COUNTY: DELAWARE
SECTION 23, T 88 N, R5W , SECTION 26, T88N, R5W
ALIQUOT PART: SE 1/4-SW 1/4 & SW 1/4-SE 1/4, SEC. 23
NE 1/4-NW 1/4, SE 1/4-NW 1/4, NW 1/4-NE 1/4, SEC. 26
CITY:
SUBDIVISION: PARCEL 2017-86 & PARCEL 2017-87
BLOCK:
LOTS:
PROPRIETOR: ED SCHMIDT, PATRICIA DEDE
REQUESTED BY: ED SCHMIDT, PATRICIA DEDE

FILED
Delaware Co. Assessor
DEC 29 2017

FILED
Delaware Co. Auditor
DEC 29 2017

Book 2017 Page 3589
Document 2017 3589 Type 06 002 Pages 4
Date 12/29/2017 Time 8:22:23AM
Rec Amt $22.00

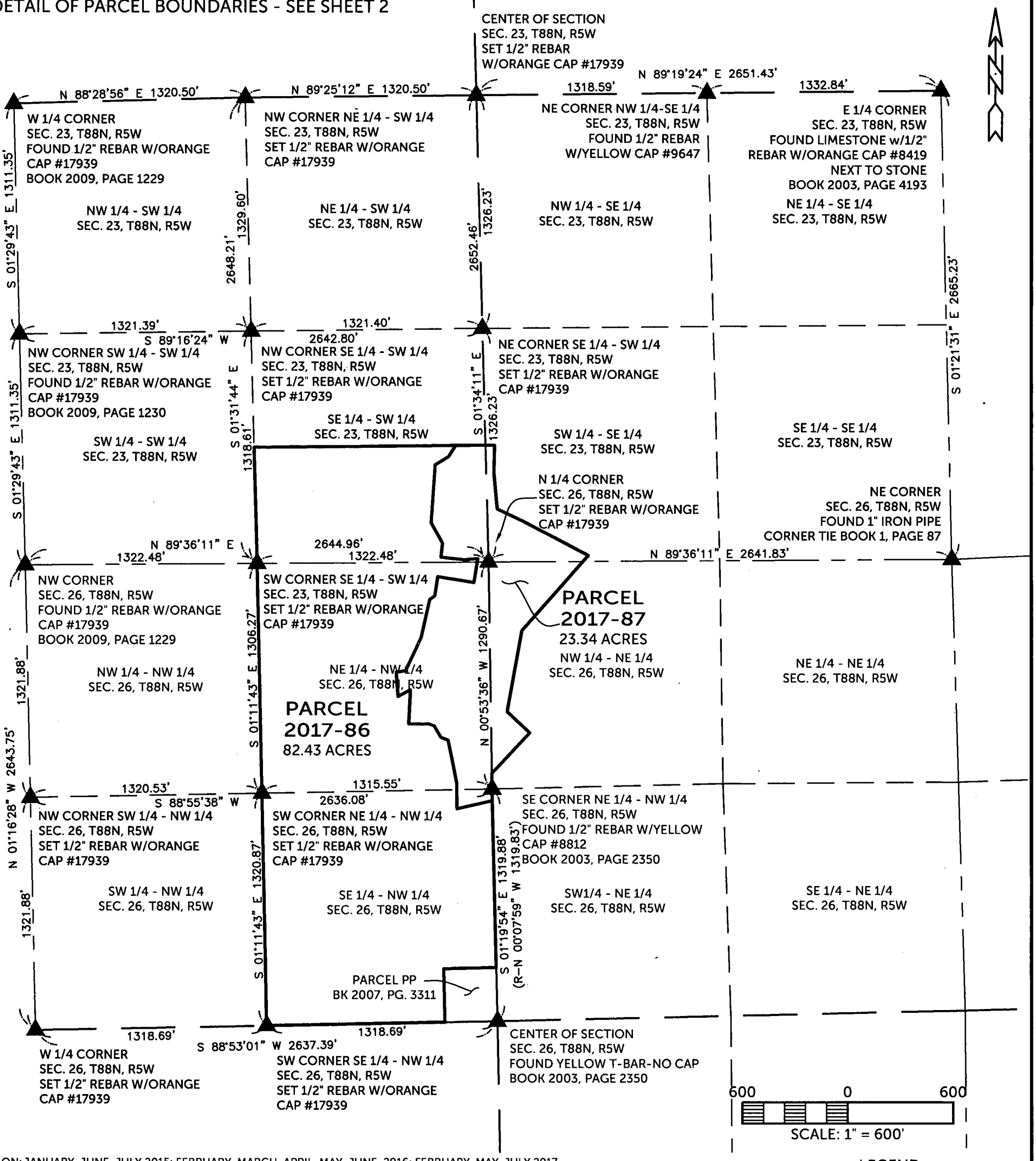
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

