COUNTY: DELAWARE
SECTION 3 , T 88 N, R 4W
ALIQUOT PART: SW 1/4-FR. NW 1/4, SE 1/4-FR. NW 1/4
SW 1/4-FR. NE 1/4
CITY:
SUBDIVISION:
BLOCK:
LOTS:
PROPRIETOR: DAVID WHITE
REQUESTED BY: DAVID WHITE

FILED
Delaware Co. Assessor
APR 14 2017

FILED
Delaware Co. Auditor
APR 14 2017

Book 2017 Page 1017

Document 2017 1017 Type 06 002 Pages 3
Date 4/14/2017 Time 8:21:43AM
Rec Amt $17.00

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

THE SE 1/4 OF THE FR. NW 1/4; THE SOUTH TWO (2) RODS OF THE SW 1/4 OF THE FR. NE 1/4; THE SOUTH 2 RODS OF THE FR. NW 1/4; THE SOUTH TWO (2) RODS OF THE SW 1/4 OF THE FR. NW 1/4;
PARCEL 2017-02, PART OF THE SW 1/4 OF THE FR. NW 1/4; ALL IN SECTION THREE (3), TOWNSHIP EIGHTY EIGHT (88) NORTH, RANGE FOUR (4), WEST OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

THIS PLAT AMENDS AND SUPERCEDES PREVIOUS PLAT RECORDED IN BOOK 2017, PAGE 440

SURVEYED ON: 1/23 & 1/25/2017
SURVEY REQUESTED BY: DAVID WHITE

SHEETS COVERED BY THIS SEAL: 1-3

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

PROPRIETORS: DAVID WHITE

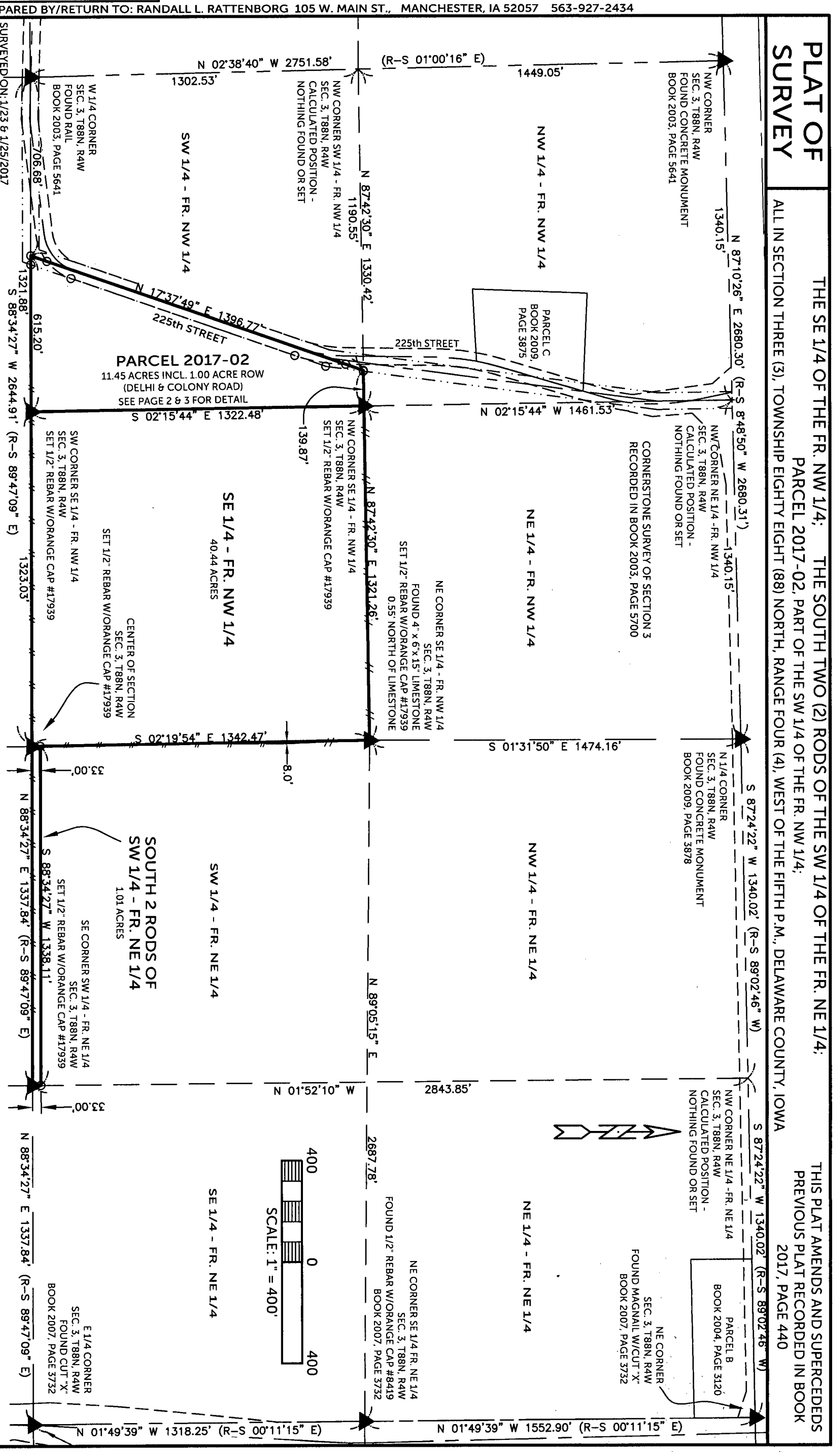
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

