COUNTY: DELAWARE
SECTION 19, T 88 N, R 4 W
ALIQUOT PART: NW 1/4 - SE 1/4, SW 1/4 - SE 1/4
CITY:
SURVEY: PARCEL 2020-132, PARCEL 2020-133, PARCEL 2020-134
BLOCK: LOTS:
PROPRIETOR: HUGHES ADVANCED INDUSTRIAL, INC.
REQUESTED BY: RICH HUGHES
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 4865
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

PARCEL 2020-132, PART OF THE NW 1/4 - SE 1/4 & PART OF THE SW 1/4 - SE 1/4,
PARCEL 2020-133, PART OF THE NW 1/4 - SE 1/4 & PART OF THE SW 1/4 - SE 1/4,
PARCEL 2020-134, PART OF THE SW 1/4 - SE 1/4, ALL IN SEC. 19, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2020-132, Part of the NW 1/4 of the SE 1/4 and part of the SW 1/4 of the SE 1/4 of Section Nineteen (19), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 6.80 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Southerly most Corner of Lot 1 of Lost Beach Valley Subdivision, as recorded in Book 2016, Page 2828 in the Office of the Delaware County, Iowa Recorder, also being on the Northerly Line of Parcel 2016-49 as recorded in Book 2016, Page 1980 in the Office of the Delaware County, Iowa Recorder;

THENCE along the Southerly Line of said Lot 1 and Northerly Line of said Parcel 2016-49, North 40° 16' 38" East, 119.90 feet;

THENCE continuing along the Southerly Line of said Lot 1 and Northerly Line of said Parcel 2016-49, and also along the Southerly Line of said Lot 10 of Lost Beach Valley Second Subdivision as recorded in Book 2017, Page 2254 in the Office of the Delaware County, Iowa Recorder, North 74° 00' 33" East, 66.00 feet;

THENCE continuing along the Southerly Line of said Lot 10 and Northerly Line of said Parcel 2016-49, South 74° 51' 10" East, 93.00 feet;

THENCE continuing along the Southerly Line of said Lot 10 and Northerly Line of said Parcel 2016-49, North 89° 19' 50" East, 144.50 feet;

THENCE South 00° 40' 10" East, 70.00 feet;

THENCE South 49° 23' 22" West, 65.00 feet;

THENCE South 13° 23' 06" East, 365.00 feet;

THENCE South 16° 37' 15" West, 150.00 feet;

THENCE South 43° 57' 57" East, 115.00 feet;

THENCE South 02° 00' 13" East, 175.00 feet to the Northerly Line of Parcel I, as recorded in Book 2008, Page 1287 in the Office of the Delaware County, Iowa Recorder;

THENCE along the Northerly Line of said Parcel I, South 81° 56' 41" West, 101.83 feet;

THENCE continuing along the Northerly Line of said Parcel I, South 15° 48' 28" East, 135.32 feet;

THENCE continuing along the Northerly Line of said Parcel I, South 61° 46' 53" West, 315.96 feet, to the Easterly Line of Parcel C (Lost Beach), as recorded in Book 2000, Page 428 in the Office of the Delaware County, Iowa Recorder;

THENCE along the Easterly Line of said Parcel C, North 34° 55' 05"East, 297.20 feet;

THENCE continuing along the Easterly Line of said Parcel C, North 00° 39' 15" West, 271.31 feet;

THENCE South 89° 19' 17" West, 260.87 feet to the Easterly Line of Parcel L, as recorded in Book 2008, Page 1287 in the Office of the Delaware County, Iowa Recorder;

THENCE along the Easterly Line of said Parcel L, North 41° 57' 32" East, 124.78 feet;

THENCE continuing along the Easterly Line of said Parcel L, North 00° 08' 18" West, 85.58 feet to the Northerly Line of said Parcel L;

