COUNTY: DELAWARE
SECTION 17, T 88 N, R 4 W
ALIQUOT PART:

CITY: DELHI
SURVEY: PARCEL 2021-70
OUT LOT 9 EX. N. 1 ROD, 4TH ST. ADJACENT TO OUT LOT 9 EX. N. 1 ROD
PROPRIETOR: PARCEL 2021-70- THOMAS J. SOENS
CITY OF DELHI
REQUESTED BY: CITY OF DELHI, THOMAS J. SOENS
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 21 2021

FILED
Delaware Co. Auditor
MAY 21 2021

Book 2021 Page 1889
Document 2021 1889 Type 06 002 Pages 2
Date 5/21/2021 Time 2:31:58PM
Rec Amt $12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

PARCEL 2021-70, PART OF VACATED 4TH STREET, RETRACEMENT OF OUT LOT 9 EXCEPT NORTH 1 ROD, RETRACEMENT OF 4TH STREET ADJACENT TO OUT LOT 9 EXCEPT NORTH 1 ROD
ALL IN OUT LOTS OF DELHI, IOWA

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SURVEYED ON: 04/29/2021
SURVEY REQUESTED BY: CITY OF DELHI, THOMAS J. SOENS

PROPRIETORS: **PARCEL 2021-70 - THOMAS J. SOENS**
CITY OF DELHI

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. 21-049	
SCALE: 1" = 100'	
DATE: 5/11/2021	
DRAWN BY: RLR	
CHECKED BY: DM/DDK	
GPS BOX: DELHI - 260TH	
SHEET 1 OF 2	

Q:\Civil3D_Survey\Delhi_260_LDT\Delhi_260th 2016.dwg

6th STREET 63' ROW
LD. BOOK A, PAGE 239

FOUND STONE W/CUT "X" SW CORNER OF OUT LOT 7

272.38'

OUT LOT 7
BOOK 2012, PAGE 3223

SOUTH 81.56' OF OUT LOT 18
BOOK 2012, PAGE 3223

OUT LOT 18

OUT LOT 20

PARCEL U
BOOK 2007, PAGE 1771

(SOUTH 8 RODS OUT LOT 17)
132.0'

OUT LOT 17

OUT LOT 8

OUT LOTS OF DELHI
LD BOOK A, PAGE 238

33.00'
S 88°35'37" W

148.50'
S 01°10'50" E

VACATED 4th ST.

N 88°35'37" E 1196.39' (R–N 89°45'59" W)
462.00'

S 01°10'50" E 203.94'

4th STREET
0.31 ACRES

BOOK 2020, PAGE 1022

88.44'
S 01°10'50" E

PARCEL V
BOOK 2007, PAGE 1771

PARCEL W
BOOK 2007, PAGE 2021

66.00'

N 01°10'50" W 203.94'

34.60'

220.44'
N 01°10'50" W 236.94'

33.00'
S 88°35'38" W

POINT OF BEGINNING
PARCEL 2021-70

N 88°35'38" E 396.00'

FOUND WITNESS MONUMENT
2.00' WEST OF CORNER
1/2" REBAR W/ORANGE CAP #8419

66.00'
N 88°35'37" E

PARCEL 2021-70
0.29 ACRES

(R–196')

16.5'
N 88°35'37" E 396.00'

105.00'

S. 88.5' OF E. 200' - OUT LOT 16
E. 200' OF N. 1 ROD - OUT LOT 9

200.00'

OUT LOT 16

FOUND 1/2" REBAR W/YELLOW CAP #12642

396.00'
361.40'

N 88°35'37" E 396.00'

N. 1 ROD - OUT LOT 9

OUT LOT 9 EX. NORTH 1 ROD
1.85 ACRES

OUT LOT 4

3.9'

88.50'

131.94'

221.09'

203.94'
N 01°10'50" W
1172.60'

FOUND 1/2" REBAR BURIED 8"

LEXINGTON STREET

THIRD STREET - HWY 38

LEGEND

○	SET 1/2" REBAR w/ ORANGE CAP RLS 17939
	FENCE LINE
	CENTER LINE
	PARCEL BOUNDARY
R	BOUNDARY ESTABLISHED RECORDED

100 0 100
SCALE: 1" = 100'

LEGAL DESCRIPTION:

PARCEL 2021-70, Part of vacated 4th Street in the Out Lots of Delhi, Iowa, containing 0.29 acres, subject to easements of record, and more particularly described by metes and bounds as follows
BEGINNING at the northwest corner Out Lot 16 in the Out Lots of Delhi, Iowa, as recorded in L. D. Book A, Page 238;
THENCE along a westerly extension of the northerly line of said Out Lot 16, South 88° 35' 38" West, 33.00 feet to the center line of vacated 4th St in the Out Lots of Delhi, Iowa;
THENCE along the center line of said vacated 4th Street, South 01° 10' 50" East, 88.44 feet;
THENCE South 88° 35' 37" West, 33.00 feet to the westerly line of said vacated 4th Street;
THENCE along the westerly line of said vacated 4th Street, South 01° 10' 50" East, 148.50 feet to the Westerly extension of the southerly line of the North one rod Out Lot 9 in the Out Lots of Delhi, Iowa;
THENCE along with southerly line of the North one rod of said Out Lot 9, North 88° 35' 37" East, 66.00 feet to the easterly line of said vacated 4th Street;
THENCE along the easterly line of said vacated 4th St, North 01° 10' 50" West, 236.94 feet to the POINT OF BEGINNING;
The westerly line of 3rd Street (Iowa Highway #38) is assumed to bear North 01° 10' 50" West.

f/k/a (Quit Claim Deed - Book 2020, Page 1022)

The portion of 4th Street lying West of:

All that part of Out Lots Nine (9) and Sixteen (16) of Delhi, Iowa, according to the plat recorded in Book A L.D., Page 238, described as commencing at a point eighty eight and one-half (88 1/2) feet North of Southeast corner of said Out Lot Sixteen (16), (which corner is also the Northeast corner of said Out Lot Nine (9)), thence North one hundred thirty one and ninety-four one-hundredths (131.94) feet to the Northeast corner of said Out Lot Sixteen (16), thence West three hundred ninety-six (396) feet to the Northwest corner of said Out Lot Sixteen (16), thence South two hundred thirty six and ninety-four one-hundredths (236.94) feet to a point sixteen and one-half (16 1/2) feet South of the Northwest corner of Out Lot Nine (9), thence East one hundred ninety six (196) feet, thence North one hundred five (105) feet, thence East two hundred (200) feet to point of beginning.

Subject to an unrecorded easement of access to and for 701 Third Street, Delhi, Iowa EXCEPT:

That West half of the portion of 4th Street lying East of Out Lot Seventeen (17), except the South eight (8) rods thereof, and Out Lot 20, and the South one and one-half (1 1/2) acres of Out Lot Twenty Nine (29), all in Out Lots to Delhi, Iowa, according the plat recorded in Book A. L.D., 238.