Book 2021 Page 1804
Document 2021 1804 Type 06 002 Pages 4
Date 5/17/2021 Time 11:30:03AM
Rec Amt $22.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

PARCEL 2021-62, PART OF LOT 19 OF H.L.C. SECOND SUBDIVISION, **PARCEL 2021-63**, PART OF LOT 16, LOT 19 AND PARCEL P IN H.L.C. SECOND SUBDIVISION, **PARCEL 2021-64**, PART OF LOT 16 OF H.L.C. SECOND SUBDIVISION, **PARCEL 2021-65**, PART OF LOT 16 AND PARCEL P IN H.L.C. SECOND SUBDIVISION, ALL IN SECTION 30, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2021-62, part of Lot 19 of H.L.C. Second Subdivision, containing 0.61 acres, subject to easements of record, and more particularly described by metes and bounds as follows;
BEGINNING at the easterly most corner of Lot 17 of H.L.C. Second Subdivision, as recorded in Plat Book 4, Page 76 and 77, being a point on the southerly line of Lot 19 of H.L.C. Second Subdivision;
THENCE along the northerly line of said Lot 17 and a southerly line of Lot 19, North 56° 43' 43" West, 39.83 feet;
THENCE continuing along the northerly line of said Lot 17 and southerly line of Lot 19, North 81° 27' 08" West, 119.37 feet to the northeast corner of Lot 18 of said H.L.C. Second Subdivision;
THENCE along the northerly line of said Lot 18 and southerly line of said Lot 19, North 81° 49' 16" West, 210.58 feet to the westerly line of said Lot 19;
THENCE along the westerly line of said Lot 19, North 10° 12' 51" East, 40.80 feet to southerly line of said Lot 20 of H.L.C. Second Subdivision;
THENCE along the southerly line of Lot 20 and westerly line of said Lot 19, South 81° 45' 51" East, 268.26 feet to the easterly line of said Lot 20;
THENCE along the easterly line of said Lot 20 and westerly line of said Lot 19, North 22° 19' 17" East, 79.58 feet to the southeast corner of Lot 21 of said H.L.C. Second Subdivision;
THENCE along the westerly line of said Lot 19 and easterly line of said Lot 21, North 21° 16' 05" East, 102.07 feet to the northerly line of said Lot 19;
THENCE along the northerly line of said Lot 19, South 25° 54' 24" East, 70.06 feet to the easterly line of said Lot 19 and westerly line of Parcel 2021-01, as recorded in Book 2021, Page 671;
THENCE along the easterly line of said Lot 19 and westerly line of said Parcel 2021-01, South 00° 10' 23" West, 50.00 feet;
THENCE along the easterly line of said Lot 19 and westerly line of said Parcel 2021-01, South 03° 44' 48" East, 100.75 feet to the Southwest corner of said Parcel 2021-01;
THENCE along a northerly extension of the easterly line of said Lot 17, South 33° 05' 31" West, 31.57 feet to the POINT OF BEGINNING;
The easterly line of Lot 17 of H.L.C. Second Subdivision, as recorded in Plat Book 4, Page 76 and 77, is assumed to bear North 33° 05' 31" East.

LEGAL DESCRIPTION:

PARCEL 2021-63, part of Lot 16, part of Lot 19, and part of Parcel P in H.L.C. Second Subdivision, containing 0.43 acres, more or less, subject to easements of record, and more particularly described by metes and bounds as follows;
BEGINNING at the easterly most corner of Lot 17 of H.L.C. Second Subdivision, as recorded in Plat Book 4, Page 76 and 77, being a point on the southerly line of Lot 19 of H.L.C. Second Subdivision;
THENCE along a northerly extension of the easterly line of said Lot 17, North 33° 05' 31" East, 31.57 feet to the southerly line of Parcel 2021-01, as recorded in Book 2021, Page 671;
THENCE along the southerly line of said Parcel 2021-01, South 62° 54' 27" East, 199.33 feet, more or less, to the normal high-water line of the Maquoketa River (Lake Delhi);
THENCE along the normal high-water line of the Maquoketa River (Lake Delhi), South 07° 28' 31" West, 59.99 feet, more or less;
THENCE North 69° 52' 05" West, 74.45 feet, more or less;
THENCE North 87° 16' 50" West, 36.07 feet;
THENCE North 83° 53' 55" West, 135.23 feet to the westerly line of Lot 16 of said H.L.C. Second Subdivision and easterly line of said Lot 17;
THENCE along the westerly line of said Lot 16 and easterly line of said Lot 17, North 33° 05' 31" East, 98.00 feet to the POINT OF BEGINNING;
The easterly line of Lot 17 of H.L.C. Second Subdivision, as recorded in Plat Book 4, Page 76 and 77, is assumed to bear North 33° 05' 31" East.

FILED
Delaware Co. Assessor
MAY 17 2021

FILED
Delaware Co. Auditor
MAY 17 2021

COUNTY: DELAWARE
SECTION 30, T 88 N, R 4 W
ALIQUOT PART:
CITY:
SURVEY: PARCEL 2021 62 - PARCEL 2021-65
BLOCK: LOTS:
PROPRIETOR: MARK J. FINK & STACEY E. FINK
REQUESTED BY: MARK J. FINK
SURVEYOR: RANDALL L. RATTENBORG
COMPANY: BURRINGTON GROUP, INC.
105 W. MAIN STREET, MANCHESTER, IA 52057
INFO@BURRINGTONGROUP.COM 563-927-2434

SURVEYED ON: 05/06/2021
SURVEY REQUESTED BY: MARK J. FINK

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

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: SHEETS 1-4

PROPRIETORS: **MARK J. FINK & STACEY E. FINK**

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.

RANDALL L. RATTENBORG, P.L.S. LIC. #17939 DATE 5/17/2021 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

