

COUNTY: DELAWARE
SECTION 20, T 89 N, R 5 W
ALIQUOT PART:
CITY: MANCHESTER
SURVEY: NORTHTOWN ESTATES
BLOCK: LOTS: 55
PROPRIETOR: ALAN KELTNER & CHERYL KELTNER
REQUESTED BY: AL KELTNER
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
APR 14 2022

FILED
Delaware Co. Auditor
APR 14 2022



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Daneen Schindler, RECORDER/REGISTRAR,
DELAWARE COUNTY IOWA

RETRACEMENT
PLAT

LOT 55 OF NORTHTOWN ESTATES, SEC. 20, T89N, R5W OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

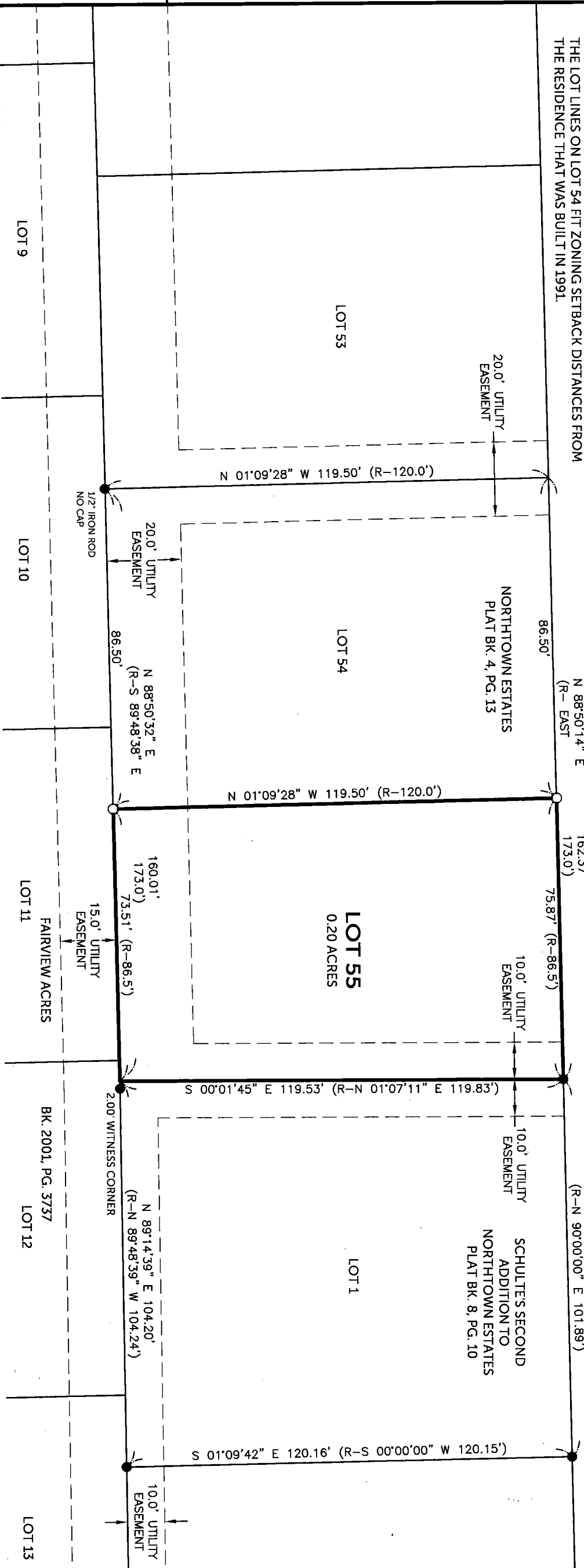
CRESCENT DRIVE

NOTE:
THE WEST LINE OF LOT 55 OF NORTHTOWN ESTATES WAS SET 86.5' (AS PLATTED) EAST OF A FOUND MONUMENT AT THE SW CORNER OF LOT 54 AND IS ALSO PERPENDICULAR TO THE SOUTH LINE OF NORTHTOWN ESTATES. THIS LINE FITS THE EXISTING HOUSE AND ZONING SETBACKS LOCATED ON LOT 54.

THE EASTERLY LINE OF LOT 55 OF NORTHTOWN ESTATES - THE WESTERLY BOUNDARY OF SCHULTE'S SECOND ADDITION TO NORTHTOWN ESTATES WAS ORIGINALLY PLATTED USING FOUND MONUMENTS ALONG THE EAST LINE OF NORTHTOWN ESTATES.

THE LOT LINES ON LOT 54 FIT ZONING SETBACK DISTANCES FROM THE RESIDENCE THAT WAS BUILT IN 1991.

WINSLOW DRIVE



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PROPRIETORS: ALAN KELTNER & CHERYL KELTNER

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

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

LEGEND

- FOUND 1/2" Ø REBAR w/ ORANGE CAP #8419
- SET 1/2" REBAR w/ ORANGE CAP PLUS 17939 EASEMENT OR ROW LINE
- LOT LINE
- BOUNDARY ESTABLISHED
- R RECORDED

SCALE: 1" = 30'