

COUNTY: DELAWARE
SECTION 30, T 88 N, R 4 W
ALIQUOT PART: SW 1/4 - SW 1/4
CITY:
SURVEY: STENDER SUBDIVISION
BLOCK: LOTS: 1-3
PROPRIETOR: CHRISTOPHER G. STENDER & WENDY K. STENDER
REQUESTED BY: CHRISTOPHER G. STENDER
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

AUG 23 2021

FILED
Delaware Co. Auditor

AUG 23 2021



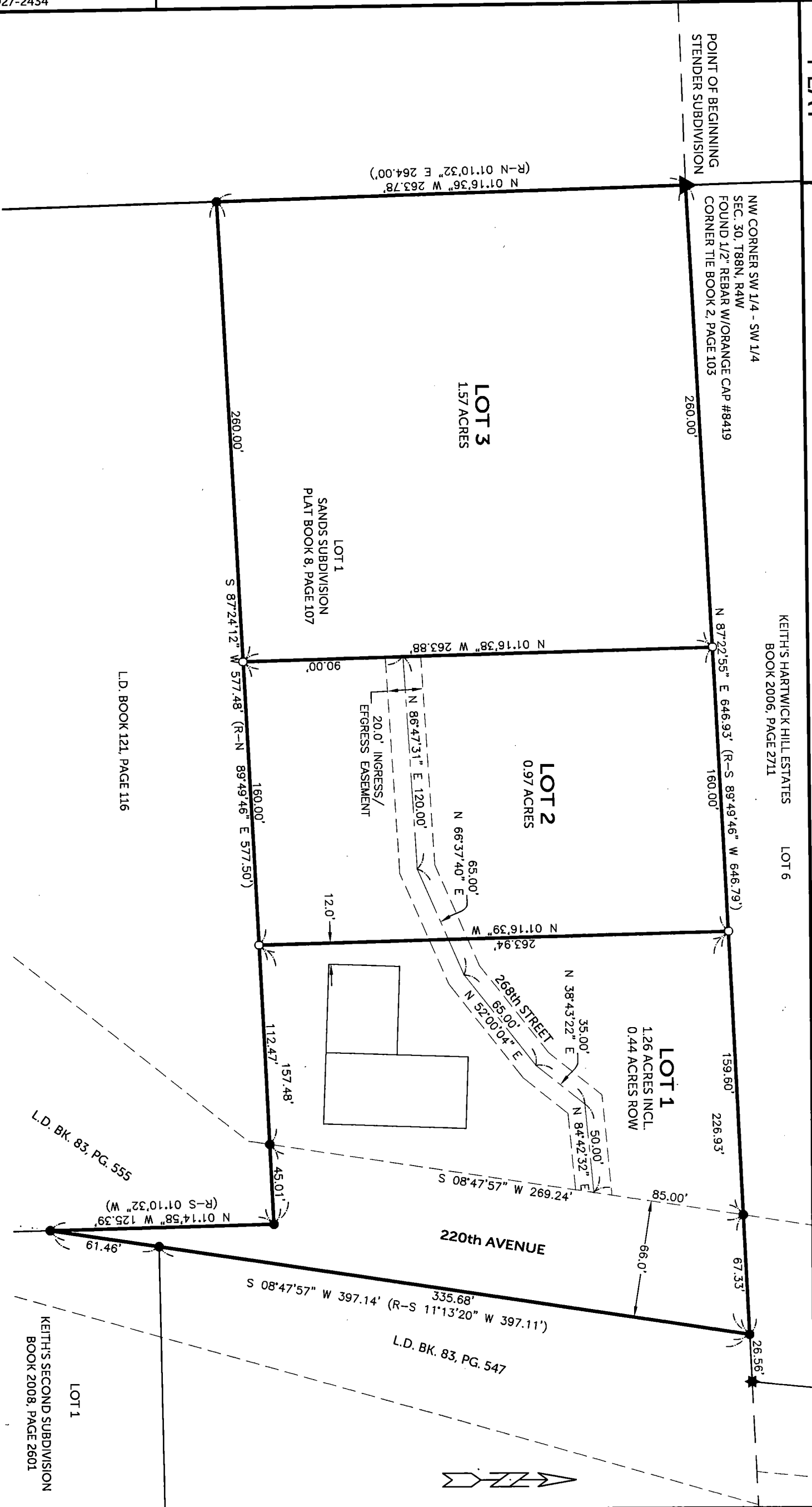
Book 2021 Page 3009

Document 2021 3009 Type 06 002 Pages 5
Date 8/23/2021 Time 3:34:57PM
Rec Amt \$27.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SUBDIVISION PLAT

STENDER SUBDIVISION
A SUBDIVISION OF LOT 1 OF SANDS SUBDIVISION IN THE SW 1/4 - SW 1/4, SECTION 30, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEYED ON: 06/30/2021

SURVEY REQUESTED BY: CHRISTOPHER G. STENDER

C:\Civild\3D_Survey\Lake Delh\Lake Delh\2018.dwg

PROPRIETORS: CHRISTOPHER G. STENDER & WENDY K. STENDER

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
17939



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

RANDALL L. RATTENBORG P.L.S.