RANDALL L. RATTENBORG P.L.S. LIC #17939 DATE 4/13/17 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. 16-164
SCALE: 1"=400'
DATE: 1/10/2016
DRAWN BY: RLR
CHECKED BY: DDK/DM
GPS BOX: DELHI-260TH
SHEET 1 OF 3

Q:\Civil3D_Survey\Delhi_260_LDT\Delhi_260th 2016.dwg



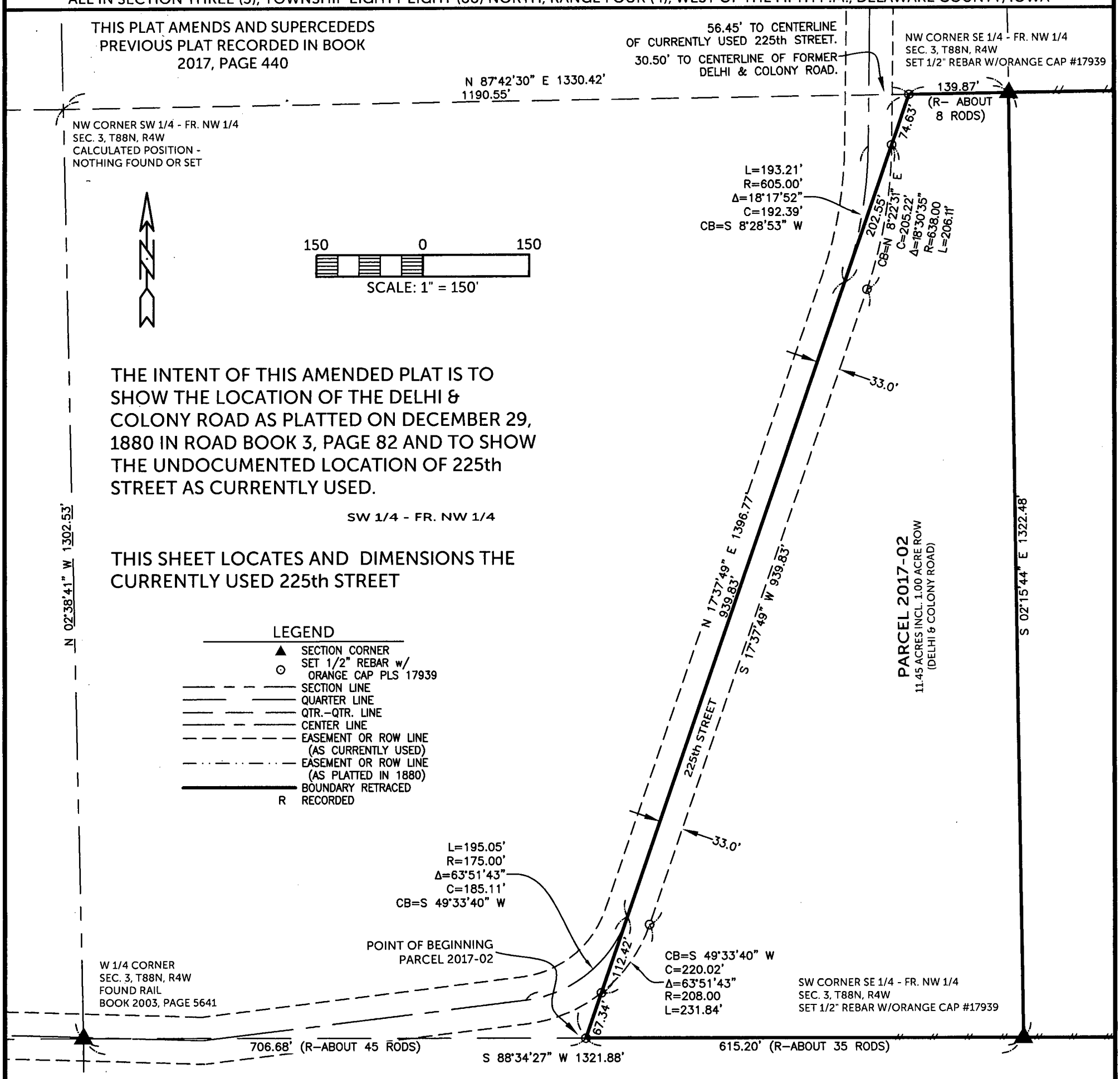
LEGEND

- ▲ SECTION CORNER
- ⊙ SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SECTION LINE
- QUARTER LINE
- QTR.–QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE (AS CURRENTLY USED)
- EASEMENT OR ROW LINE (AS PLATTED IN 1880)
- BOUNDARY RETRACED
- R RECORDED

THE SE 1/4 OF THE FR. NW 1/4; THE SOUTH TWO (2) RODS OF THE SW 1/4 OF THE FR. NE 1/4; PARCEL 2017-02, PART OF THE SW 1/4 OF THE FR. NW 1/4;

ALL IN SECTION THREE (3), TOWNSHIP EIGHTY EIGHT (88) NORTH, RANGE FOUR (4), WEST OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

THIS PLAT AMENDS AND SUPERCEDEDS PREVIOUS PLAT RECORDED IN BOOK 2017, PAGE 440



LEGAL DESCRIPTION:

PARCEL 2017-02, PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE FRACTIONAL NORTHWEST QUARTER (NW 1/4) OF SECTION THREE (3), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 11.45 acres, including 1.00 acre of public road right of way (Delhi & Colony Road), subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the West Quarter Corner of Section Three (3), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;
