

COUNTY: Delaware  
SECTION 25, T 88 N, R 5 W  
ALIQUOT PART: NW 1/4-SE 1/4, NE 1/4-SE 1/4  
SE 1/4-SE 1/4  
CITY:  
SURVEY: Christner Subdivision  
BLOCK: LOTS: 1-4  
PROPRIETOR: Amos C. Christner  
Fannie Christner  
REQUESTED BY: Amos C. Christner  
SURVEYOR: Randy Rattenborg  
COMPANY: BURRINGTON GROUP, INC.  
105 W. MAIN STREET, MANCHESTER, IA 52057  
INFO@BURRINGTONGROUP.COM 563-927-2434

FILED  
Delaware Co. Assessor

AUG 19 2022

FILED  
Delaware Co. Auditor

AUG 19 2022



Book 2022 Page 2472

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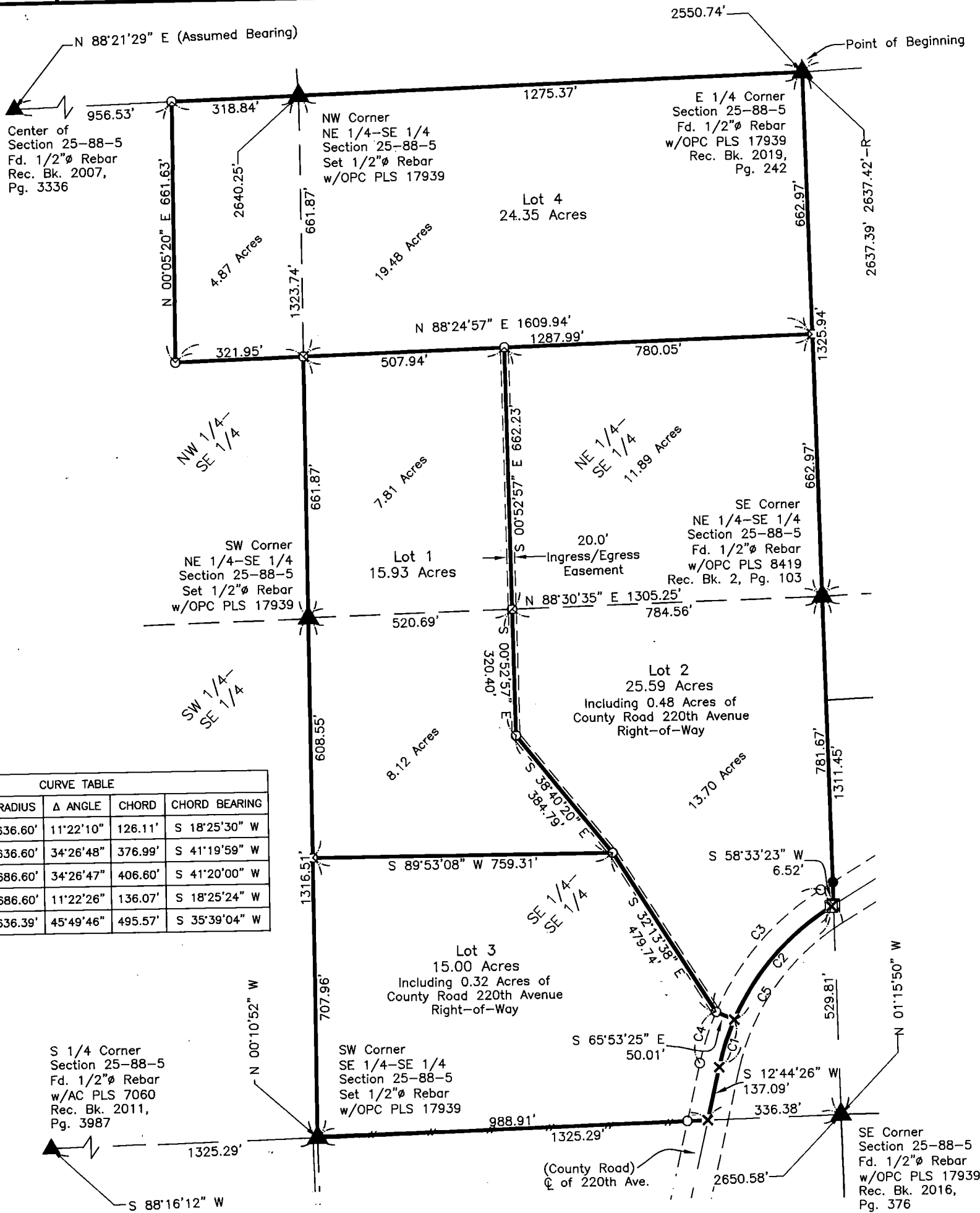
Date 8/19/2022 Time 2:04:11PM

Rec Amt \$27.00

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

## SUBDIVISION PLAT

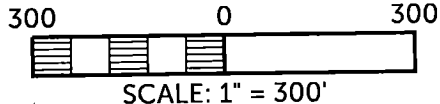
**Christner Subdivision**, Part of Northwest Quarter of the Southeast Quarter and in the Northeast Quarter of the Southeast Quarter and in the Southeast Quarter of the Southeast Quarter of Section 25, Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa



CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ ANGLE	CHORD	CHORD BEARING
C1	126.32'	636.60'	11°22'10"	126.11'	S 18°25'30" W
C2	382.73'	636.60'	34°26'48"	376.99'	S 41°19'59" W
C3	412.78'	686.60'	34°26'47"	406.60'	S 41°20'00" W
C4	136.30'	686.60'	11°22'26"	136.07'	S 18°25'24" W
C5	509.03'	636.39'	45°49'46"	495.57'	S 35°39'04" W

### LEGEND

- ▲ SECTION CORNER
- R RECORDED
- FD. 1/2" REBAR w/ ORANGE CAP PLS 17939
- ✕ SET CUT 'X'
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- ⊗ FD. CUT 'X'
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- FENCE LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- BOUNDARY ESTABLISHED
- OPC ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- AC ALUMINUM CAP



SURVEYED ON: April 15, 2021  
SURVEY REQUESTED BY: Amos C. Christner

Q:\Civil3D\_Survey\Lake Delhi\Lake Delhi 2018.dwg

PROPRIETORS: **Amos C. Christner & Fannie Christner**

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, 2023

**BURRINGTON GROUP, INC.**  
Civil Engineering | Land Surveying

105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

PROJECT NO. 21-029

SCALE: 1" = 300'

DATE: April 19, 2021

DRAWN BY: dm

CHECKED BY: ddk/rr

GPS BOX: Lake Delhi

SHEET 1 OF 2



SHEETS COVERED BY THIS SEAL: Shts. 1 & 2

**Christner Subdivision**, Part of the Northwest Quarter of the Southeast Quarter and in the Northeast Quarter of the Southeast Quarter and in the Southeast Quarter of the Southeast Quarter of Section 25, Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Beginning at the East Quarter Corner of said Section;

**Thence South 01°15'50" East, 1325.94 feet** along the East Line of said Section;

**Thence continuing South 01°15'50" East, 781.67 feet** along said Line to the Center Line of 220th Avenue (County Road)

**Thence South 58°33'23" West, 6.52 feet** along said Center Line;

**Thence** along **636.60 foot** Radius curve concave Southeasterly **509.03 feet**, (said curve having a Long Chord of **South 35°39'04" West, 495.57 feet**);

**Thence South 12°44'26" West, 137.09 feet** all along said Center Line to the South Line of said Section;

**Thence South 88°16'12" West, 988.91 feet** along said Line to the West Line of the Southeast Quarter of the Southeast Quarter;

**Thence North 00°10'52" West, 1316.51 feet** along said Quarter-Quarter Section to the West Line of the Northeast Quarter of the Southeast Quarter;

**Thence North 00°10'52" West, 661.87 feet** along said Quarter-Quarter Section;

**Thence South 88°24'57" West, 321.95 feet**;

**Thence North 00°05'20" East, 661.63 feet** to the North Line of the Southeast Quarter;

**Thence North 88°21'29" East (Assumed Bearing), 318.84 feet** along the North Line of said Southeast Quarter;

**Thence** continuing **North 88°21'29" East, 1275.37 feet** along the North Line of said Southeast Quarter to the Point of Beginning.

Containing **80.87 Acres**, including 0.80 Acre of County Road (220th Avenue) Right-of-Way,  
Subject to Easements of Record.



**BURRINGTON GROUP, INC.**

Civil Engineering | Land Surveying

105 W. Main Street Manchester, Iowa 52057

Phone 563-927-2434

Sheet 2

[burringtongroup.com](http://burringtongroup.com)

## ATTORNEY'S OPINION

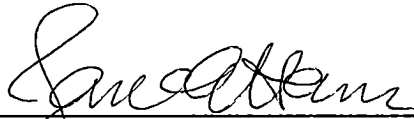
I, Jane E. Hanson, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in **Christner Subdivision**, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, P.L.S. dated July 1, 2022.

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 20<sup>th</sup> day of June, A.D., 2022, 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 Amos C. Christner and Fannie Christner, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, subject to:

NONE

Dated at Manchester, Delaware County, Iowa, in said County, this 6<sup>th</sup> day of July, 2022.



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Jane E. Hanson  
Attorney at Law

OWNER'S ACKNOWLEDGMENT

I Amos C. Christner and Fannie Christner  
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.

Amos C. Christner  
Amos C. Christner

Fannie Christner  
Fannie Christner

State of Iowa )  
County of Delaware ) ss:

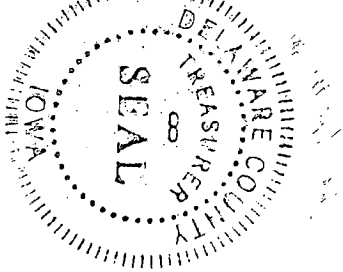
On this 8<sup>th</sup> day of August A.D. 2022, before me a Notary Public in and  
for said State, personally appeared Amos C. Christner & Fannie Christner to me known to be  
the person(s) named and who executed the foregoing instrument, and acknowledged  
that they executed the same as their voluntary act and deed.

Donna M. Kunde  
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 **Christner Subdivision**, Parcel ID 250250002520, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Jenny Eschen Deputy 8-5-22  
Pam Klein County Treasurer 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 **CHRISTNER 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 **CHRISTNER 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 6<sup>th</sup> day of August, 1996

Michael Corkery  
Michael Corkery – Coordinator  
Delaware County E-911 Board