COUNTY: DELAWARE
SECTION 25, T 88 N, R 5 W
ALIQUOT PART: SW 1/4 - NE 1/4
CITY:
SURVEY: PARCEL 2020-51 & PARCEL 2020-52
BLOCK: LOTS:
PROPRIETOR: JAMES A. PIRC & JANET M. PIRC
REQUESTED BY: JAMES A. PIRC
SURVEYOR: RANDALL L. RATTENBORG
COMPANY: BURRINGTON, GROUP, INC. 105 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434

FILED
Delaware Co. Assessor
APR 29 2020

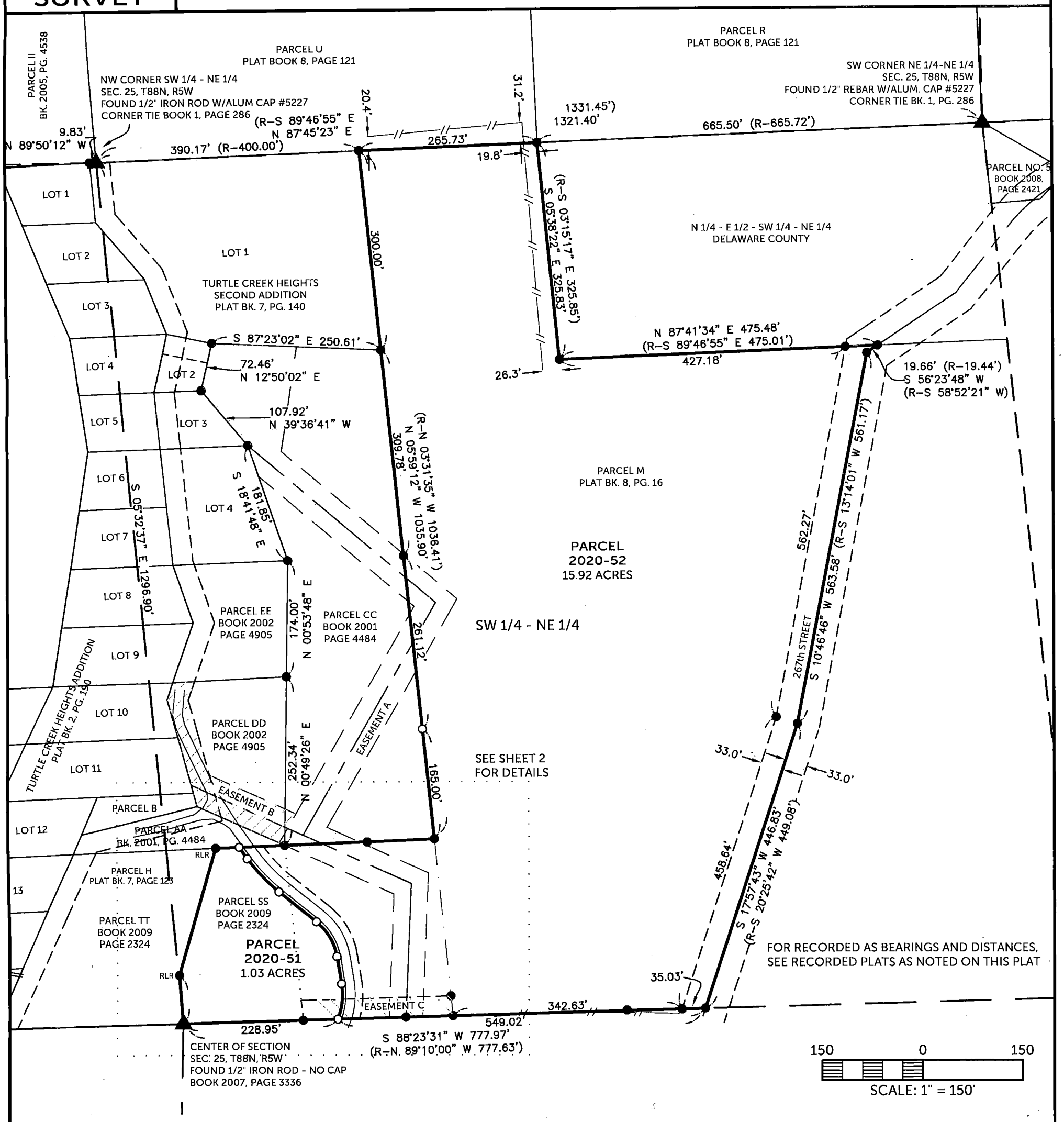
FILED
Delaware Co. Auditor
APR 29 2020

Book 2020 Page 1260
Document 2020 1260 Type 06 002 Pages 3
Date 4/29/2020 Time 9:01:50AM
Rec Amt $17.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

PARCEL 2020-51, PART OF THE SW 1/4 - NE 1/4; PARCEL 2020-52, PART OF THE SW 1/4 - NE 1/4;
ALL IN SEC. 25, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEYED ON: 4/20/2020
SURVEY REQUESTED BY: JAMES A. PIRC

Q:\Civil3D_Survey\Lake Delhi\Lake Delhi 2018.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: SHEETS 1 - 3

PROPRIETORS: JAMES A. PIRC & JANET M. PIRC

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.

