COUNTY: DELAWARE
SECTION 23, T 88 N, R 5 W & SECTION 24, T 88 N, R 5 W
ALIQUOT PART: SEC. 23: SE 1/4 - NE 1/4, NE 1/4 - SE 1/4
SEC. 24: SE 1/4 - NE 1/4, NW 1/4 - SW 1/4
CITY:
SURVEY: PARCELS 2021-52 THROUGH 2021-57
BLOCK: LOTS:
PROPRIETOR: PATRICK MICHAEL VANCE & WENDY ANN VANCE
REQUESTED BY: HEATHER EVERDING
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
MAY 17 2021

FILED
Delaware Co. Auditor
MAY 17 2021

Book 2021 Page 1825
Document 2021 1825 Type 06 002 Pages 5
Date 5/17/2021 Time 4:05:00PM
Rec Amt $27.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

PARCEL 2021-52, PART OF THE NW 1/4 - NW 1/4 AND PART OF THE SW 1/4 - NW 1/4 OF SEC. 24, PARCEL 2021-53, PART OF THE SE 1/4 - NE 1/4 OF SEC. 23, PARCEL 2021-54, PART OF THE NE 1/4 - SE 1/4 OF SEC. 23, PARCEL 2021-55, PART OF THE NE 1/4 - SE 1/4 OF SEC. 23, PARCEL 2021-56, PART OF THE NW 1/4 SW 1/4 OF SEC. 24, PARCEL 2021-57, PART OF THE NW 1/4 - 1/4 OF SEC. 24, ALL IN T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2021-52, Part of the NW 1/4 of the NW 1/4 and part of the SW 1/4 of the NW 1/4 of Section 24, Township 88 North, Range 5 West, of the Fifth Principal Meridian, Delaware County, Iowa, containing 33.06 acres, including 1.81 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the West quarter corner of Section 24, Township 88 North, Range 5 West of the Fifth Principal Meridian, Delaware County, Iowa, being a point on the westerly line of Parcel 2013-65, as recorded in Book 2013, Page 2789;

THENCE along the westerly line of the NW 1/4 said Section 24, North 01° 39' 26" West, 884.63 feet to the centerline of 210th Avenue;

THENCE along the centerline of 210th Avenue, North 53° 13' 09" East, 95.22 feet;

THENCE continuing along the centerline of 210th avenue along a circular curve concave southeasterly having a radius of 636.60 feet, an arc length of 3.90 feet, a central angle of 00° 21' 03", a chord length of 3.90 feet and a chord bearing of North 53° 23' 40" East to a Southerly extension of the westerly line of Parcel P as recorded in Book 2003, Page 4596;

THENCE along the westerly line extension of said Parcel P, North 24° 57' 31" West, 0.11 feet to the southerly line of said Parcel P;

THENCE along the southerly line of said Parcel P along a circular curve concave southeasterly, having a radius of 619.60 feet, an arc length of 223.13 feet, a central angle of 20° 38' 01", a chord length of 221.93 feet, and a chord bearing of North 63° 32' 02" East, to the Easterly line of said Parcel P;

THENCE along the easterly line of said Parcel P, South 22° 41' 10" East, 0.40 feet to the center line of 210th Avenue;

THENCE along the centerline of 210th Avenue along a circular curve concave southeasterly and having a radius of 636.60 feet, an arc length of 111.32 feet, a central angle of 10° 01' 09", a chord length of 111.18 feet, and a chord bearing of North 78° 39' 16" East;

THENCE continuing along the center line of 210th Avenue, North 83° 39' 39" East, 440.70 feet;

THENCE continuing along the center line of said 210th Avenue along the circular curve concave northwesterly and having a radius of 521.00 feet, an arc length of 770.48 feet, a central angle of 84° 43' 55", a chord length of 702.17 feet, and a chord bearing of North 41° 17' 41" East, to the northerly line of said Parcel 2013-65;

THENCE along the northerly line of said Parcel 2013-65, South 89° 28' 14" East, 9.10 feet to the easterly line of said Parcel 2013-65, being on the easterly line of the NW 1/4 of the NW 1/4 of said Section 24;

THENCE along the easterly line of said Parcel 2013-65 and the easterly line of the NW 1/4 of the NW 1/4, South 01° 26' 55" East, 262.88 feet;

THENCE continuing along the easterly line of said Parcel 2013-65 and the easterly line of the SW 1/4 of the NW 1/4 of said Section 24, South 01° 26' 55" East, 1327.72 feet to the southerly line of said SW 1/4 of the NW 1/4;

THENCE along the southerly line of said SW 1/4 of the NW 1/4, South 87° 48' 42" West, 1313.25 feet to the POINT OF BEGINNING;

The westerly line of the NW 1/4 of the SW 1/4 of Section 24, Township 88 North, Range 5 West, of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear South 01° 21' 10" East.