THENCE along the Northerly Line of said Parcel L, South 89° 20' 38" West, 121.90 feet to the Easterly Line of Lot 8 of The Village – Second Addition as recorded in Book 2008, Page 32 in the Office of the Delaware County, Iowa Recorder;

THENCE along the Easterly Line of said Lot 8, North 05° 25' 10" East, 127.19 feet to the Easterly Line of Parcel 2016-50, as recorded in Book 2016, Page 1980 in the Office of the Delaware County, Iowa Recorder;

THENCE along the Easterly Line of said Parcel 2016-50, North 01° 54' 02" East, 260.26 feet to the POINT OF BEGINNING;

The Southerly Line of the NW 1/4 of the SE 1/4 of Section Nineteen (19), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89° 20' 38" East.

PARCEL 2020-132 IS A PART OF PARCEL 2016-49 AS RECORDED IN BOOK 2016, PAGE 1980 AND PARCEL J, AS RECORDED IN BOOK 2008, PAGE 1287 IN THE OFFICE OF THE DELAWARE COUNTY, IOWA RECORDER.

SURVEYED ON: 04/15/2020
SURVEY REQUESTED BY: RICH HUGHES

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: **HUGHES ADVANCED INDUSTRIAL, INC.**

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. 20-050
SCALE: 1" = 100'
DATE: 12/28/2020
DRAWN BY: RLR
CHECKED BY: DM/DDK
GPS BOX: LAKE DELHI
SHEET 1 OF 3

LEGAL DESCRIPTION:

PARCEL 2020-133, Part of the NW 1/4 of the SE 1/4 and part of the SW 1/4 of the SE 1/4 of Section Nineteen (19), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 4.15 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Southeast Corner of Lot 10 of Lost Beach Valley Second Subdivision as recorded in Book 2017, Page 2254 in the Office of the Delaware County, Iowa Recorder, also being on the Northerly Line of Parcel 2016-49 as recorded in Book 2016, Page 1980 in the Office of the Delaware County, Iowa Recorder, and Westerly Line of Parcel K, as recorded in Book 2008, Page 1659 in the Office of the Delaware County, Iowa Recorder;

THENCE along the Easterly Line of said Parcel 2016-49 and the Westerly Line of said Parcel K, South 20° 51' 31" East, 500.00 feet to the Northerly Line of Parcel J, as recorded in Book 2008, Page 1287 in the Office of the Delaware County, Iowa Recorder and the Southerly Line of the NW 1/4 of the SE 1/4 of said Section Nineteen (19);

THENCE along the Northerly Line of said Parcel J and the Southerly Line of the NW 1/4 of the SE 1/4 of said Section Nineteen (19), North 89° 20' 38" East, 70.25 feet to the Easterly Line of said Parcel J and the Westerly Line of Parcel G, as recorded in Book 2008, Page 1287 in the Office of the Delaware County, Iowa Recorder;

THENCE along the Easterly Line of said Parcel J and the Westerly Line of said Parcel G, South 03° 15' 06" West, 403.12 feet to the Southerly Line of said Parcel J and the Northerly Line of Parcel I, as recorded in Book 2008, Page 1287 in the Office of the Delaware County, Iowa Recorder;

THENCE along the Southerly Line of said Parcel J and Northerly Line of said Parcel I, South 89° 49' 02" West, 213.89 feet;

THENCE North 02° 00' 13" West, 175.00 feet;

THENCE North 43° 57' 57" West, 115.00 feet;

THENCE North 16° 37' 15" East, 150.00 feet;

THENCE North 13° 23' 06" West, 365.00 feet;

THENCE North 49° 23' 22" East, 65.00 feet;

THENCE North 00° 40' 10" West, 70.00 feet to the Southerly Line of said Lot 10 and the Northerly Line of said Parcel 2016-49;

THENCE along the Southerly Line of said Lot 10 and the Northerly Line of said Parcel 2016-49, North 89° 19' 50" East, 67.50 feet to the POINT OF BEGINNING;
The Southerly Line of the NW 1/4 of the SE 1/4 of Section Nineteen (19), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89° 20' 38" East.