4/29/2020

RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

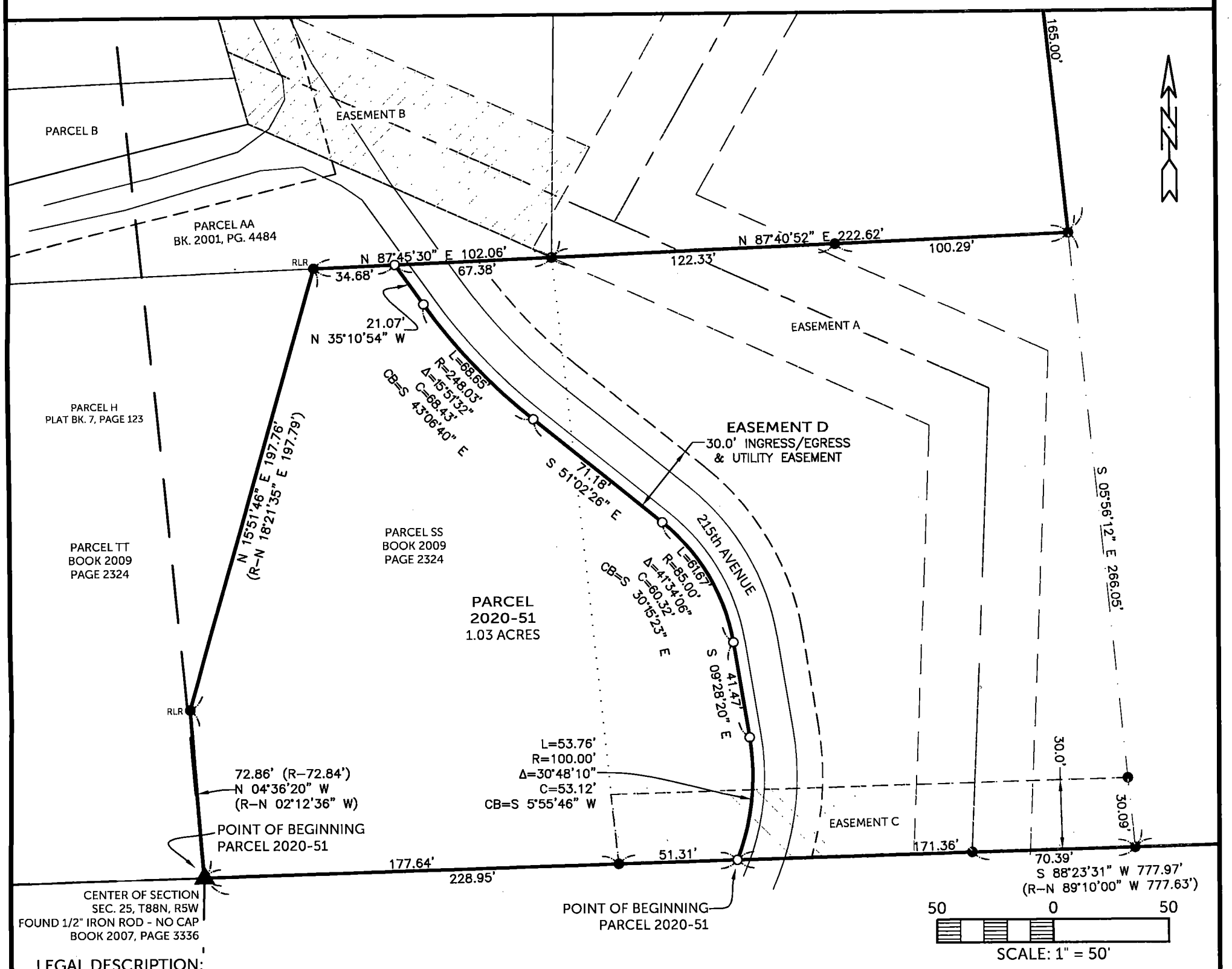
BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

PROJECT NO. 20-048
SCALE: 1" = 50' & 150'
DATE: 04/22/2020
DRAWN BY: RLR
CHECKED BY: DM/DDK
GPS BOX: LAKE DELHI
SHEET 1 OF 3

LEGEND

- SECTION CORNER
- FOUND 1/2"ø REBAR w/ ORANGE CAP PLS 8419
- RLR FOUND 1/2"ø REBAR w/ ORANGE CAP PLS 17939
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- QUARTER LINE
- QTR.–QTR. LINE
- FENCE LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- FORMER BOUNDARY LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED

PARCEL 2020-51, PART OF THE SW 1/4 - NE 1/4; PARCEL 2020-52, PART OF THE SW 1/4 - NE 1/4;
ALL IN SEC. 25, T88N, R5W OF THE FIFTH P.M. , DELAWARE COUNTY, IOWA



LEGAL DESCRIPTION:

PARCEL 2020-51, Part of the SW 1/4 of the NE 1/4 of Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 1.03 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Center of Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, being the Southwest Corner of Parcel SS as recorded in Book 2009, Page 2324;