LEGAL DESCRIPTION:

PARCEL 2021-53, Part of the SE 1/4 of the NE 1/4 of Section 23, Township 88 North, Range 5 West, of the Fifth Principal Meridian, Delaware County, Iowa, containing 8.50 acres, including 1.24 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the East quarter corner of Section 23, Township 88 North, Range 5 West, of the Fifth Principal Meridian, Delaware County, Iowa, being a point on the westerly line of Parcel 2013-65, as recorded in Book 2013, Page 2789;

THENCE along the southerly line of the NE 1/4 of said Section 23, being on the westerly line of said Parcel 2013-65, and also on the North line of Parcel R as recorded in Book 2003, Page 4128, South 89° 19' 24" West, 556.84 feet to the centerline of 210th Avenue;

THENCE along the centerline of said 210th Avenue, North 09° 05' 46" West, 61.41 feet;

THENCE continuing along the center line of 210th Avenue along a circular curve concave southeasterly and having a radius of 637.00 feet, an arc length of 692.83 feet, a central angle of 62° 19' 03", a chord length of 659.18 feet, and a chord bearing of North 22° 03' 45" East;

THENCE continuing along the centerline of 210th Avenue, North 53° 13' 09" East, 366.23 feet to the easterly line of the NE 1/4 of said Section 23;

THENCE along the easterly line of the NE 1/4 of said Section 23, South 01° 39' 26" East, 884.63 feet to the POINT OF BEGINNING;

The westerly line of the NW 1/4 of the SW 1/4 of Section 24, Township 88 North, Range 5 West, of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear South 01° 21' 10" East.

SURVEYED ON: 04/22 & 04/30/2021
SURVEY REQUESTED BY: HEATHER EVERDING

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

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: SHEETS 1-5

PROPRIETORS: **PATRICK MICHAEL VANCE & WENDY ANN VANCE**

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.

5/17/2021

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. 21-036
SCALE: 1" = 200', 50', 1'
DATE: 05/10/2021
DRAWN BY: RLR
CHECKED BY: DM / DDK
GPS BOX: LAKE DELHI
SHEET 1 OF 5

LEGAL DESCRIPTION:

PARCEL 2021-54, Part of the NE 1/4 of the SE 1/4 of Section 23, Township 88 North, Range 5 West, of the Fifth Principal Meridian, Delaware County, Iowa, containing 10.40 acres, including 1.41 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the East quarter corner of Section 23, Township 88 North, Range 5 West, of the Fifth Principal Meridian, Delaware County, Iowa, being on the Westerly Line of Parcel 2013-65, as recorded in Book 2013, Page 2789, also being on the easterly line of Parcel R, as recorded in Book 2003, Page 4128;

THENCE along the easterly line of the NE 1/4 of the SE 1/4 of said Section 23, and easterly line of said Parcel R, South 01° 21' 10" East 105.40 feet to the POINT OF BEGINNING;

THENCE continuing along the easterly line of the NE 1/4 of the SE 1/4 of said Section 23, South 01° 21' 10" East, 789.44 feet;

THENCE South 87° 34' 50" West, 274.91 feet;

THENCE South 01° 19' 52" East, 325.00 feet to the southerly line of Parcel 2013-65;

THENCE along the southerly line of said Parcel 2013-65, South 89° 13' 40" West, 220.56 feet to the centerline of 210th Avenue, being the westerly line of said Parcel 2013-65;

THENCE along the centerline of 210th Avenue and westerly line of said Parcel 2013-65, North 07° 34' 03" East, 198.07 feet;

