COUNTY: DELAWARE
SECTION 14, T 88 N, R 5W
ALIQUOT PART: NE 1/4 - SE 1/4, SE 1/4 - SE 1/4
NW 1/ 4- SE 1/4, SW 1/4 - SE 1/4
CITY:
SURVEY: PARCELS 2021-34 THROUGH 37
BLOCK: LOTS:
PROPRIETOR: KELLY D. SALOW & MARY E. SALOW (DECEASED)
REQUESTED BY: KELLY SALOW
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 19 2021

FILED
Delaware Co. Auditor
APR 19 2021

Book 2021 Page 1398
Document 2021 1398 Type 06 002 Pages 3
Date 4/19/2021 Time 12:23:43PM
Rec Amt $17.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

PARCEL 2021-34, PART OF THE NW 1/4 - SE 1/4 & PART OF THE SW 1/4 - SE 1/4,
PARCEL 2021-35, PART OF THE SW 1/4 - SE 1/4, PARCEL 2021-36, PART OF THE NE 1/4 - SE 1/4,
PARCEL 2021-37, PART OF THE NE 1/4 - SE 1/4, ALL IN SEC. 14, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:
PARCEL 2021-34, PART OF THE NW ¼ - SE ¼ AND PART OF THE SW ¼ - SE ¼ OF SECTION FOURTEEN (14), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing 1.12 acres, subject to easements of record, and more particularly described by metes and bounds as follows;
BEGINNING at the Northeast Corner of the SW ¼ of the SE ¼ of Section Fourteen (14), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, being on the Easterly Line of Parcel P, as recorded in Book 2001, Page 1080;
THENCE along the Easterly Line of the SW ¼ of the SE ¼ of Section Fourteen (14) and Easterly Line of said Parcel P, South 01° 03' 58" East (assumed bearing), 237.08 feet;
THENCE South 39° 09' 24" West, 31.37 feet to the Southerly Line of said Parcel P;
THENCE along the Southerly Line of said Parcel P, North 58° 53' 17" West, 192.24 feet to the Westerly Line of said Parcel P;
THENCE along the Westerly Line of said Parcel P, North 26° 51' 10" East, 131.88 feet;
THENCE continuing along the Westerly Line of said Parcel P, North 40° 05' 20" West, 64.06 feet;
THENCE continuing along the Westerly Line of said Parcel P, South 88° 25' 25" East, 6.16 feet;
THENCE continuing along the Westerly Line of said Parcel P, North 38° 54' 15" West, 41.47 feet;
THENCE continuing along the Westerly Line of said Parcel P, North 59° 38' 26" East, 155.08 feet to the Northerly Line of said Parcel P;
THENCE along the Northerly Line of said Parcel P, South 75° 39' 49" East, 48.86 feet to the Easterly Line of said Parcel P;
THENCE along the Easterly Line of said Parcel P, South 00° 13' 28" East, 103.02 feet to the POINT OF BEGINNING.

LEGAL DESCRIPTION:
PARCEL 2021-35, PART OF THE SW ¼ - SE ¼ OF SECTION FOURTEEN (14), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing 0.01 acres, subject to easements of record, and more particularly described by metes and bounds as follows;
COMMENCING at the Northeast Corner of the SW ¼ of the SE ¼ of Section Fourteen (14), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, being on the Easterly Line of Parcel P, as recorded in Book 2001, Page 1080;
THENCE along the Easterly Line of the SW ¼ of the SE ¼ of Section Fourteen (14) and Easterly Line of said Parcel P, South 01° 03' 58" East (assumed bearing), 237.08 feet to the POINT OF BEGINNING;
THENCE continuing along the Easterly Line of the SW ¼ of the SE ¼ of Section Fourteen (14) and Easterly Line of said Parcel P, South 01° 03' 58" East (assumed bearing), 36.70 feet to the Southerly Line of said Parcel P;
THENCE along the Southerly Line of said Parcel P, North 58° 53' 17" West, 23.94 feet;
THENCE North 39° 09' 24" East, 31.37 feet to the POINT OF BEGINNING.