THENCE along the Westerly Line of said Parcel SS, North 04° 36' 20" West, 72.86 feet;

THENCE continuing along the Westerly Line of said Parcel SS, North 15° 51' 46" East, 197.76 feet to the Northerly Line of said Parcel SS;

THENCE along the Northerly Line of said Parcel SS, North 87° 45' 30" East, 34.68 feet;

THENCE South 35° 10' 54" East, 21.07 feet;

THENCE along a circular curve concave Northeasterly and having an arc length of 68.65 feet, a radius of 248.03 feet, a central angle of 15° 51' 32", a chord distance of 68.43 feet and a chord bearing of South 43° 06' 40" East;

THENCE South 51° 02' 26" East, 71.18 feet;

THENCE along a circular curve concave Southwesterly and having an arc length of 61.67 feet, a radius of 85.00 feet, a central angle of 41° 34' 06", a chord distance of 60.32 feet and a chord bearing of South 30° 15' 23" East;

THENCE South 09° 28' 20" East, 41.47 feet;

THENCE along a circular curve concave Westerly and having an arc length of 53.76 feet, a radius of 100.00 feet, a central angle of 30° 48' 10", a chord distance of 53.12 feet and a chord bearing of South 05° 55' 46" West to the Southerly Line of said Parcel SS, being the Southerly Line of the SW 1/4 of the NE 1/4 of said Section Twenty-five (25);

THENCE along the Southerly Line of said Parcel SS, being the Southerly Line of the SW 1/4 of the NE 1/4 of said Section Twenty-five (25), South 88° 23' 31" West, 228.95 feet to the POINT OF BEGINNING;

The Northerly Line of the SW 1/4 of the NE 1/4 of Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 87° 45' 23" East.

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

LEGAL DESCRIPTION:

PARCEL 2020-52, Part of the SW 1/4 of the NE 1/4 of Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 15.92 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Center of Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, being the Southwest Corner of Parcel SS as recorded in Book 2009, Page 2324;

THENCE along the Southerly Line of said Parcel SS, being the Southerly Line of the SW 1/4 of the NE 1/4 of said Section Twenty-five (25), North 88° 23' 31" East, 228.95 feet to the POINT OF BEGINNING;

THENCE along a circular curve concave Westerly and having an arc length of 53.76 feet, a radius of 100.00 feet, a central angle of 30° 48' 10", a chord distance of 53.12 feet and a chord bearing of North 05° 55' 46" East;

THENCE North 09° 28' 20" West, 41.47 feet;

THENCE along a circular curve concave Southwesterly and having an arc length of 61.67 feet, a radius of 85.00 feet, a central angle of 41° 34' 06", a chord distance of 60.32 feet and a chord bearing of North 30° 15' 23" West;

THENCE North 51° 02' 26" West, 71.18 feet;

THENCE along a circular curve concave Northeasterly and having an arc length of 68.65 feet, a radius of 248.03 feet, a central angle of 15° 51' 32", a chord distance of 68.43 feet and a chord bearing of North 43° 06' 40" West;

THENCE North 35° 10' 54" West, 21.07 feet to the Northerly Line of said Parcel SS;

THENCE along the Northerly Line of said Parcel SS, North 87° 45' 30" East, 67.38 feet to a corner on the Westerly Line of Parcel M as recorded in Plat Book 8, Page 16;

THENCE along the Westerly Line of said Parcel M, North 87° 40' 52" East, 222.62 feet;

THENCE continuing along the Westerly Line of said Parcel M, North 05° 59' 12" West, 1035.90 feet to the Northerly Line of said Parcel M being the Northerly Line of the SW 1/4 of the NE 1/4 of said Section Twenty-five (25);

THENCE along the Northerly Line of said Parcel M and the Northerly Line of the SW 1/4 of the NE 1/4 of said Section Twenty-five (25), North 87° 45' 23" East, 265.73 feet;

THENCE along the Northerly Line of said Parcel M, South 05° 38' 22" East, 325.83 feet;

THENCE continuing along the Northerly Line of said Parcel M, North 87° 41' 34" East, 475.48 feet to the centerline of 267th Street being the Easterly Line of said Parcel M;

THENCE along the Easterly Line of said Parcel M and the centerline of 267th Street, South 56° 23' 48" West, 19.66 feet;

THENCE continuing along the Easterly Line of said Parcel M and the centerline of 267th Street, South 10° 46' 46" West, 563.58 feet;

THENCE continuing along the Easterly Line of said Parcel M and the centerline of 267th Street, South 17° 57' 43" West, 446.83 feet to the Southerly Line of said Parcel M, being the Southerly Line of the SW 1/4 of the NE 1/4 of said Section Twenty-five (25);

THENCE along the Southerly Line of said Parcel M, being the Southerly Line of the SW 1/4 of the NE 1/4 of said Section Twenty-five (25), South 88° 23' 31" West, 549.02 feet to the POINT OF BEGINNING;

The Northerly Line of the SW 1/4 of the NE 1/4 of Section Twenty-five (25), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 87° 45' 23" East.