

COUNTY: DELAWARE  
SECTION 16, T 88 N, R 4 W  
ALIQUOT PART: NW 1/4 - SW 1/4, SW 1/4 - SW 1/4  
CITY: DELHI  
SURVEY: PARCEL 2023-21, PARCEL 2023-22  
BLOCK: LOTS:  
PROPRIETOR: DOUGLAS E. STEGER  
REQUESTED BY: DOUGLAS E. STEGER  
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

MAY 25 2023



Book 2023 Page 1144

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FILED  
Delaware Co. Auditor

MAY 25 2023

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**PLAT OF SURVEY**

PARCEL 2023-21, PART OF THE NW 1/4- SW 1/4 AND PART OF THE SW 1/4 - SW 1/4  
PARCEL 2023-22, PART OF THE NW 1/4- SW 1/4 AND PART OF THE SW 1/4 - SW 1/4  
ALL IN SECTION 16, T88N, R4W OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF DELHI, DELAWARE COUNTY, IOWA

**LEGAL DESCRIPTION:**

**PARCEL 2023-21**, PART OF THE NW 1/4 OF THE SW 1/4 AND PART OF THE SW 1/4 OF THE SW 1/4 IN SECTION SIXTEEN (16), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing 0.75 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

**COMMENCING** at the southwest corner of the NW 1/4 of the SW 1/4 of Section Sixteen (16), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

**THENCE** along the southerly line of the NW 1/4 of the SW 1/4 of said Section Sixteen (16), being the southerly line of Parcel 2017-09, being the northerly line of Parcel 2017-08, as recorded in Book 2017, Page 607, North 87° 54' 39" East, 271.33 feet to the southeast corner of said Parcel 2017-09, the **POINT OF BEGINNING**;

**THENCE** along the easterly line of said Parcel 2017-09, North 01° 12' 22" West, 79.70 feet to the easterly extension of the north line of said Parcel 2017-09, and the north line of the East Four Rods (4) of Lot 2, Tier 5 of Harding's Addition, as recorded in Land Deed Book D, Page 390;

**THENCE** along the easterly extension of the north line of said Parcel 2017-09, and the north line of the East Four Rods (4) of Lot 2, Tier 5 of Harding's Addition, and extension thereof, North 88° 31' 31" East, 160.00 feet;

**THENCE** South 18° 44' 59" East, 151.34 feet to the northerly line of Franklin Street, being the southerly line of Doolittle Addition, as recorded in Land Deed Book G, Page 501;

**THENCE** along the northerly line of Franklin Street, being the southerly line of Doolittle Addition, South 71° 48' 19" West, 215.00 feet, to the westerly line of Lot 6 of said Doolittle Addition, being the easterly line of said Parcel 2017-08;

**THENCE** along said westerly line of Lot 6 of said Doolittle Addition, being the easterly line of said Parcel 2017-08, North 01° 12' 22" West, 126.68 feet to the **POINT OF BEGINNING**;

The southerly line of the NW 1/4 of the SW 1/4 of Section Sixteen (16), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear South 87° 54' 39" West.

**LEGAL DESCRIPTION:**

**PARCEL 2023-22**, PART OF THE NW 1/4 OF THE SW 1/4 AND PART OF THE SW 1/4 OF THE SW 1/4 IN SECTION SIXTEEN (16), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing 35.53 acres, including 0.14 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

**BEGINNING** at the West Quarter Corner of Section Sixteen (16), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

**THENCE** along the Northerly Line of the NW 1/4 of the SW 1/4 of said Section Sixteen (16), North 88° 26' 41" East, 1319.56 feet, to the northeast corner of the NW 1/4 of the SW 1/4 of said Section Sixteen (16);

**THENCE** along the easterly line of the NW 1/4 of the SW 1/4 of said Section Sixteen (16), South 01° 17' 32" East, 1093.49 feet to the centerline of Franklin Street;

**THENCE** along the centerline of Franklin Street, South 62° 26' 21" West, 174.27 feet to the Southeast Corner of Parcel A, as recorded in Book 2004, Page 2400;

**THENCE** along the easterly line of said Parcel A, North 01° 13' 23" West, 190.75 feet to the Northeast Corner of said Parcel A;

**THENCE** along the northerly line of said Parcel A, and Parcel C, as recorded in Book 2008, Page 849, South 88° 47' 40" West, 400.31 feet, to the northwest corner of said Parcel C;

**THENCE** along the westerly line of said Parcel C, South 01° 12' 27" East, 337.35 feet to the southerly line of the NW 1/4 of the SW 1/4 of said Section Sixteen (16);

**THENCE** along the southerly line of the NW 1/4 of the SW 1/4 of said Section Sixteen (16), South 87° 54' 39" West, 56.83 feet to the northerly line of Franklin Street, being the southerly line of Doolittle Addition, as recorded in Land Deed Book G, Page 501;

**THENCE** along the northerly line of Franklin Street, being the southerly line of said Doolittle Addition, South 71° 48' 19" West, 241.60 feet;

**THENCE** North 18° 44' 59" West, 151.34 feet to an easterly extension of the north line of Parcel 2017-09, as recorded in Book 2017, Page 607 and an easterly extension of the north line of the East Four Rods (4) of Lot 2, Tier 5 of Harding's Addition, as recorded in Land Deed Book D, Page 390;