PLAT OF SURVEY

PARCEL 2017-86; PART OF THE S 1/2-SE 1/4-SW 1/4 OF SEC. 23, & PART OF THE NE 1/4-NW 1/4, SE 1/4-NW 1/4 OF SEC. 26;
PARCEL 2017-87; PART OF THE S 1/2-SE 1/4-SW 1/4, SW 1/4-SE 1/4 OF SEC. 23; PART OF THE NE 1/4-NW 1/4, SE 1/4-NW 1/4, NW 1/4-NE 1/4 OF SEC. 26;
ALL IN T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

FOR DETAIL OF PARCEL BOUNDARIES - SEE SHEET 2



SURVEYED ON: JANUARY, JUNE, JULY 2015; FEBRUARY, MARCH, APRIL, MAY, JUNE, 2016; FEBRUARY, MAY, JULY 2017
SURVEY REQUESTED BY: ED SCHMIDT, PATRICIA DEDE
Q:\Civil3D_Survey\Lake Delhi\Lake Delhi 2015.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: 1-4

PROPRIETORS: ED SCHMIDT, PATRICIA DEDE

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.

12/28/17

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. 14-117
SCALE: 1"=600', 200'
DATE: 9/22/2017
DRAWN BY: RLR
CHECKED BY: DDK/DDM
GPS BOX: LAKE DELHI
SHEET 1 OF 4

LEGEND
- ▲ SECTION CORNER
- ● FOUND 1/2"ø REBAR w/ ORANGE CAP #17939
- ◉ FOUND 2" I.D. IRON PIPE
- ○ SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SECTION LINE
- QUARTER LINE
- QTR.–QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- 1927 INTERSTATE POWER LINE
- FENCE LINE
- NORMAL HIGH WATER LINE
- RANDOM/FRONTAGE LINE
- BOUNDARY ESTABLISHED
- R RECORDED

PARCEL 2017-86; PART OF THE S 1/2-SE 1/4-SW 1/4 OF SEC. 23, & PART OF THE NE 1/4-NW 1/4, SE 1/4-NW 1/4 OF SEC. 26;
PARCEL 2017-87; PART OF THE S 1/2-SE 1/4-SW 1/4, SW 1/4-SE 1/4 OF SEC. 23; PART OF THE NE 1/4-NW 1/4, SE 1/4-NW 1/4, NW 1/4-NE 1/4 OF SEC. 26;
ALL IN T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

SE 1/4 - SW 1/4
SEC. 23, T88N, R5W

28.4'
20.6'
N 89°26'18" E 1321.94'
724.99'
1152.21'
30.1'

NORTHERLY LINE OF THE
S 1/2 OF SE 1/4-SW 1/4
SEC. 23, T88N, R5W

CENTERLINE OF
POVERTY CREEK

427.22'
169.73'
52.58'
S 88°34'26" E
156.69'
S 01°25'34" W
75.00'
N 33°00'02" E
90.23'
N 58°21'45" E

SW 1/4 - SE 1/4
SEC. 23, T88N, R5W

APPROXIMATE LOCATION OF INTERSTATE POWER
LINE AS SURVEYED IN PLAT BOOK B, PAGES 25, 26, 27.

CENTERLINE OF
BACKWATER COVE OF
MAQUOKETA RIVER
(LAKE DELHI)

N 01°31'44" W 659.30'
N 03°55'38" E 330.60'
270.28'
206.20'
S 05°27'09" E
N 01°34'11" W 663.12'
158.31'
S 65°15'45" E

S 1/2 OF SE 1/4 - SW 1/4
SEC. 23, T88N, R5W

132.03'
N 29°29'58" W
79.39'
N 06°26'21" E
77.50'
S 85°15'56" W
S 62°25'27" E 424.89'

SW CORNER SE 1/4 - SW 1/4
SEC. 23, T88N, R5W
SET 1/2" REBAR W/ORANGE
CAP #17939

2.1'
134.68'
N 83°33'39" W
N 89°36'11" E 1322.48'

The location of the Interstate Power company survey lines in this area are in question. Subsequently, the location of the boundaries between neighboring properties is also in question. On March 30, 1927 in Plat Book B, Pages 25, 26, and 27, the plats defining the area being purchased by Interstate Power were recorded. The Deeds recorded in Land Deed Book 63, Page 415 and Land Deed Book 63, Page 424 use the Legal Descriptions from the 1927 Interstate Power plats to define the boundaries between these deeds. These Legal Descriptions have been continued through heirs and/or successors to the current property owners. The location of this 1927 survey line on the face of the Earth is difficult if not impossible to recreate. It can be approximated from the recorded plats, but no monumentation can be or has been recovered to determine its true location.