THENCE continuing along the center line of 210th Avenue and westerly line of said Parcel 2013-65 along a circular curve concave westerly having a radius of 1146.00 feet, an arc length of 333.30 feet, a central angle of 16° 39' 50", a chord length of 332.13 feet, and a chord bearing of North 00° 45' 51" West;

THENCE continuing along the centerline of 210th Avenue and westerly line of Parcel 2013-65, North 09° 05' 46" West, 600.67 feet to the southerly line of said Parcel R;

THENCE continuing along the westerly line of said Parcel 2013-65 and southerly line of said Parcel R, North 89° 14' 42" East, 542.38 feet to the POINT OF BEGINNING;

The westerly line of the NW 1/4 of the SW 1/4 of Section 24, Township 88 North, Range 5 West, of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear South 01° 21' 10" East.

LEGAL DESCRIPTION:

PARCEL 2021-55, Part of the NE 1/4 of the SE 1/4 of Section 23, Township 88 North, Range 5 West, of the Fifth Principal Meridian, Delaware County, Iowa, containing 2.08 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Southeast Corner of the NE 1/4 of the SE 1/4 of Section 23, Township 88 North, Range 5 West, of the Fifth Principal Meridian, Delaware County, Iowa, being on the southerly line of Parcel 2013-65 as recorded in Book 2013, Page 2789;

THENCE along the easterly line of the NE 1/4 of the SE 1/4 of said Section 23, and southerly line of said Parcel 2013-65, North 01° 21' 10" West, 105.10 feet to the POINT OF BEGINNING;

THENCE along the southerly line of said Parcel 2013-65, South 89° 13' 40" West, 275.00 feet;

THENCE North 01° 19' 52" West, 325.00 feet;

THENCE North 87° 34' 50" East, 274.91 feet, to the easterly line of the NE 1/4 of the SE 1/4 of said Section 23;

THENCE along the easterly line of the NE 1/4 of the SE 1/4 of said Section 23, South 01° 21' 10" East, 332.90 feet to the POINT OF BEGINNING;

The westerly line of the NW 1/4 of the SW 1/4 of Section 24, Township 88 North, Range 5 West, of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear South 01° 21' 10" East.

LEGAL DESCRIPTION:

PARCEL 2021-56, Part of the NW 1/4 of the SW 1/4 of Section 24, Township 88 North, Range 5 West, of the Fifth Principal Meridian, Delaware County, Iowa, containing 3.02 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Southwest Corner of the NW 1/4 of the SW 1/4 of Section 24, Township 88 North, Range 5 West, of the Fifth Principal Meridian, Delaware County, Iowa, being on the southerly line of Parcel 2013-65 as recorded in Book 2013, Page 2789;

THENCE along the southerly line of said Parcel 2013-65 and westerly line of the NW 1/4 of the SW 1/4 of said Section 24, North 01° 21' 10" West, 438.00 feet;

THENCE North 87° 34' 50" East, 300.00 feet;

THENCE South 01° 21' 10" East, 438.00 feet to the southerly line of said Parcel 2013-65, being on the southerly line of the NW 1/4 of the SW 1/4 of said Section 24;

THENCE along the southerly line of said Parcel 2013-65 and southerly line of the NW 1/4 of the SW 1/4 of said Section 24, South 87° 34' 50" West, 300.00 feet to the POINT OF BEGINNING;

The westerly line of the NW 1/4 of the SW 1/4 of Section 24, Township 88 North, Range 5 West, of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear South 01° 21' 10" East.

LEGAL DESCRIPTION:

PARCEL 2021-57, Part of the NW 1/4 of the SW 1/4 of Section 24, Township 88 North, Range 5 West, of the Fifth Principal Meridian, Delaware County, Iowa, containing 27.05 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the west quarter corner of Section 24, Township 88 North, Range 5 West, of the Fifth Principal Meridian, Delaware County, Iowa, being on the westerly line of Parcel 2013-65 as recorded in Book 2013, Page 2789;

THENCE along the northerly line of the NW 1/4 of the SW 1/4 of said Section 24, North 87° 48' 42" East, 1313.25 feet to the easterly line of said Parcel 2013-65 and easterly line of the NW 1/4 of the SW 1/4 of said Section 24;

