recorded in Book 135, Page 133 on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence **North 01° 14' 44" West, 590.76 feet** along said Line to the North Line of the said Northwest Quarter of the Southwest Quarter and the North Line of said parcel;

Thence **South 89° 58' 41" East, 461.28 feet** along said Line to the North Line of the said Northeast Quarter of the Southwest Quarter;

Thence **North 89° 09' 44" East, 881.33 feet** all along said North Line to the said Centerline and to the Point of Beginning;

Containing **22.07 Acres**, including 1.42 Acre of County Road (220th Ave.) Right–of–Way, Subject to Easements of Record.

AND

Parcel 2016-102; Part of Parcel P, Part of the NE 1/4 – SW 1/4 & the East 14 Acres of the NW 1/4 – SW 1/4, Section 19, Township 88 North, Range 4 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Commencing at the Center of said Section;

Thence **South 89° 09' 44" West, (Record Bearing) 434.77 feet** along the North Line of the said Northeast Quarter of the Southwest Quarter of said Section to the Centerline of 220th Avenue and the Northeast Corner of Former Parcel P Recorded in Book 2011, Page 1250, on file in the Delaware County Recorder's office in Manchester, Iowa;

Thence **South 15° 32' 15" West, 215.97 feet** along said Centerline;

Thence **Southwesterly along a 1909.86 foot** radius curve concave Northwesterly **600.00 feet** (said curve having a long chord of **South 24° 32' 15" West, 597.54 feet**) ;

Thence **South 33° 32' 15" West, 301.36 feet** all along said Centerline to the Point of Beginning;

Thence continuing **South 33° 32' 15" West, 326.24 feet;**

Thence **Southwesterly along a 1909.86 foot** radius curve concave Southeasterly **62.09 feet** (said curve having a long chord of **South 32° 36' 22" West, 62.09 feet**) along said Centerline to the South Line of said Northeast Quarter of the Southwest Quarter Section;

Thence **South 89° 21' 16" West, 166.43 feet** along the South Line of the said Northeast Quarter of the Southwest Quarter to the South Line of the said Northwest Quarter of the Southwest Quarter;

Thence **North 89° 46' 26" West, 461.32 feet** along said Line to the East Line of a Special Warranty Deed Recorded in Book 135, Page 133 on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence **North 01° 14' 44" West, 723.97 feet** along said Line;

Thence **South 65° 00' 39" East, 945.70 feet** to the said Centerline and to the Point of Beginning;

Containing **9.39 Acres**, including 0.60 Acre of County Road (220th Ave.) Right–of–Way, Subject to Easements of Record.

BURRINGTON GROUP, INC.
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105 W. Main Street Manchester, Iowa 52057 Phone 563-927-2434 burringtongroup.com