L.I.C. #17939

DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

4/30/2021

PROJECT NO. 21-050

SCALE: 1" = 60'

DATE: 06/30/2021

DRAWN BY: RLR

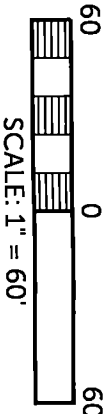
CHECKED BY: DM/DDK

GPS BOX: LAKE DELHI

SHEET 1 OF 4

LEGEND

- SECTION CORNER
- FD. 1/2" REBAR w/ ORANGE CAP #8419
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- QTR-QTR LINE
- QTR-QTR LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- RECORDED AS



LEGAL DESCRIPTION:

STENDER SUBDIVISION; A subdivision of Lot 1 of Sands Subdivision in the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 30, Township 88 North, Range 4 West of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 3.80 acres including 0.44 acres of public road right of way, subject to easements of record, divided into 3 Lots numbered Lot 1 through Lot 3, and more particularly described by metes and bounds as follows;

BEGINNING at the northwest corner of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section 30, Township 88 North, Range 4 West of the Fifth Principal Meridian, Delaware County, Iowa, also being the northwest corner of Lot 1 of Sands Subdivision, as recorded in Plat Book 8, Page 107;

THENCE along the northerly line of Lot 1 of said Sands Subdivision, North 87° 22' 55" East, 646.93 feet, to the easterly line of said Lot 1;

THENCE along the easterly line of said Lot 1, South 08° 47' 57" West, 397.14 feet, to the southerly line of said Lot 1;

THENCE along the southerly line of said Lot 1, North 01° 14' 58" West, 125.39 feet;

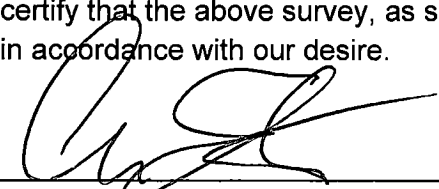
THENCE continuing along the southerly line of said Lot 1, South 87° 24' 12" West, 577.48 feet, to the westerly line of said Lot 1 also being the westerly line of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 30;

THENCE along the westerly line of said Lot 1 and westerly line of Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 30, North 01° 16' 36" West 263.78 feet to the **POINT OF BEGINNING**;

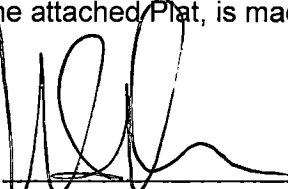
The northerly line of Lot 1 of Sands Subdivision, as recorded in Plat Book 8, Page 107, is assumed to bear North 87° 22' 55" East.

OWNER'S ACKNOWLEDGMENT

I Christopher G. Stender & Wendy K. Stender of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.



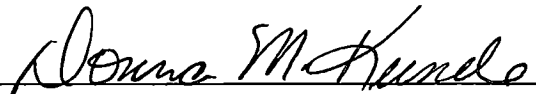
Christopher G. Stender



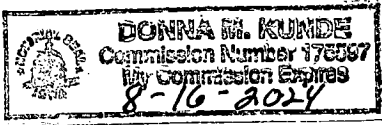
Wendy K. Stender

State of Iowa)
)
County of Delaware) ss:

On this 16th day of August A.D. 2021, before me a Notary Public in and for said State, personally appeared Christopher G. Stender & Wendy K. Stender to me known to be the person(s) named and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

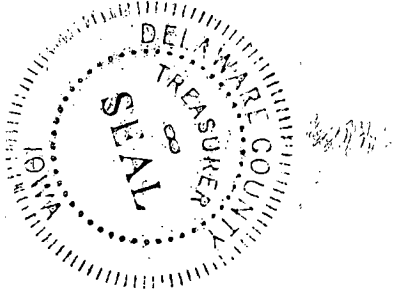


Notary Public in and for said State



CERTIFICATE OF TREASURER

I, the undersigned, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against **STENDER SUBDIVISION**, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Pam Klein

Pam Klein, County Treasurer

Aug 23, 2021

Date

APPROVAL OF AUDITOR

I, Carla K. Becker, Auditor of Delaware County, Iowa, pursuant to Iowa Code Sections 354.6(2) and 354.11(6), have reviewed and do hereby approve of the subdivision name or title of **STENDER SUBDIVISION**, a subdivision in Delaware County, Iowa.



Carla K. Becker

Carla K. Becker, Delaware County Auditor

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of **STENDER SUBDIVISION** has been examined and approved as to being in full compliance with Delaware County Ordinance #12, The Uniform Rural Address System, as passed and adopted by the Delaware County Board of Supervisors on the 6th day of August, 1996.

Michael Corkery

Michael Corkery – Coordinator
Delaware County E-911

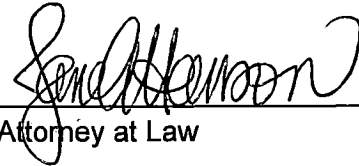
ATTORNEY'S OPINION

I, Jane E. Hanson, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in **STENDER SUBDIVISION**, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated JUNE 30, 2021.

Said abstract has been prepared in its entirety by the Delaware County Abstract Company, Inc., and was last certified to by said company on the 17th day of August, 2021, at the hour of 8:00 o'clock a.m.

My examination of said abstract shows good and merchantable title on the date and hour of the certification to be in Christopher G. Stender & Wendy K. Stender, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common.

Dated at Manchester, Delaware County, Iowa, in said County, this 23rd day of August, 2021.



Attorney at Law August 23, 2021
Date