COUNTY: DELAWARE
SECTION 23, T 88 N, R 5 W
ALIQUOT PART: NW 1/4 - NE 1/4
CITY:
SURVEY: PARCEL 2024-17
BLOCK: LOTS:
PROPRIETOR: SCOTT A. WALL & BRENDA K. WALL
REQUESTED BY: SCOTT A. WALL
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
MAR 22 2024

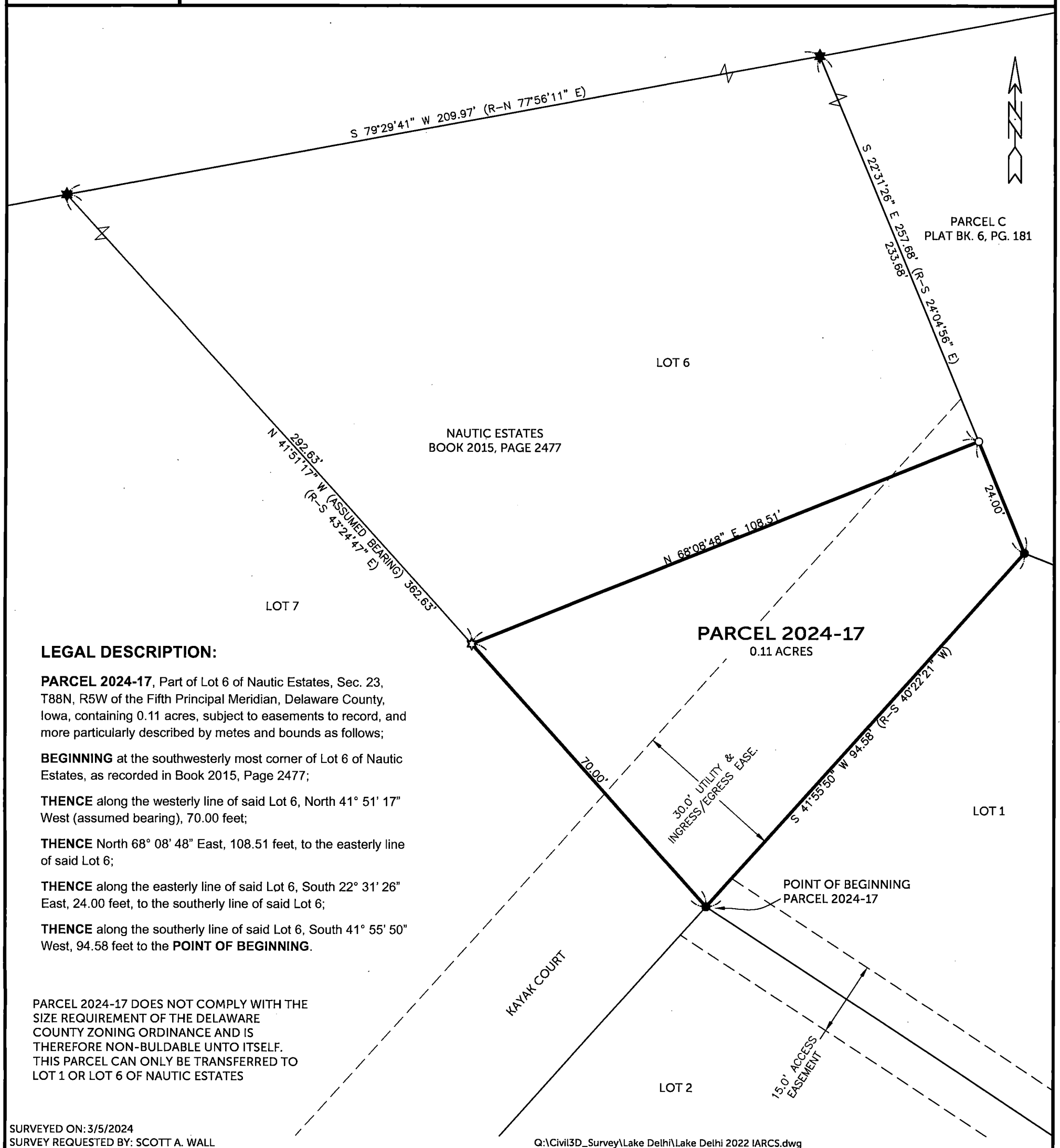
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MAR 22 2024

Book 2024 Page 623
Document 2024 623 Type 06 002 Pages 1
Date 3/22/2024 Time 10:40:53AM
Rec Amt $7.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

PARCEL 2024-17
PART OF LOT 6 OF NAUTIC ESTATES
SEC. 23, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



LEGAL DESCRIPTION:

PARCEL 2024-17, Part of Lot 6 of Nautic Estates, Sec. 23, T88N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, containing 0.11 acres, subject to easements to record, and more particularly described by metes and bounds as follows;

BEGINNING at the southwesterly most corner of Lot 6 of Nautic Estates, as recorded in Book 2015, Page 2477;

THENCE along the westerly line of said Lot 6, North 41° 51' 17" West (assumed bearing), 70.00 feet;

THENCE North 68° 08' 48" East, 108.51 feet, to the easterly line of said Lot 6;

THENCE along the easterly line of said Lot 6, South 22° 31' 26" East, 24.00 feet, to the southerly line of said Lot 6;

THENCE along the southerly line of said Lot 6, South 41° 55' 50" West, 94.58 feet to the **POINT OF BEGINNING**.

PARCEL 2024-17 DOES NOT COMPLY WITH THE SIZE REQUIREMENT OF THE DELAWARE COUNTY ZONING ORDINANCE AND IS THEREFORE NON-BULDABLE UNTO ITSELF. THIS PARCEL CAN ONLY BE TRANSFERRED TO LOT 1 OR LOT 6 OF NAUTIC ESTATES

SURVEYED ON: 3/5/2024
SURVEY REQUESTED BY: SCOTT A. WALL

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: **SCOTT A. WALL & BRENDA K. WALL**

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.

3/21/2024
RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

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

PROJECT NO. 24-034
SCALE: 1"= 20'
DATE: 3/5/2024
DRAWN BY: RLR
CHECKED BY: DDK
GPS BOX: LAKE DELHI
SHEET 1 OF 1

LEGEND
- FOUND 1/2"ø REBAR w/ ORANGE CAP #17939
- FOUND MAGNAIL
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SET MAGNAIL w/ STEEL CAP PLS 17939
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- R RECORDED

20 0 20
SCALE: 1" = 20'