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

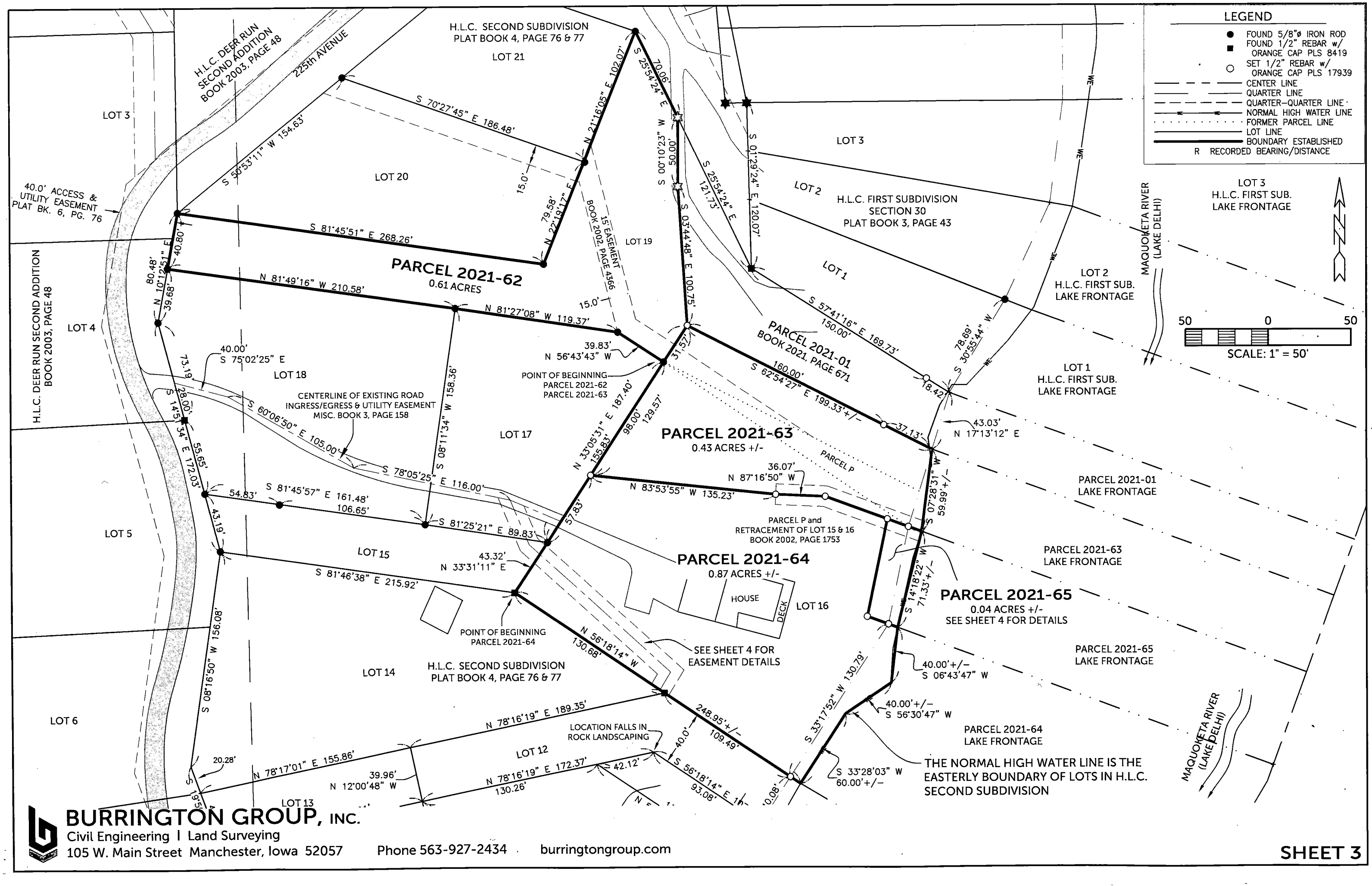
PROJECT NO. 20-178
SCALE: 1" = 60', 20'
DATE: 05/07/2021
DRAWN BY: RLR
CHECKED BY: DM/DDK
GPS BOX: LAKE DELHI
SHEET 1 OF 4

LEGAL DESCRIPTION:

PARCEL 2021-64, part of Lot 16, of H.L.C. Second Subdivision, containing 0.87 acres, more or less, subject to easements of record, and more particularly described by metes and bounds as follows;
BEGINNING at the Southwest corner of Lot 16 of H.L.C. Second Subdivision, also being the southeasterly most corner of Lot 15 of H.L.C. Second Subdivision, as recorded in Plat Book 4, Page 76 and 77;
THENCE along the westerly line of said Lot 16 and easterly line of Lot 15, North 33° 31' 11" East, 43.32 feet to the southeast corner of Lot 17 of said H.L.C. Second Subdivision;
THENCE continuing along the westerly line of said Lot 16 and easterly line of said Lot 17, North 33° 05' 31" East, 57.83 feet;
THENCE South 83° 53' 55" East, 135.23 feet;
THENCE South 87° 16' 50" East, 36.07 feet;
THENCE South 69° 52' 05" East, 48.02 feet;
THENCE South 11° 48' 29" West, 71.74 feet;
THENCE South 69° 54' 55" East, 23.28 feet, more or less, to the normal high-water line of the Maquoketa River (Lake Delhi);
THENCE along the normal high-water line of the Maquoketa River (Lake Delhi), South 06° 43' 47" West, 40.00 feet, more or less;
THENCE along the normal high-water line of the Maquoketa River (Lake Delhi), South 56° 30' 47" West, 40.00 feet, more or less;
THENCE along the normal high-water line of the Maquoketa River (Lake Delhi), South 33° 28' 03" West, 60.00 feet, more or less, to the southerly line of said Lot 16;
THENCE along the southerly line of said Lot 16, North 56° 18' 14" West, 248.95 feet, more or less, to the POINT OF BEGINNING;
The easterly line of Lot 17 of H.L.C. Second Subdivision, as recorded in Plat Book 4, Page 76 and 77, is assumed to bear North 33° 05' 31" East.

