COUNTY: DELAWARE
SECTION 15, T 88 N, R 5 W
ALIQUOT PART: NE 1/4 - NE 1/4
CITY:
SURVEY: PARCEL 2022-156, PARCEL 2022-157
BLOCK: LOTS:
PROPRIETOR: PATRICK W. SCHMITZ
REQUESTED BY: PATRICK W. SCHMITZ
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
DEC 21 2022

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Delaware Co. Auditor
DEC 21 2022

Book 2022 Page 3738

Document 2022 3738 Type 06 002 Pages 2
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

PARCEL 2022-156, PART OF THE NE 1/4 - NE 1/4
PARCEL 2022-157, PART OF THE NE 1/4- NE 1/4
ALL IN SECTION 15, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2022-156, Part of the NE 1/4 of the NE 1/4 of Section 15, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 5.81 acres, including 1.07 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 northeast corner of Section 15, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, being the northeast corner of Parcel 2013-96, as recorded in Book 2013, Page 3489;

THENCE along the easterly line of the NE 1/4 of the NE 1/4, being the easterly line of said Parcel 2013-96, South 01° 28' 37" West (assumed bearing), 400.00 feet;

THENCE North 89° 47' 35" West, 633.59 feet to the westerly line of Parcel 2014-45, as recorded in Book 2014, Page 2104;

THENCE along the westerly line of said Parcel 2014-45, North 01° 45' 34" East, 400.00 feet, to the northerly line of the said NE 1/4 of the NE 1/4;

THENCE along the northerly line of said NE 1/4 of the NE 1/4, South 89° 47' 51" East, 631.62 feet to the **POINT OF BEGINNING**.

LEGAL DESCRIPTION:

PARCEL 2022-157, Part of the NE 1/4 of the NE 1/4 of Section 15, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 11.43 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the northeast corner of Section 15, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, being the northeast corner of Parcel 2013-96, as recorded in Book 2013, Page 3489;

THENCE along the easterly line of the NE 1/4 of the NE 1/4, being the easterly line of said Parcel 2013-96, South 01° 28' 37" West (assumed bearing), 400.00 feet to the **POINT OF BEGINNING**;

THENCE continuing along the easterly line of the NE 1/4 of the NE 1/4, being the easterly line of said Parcel 2013-96, South 01° 28' 37" West, 724.04 feet, to the northerly line of Parcel H, as recorded in Book 2001, Page 773;

THENCE along the northerly line of said Parcel, North 66° 07' 47" West, 151.90 feet to the westerly line of said Parcel H;

THENCE along the westerly line of said Parcel H, South 05° 59' 21" West, 137.40 feet to the southerly line of said Parcel H;

THENCE along the southerly line of said Parcel H along a circular curve having an arc length of 171.60 feet, a radius of 214.09 feet, a central angle of 45° 55' 26", a chord length of 167.04 feet, and a chord bearing of South 63° 24' 36" East, to the easterly line of the NE 1/4 of the NE 1/4 and easterly line of said Parcel 2013-96;

THENCE along said easterly lines, South 01° 28' 37" West, 103.23 feet to the southerly line of the NE 1/4 of the NE 1/4 and southerly line of said Parcel 2013-96;

THENCE along said southerly lines, North 87° 00' 04" West, 203.66 feet to the southwesterly line of said Parcel 2013-96;

THENCE along the southwesterly line of said Parcel 2013-96, North 42° 43' 21" West, 620.19 feet, to the westerly line of Parcel 2014-45, as recorded in Book 2014, Page 2104;

THENCE along the westerly line of said Parcel 2014-45, North 01° 45' 34" East, 513.20 feet;

THENCE South 89° 47' 35" East, 633.59 feet to the **POINT OF BEGINNING**.

SURVEYED ON: 12/16/2022
SURVEY REQUESTED BY: PATRICK W. SCHMITZ

Q:\Civil3D_Survey\Lake Delhi\Lake Delhi 2022 IARCS.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

PROPRIETORS: **PATRICK W. SCHMITZ**

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.