On November 5, 1975 in Plat Book 4, Page 44, a Boundary Line survey (dated April 17, 1964) of the properties owned by the Interstate Power Company was recorded. In comparing the location of the found monuments from this 1964 survey (and subsequent location of this line), and the location of the 1927 line as shown on those respective plats, these two survey lines are not in the same location. This has led to some confusion or discrepancy as to what the boundaries are and where they are physically located.

Part of the intent of this Plat of Survey is to better define what the boundaries are between neighboring properties and where they are physically located.

137.00'
N 09°24'51" E
208.92'
S 81°00'30" E
111.00'
N 09°03'53" E
35.00'
N 54°40'56" E

N 1/4 CORNER
SEC. 26, T88N, R5W
SET 1/2" REBAR W/ORANGE
CAP #17939

222.52'
N 12°44'34" E
209.28'
N 25°11'40" E

PARCEL
2017-87
23.34 ACRES

S 41°36'39" W 571.85'
S 10°19'51" W 468.03'

MAQUOKETA RIVER
LAKE DELHI

NW 1/4 - NE 1/4
SEC. 26, T88N, R5W

55.00'
N 80°34'56" E
NE 1/4 - NW 1/4
SEC. 26, T88N, R5W

ASSUMED BEARING
N 01°11'43" W 1306.27'

APPROXIMATE LOCATION OF
INTERSTATE POWER LINE AS
SURVEYED IN PLAT BOOK B,
PAGES 25, 26, 27.

138.42'
N 04°40'32" W

PARCEL
2017-86
82.43 ACRES

80.72'
S 60°47'59" W
194.32'
N 02°51'24" E
28.11'
N 69°57'52" W
S 46°42'04" E
177.12'
118.12'
N 89°21'40" W
43.46'
N 68°26'59" W
77.01'
N 31°06'41" W
102.72'
N 12°10'41" W
S 43°17'56" W 316.35'

SE CORNER NE 1/4 - NW 1/4
SEC. 26, T88N, R5W
FOUND 1/2" REBAR W/YELLOW
CAP #8812
BOOK 2003, PAGE 2350
POINT OF BEGINNING - PARCEL 2017-87

144.35'
N 11°02'34" W
87.53'
S 00°53'36" E

52.7'
1.4'
N 88°55'38" E 1315.55'

147.35'
N 00°49'10" W
67.51'
S 77°08'42" W
206.92'

TURTLE CREEK CAMP REPLAT
BOOK 1999, PAGE 4340

SW CORNER NE 1/4 - NW 1/4
SEC. 26, T88N, R5W
SET 1/2" REBAR W/ORANGE
CAP #17939

N 01°11'43" W 1320.87'
ASSUMED BEARING

947.37'
S 01°19'54" E 1319.88'

SE 1/4 - NW 1/4
SEC. 26, T88N, R5W

300.00'
S 88°40'06" W

200 0 200
SCALE: 1" = 200'

303.87'
S 01°19'54" E
310.00'

PARCEL PP
BK 2007, PG. 3311

305.00'

CENTER OF SECTION
SEC. 26, T88N, R5W
FOUND YELLOW T-BAR-NO CAP
BOOK 2003, PAGE 2350

POINT OF
BEGINNING
PARCEL 2017-86

SW CORNER SE 1/4 - NW 1/4
SEC. 26, T88N, R5W
SET 1/2" REBAR W/ORANGE
CAP #17939

S 88°53'01" W 1318.69'
1018.69'

300.00'

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

LEGAL DESCRIPTION:

PARCEL 2017-86: Part of the S ½ of the SE ¼ of the SW ¼ of Section Twenty-three (23), also part of the NE ¼ of the NW ¼, part of the SE ¼ of the NW ¼, of Section Twenty-six (26), all in Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, containing 82.43 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Southwest Corner of the SE ¼ of the NW ¼ of Section Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Westerly Line of the SE ¼ of the NW ¼ of Section Twenty-six (26), North 01° 11' 43" West, 1320.87 feet, to the SW Corner of the NE ¼ of the NW ¼ of said Section Twenty-six (26);

THENCE along the Westerly Line of the NE ¼ of the NW ¼ of Section Twenty-six (26), North 01° 11' 43" West, 1306.27 feet, to the Southwest Corner of the SE ¼ of the SW ¼ of Section Twenty-three (23), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Westerly Line of the SE ¼ of the SW ¼ of said Section Twenty-three (23), North 01° 31' 44" West, 659.30 feet to the Northerly Line of the S ½ of the SE ¼ of the SW ¼;

THENCE along the Northerly Line of the S ½ of the SE ¼ of the SW ¼ of said Section Twenty-three (23), North 89° 26' 18" East, 1152.21 feet;

THENCE South 33° 00' 02" West, 75.00 feet;

THENCE South 58° 21' 45" West, 90.23 feet;

THENCE South 03° 55' 38" West, 330.60 feet;

THENCE South 29° 29' 58" East, 132.03 feet;

THENCE South 06° 26' 21" West, 79.39 feet;

THENCE South 83° 33' 39" East, 134.68 feet;

THENCE North 85° 15' 56" East, 77.50 feet;

THENCE South 09° 24' 51" West, 137.00 feet;

THENCE North 81° 00' 30" West, 208.92 feet;

THENCE South 09° 03' 53" West, 111.00 feet;

THENCE South 54° 40' 56" West, 35.00 feet;

THENCE South 12° 44' 34" West, 222.52 feet;

THENCE South 25° 11' 40" West, 209.28 feet;

THENCE South 80° 34' 56" West, 55.00 feet;

THENCE South 04° 40' 32" East, 138.42 feet;

THENCE North 60° 47' 59" East, 80.72 feet;

THENCE South 02° 51' 24" West, 194.32 feet;

THENCE South 89° 21' 40" East, 118.12 feet;

PARCEL 2017-86	
SECTION 23	
SE 1/4 - SW 1/4	15.86 ACRES
SW 1/4 - SE 1/4	0.00 ACRES
SECTION 26	
NE 1/4 - NW 1/4	29.15 ACRES
NW 1/4 - NE 1/4	0.00 ACRES
SE 1/4 - NW 1/4	37.42 ACRES
TOTAL ACRES	82.43 ACRES

THENCE South 89° 21' 40" East, 118.12 feet;

THENCE South 69° 57' 52" East, 28.11 feet;

THENCE South 31° 06' 41" East, 77.01 feet;

THENCE South 68° 26' 59" East, 43.46 feet;

THENCE South 12° 10' 41" East, 102.72 feet;

THENCE South 11° 02' 34" East, 144.35 feet;

THENCE South 00° 49' 10" East, 147.35 feet;

THENCE North 77° 08' 42" East, 206.92 feet to the Easterly Line of the SE ¼ of the NW ¼ of said Section Twenty-six (26);

THENCE along the Easterly Line of the SE ¼ of the NW ¼ of said Section Twenty-six (26), South 01° 19' 54" East, 947.37 feet, to the Northerly Line of Parcel PP, as recorded in Book 2007, Page 3311 in the Office of the Delaware County Recorder;

THENCE along the Northerly Line of said Parcel PP, South 88° 40' 06" West, 300.00 feet to the Northwest Corner of said Parcel PP;

THENCE along the Westerly Line of said Parcel PP, South 01° 19' 54" East, 303.87 feet, to the Southerly Line of the SE ¼ of the NW ¼ of said Section Twenty-six (26);

THENCE along the Southerly Line of the SE ¼ of the NW ¼ of said Section Twenty-six (26), South 88° 53' 01" West, 1018.69 feet to the POINT OF BEGINNING;

