COUNTY: DELAWARE
SECTION 23, T 88 N, R 5 W
ALIQUOT PART: NW 1/4-NE 1/4
CITY:
SURVEY: PARCEL 2020-130, PARCEL 2020-131
BLOCK: LOTS:
PROPRIETOR: LOT 2 - RONALD J. KANE & JANNA KANE
LOT 3 - RYAN D. DUNNE & KAYLIN R. DUNNE
REQUESTED BY: RYAN D. DUNNE & KAYLIN R. DUNNE
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
DEC 30 2020

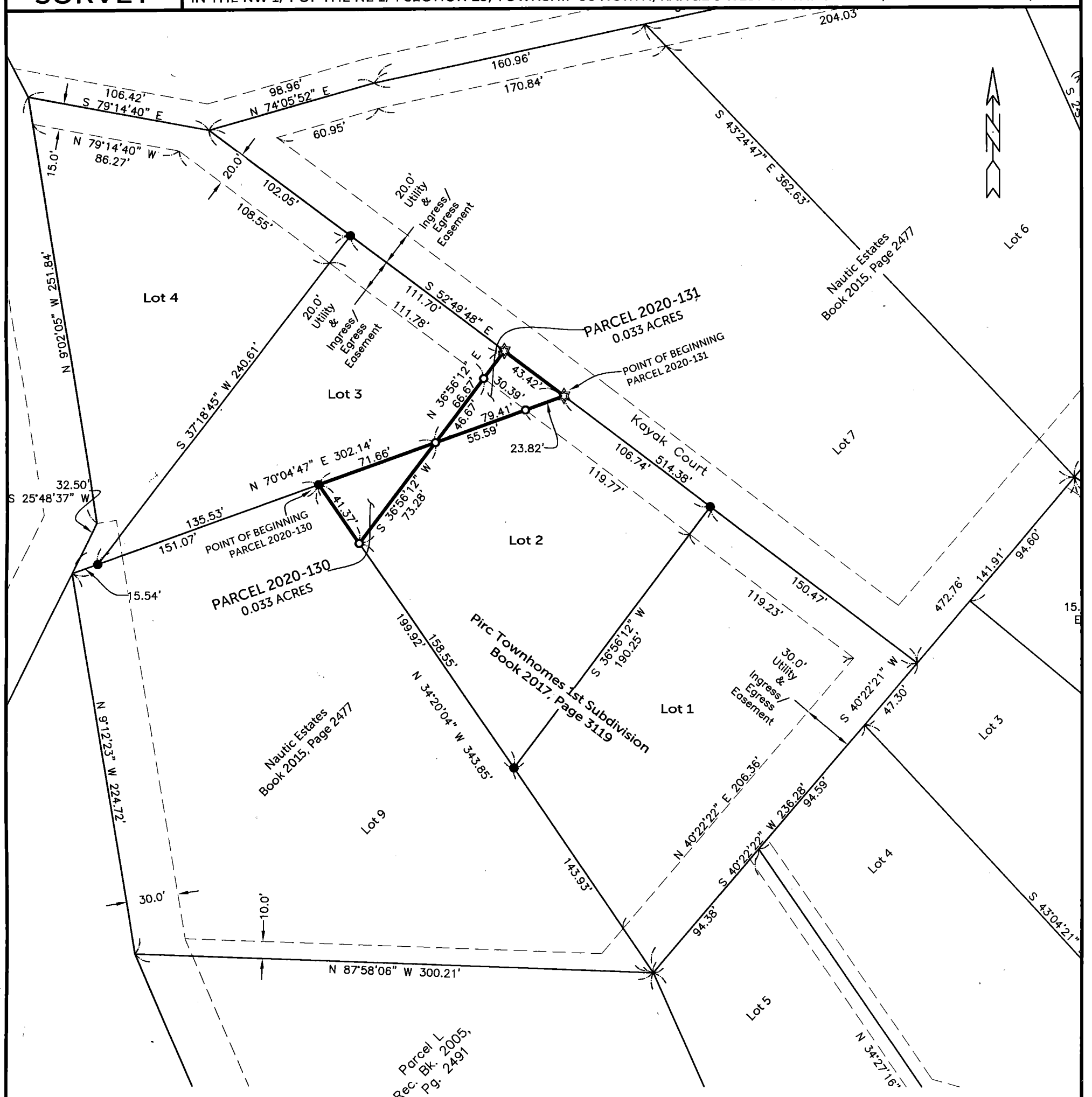
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Delaware Co. Auditor
DEC 30 2020