THENCE along the Southerly Line of the Southwest Quarter (SW 1/4) of the Fractional Northwest Quarter (NW 1/4) of said Section Three (3), North 88° 34' 27" East, to the Southerly extension of the centerline of 225th Street, 706.68 feet, the POINT OF BEGINNING;
THENCE along the centerline of 225th Street, and Northerly extension thereof, North 17° 37' 49" East, 1396.77 feet to the Northerly Line of the Southwest Quarter (SW 1/4) of the Fractional Northwest Quarter (NW 1/4) of said Section Three (3);
THENCE along the Northerly Line of the Southwest Quarter (SW 1/4) of the Fractional Northwest Quarter (NW 1/4) of said Section Three (3), North 87° 42' 30" East, 139.87 feet to the Northeast Corner of the Southwest Quarter (SW 1/4) of the Fractional Northwest Quarter (NW 1/4) of said Section Three (3);
THENCE along the Easterly Line of Southwest Quarter (SW 1/4) of the Fractional Northwest Quarter (NW 1/4) of said Section Three (3), South 02° 15' 44" East, 1322.48 feet to the Southeast Corner of the Southwest Quarter (SW 1/4) of the Fractional Northwest Quarter (NW 1/4) of said Section Three (3);
THENCE along the Southerly Line of the Southwest Quarter (SW 1/4) of the Fractional Northwest Quarter (NW 1/4) of said Section Three (3), South 88° 34' 27" West, 615.20 feet to the POINT OF BEGINNING;

Containing a total of 11.45 acres, including 1.00 acre of public road right of way (Delhi & Colony Road), and subject to easements of record.