12/21/2022

RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

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

PROJECT NO. 22-177
SCALE: 1" = 100'
DATE: 12/13/2022
DRAWN BY: RLR
CHECKED BY: DDK
GPS BOX: LAKE DELHI
SHEET 1 OF 2

PARCEL 2022-156, PART OF THE NE 1/4 - NE 1/4
PARCEL 2022-157, PART OF THE NE 1/4- NE 1/4
ALL IN SECTION 15, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

NW CORNER NE 1/4 - NE 1/4
SEC. 15, T88N, R5W
FOUND 1/2" REBAR W/ORANGE CAP #17939
BOOK 2012, PAGE 190

NE CORNER
SEC. 15, T88N, R5W
FOUND P.K. NAIL W/ALUM. CAP #12642
CORNER TIE BK. 2, PG. 82

427.41'
229.27'
25.10'
S 89°47'51" E 1313.40' (R–N 88°38'39" E)
631.62'
POINT OF BEGINNING
PARCEL 2022-156
74.02'
74.03'
BK. 95, PG. 210
BK. 95, PG. 220
240th STREET
S 89°47'51" E 631.99'
BK. 81 PG. 263
PARCEL M
BOOK 2012, PAGE 108
400.00'
325.98'
PARCEL 2022-156
5.81 ACRES INCL.
1.07 ACRES ROW
RETRACEMENT
BOOK 2001, PAGE 2764
PARCEL O
BOOK 2012, PAGE 108
S 01°45'07" W 672.53' (R–N 00°11'37" E)
BOOK 2014, PG. 2104
325.97'
400.00'
S 89°47'35" E 633.59'
POINT OF BEGINNING
PARCEL 2022-157
12.0' ACCESS EASEMENT
PARCEL 2014-45
N 01°45'34" E 913.20' (R–N 00°12'04" E)
RETRACEMENT
BOOK 2001, PAGE 2765
PARCEL N
BOOK 2012, PAGE 108
PARCEL 2013-96
BOOK 2013, PAGE 3489
PLAT BOOK B, PAGE 50
NE 1/4 - NE 1/4
SEC. 15, T88N, R5W
PARCEL 2022-157
11.43 ACRES
50.96'
N 88°23'45" W
(R–S 89°57'15" E)
513.20'
221.84'
(R–N 00°03'08" E)
S 01°36'38" W 162.92'
PARCEL 2014-46
BOOK 2014, PG. 2104
107.81'
35.68'
N 42°43'21" W 955.84' (R–N 44°16'51" W)
620.19'
584.51'
724.04'
S 01°28'37" W 1377.27' (R–S 00°04'53" E)
WE
LEGEND
SECTION CORNER
FOUND 5/8"ø REBAR w/YELLOW CAP PLS 13480
FOUND 1/2"ø REBAR w/ORANGE CAP PLS 17939
FOUND 1/2"ø REBAR w/ORANGE CAP PLS 8419
FOUND CUT 'X'
SET 1/2" REBAR w/ORANGE CAP PLS 17939
SET CUT 'X'
CALCULATED POSITION
SECTION LINE
QTR. – QTR. LINE
QTR.–QTR.–QTR. LINE
EASEMENT OR ROW LINE
FORMER PARCEL LINE
NORMAL HIGH WATER LINE
PARCEL BOUNDARY
BOUNDARY ESTABLISHED
R RECORDED
100 0 100
SCALE: 1" = 100'
151.90'
N 66°07'47" W
(R–N 87°41'17" W)
137.40'
S 05°59'21" W
(R–S 02°34'26" W)
PARCEL H
BK. 2001 PG. 773
17.4' WITNESS CORNER
150.00'
L=171.60'
R=214.09'
Δ=45°55'26"
C=167.04'
CB=S 63°24'36" E
(R–S 64°23'38" E)
SE CORNER NE 1/4-NE 1/4
SEC. 15, T88N, R5W
CORNER FALLS IN WATER
103.23'
203.66'
PLAT BOOK B, PAGE 49
BASIS OF BEARINGS:
IOWA REGIONAL COORDINATE SYSTEM
NAD 83(2011) EPOCH 2010.00
ZONE 3: ELKADER
SW CORNER NE 1/4-NE 1/4
SEC. 15, T88N, R5W
FOUND 1/2" REBAR W/ORANGE CAP #8419
CORNER TIE BOOK 2, PAGE 115
1121.93'
N 87°00'04" W 1325.59' (R–N 88°33'34" W)

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Phone 563-927-2434
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