Book 2020 Page 4864
Document 2020 4864 Type 06 002 Pages 2
Date 12/30/2020 Time 11:47:44AM
Rec Amt $12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

PARCEL 2020-130, PART OF LOT 2 OF PIRC TOWNHOMES 1ST SUBDIVISION
PARCEL 2020-131, PART OF LOT 3 OF PIRC TOWNHOMES 1ST SUBDIVISION
IN THE NW 1/4 OF THE NE 1/4 SECTION 23, TOWNSHIP 88 NORTH, RANGE 5 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA



SURVEYED ON: DECEMBER 17, 2020
SURVEY REQUESTED BY: RYAN D. DUNNE & KAYLIN R. DUNNE
Q:\Civil3D_Survey\Lake Delhi\Lake Delhi 2018.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

PROPRIETORS: LOT 2- RONALD J. KANE & JANNA KANE
LOT 3 - RYAN D. DUNNE & KAYLIN R. DUNNE

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.

12/30/2020

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. 20-155
SCALE: 1" = 40'
DATE: DEC. 16, 2020
DRAWN BY: RLR
CHECKED BY: DM/DDK
GPS BOX: LAKE DELHI
SHEET 1 OF 2

LEGEND

R	RECORDED
●	FD. 1/2"ø REBAR w/ ORANGE CAP PLS 17939
✡	SET MAGNAIL
O	SET 1/2" REBAR w/ ORANGE CAP PLS 17939
— — —	CENTER LINE
— — — —	EASEMENT OR ROW LINE
———	BOUNDARY ESTABLISHED

40 0 40
SCALE: 1" = 40'

PARCEL 2020-130, PART OF LOT 2 OF PIRC TOWNHOMES 1ST SUBDIVISION
PARCEL 2020-131, PART OF LOT 3 OF PIRC TOWNHOMES 1ST SUBDIVISION
IN THE NW 1/4 OF THE NE 1/4 SECTION 23, TOWNSHIP 88 NORTH, RANGE 5 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2020-130, Part of Lot 2 of Pirc Townhomes 1st Subdivision in the NW 1/4 of the NE 1/4, Section Twenty-three (23), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 0.033 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Northwest Corner of Lot 2 of Pirc Townhomes 1st Subdivision, as recorded in Book 2017, Page 3119 in the Office of the Delaware County Recorder;

THENCE along the Northerly Line of said Lot 2, North 70° 04' 47" East, 71.66 feet;

THENCE South 36° 56' 12" West, 73.28 feet to the Westerly Line of said Lot 2;

THENCE along the Westerly Line of said Lot 2, North 34° 20' 04" West, 41.37 feet to the POINT OF BEGINNING;

The Northerly Line of Lot 2 of Pirc Townhomes 1st Subdivision, as recorded in Book 2017, Page 3119 in the Office of the Delaware County Recorder is assumed to bear North 70° 04' 47" East.

LEGAL DESCRIPTION:

PARCEL 2020-131, Part of Lot 3 of Pirc Townhomes 1st Subdivision in the NW 1/4 of the NE 1/4, Section Twenty-three (23), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 0.033 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Easterly most Corner of Lot 3 of Pirc Townhomes 1st Subdivision, as recorded in Book 2017, Page 3119 in the Office of the Delaware County Recorder;

THENCE along the Southerly Line of said Lot 3, South 70° 04' 47" West, 79.41 feet;

THENCE North 36° 56' 12" East, 66.67 feet to the Easterly Line of said Lot 3;

THENCE along the Easterly Line of said Lot 3, South 52° 49' 48" East, 43.42 feet to the POINT OF BEGINNING;

The Southerly Line of Lot 3 of Pirc Townhomes 1st Subdivision, as recorded in Book 2017, Page 3119 in the Office of the Delaware County Recorder is assumed to bear South 70° 04' 47" West.

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