LEGAL DESCRIPTION:
PARCEL 2021-36, PART OF THE NE ¼ - SE ¼ OF SECTION FOURTEEN (14), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing 0.25 acres, subject to easements of record, and more particularly described by metes and bounds as follows;
BEGINNING at the Southwest Corner of the NE ¼ of the SE ¼ of Section Fourteen (14), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, being on the Westerly Line of Parcel Q, as recorded in Book 2001, Page 1561;
THENCE along the Westerly Line of said Parcel Q, North 00° 13' 28" West, 128.90 feet to the Northerly Line of said Parcel Q;
THENCE along the Northerly Line of said Parcel Q, South 76° 28' 14" East, 106.62 feet;
THENCE South 11° 00' 13" West, 103.37 feet to the Southerly Line of said Parcel Q;
THENCE along the Southerly Line of said Parcel Q, South 88° 17' 37" West (assumed bearing), 83.47 feet to the POINT OF BEGINNING.

LEGAL DESCRIPTION:
PARCEL 2021-37, PART OF THE NE ¼ - SE ¼ OF SECTION FOURTEEN (14), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing 0.57 acres, subject to easements of record, and more particularly described by metes and bounds as follows;
COMMENCING at the Southwest Corner of the NE ¼ of the SE ¼ of Section Fourteen (14), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, being on the Southerly Line of Parcel Q, as recorded in Book 2001, Page 1561;
THENCE along the Southerly Line of said Parcel Q, North 88° 17' 37" East (assumed bearing), 83.47 feet to the POINT OF BEGINNING;
THENCE North 11° 00' 13" East, 103.37 feet to the Northerly Line of said Parcel Q;
THENCE along the Northerly Line of said Parcel Q, South 76° 28' 14" East, 122.33 feet;
THENCE continuing along the Northerly Line of said Parcel Q, South 83° 02' 14" East, 293.94 feet, to the Easterly Line of said Parcel Q;
THENCE South 00° 37' 28" East, 24.39 feet to the Southerly Line of said Parcel Q;
THENCE along the Southerly Line of said Parcel Q, South 88° 17' 37" West, 430.89 feet to the POINT OF BEGINNING.

SURVEYED ON:
SURVEY REQUESTED BY: KELLY SALOW

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: **KELLY D. SALOW & MARY E. SALOW (DECEASED)**

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.

4/19/2021
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. 20-141
SCALE: 1"=60' & 1"=20'
DATE: 03/29/2021
DRAWN BY: RLR
CHECKED BY: DM/DDK
GPS BOX: LAKE DELHI
SHEET 1 OF 3

PARCEL 2021-34, PART OF THE NW 1/4 - SE 1/4 & PART OF THE SW 1/4 - SE 1/4,
PARCEL 2021-35, PART OF THE SW 1/4 - SE 1/4, PARCEL 2021-36, PART OF THE NE 1/4 - SE 1/4,
PARCEL 2021-37, PART OF THE NE 1/4 - SE 1/4,
ALL IN SEC. 14, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