The Southerly Line of the Southwest Quarter (SW 1/4) of the Fractional Northwest Quarter (NW 1/4) of Section Three (3), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear South 88° 34' 27" West.

This legal description is a retracement of a legal description of a parcel recorded in Book 2007, Page 199 and is as follows:

"COMMENCING ABOUT FORTY FIVE (45) RODS EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION THREE (3), AND RUNNING THENCE NORTHEASTERLY TO THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) ABOUT EIGHT (8) RODS WEST OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4); THENCE EAST TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) NORTHWEST QUARTER (NW 1/4), THENCE SOUTH ALONG THE EAST LINE OF SAID FORTY TO THE SOUTHEAST CORNER THEREOF, THENCE WEST ABOUT THIRTY FIVE (35) RODS TO THE POINT OF BEGINNING"

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Phone 563-927-2434
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THE SE 1/4 OF THE FR. NW 1/4; THE SOUTH TWO (2) RODS OF THE SW 1/4 OF THE FR. NE 1/4; PARCEL 2017-02, PART OF THE SW 1/4 OF THE FR. NW 1/4; ALL IN SECTION THREE (3), TOWNSHIP EIGHTY EIGHT (88) NORTH, RANGE FOUR (4), WEST OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

THIS PLAT AMENDS AND SUPERCEDEDS
PREVIOUS PLAT RECORDED IN BOOK
2017, PAGE 440

NW CORNER
SEC. 3, T88N, R4W
FOUND CONCRETE MONUMENT
BOOK 2003, PAGE 5641

NW CORNER NE 1/4 -FR. NW 1/4
SEC. 3, T88N, R4W
CALCULATED POSITION -
NOTHING FOUND OR SET

200 0 200
SCALE: 1" = 200'

297.00' (R–4.50 CHAINS)

N 02°15'44" W 1461.53'

NW 1/4 - FR. NW 1/4

PARCEL C
BOOK 2009, PAGE 3875

NE 1/4 - FR. NW 1/4

S 06°03'38" W 1320.00' (R–S 7° W 20.00 CHAINS)

LEGEND

- ▲ SECTION CORNER
- ⊙ SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SECTION LINE
- QUARTER LINE
- QTR.–QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE (AS CURRENTLY USED)
- EASEMENT OR ROW LINE (AS PLATTED IN 1880)
- BOUNDARY RETRACED
- R RECORDED

FORMER DELHI & COLONY ROAD

(R– ABOUT 8 RODS)

N 87°42'30" E 1330.42'
1190.55'

139.87'
137.02'

NW CORNER SE 1/4 - FR. NW 1/4
SEC. 3, T88N, R4W
SET 1/2" REBAR W/ORANGE CAP #17939

NW CORNER SW 1/4 - FR. NW 1/4
SEC. 3, T88N, R4W
CALCULATED POSITION -
NOTHING FOUND OR SET

150.48'
N 17°37'49" E

151.18'

THE INTENT OF THIS AMENDED PLAT IS TO SHOW THE LOCATION OF THE DELHI & COLONY ROAD AS PLATTED ON DECEMBER 29, 1880 IN ROAD BOOK 3, PAGE 82 AND TO SHOW THE UNDOCUMENTED LOCATION OF 225th STREET AS CURRENTLY USED.

S 10° W 7.00 CHAINS)

462.00' (R–S

S 17°37'49" W 1246.29'

S 17°37'49" W 1238.23'

PARCEL 2017-02
11.45 ACRES INCL. 1.00 ACRE ROW
(DELHI & COLONY ROAD)

S 02°15'44" E 1322.48'

SE 1/4 - FR. NW 1/4
40.44 ACRES

THIS SHEET LOCATES AND DIMENSIONS THE FORMER DELHI AND COLONY ROAD.

SW 1/4 - FR. NW 1/4

FORMER DELHI & COLONY ROAD

W 1/4 CORNER
SEC. 3, T88N, R4W
FOUND RAIL
BOOK 2003, PAGE 5641

34.19'

SW CORNER SE 1/4 - FR. NW 1/4
SEC. 3, T88N, R4W
SET 1/2" REBAR W/ORANGE CAP #17939

706.68' (R–ABOUT 45 RODS)

615.20' (R–ABOUT 35 RODS)

S 88°34'27" W 1321.88'

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