

COUNTY: DELAWARE
SECTION 24, T 88 N, R 5 W
ALIQUOT PART: SE 1/4 - SW 1/4

CITY:
SURVEY: PARCEL 2022-109, PARCEL 2022-110
BLOCK: LOTS:
PROPRIETOR: CHERYL MARIE KINNAIRD

REQUESTED BY: TODD MILLER
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
SEP 02 2022

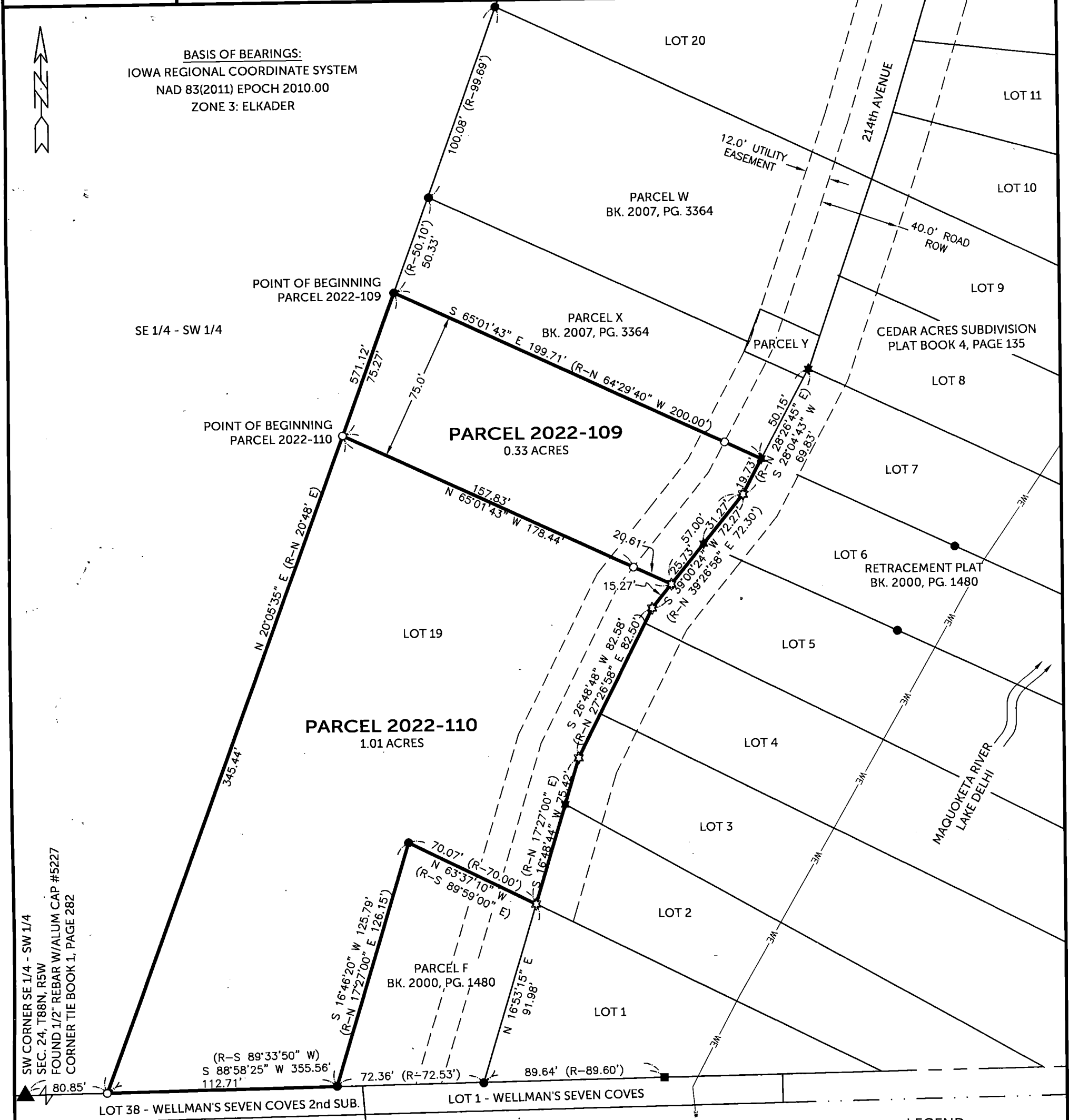
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SEP 02 2022

