

COUNTY: Delaware
SECTION 29, T 89 N, R 5 W
ALIQUT PART:
CITY: Manchester
SURVEY: Parcel 2018-101
BLOCK: LOTS:
PROPRIETOR: Randy L. Hahn
REQUESTED BY: Randy Hahn
SURVEYOR: Randy Rattenborg
COMPANY: BURRINGTON, GROUP, INC.
105 W. MAIN STREET, MANCHESTER, IA 52057
INFO@BURRINGTONGROUP.COM 563-927-2434

FILED
Delaware Co. Assessor
OCT 26 2018

FILED
Delaware Co. Auditor
OCT 26 2018

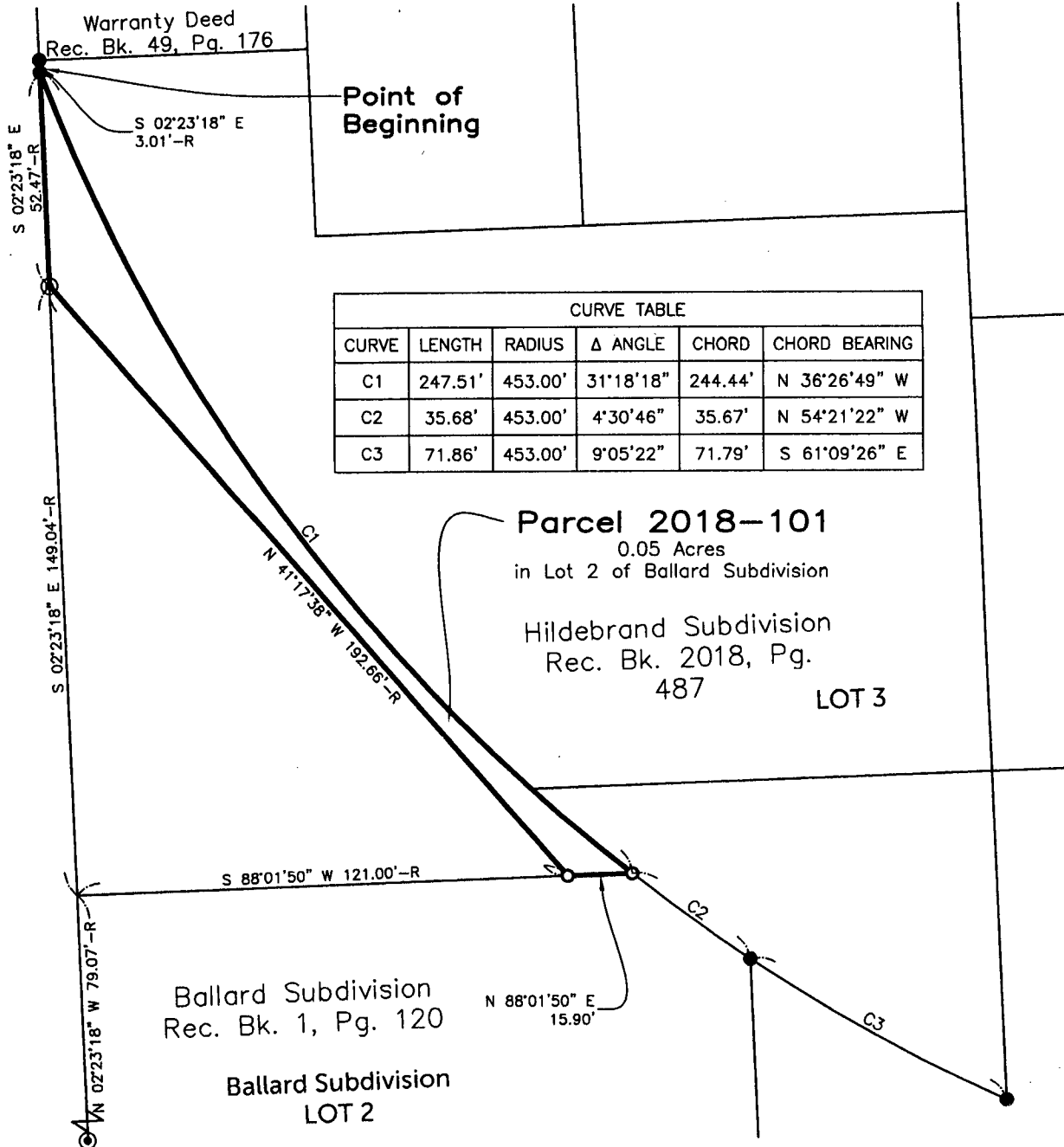
Book 2018 Page 3057
Document 2018 3057 Type 06 002 Pages 1
Date 10/26/2018 Time 3:57:13PM
Rec Amt \$7.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

Parcel 2018-101; in Lot 2 of Ballard Subdivision Section 29, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa

This Plat of Survey is a retracement of a Quit Claim Deed from the City of Manchester to Randall L. Hahn recorded in Book 2018, Page 2516



Parcel 2018-101; in Lot 2 of Ballard Subdivision Section 28, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa more particularly described as follows:

Commencing at the Southwest Corner of a Warranty Deed recorded in Book 2007, Page 3841 and a Warranty Deed Recorded in Book 49, Page 176 all on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence **South 02°23'18" East, 3.01 feet** along the East Right-of-Way Line of North River Street to the Point of Beginning;

Thence along 453.00 foot, Radius curve concave Northeasterly 247.51 feet, (said curve having a Long Chord of **South 36°26'49" East, 244.44 feet**); to the North Line of Lot 2 of Ballard Subdivision Recorded in Book 1, Page 120 on file at the Delaware County Recorder's office in Manchester, Iowa

Thence **South 88°01'50" West, 15.90 feet** along said Line to the East Line of a Quit Claim Deed Recorded in Book 2010, Page on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence **North 41°17'38" West, 192.66 feet** along said Line to the East Right-of-Way Line of North River Street;

Thence **North 02°23'18" West, 52.47 feet** along said Line to the Point of Beginning.

Containing **0.05 Acres**.
Subject to Easements of Record.

SURVEYED ON: October 5, 2018
SURVEY REQUESTED BY: Randy Hahn

Q:\Civil3D_Survey\Manchester\18-136 Hahn\18-136.dwg

	PROPRIETORS: Randall L. Hahn	
	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 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019	DATE 10/24/18
	BURRINGTON GROUP, INC. Civil Engineering Land Surveying 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com	
	PROJECT NO. 18-136 SCALE: 1" = 40' DATE: October 5, 2018 DRAWN BY: dm CHECKED BY: ddk/rr GPS BOX: Manchester SHEET 1 OF 1	

LEGEND

- R RECORDED
- FOUND 1/2" Ø REBAR w/ ORANGE CAP PLS 17939
- ⊙ FOUND 1" I.D. IRON PIPE (UNLESS NOTED)
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- PARCEL BOUNDARY
- LOT LINE
- OPC ORANGE PLASTIC CAP

40 0 40
SCALE: 1" = 40'