

COUNTY: DELAWARE
SECTION 19, T 88 N, R 4 W
ALIQUOT PART: NW 1/4 - SE 1/4
CITY:
SURVEY: REPLAT OF LOST BEACH VALLEY SUBDIVISON
BLOCK: LOTS: 1, 2, 3
PROPRIETOR: LAKESIDE PROPERTY DEVELOPMENT, L.L.C.
REQUESTED BY: MITCH TANNER
SURVEYOR: RANDALL L. RATTENBORG
COMPANY: BURRINGTON, GROUP, INC.
105 W. MAIN STREET, MANCHESTER, IA 52057
INFO@BURRINGTONGROUP.COM 563-927-2434

FILED
Iowa Co. Assessor

DEC 30 2022

FILED
Delaware Co. Auditor

DEC 30 2022



Book 2022 Page 3817

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Date 12/30/2022 Time 11:43:11AM
Rec Amt \$12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF
SURVEY

REPLAT OF LOT 1, LOT 2, & LOT 3 OF LOST BEACH VALLEY SUBDIVISION
IN THE NW 1/4 OF THE SE 1/4, SEC. 19, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

REPLAT OF LOT 1, LOT 2, AND LOT 3 OF LOST BEACH VALLEY SUBDIVISION, in the NW 1/4 of the SE 1/4 of Section 19, T88N, R4W of the 5th Principal Meridian, Delaware County, Iowa, as recorded in Book 2016, Page 2828, containing a total of 3.84 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the southerly most corner of Lot 1 of Lost Beach Valley Subdivision;

THENCE along the southwesterly line of said Lot 1, North 59° 41' 44" West, 113.51 feet;

THENCE continuing along the southwesterly line of said Lot 1 and Lot 2 of said Lost Beach Valley Subdivision, North 44° 21' 24" West, 469.97 feet;

THENCE continuing along the southwesterly line of said Lot 2, North 84° 44' 42" West, 28.62 feet, to the westerly line of said Lot 2;

THENCE along the westerly line of Lot 2 and the westerly line of Lot 3 of said Lost Beach Valley Subdivision, North 01° 32' 59" West, 197.79 feet;

THENCE along the northerly line of said Lot 3, South 87° 22' 50" East, 352.00 feet to the easterly line of said Lot 3;

THENCE along the easterly line of said Lot 3, said Lot 2, and said Lot 1, South 18° 05' 45" East (assumed bearing), 520.00 feet;

THENCE continuing along the easterly line of said Lot 1, North 89° 19' 50" East, 18.00 feet, to the southeasterly line of said Lot 1;

THENCE along the southeasterly line of said Lot 1, South 40° 16' 38" West, 109.43 feet, to the **POINT OF BEGINNING**.

The intent of the line between re-platted Lot 1 and Lot 2 is to be the center of the common wall of the structure.

SURVEYED ON: 12/14/2022
SURVEY REQUESTED BY: MITCH TANNER

Q:\Civil3D_Survey\Lake Delhi\Lake Delhi 2018.dwg

	PROPRIETORS: LAKESIDE PROPERTY DEVELOPMENT, L.L.C.	
	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.	PROJECT NO. 22-178
	 RANDALL L. RATTENBORG P.L.S. LIC. #17939 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023	SCALE: 1" = 80'
	DATE 12/30/2022	DATE: 12/22/2022
	 BURRINGTON GROUP, INC. Civil Engineering Land Surveying 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com	DRAWN BY: RLR
		CHECKED BY: DM
GPS BOX: LAKE DELHI		
SHEET 1 OF 2		

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

REPLAT OF LOT 1, LOT 2, & LOT 3 OF LOST BEACH VALLEY SUBDIVISION
IN THE NW 1/4 OF THE SE 1/4, SEC. 19, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

PARCEL 2014-76
BOOK 2014, PAGE 2632

PARCEL 2014-75
BOOK 2014, PAGE 2632

LOST BEACH VALLEY SUB
BOOK 2016, PAGE 2828

LOT 4 - THE VILLAGE FIRST ADDITION
BOOK 2006, PAGE 4426

PARCEL
2016-51
BK. 2016,
PG. 1980

PARCEL 2016-50
BOOK 2016, PAGE 1980

PARCEL 2020-132
BOOK 2020, PAGE 4865

LEGEND

- ▲ SECTION CORNER
- FOUND 1/2" Ø REBAR w/
ORANGE CAP PLS 17939
- SET 1/2" REBAR w/
ORANGE CAP PLS 17939
- CENTER LINE
- - - EASEMENT OR ROW LINE
- ... FORMER LOT LINE
- PARCEL / LOT BOUNDARY
- BOUNDARY ESTABLISHED
RECORDED

POINT OF BEGINNING
REPLAT OF LOTS 1, 2, & 3
OF LOST BEACH VALLEY
SUBDIVISION