THENCE along the easterly line of said Parcel 2013-65 and easterly line of the NW 1/4 of the SW 1/4 of said Section 24, South 01° 16' 45" East, 663.65 feet to the southerly line of said Parcel 2013-65;

THENCE along the southerly line of said Parcel 2013-65, South 87° 41' 13" West, 656.21 feet;

THENCE continuing along the southerly line of said Parcel 2013-65, South 01° 20' 01" East, 665.14 feet to the southerly line of the NW 1/4 of the SW 1/4 of said Section 24;

THENCE along the southerly line of the NW 1/4 of the SW 1/4 of said Section 24 and southerly line of said Parcel 2013-65, South 87° 34' 50" West, 356.03 feet;

THENCE North 01° 21' 10" West, 438.01 feet;

THENCE South 87° 34' 50" West, 300.00 feet to the westerly line of the NW 1/4 of the SW 1/4 of said Section 24;

THENCE along the westerly line of the NW 1/4 of the SW 1/4 of said Section 24, North 01° 21' 10" West, 894.84 feet to the POINT OF BEGINNING;

The westerly line of the NW 1/4 of the SW 1/4 of Section 24, Township 88 North, Range 5 West, of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear South 01° 21' 10" East.

NW 1/4 - NW 1/4
SEC. 24, T88N, R5W

9.10'
S 89°28'14" E

S 01°26'55" E
208.51'

262.88'

54.38'

PARCEL 2013-66
BOOK 2013, PAGE 2789

NE CORNER SW 1/4 - NW 1/4
SEC. 24, T88N, R5W
FOUND 1/2" REBAR W/ALUM CAP #10165
BOOK 2013, PAGE 3193

PARCEL P
BOOK 2003, PAGE 4596

L=770.48' R=521.00' Δ=84°43'55"
C=702.17' CB=N 41°17'41" E

C=599.13' CB=N 52°01'01" E
L=630.71' R=571.00' Δ=63°17'15"

N 83°39'39" E 440.70'

210th AVENUE

440.70'

SE 1/4 - NE 1/4
SEC. 23, T88N, R5W

SEE DETAILS ON SHEET 3

N 53°13'09" E 461.45'
366.23'
331.06'
461.45'

SW 1/4 - NW 1/4
SEC. 24, T88N, R5W

S 01°26'55" E 1327.72'

PARCEL 2021-52
33.06 ACRES INCL. 1.81 ACRES ROW
NW 1/4 - NW 1/4
0.20 ACRES INCL. 0.19 ACRES ROW
SW 1/4 - NW 1/4
32.86 ACRES INCL. 1.62 ACRES ROW

S 01°39'26" E 884.63'
823.50'

PARCEL 2013-65
BOOK 2013, PAGE 2789

L=692.83' R=637.00' Δ=62°19'03"
C=659.18' CB=N 22°03'45" E

C=607.44' CB=N 22°03'45" E
L=638.45' R=587.00' Δ=62°19'03"

PARCEL 2021-53
8.50 ACRES INCL.
1.24 ACRES ROW

200 0 200
SCALE: 1" = 200'

E 1/4 CORNER
SEC. 23, T88N, R5W
FOUND LIMESTONE w/1/2" REBAR
W/ORANGE CAP #8419 NEXT TO STONE
BOOK 2003, PAGE 4193

68.81'

N 87°48'42" E 1313.25'

61.41'

S 89°19'24" W 556.84'
506.29'

PARCEL R
BOOK 2003, PAGE 4128

107.29'

107.22'

481.74'
N 89°14'42" E 542.38'

105.40'

POINT OF BEGINNING
PARCELS 2021-52, 2021-53, 2021-57

NE CORNER NW 1/4 - SW 1/4
SEC. 24, T88N, R5W
FOUND 1/2" REBAR W/ALUM CAP #10165
BOOK 2013, PAGE 3192

POINT OF BEGINNING
PARCEL 2021-54

10.11'
S 89°14'42" W

PARCEL 2021-57
27.05 ACRES

N 09°05'46" W 769.38'

210th AVENUE

473.52'

PARCEL 2021-54
10.40 ACRES INCL.
1.41 ACRES ROW

894.84'

789.44'

S 01°21'10" E 1332.84'

S 01°16'45" E 663.65'