PARCEL 2020-133 IS A PART OF PARCEL 2016-49 AS RECORDED IN BOOK 2016, PAGE 1980 AND PARCEL J, AS RECORDED IN BOOK 2008, PAGE 1287 IN THE OFFICE OF THE DELAWARE COUNTY, IOWA RECORDER.

LEGAL DESCRIPTION:

PARCEL 2020-134, Part of the SW 1/4 of the SE 1/4 of Section Nineteen (19), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 1.27 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at a corner of the East Line of Lot 8 of The Village – Second Addition as recorded in Book 2008, Page 32 in the Office of the Delaware County, Iowa Recorder, being the Southerly most Corner of Parcel L, as recorded in Book 2008, Page 1287 in the Office of the Delaware County, Iowa Recorder;

THENCE along the Southerly Line of said Parcel L, North 41° 57' 32" East, 46.88 feet;

THENCE North 89° 19' 17" East, 260.87 feet;

THENCE South 00° 39' 15" East, 134.66 feet to the Northerly Line of Easterly Line of Parcel C (Lost Beach), as recorded in Book 2000, Page 428 in the Office of the Delaware County, Iowa Recorder;

THENCE along the Northerly Line of said Parcel C, South 89° 19' 41" West, 217.20 feet to the Westerly Line of said Parcel C;

THENCE along the Westerly Line of said Parcel C, South 00° 40' 01" East, 13.19 feet;

THENCE continuing along the Westerly Line of said Parcel C, South 48° 45' 32" West, 83.16 feet;

THENCE continuing along the Westerly Line of said Parcel C, South 89° 19' 59" West, 25.85 feet;

THENCE continuing along the Westerly Line of said Parcel C, South 20° 05' 20" West, 244.46 feet, more or less, to the centerline of the Maquoketa River (Lake Delhi);

THENCE along the centerline of the Maquoketa River (Lake Delhi), North 69° 52' 34" West, 43.41 feet, more or less, to the Easterly Line of Lot 8A of The Village – Second Addition as recorded in Book 2008, Page 32 in the Office of the Delaware County, Iowa Recorder;