LEGAL DESCRIPTION:

PARCEL 2021-65, part of Lot 16, and part of Parcel P in H.L.C. Second Subdivision, containing 0.04 acres, more or less, subject to easements of record, and more particularly described by metes and bounds as follows;
COMMENCING at the Southwest corner of Lot 16 of H.L.C. Second Subdivision, also being the southeasterly most corner of Lot 15 of H.L.C. Second Subdivision, as recorded in Plat Book 4, Page 76 and 77;
THENCE along the westerly line of said Lot 16 and easterly line of Lot 15, North 33° 31' 11" East, 43.32 feet to the southeast corner of Lot 17 of said H.L.C. Second Subdivision;
THENCE continuing along the westerly line of said Lot 16 and easterly line of said Lot 17, North 33° 05' 31" East, 57.83 feet;
THENCE South 83° 53' 55" East, 135.23 feet;
THENCE South 87° 16' 50" East, 36.07 feet;
THENCE South 69° 52' 05" East, 48.02 feet to the POINT OF BEGINNING;
THENCE continuing South 69° 52' 05" East, 26.43 feet, more or less, to the normal high-water line of the Maquoketa River (Lake Delhi);
THENCE along the normal high-water line of the Maquoketa River (Lake Delhi), South 14° 18' 22" West 71.33 feet, more or less;
THENCE North 69° 54' 55" West, 23.28 feet, more or less;
THENCE North 11° 48' 29" East, 71.74 feet to the POINT OF BEGINNING;
The easterly line of Lot 17 of H.L.C. Second Subdivision, as recorded in Plat Book 4, Page 76 and 77, is assumed to bear North 33° 05' 31" East.



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

PARCEL 2021-63
0.43 ACRES +/-

PARCEL P

36.07'
N 87°16'50" W

7.5'

7.5'

15.0' ACCESS EASEMENT FOR
PARCEL 2021–63
PARCEL 2021–64
PARCEL 2021–65

S 69°52'05" E 74.45'+/-

48.02'

16.26'

26.43'

10.17'

POINT OF BEGINNING
PARCEL 2021-65

37.13'

N 17°13'12" E 58.61'

S 07°28'31" W
59.99'+/-

20 0 20
SCALE: 1" = 20'

PARCEL 2021-63
LAKE FRONTAGE

PARCEL P and
RETRACEMENT OF LOT 15 & 16
BOOK 2002, PAGE 1753

LOT 16

PARCEL 2021-64
0.87 ACRES +/-

HOUSE

DECK

71.74'
N 11°48'29" E

71.72'
S 11°48'29" W

S 14°18'22" W
71.33'+/-

PARCEL 2021-65
0.04 ACRES +/-

THE NORMAL HIGH WATER LINE IS THE EASTERLY BOUNDARY OF LOTS IN H.L.C. SECOND SUBDIVISION

23.28'
N 69°54'55" W
16.26'
7.02'

PREVIOUSLY FOUND
MONUMENT, RESET NEW
MONUMENT IN SAME PLACE

PARCEL 2021-65
LAKE FRONTAGE

S 66°52'57" E 40.00'

S 22°39'13" E 35.00'

57.83'

18.00'

20 0 20
SCALE: 1" = 20'

S 81°25'21" E 89.83'

LOT 15

43.32'
N 33°31'11" E

EASEMENT "A"
15.0' ACCESS EASEMENT
FOR LOT 12 & 14
& PARCEL 2021–64

S 48°08'37" E 138.00'

130.68'

N 56°18'14" W

15.00'
S 31°28'20" W

4.00'

248.95'+/-

LOT 14

LOT 12

H.L.C. SECOND SUBDIVISION
PLAT BOOK 4, PAGE 76 & 77

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