10.00'
N 80°16'03" E

NW 1/4 - SW 1/4
SEC. 24, T88N, R5W

43.03'

S 87°41'13" W 656.21'
319.20'
293.98'

FOUND REDHEADS
ON LINE

118.24'

NE 1/4 - SE 1/4
SEC. 23, T88N, R5W

SE 1/4 - NW 1/4 - SW 1/4
SEC. 24, T88N, R5W

L=333.30'
R=1146.00'
Δ=16°39'50"
C=332.13'
CB=N 00°45'51" W

C=346.62' CB=N 0°45'51" W
L=347.84' R=1196.00' Δ=16°39'50"

100' x 100'
ACCESS
EASEMENT AREA

N 87°34'50" E
274.91'

N 87°34'50" E
300.00'

S 01°20'01" E 665.14'

N 07°34'03" E
198.07'

190.75'

N 01°19'52" W 325.00'

PARCEL
2021-55
2.08 ACRES

332.90'

438.00'

PARCEL
2021-56
3.02 ACRES

S 01°21'10" E 438.00'

POINT OF BEGINNING
PARCEL 2021-55

170.03'

220.56'

275.00'

POINT OF BEGINNING
PARCEL 2021-56

S 89°13'40" W 495.56'

105.10'

300.00'

356.03'

S 87°34'50" W 656.03'

LOT 125
CLAIR-VIEW ACRES

258th
STREET

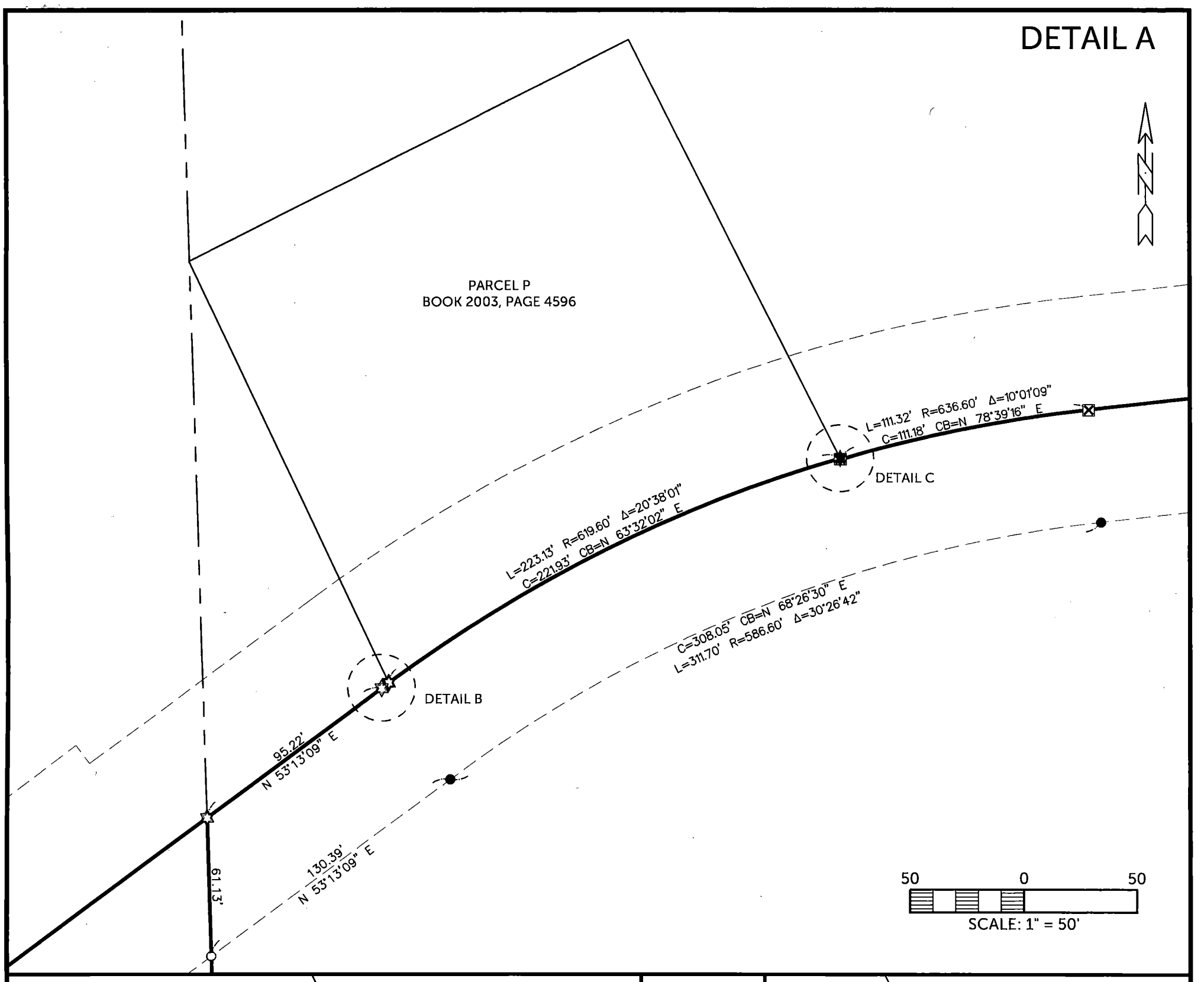
SW CORNER NW 1/4 - SW 1/4
SEC. 24, T88N, R5W
FOUND 1/2" REBAR W/ALUM CAP #10165
BOOK 2013, PAGE 3192