NW 1/4 - SE 1/4
NE 1/4 - SE 1/4
SW 1/4 - SE 1/4
SE 1/4 - SE 1/4

THE CEDARS
PLAT BK. 2, PG. 92

20' ROADWAY

LOT 37
LOT 15S
LOT A
LOT B
LOT C
PLAT BK. 5, PG. 12

PARCEL
2021-34
1.12 ACRES
0.34 ACRES NW 1/4 - SE 1/4
0.78 ACRES SW 1/4 - SE 1/4

PARCEL
2021-36
0.25 ACRES

PARCEL 2021-37
0.57 ACRES

PARCEL Q
BK. 2001, PG. 1561
POINT OF BEGINNING
PARCEL 2021-37

247th STREET
30' ROADWAY EASEMENT

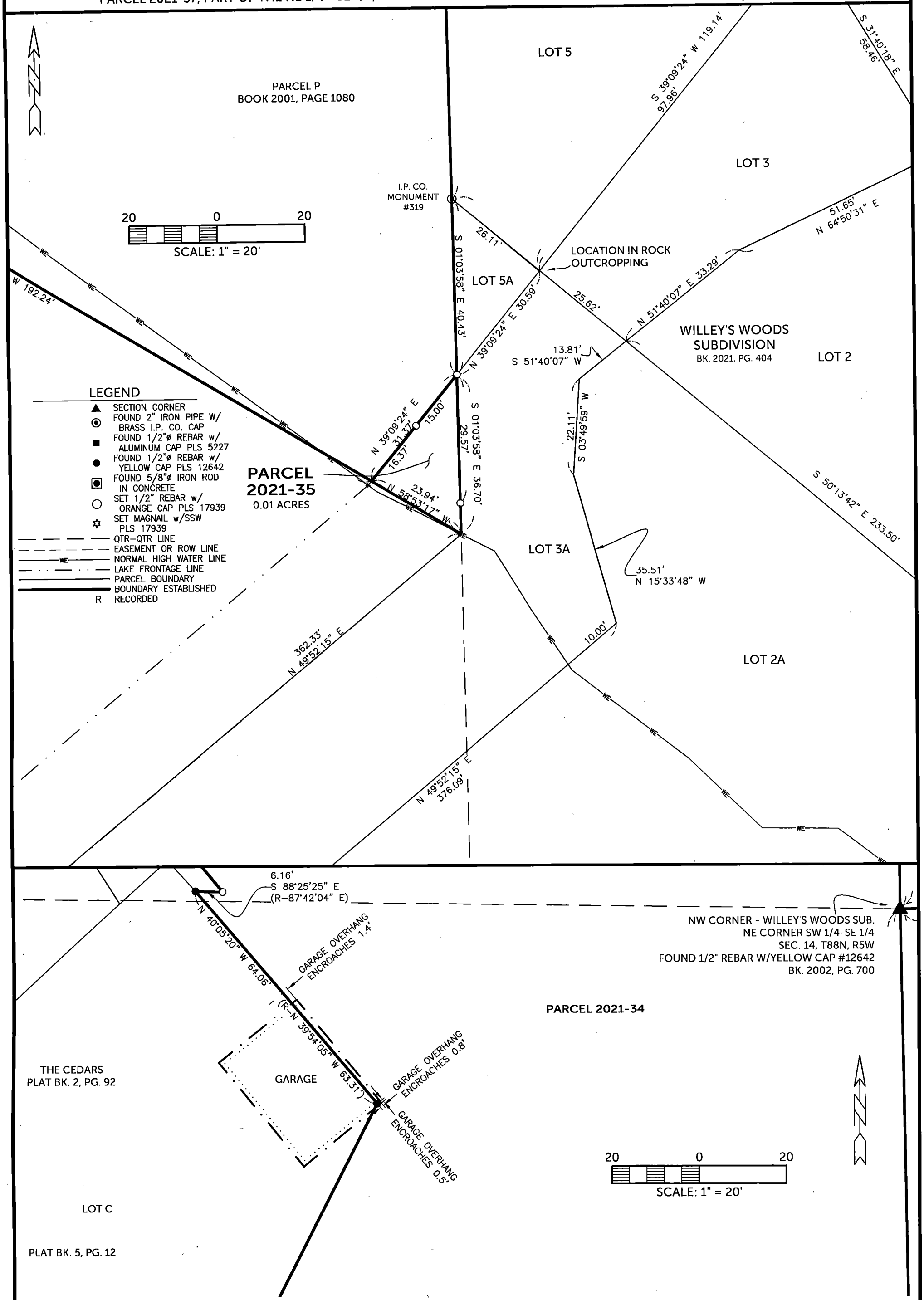
48.86' (R–48.72')
S 75°39'49" E (R–S74°49'49"E)
N 59°38'26" E 155.08' (R–N 60°21'47" E 155.41')
41.47' (R–41.56')
N 38°54'15" W (R–N 38°10'54" W)
9.56'
S 41°46'33" E
6.16'
S 88°25'25" E
N 40°05'20" W 64.06'
N 47°47'13" E 154.73' (R–S 47°46'20" W 155.0')
SEE DETAIL ON SHEET 3
(R–S 68°07'50" E) N 68°09'46" W 123.60'
105.14' (R–106.0') N 26°51'10" E 131.88' (R–N 26°27'50" E)
S 76°28'14" E 228.95' (R–S 75°48'11" E 229.00')
106.62'
122.33'
S 83°02'14" E 293.94' (R–S 82°22'11" E 294.00')
24.39' (R–24.47')
S 00°37'28" E (R–S 00°22'49" W)
24.90'
51.50'
N 00°13'28" W 128.90'
103.02'
S 11°00'13" W 103.37'
83.47'
89.35'
430.89'
314.94'
539.26'
S 88°17'37" W (ASSUMED BEARING)
12.67'
S 11°00'13" W
S 07°14'27" E 103.96'
N 01°42'23" W 155.11'
20.0' INGRESS/EGRESS EASEMENT
9.22'
S 31°40'18" E
196.65'
237.08'
S 01°03'58" E 273.78' (ASSUMED BEARING)
NW CORNER - WILLEY'S WOODS SUB. NE CORNER SW 1/4-SE 1/4 SEC. 14, T88N, R5W FOUND 1/2" REBAR W/YELLOW CAP #12642 BK. 2002, PG. 700 POINT OF BEGINNING PARCELS 2021-34 & 36
PARCEL P
BOOK 2001, PAGE 1080
LOT 4
LOT 5
LOT 1
WILLEY'S WOODS SUBDIVISION
BK. 2021, PG. 404
N 87°02'47" E 239.64'
232.97'
SHED
1.5'
6.67'
LOT 6
20.0'
S 26°57'30" W 171.00'
196.37'
S 38°32'02" W 323.03'
20' ACCESS EASEMENT FOR LOT 2 PETLON'S RIVER SUBDIVISION PARCELS 2018-49, 50, 51 WILLEY'S WOODS SUBDIVISION