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF
SURVEY

PARCEL 2022-109, PART OF LOT 19 IN CEDAR ACRES SUBDIVISION
PARCEL 2022-110, PART OF LOT 19 IN CEDAR ACRES SUBDIVISION
SE 1/4 - SW 1/4, SEC. 24, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEYED ON: 8/9/2022
SURVEY REQUESTED BY: TODD MILLER

Q:\Civil3D_Survey\Lake Delhi\Lake Delhi 2022 IARCS.dwg

PROPRIETORS: CHERYL MARIE KINNAIRD

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. 22-088

SCALE: 1" = 50'

DATE: 8/12/2022

DRAWN BY: RLR

CHECKED BY: DM

GPS BOX: LAKE DELHI

SHEET 1 OF 2

LEGEND

- SECTION CORNER
- FOUND 1/2" REBAR w/YELLOW CAP #12642
- FOUND 1/2" REBAR w/ALUM CAP #5227
- FOUND MAGNAIL
- SET 1/2" REBAR w/ORANGE CAP #17939
- SET MAG NAIL w/SSW #17939
- SECTION LINE
- LAKE FRONTAGE LINE
- EASEMENT OR ROW LINE
- NORMAL HIGH WATER LINE
- LOT LINE BOUNDARY
- BOUNDARY ESTABLISHED RECORDED AS

50 0 50
SCALE: 1" = 50'



SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

LEGAL DESCRIPTION:

PARCEL 2022-109, Part of Lot 19 in Cedar Acres Subdivision in the SE 1/4 of the SW 1/4 of Section 24, T88N, R5W of the Fifth Principal Meridian, Delaware County Iowa, containing 0.33 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the northwest corner of Lot 19 of Cedar Acres Subdivision as recorded in Plat Book 4, Page 135;

THENCE along the northerly line of said Lot 19, being the southerly line of Parcel X, as recorded in Book 2007, Page 3364, South 65° 01' 43" East, 199.71 feet, to the easterly line of said Lot 19;

THENCE along the easterly line of said Lot 19, South 28° 04' 43" West, 19.73 feet;

THENCE continuing along the easterly line of said Lot 19, South 39° 00' 24" West, 57.00 feet;

THENCE North 65° 01' 43" West, 178.44 feet, to the westerly line of said Lot 19;

THENCE along the westerly line of said Lot 19, North 20° 05' 35" East, 75.27 feet to the **POINT OF BEGINNING**;

Bearings are based upon the Iowa Regional Coordinate System, NAD 83 (2011), Epoch 2010.00, Zone 3 – Elkader.

LEGAL DESCRIPTION:

PARCEL 2022-110, Part of Lot 19 in Cedar Acres Subdivision in the SE 1/4 of the SW 1/4 of Section 24, T88N, R5W of the Fifth Principal Meridian, Delaware County Iowa, containing 1.01 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the northwest corner of Lot 19 of Cedar Acres Subdivision as recorded in Plat Book 4, Page 135;

THENCE along the westerly line of said Lot 19, South 20° 05' 35" West, 75.27 feet to the **POINT OF BEGINNING**;

THENCE South 65° 01' 43" East, 178.44 feet, to the easterly line of said Lot 19;

THENCE along the easterly line of said Lot 19, South 39° 00' 24" West, 15.27 feet;

THENCE continuing along the easterly line of said Lot 19, South 26° 48' 48" West, 82.58 feet;

THENCE continuing along the easterly line of said Lot 19, South 16° 48' 44" West, 75.42 feet, to the northerly line of Parcel F, as recorded in Book 2000, Page 1480;

THENCE along the northerly line of said Parcel F, North 63° 37' 10" West, 70.07 feet, to the westerly line of said Parcel F;

THENCE along the westerly line of said Parcel F, South 16° 46' 20" West, 125.79 feet, to the southerly line of Lot 19, being on the southerly line of the SE 1/4 of the SW 1/4 of said Section 24;

THENCE along the southerly line of said Lot 19 and southerly line of the SE 1/4 of the SW 1/4 of said Section 24, South 88° 58' 25" West, 112.71 feet, to the westerly line of said Lot 19;

THENCE along the westerly line of said Lot 19, North 20° 05' 35" East, 345.44 feet to the **POINT OF BEGINNING**;

Bearings are based upon the Iowa Regional Coordinate System, NAD 83 (2011), Epoch 2010.00, Zone 3 – Elkader.