LEGEND

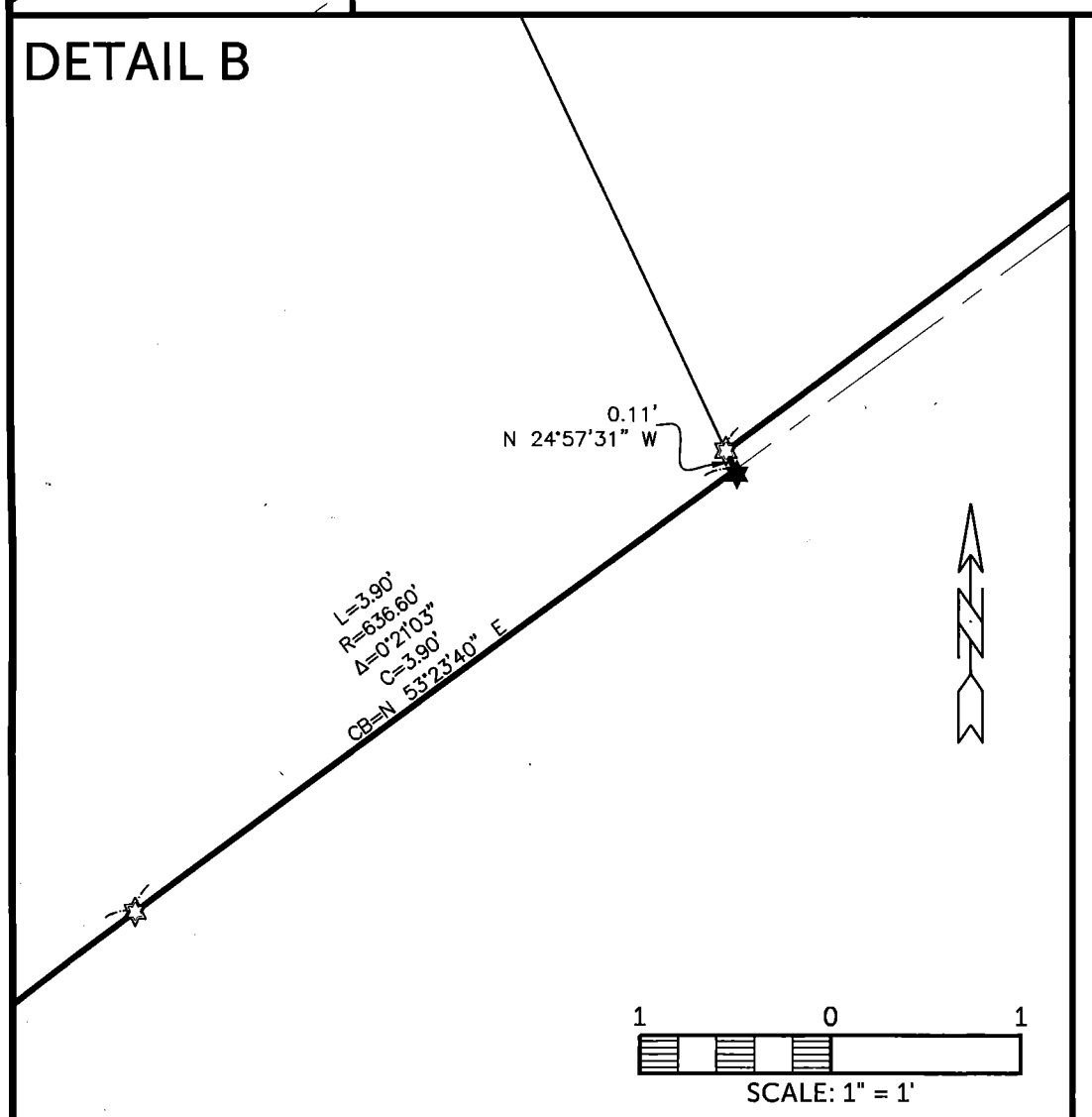
- SECTION CORNER
- FOUND 1/2"ø REBAR w/ ALUM CAP PLS 10165
- FOUND 1/2" REBAR w/ ORANGE CAP #8419
- FOUND CUT 'X'
- FOUND MAGNAIL
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SET MAGNAIL
- SECTION LINE
- QUARTER LINE
- QTR.–QTR. LINE
- FENCE LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- R RECORDED AS

