COUNTY: DELAWARE
SECTION 14, T 88 N, R 5 W
ALIQUOT PART: NW 1/4 - SE 1/4
CITY:
SURVEY: PARCEL 2023-14
BLOCK: LOTS:
PROPRIETOR: JASON J. VORWALD & FAITH A. VORWALD, TRUSTEES
OF THE JASON J. VORWALD & FAITH A. VORWALD LIVING TRUST
REQUESTED BY: JASON J. VORWALD
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
FEB 03 2023

FILED
Delaware Co. Auditor
FEB 03 2023

Book 2023 Page 274
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Date 2/03/2023 Time 3:31:08PM
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

PARCEL 2023-14

LOT 17, PART OF LOT 30, AND PARCEL 2021-146 PART OF LOT 38 OF THE CEDARS SUBDIVISION
NW 1/4 - SE 1/4, SECTION 14, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2023-14, LOT 17, PART OF LOT 30, AND PARCEL 2021-146 PART OF LOT 38 OF THE CEDARS SUBDIVISION, NW 1/4 OF THE SE 1/4, SECTION 14, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA, containing a total of 0.44 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Northerly most corner of Lot 17 of The Cedars Subdivision, as recorded in Plat Book 2, Page 91-92, also being the Easterly most corner of Parcel 2021-146, as recorded in Book 2021, Page 4258, also being on the boundary of Lot 30 of said The Cedars Subdivision;

THENCE along a Northeasterly extension of the Northwesterly Line of said Lot 17, North 49° 08' 56" East (assumed bearing), 80.00 feet;

THENCE along a line parallel with the Northeasterly Line of said Lot 17, South 41° 12' 08" East, 102.85 feet, to a Northeasterly extension of the Southeasterly Line of said Lot 17;

THENCE along the extension and Southeasterly Line of said Lot 17, South 49° 08' 56" West, 162.20 feet to the Southwesterly Line of said Lot 17;

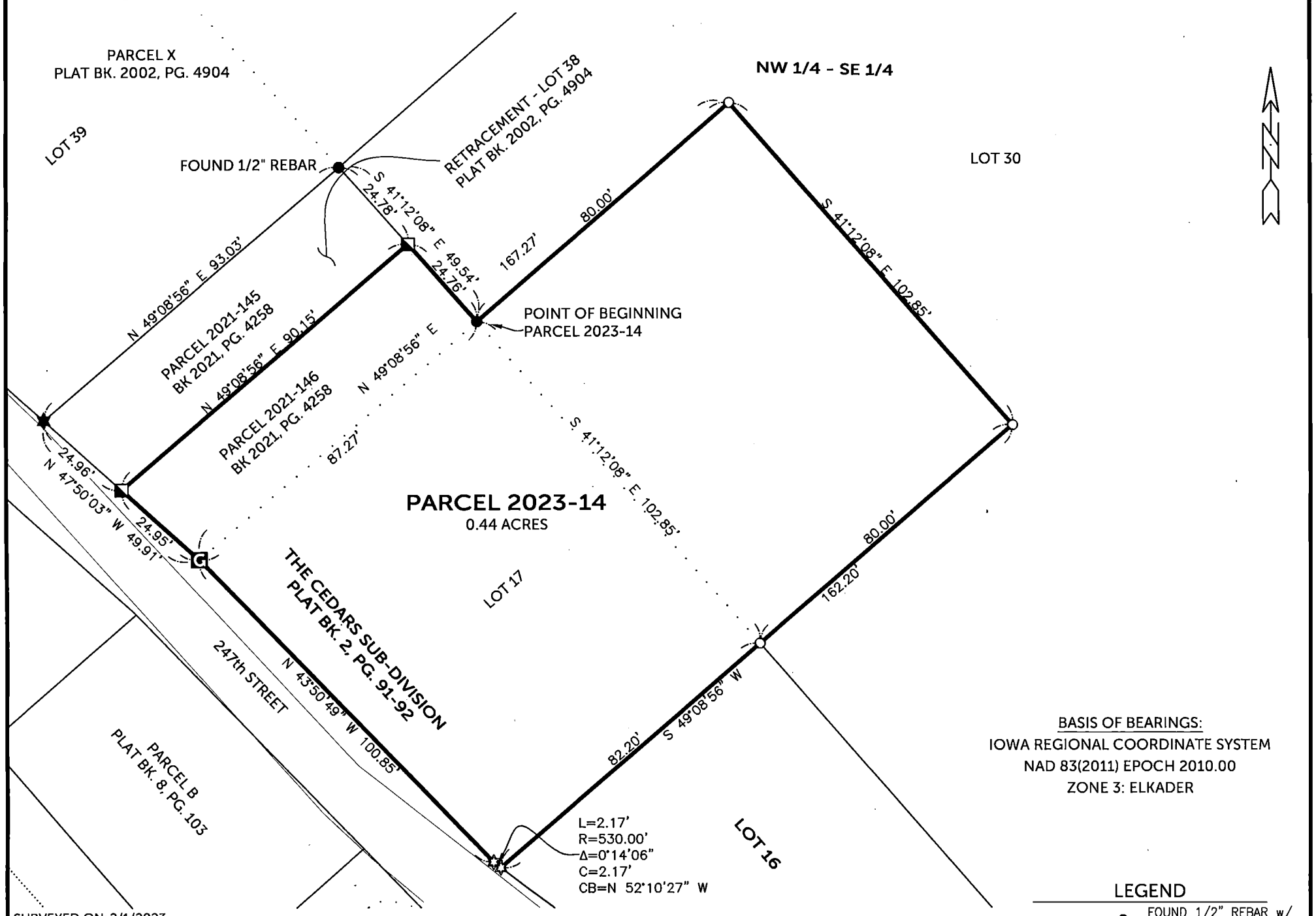
THENCE along the Southwesterly Line of said Lot 17 along a circular curve concave Northeasterly having an arc length of 2.17 feet, a radius of 530.00 feet, a central angle of 00° 14' 06", a chord length of 2.17 feet, and a chord bearing of North 52° 10' 27" West;