PARCEL 2017-86; PART OF THE S 1/2-SE 1/4-SW 1/4 OF SEC. 23, & PART OF THE NE 1/4-NW 1/4, SE 1/4-NW 1/4 OF SEC. 26;
PARCEL 2017-87; PART OF THE S 1/2-SE 1/4-SW 1/4, SW 1/4-SE 1/4 OF SEC. 23; PART OF THE NE 1/4-NW 1/4, SE 1/4-NW 1/4, NW 1/4-NE 1/4 OF SEC. 26;
ALL IN T88N, R5W OF THE FIFTH P.M. , DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2017-87: Part of the S ½ of the SE ¼ of the SW ¼, and part of the SW ¼ of the SE ¼ of Section Twenty-three (23), also part of the NE ¼ of the NW ¼, part of the SE ¼ of the NW ¼, and part of the NW ¼ of the NE ¼ of Section Twenty-six (26), all in Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, containing 23.34 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Southeast Corner of the NE ¼ of the NW ¼ of Section Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Easterly Line SE ¼ of the NW ¼ of said Section Twenty-six (26), South 01° 19' 54" East, 67.51 feet;

THENCE South 77° 08' 42" West, 206.92 feet;

THENCE North 00° 49' 10" West, 147.35 feet;

THENCE North 11° 02' 34" West, 144.35 feet;

THENCE North 12°10' 41" West, 102.72 feet;

THENCE North 68° 26' 59" West, 43.46 feet;

THENCE North 31° 06' 41" West, 77.01 feet;

THENCE North 69° 57' 52" West, 28.11 feet;

THENCE North 89° 21' 40" West, 118.12 feet;

THENCE North 02° 51' 24" East, 194.32 feet;

THENCE South 60° 47' 59" West, 80.72 feet;

THENCE North 04° 40' 32" West, 138.42 feet;

THENCE North 80° 34' 56" East, 55.00 feet;

THENCE North 25° 11' 40" East, 209.28 feet;

THENCE North 12° 44' 34" East, 222.52 feet;

THENCE North 54° 40' 56" East, 35.00 feet;

THENCE North 09° 03' 53" East, 111.00 feet;

THENCE South 81° 00' 30" East, 208.92 feet;

THENCE North 09° 24' 51" East, 137.00 feet;

THENCE South 85° 15' 56" West, 77.50 feet;

THENCE North 83° 33' 39" West, 134.68 feet;

THENCE North 06° 26' 21" East, 79.39 feet;

THENCE North 29° 29' 58" West, 132.03 feet;

THENCE North 03° 55' 38" East, 330.60 feet;

THENCE North 58° 21' 45" East, 90.23 feet;

PARCEL 2017-87	
SECTION 23	
SE 1/4 - SW 1/4	4.20 ACRES
SW 1/4 - SE 1/4	2.80 ACRES
SECTION 26	
NE 1/4 - NW 1/4	10.17 ACRES
NW 1/4 - NE 1/4	5.76 ACRES
SE 1/4 - NW 1/4	0.41 ACRES
TOTAL ACRES	23.34 ACRES

THENCE North 33° 00' 02" East, 75.00 feet to the Northerly Line of the S ½ of the SE ¼ of the SW ¼ of said Section Twenty-three (23);

THENCE along the Northerly Line of the S ½ of the SE ¼ of the SW ¼ of said Section Twenty-three (23), North 89° 26' 18" East, 169.73 feet to the Easterly Line of the S ½ of the SE ¼ of the SW ¼ of said Section Twenty-three (23);

THENCE along a line perpendicular to the center of a backwater cove of the Maquoketa River, South 88° 34' 26" East, 52.58 feet, more or less;

THENCE along the centerline of a backwater cove on the Maquoketa River, South 01° 25' 34" West, 156.69 feet, more or less;

THENCE continuing along the centerline of a backwater cove on the Maquoketa River, South 05° 27' 09" East, 206.20 feet, more of less;

THENCE continuing along the centerline of a backwater cove on the Maquoketa River, South 65° 15' 45" East, 158.31 feet, more of less;

THENCE continuing along the centerline of a backwater cove on the Maquoketa River, South 62° 25' 27" East, 424.89 feet, more of less to the centerline of the Maquoketa River (Lake Delhi);

THENCE along the centerline of the Maquoketa River (Lake Delhi), South 41° 36' 39" West, 571.85 feet, more or less;

THENCE continuing along the centerline of the Maquoketa River (Lake Delhi), South 10° 19' 51" West, 468.03 feet, more or less;

THENCE continuing along the centerline of the Maquoketa River (Lake Delhi), South 46° 42' 04" East, 177.12 feet, more or less;

THENCE South 43° 17' 56" West, 316.35 feet, to the Easterly Line of the NE ¼ of the NW ¼ of said Section Twenty-six (26);

THENCE along the Easterly Line of the NE ¼ of the NW ¼ of said Section Twenty-six (26), South 00° 53' 36" East, 87.53 feet to the POINT OF BEGINNING;