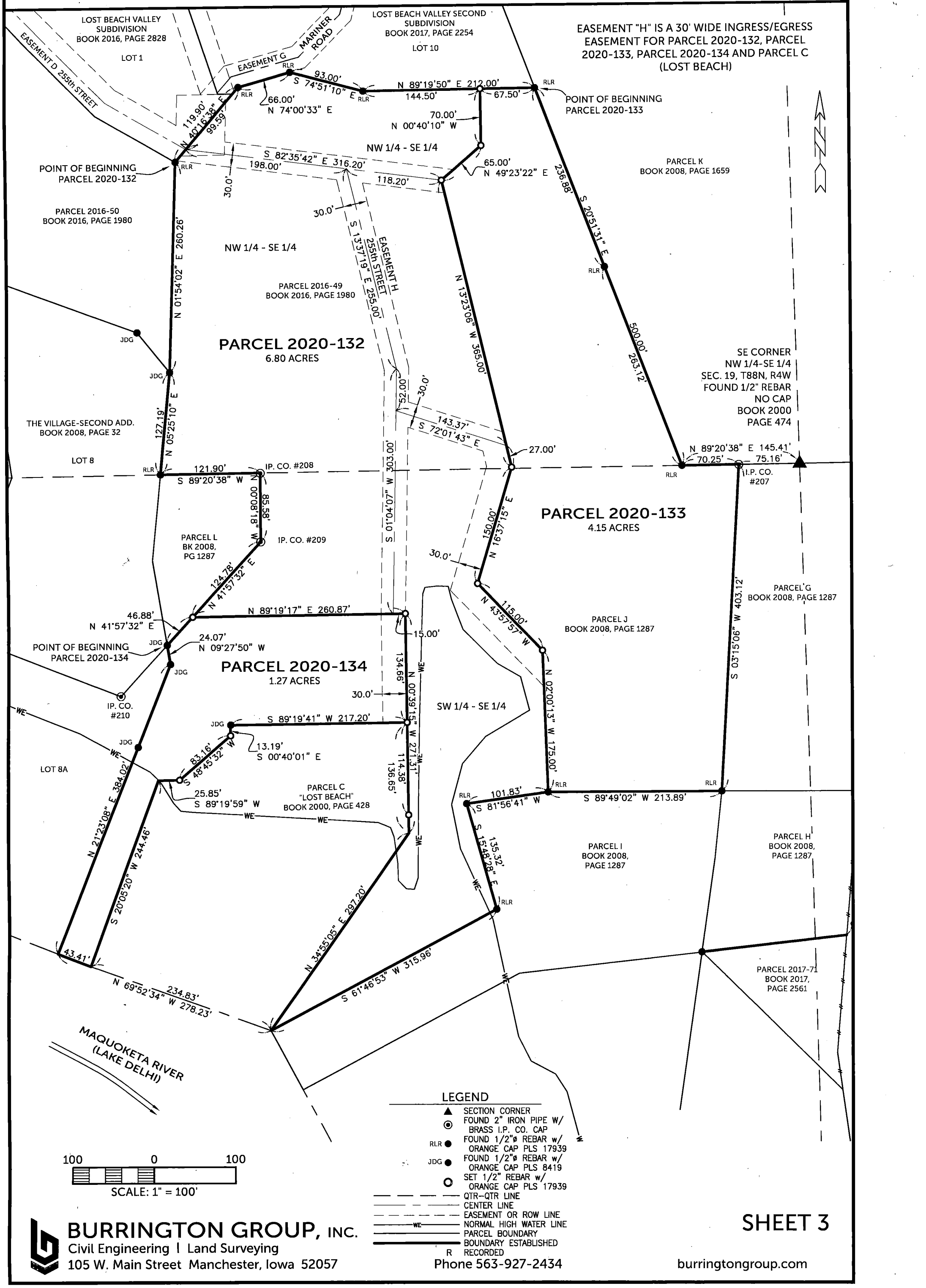
THENCE along the Easterly Line of said Lot 8A, North 21° 23' 08" East, 384.02 feet, more or less, 384.02 feet;

THENCE continuing along the Easterly Line of said Lot 8A, North 09° 27' 50" West, 24.07 feet to the POINT OF BEGINNING;

The Southerly Line of the NW 1/4 of the SE 1/4 of Section Nineteen (19), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89° 20' 38" East.

PARCEL 2020-134 IS FULLY ENCOMPASSED WITHIN PARCEL J, AS RECORDED IN BOOK 2008, PAGE 1287 IN THE OFFICE OF THE DELAWARE COUNTY, IOWA RECORDER.

PARCEL 2020-132, PART OF THE NW 1/4 - SE 1/4 & PART OF THE SW 1/4 - SE 1/4, **PARCEL 2020-133**, PART OF THE NW 1/4 - SE 1/4 & PART OF THE SW 1/4 - SE 1/4,
PARCEL 2020-134, PART OF THE SW 1/4 - SE 1/4, ALL IN SEC. 19, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



LEGEND

- ▲ SECTION CORNER
- ◉ FOUND 2" IRON PIPE W/ BRASS I.P. CO. CAP
- RLR ● FOUND 1/2"ø REBAR w/ ORANGE CAP PLS 17939
- JDG ● FOUND 1/2"ø REBAR w/ ORANGE CAP PLS 8419
- ○ SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- QTR–QTR LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- WE NORMAL HIGH WATER LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- R RECORDED

BURRINGTON GROUP, INC.
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