THENCE continuing along the Southwesterly Line of said Lot 17, North 43° 50' 49" West, 100.85 feet, to the Westerly most corner of said Lot 17 and the Southerly most corner of said Parcel 2021-146, as recorded in Book 2021, Page 4258;

THENCE along the Southwesterly Line of said Parcel 2012-146, North 47° 50' 03" West, 24.95 feet, the Northwesterly Line of said Parcel 2021-146;

THENCE along said Northwesterly Line, North 49° 08' 56" East, 90.15 feet, to the Northeasterly Line of said Parcel 2021-146, also being the boundary of said Lot 30;

THENCE along said Northeasterly Line, South 41° 12' 08" East, 24.76 feet, to the **POINT OF BEGINNING**;



BASIS OF BEARINGS:
IOWA REGIONAL COORDINATE SYSTEM
NAD 83(2011) EPOCH 2010.00
ZONE 3: ELKADER

LEGEND
- ● FOUND 1/2" REBAR w/ YELLOW CAP PLS 7474
- ◪ FOUND 1/2" REBAR w/ ORANGE CAP PLS 8419
- ◪ FOUND 1/2" REBAR w/ ORANGE CAP #17939
- ★ FOUND MAGNAIL
- ○ SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- ✡ SET MAG NAIL w/SSW PLS 17939
- . . . . . FORMER LOT LINE
- ——— LOT/PARCEL BOUNDARY
- ——— BOUNDARY ESTABLISHED
- R RECORDED

30 0 30
SCALE: 1" = 30'

SURVEYED ON: 2/1/2023
SURVEY REQUESTED BY: JASON J. VORWALD
Q:\Civil3D_Survey\Lake Delhi\Lake Delhi 2022 IARCS.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: THIS SHEET

PROPRIETORS: JASON J. VORWALD & FAITH A. VORWALD, TRUSTEES OF THE JASON J. VORWALD & FAITH A. VORWALD LIVING TRUST

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.

2/3/2023
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. 22-179
SCALE: 1" = 30'
DATE: 1/26/2023
DRAWN BY: RLR
CHECKED BY: DM
GPS BOX: LAKE DELHI
SHEET 1 OF 1