Book 2021 Page 671
Document 2021 671 Type 06 002 Pages 2
Date 2/23/2021 Time 3:59:54PM
Rec Amt $12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

PARCEL 2021-01, PART OF LOT 19 OF H.L.C. SECOND SUBDIVISION, SECTION 30, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2021-01, Part of Lot 19 of H.L.C. Second Subdivision in Section Thirty (30), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 0.30 acres, more or less, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at a corner of the Northerly Line of Lot 19 of H.L.C. Second Subdivision, as recorded in Plat Book 4, Pages 76 & 77, also being the Southwesterly most Corner of Lot 1 of H.L.C. First Subdivision, as recorded in Plat Book 3, Page 43;

THENCE along the Northerly Line of said Lot 19 and the Southerly Line of said Lot 1, South 57° 41' 16" East, 169.73 feet to a random line representing the Easterly Line of said Lot 19 (said Easterly Line is actually the normal high water line of the Maquoketa River (Lake Delhi));

THENCE along said random line representing the Easterly Line of said Lot 19 (said Easterly Line is actually the normal high water line of the Maquoketa River (Lake Delhi)), South 17° 13' 12" West, 43.03 feet;

THENCE North 62° 54' 27" West, 199.33 feet;

THENCE North 03° 44' 48" West, 100.75 feet;

THENCE North 00° 10' 23" East, 50.00 feet to the Northerly Line of said Lot 19;

THENCE along the Northerly Line of said Lot 19, South 25° 54' 24" East, 121.73 feet to the POINT OF BEGINNING;

The part of the Northerly Line of Lot 19 of H.L.C. Second Subdivision that is also the Southerly Line of Lot 1 of H.L.C. First Subdivision is assumed to bear South 57° 41' 16" East.

FILED
Delaware Co. Assessor
FEB 23 2021

FILED
Delaware Co. Auditor
FEB 23 2021

COUNTY: DELAWARE
SECTION 30, T 88 N, R 4 W
ALIQUOT PART: NW 1/4 - NE 1/4
CITY:
SURVEY: PARCEL 2021-01
BLOCK: LOTS:
PROPRIETOR: XL INVESTMENTS, LLC

REQUESTED BY: MARK FINK
SURVEYOR: RANDALL L. RATTENBORG
COMPANY: BURRINGTON, GROUP, INC.
105 W. MAIN STREET, MANCHESTER, IA 52057
INFO@BURRINGTONGROUP.COM 563-927-2434

SURVEYED ON: 1/11/2021
SURVEY REQUESTED BY: MARK FINK

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG 17939
IOWA

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

PROPRIETORS: XL INVESTMENTS, LLC

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

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.

2/23/2021

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. 20-178
SCALE: 1" = 50'
DATE: 02/12/2021
DRAWN BY: RLR
CHECKED BY: DM/DDK
GPS BOX: LAKE DELHI
SHEET 1 OF 2

LEGEND

- FOUND 5/8"ø IRON ROD
- JDG FOUND 1/2"ø REBAR w/ ORANGE CAP #8419
- FOUND MAGNAIL w/ P.L.S. CAP #8419
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SET MAGNAIL w/ STEEL CAP #17939
- CENTER LINE
- QUARTER LINE
- QUARTER–QUARTER LINE
- NORMAL HIGH WATER LINE
- LOT LINE
- BOUNDARY ESTABLISHED
- R RECORDED BEARING/DISTANCE

LOT 1
H.L.C. DEER RUN SECOND ADDITION
BOOK 2003, PAGE 48
LOT 3
225th AVENUE
S 50°53'11" W 154.63'
(R–N 53°07' E 155.0')
H.L.C. SECOND SUBDIVISION
PLAT BOOK 4, PAGE 76 & 77
LOT 21
(R–S 68°31' E 186.78')
S 70°27'45" E 186.48'
15.0'
LOT 20
(R–N 23°44' E 80.0')
N 22°19'17" E 79.58'
LOT 19
15' EASEMENT
BOOK 2002, PAGE 4366
LOT 1
(R–N 23°44' E 102.15')
N 21°16'05" E 102.07'
S 25°54'24" E
(R–S 28°19' E)
70.06'
N 00°10'23" E
50.0'
S 25°54'24" E 121.73'
N 03°44'48" W 100.75'
PARCEL O
BOOK 2001, PAGE 3232
LOT 3
S 01°29'24" E 120.07'
LOT 2
H.L.C. FIRST SUBDIVISION
SECTION 30
PLAT BOOK 3, PAGE 43
LOT 3
H.L.C. FIRST SUB.
LAKE FRONTAGE
MAQUOKETA RIVER
(LAKE DELHI)
POINT OF BEGINNING
PARCEL 2021-01
S 57°41'16" E 169.73' (R–S 55°45' E 182.55')
150.00'
LOT 1
PARCEL 2021-01
0.30 ACRES +/-
160.00'
N 62°54'27" W 199.33'
18.42'
37.13'
S 30°55'44" W 78.69'
43.03'
S 17°13'12" W
101.64'
58.61'
LOT 2
H.L.C. FIRST SUB.
LAKE FRONTAGE
LOT 1
H.L.C. FIRST SUB.
LAKE FRONTAGE
LAKE FRONTAGE FOR
PARCEL 2021-01
LAKE FRONTAGE FOR LOT 19
H.L.C. SECOND SUB.
EXCEPT PARCEL 2021-01
S 81°45'51" E 268.26' (R–S 79°38' E 270.0')
S 81°49'16" E 210.65' (R–S 79°38' E 211.71')
(R–S 79°38' E 120.0')
S 81°27'08" E 119.37'
15.0'
40.80'
S 10°12'51" W 80.48'
(R–N 11°52' E 81.09')
39.68'
40.0' ACCESS &
UTILITY EASEMENT
PLAT BK. 6, PG. 76
LOT 4
73.19'
JDG
S 14°51'34" E 172.03'
(R–N 12°45' W 172.24')
55.65'
225th AVE.
H.L.C. DEER RUN SECOND ADDITION
BOOK 2003, PAGE 48
LOT 5
INGRESS/EGRESS & UTILITY EASEMENT
MISC. BOOK 3, PAGE 158
LOT 18
H.L.C. SECOND SUBDIVISION
PLAT BOOK 4, PAGE 76 & 77
LOT 17
S 08°11'34" W 158.36' (R–N 10°17' E 158.20')
39.83'
(R–S 54°34' W
(R–40.0' E)
N 56°43'43"
N 37°05'31" E 187.40'
(R–N 35°26' E 155.81')
155.83'
N 55°50'43" W 224.85' (R–S 54°34' E 239.10')
214.30'
PARCEL P - BK. 2002, PG. 1753
S 81°45'57" E 161.48'
(R–S 79°43' E 162.42')
54.83'
106.65'
S 81°25'21" E 89.83'
(R–S 79°43' E 90.0')
(R–43.47')
43.51'
LOT 15
S 81°46'38" E 215.92'
S 81°46'38" E 215.92' (R–S 79°43' E 216.63')
43.32'
(R–44.19')
N 33°31'11" E
(R–N 35°26' E)
PARCEL P and
RETRACEMENT OF LOT 15 & 16
BOOK 2002, PAGE 1753
LOT 16
71.72'
S 17°48'29" W
0°23' E 155.72')

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50 0 50
SCALE: 1" = 50'

SHEET 2