S 39°09'24" W 119.14'
97.96'
21.17'
S 31°40'18" E 58.46'
N 58°39'09" E 71.52'
I.P. CO. MONUMENT #319
LOT 3
LOT 5A
25.62'
51.65'
N 64°50'31" E
S 50°13'42" E 233.50' 181.76'
35.51'
N 15°33'48" W
LOT 2
PARCEL 2018-49
BOOK 2018, PAGE 1649
126.66'
20.0'
PARCEL 2018-50
BOOK 2018, PAGE 1649
1/2" REBAR
S 20°02'39" E 167.99'
189.41'
S 54°44'13" W 245.57'
PARCEL 2018-51
BOOK 2018, PAGE 1649
N 58°53'17" W 192.24'
POINT OF BEGINNING PARCEL 2021-35
PARCEL
2021-35
0.01 ACRES
LAKE FRONTAGE FOR PARCEL 2021-34
362.33'
N 49°52'15" E
LOT 3A
N 49°52'15" E 376.09'
SEE DETAIL ON SHEET 3
LOT 2A
LAKE FRONTAGE FOR PARCEL 2021-35
CENTERLINE MAQUOKETA RIVER (LAKE DELHI)
LOT 2
PETLON'S RIVER SUBDIVISION
PLAT BK. 6, PG. 43, RETRACEMENT
BK. 1999, PG 1573
1/2" REBAR W/YELLOW CAP #14417
40.00'
56.16'
PARCEL
2018-52
BOOK 2018,
PAGE 1649

LEGEND
- SECTION CORNER
- FOUND 2" IRON PIPE W/ BRASS I.P. CO. CAP
- FOUND 1/2"ø REBAR w/ ALUMINUM CAP PLS 5227
- FOUND 1/2"ø REBAR w/ YELLOW CAP PLS 12642
- FOUND 5/8"ø IRON ROD IN CONCRETE
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SET MAGNAIL w/SSW PLS 17939
- QTR–QTR LINE
- EASEMENT OR ROW LINE
- WE NORMAL HIGH WATER LINE
- LAKE FRONTAGE LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- R RECORDED

60 0 60
SCALE: 1" = 60'

BURRINGTON GROUP, INC.
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PARCEL 2021-34, PART OF THE NW 1/4 - SE 1/4 & PART OF THE SW 1/4 - SE 1/4,
PARCEL 2021-35, PART OF THE SW 1/4 - SE 1/4, PARCEL 2021-36, PART OF THE NE 1/4 - SE 1/4,
PARCEL 2021-37, PART OF THE NE 1/4 - SE 1/4, ALL IN SEC. 14, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



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