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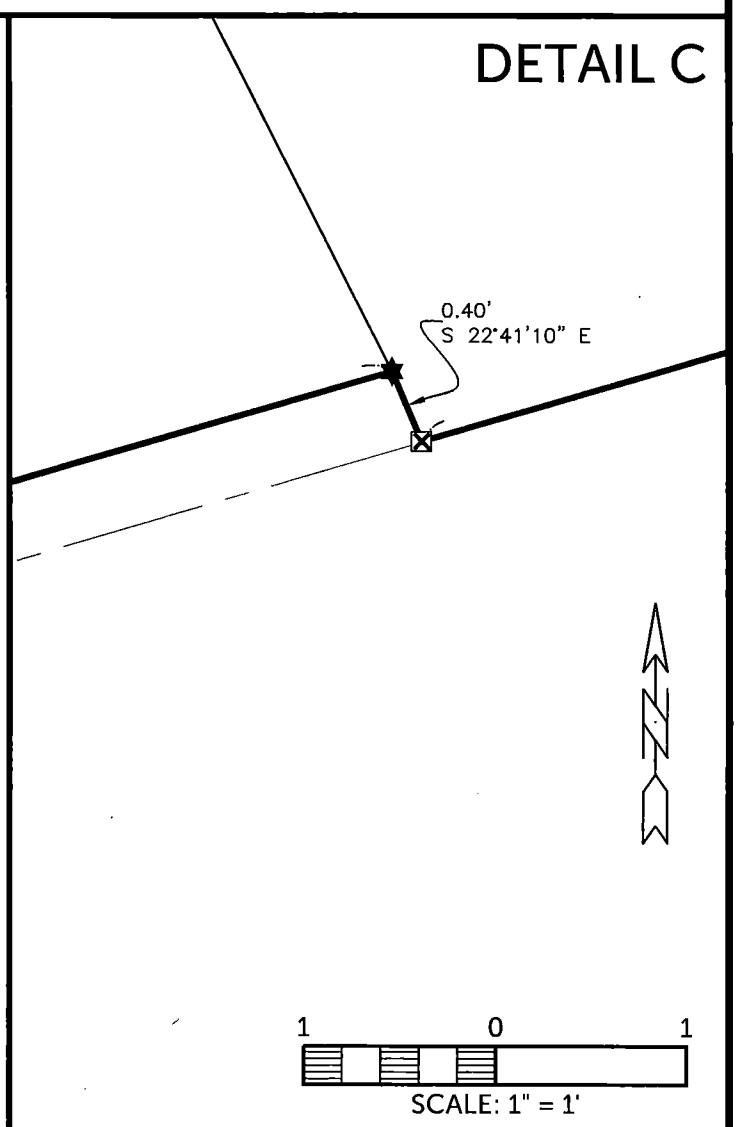
DETAIL A



DETAIL B



DETAIL C



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