**THENCE** along the said northerly lines, South 88° 31' 31" West, 431.30 feet, to the Northwest Corner of said Parcel 2017-09, being on the Westerly Line of the NW 1/4 of the SW 1/4 of said Section Sixteen (16);

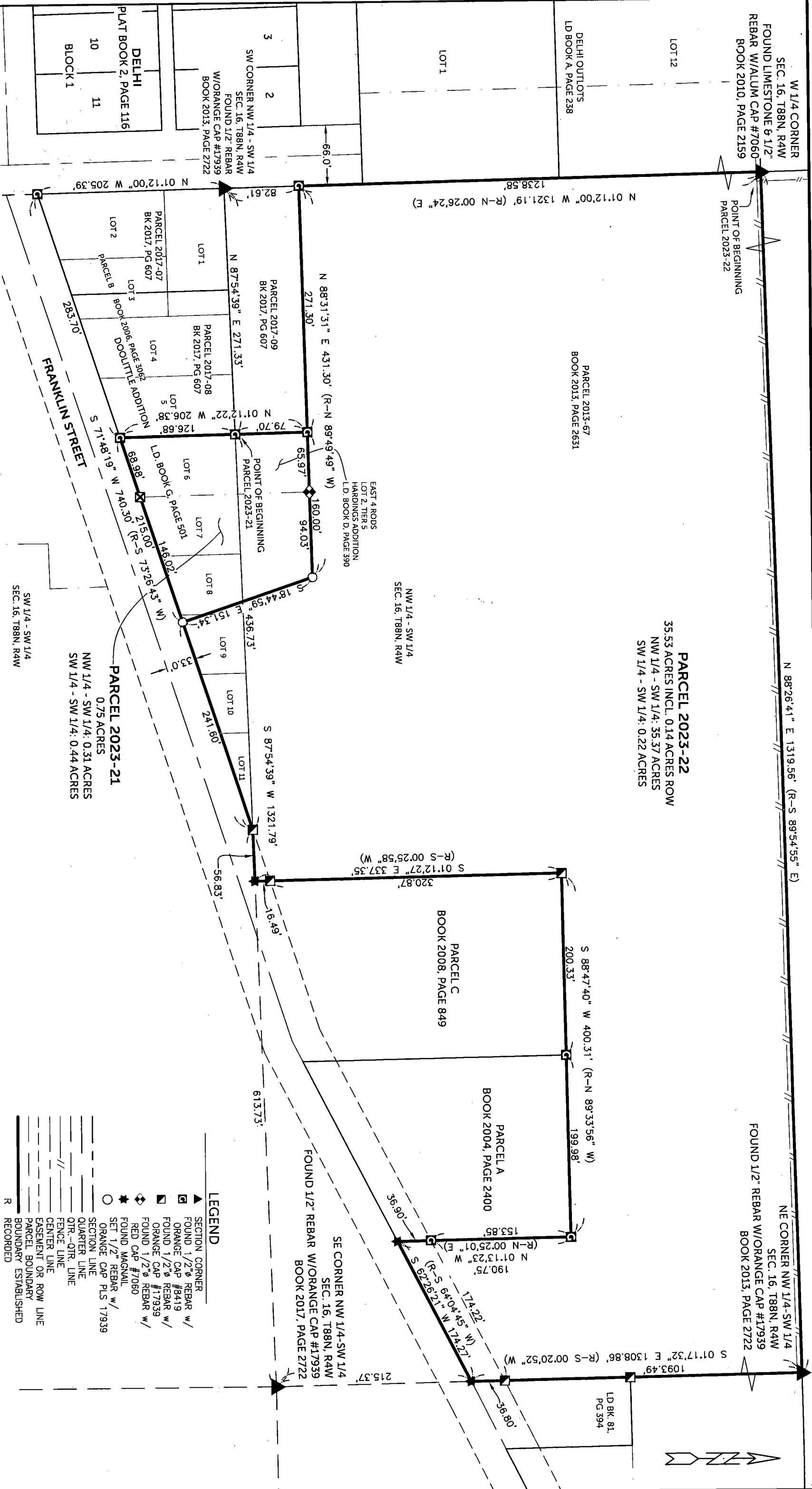
**THENCE** along the westerly line of the NW 1/4 of the SW 1/4 of said Section Sixteen (16), North 01° 12' 00" West, 1238.58 feet to the **POINT OF BEGINNING**;

The southerly line of the NW 1/4 of the SW 1/4 of Section Sixteen (16), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear South 87° 54' 39" West.

SURVEYED ON: 5/22/2023  
SURVEY REQUESTED BY: DOUGLAS E. STEGER

	PROPRIETORS: DOUGLAS E. STEGER	
	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	5/23/2023 DATE
	<b>BURRINGTON GROUP, INC.</b> Civil Engineering   Land Surveying 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com	
PROJECT NO. 22-076		SCALE: 1" = 100'
DATE: 5/22/2023		DRAWN BY: RLR
CHECKED BY: DM		GPS BOX: DELHI-260
SHEET 1 OF 2		

PARCEL 2023-21, PART OF THE NW 1/4 - SW 1/4 AND PART OF THE SW 1/4 - SW 1/4  
 PARCEL 2023-22, PART OF THE NW 1/4 - SW 1/4 AND PART OF THE SW 1/4 - SW 1/4  
 ALL IN SECTION 16, T88N, R4W OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF DELHI, DELAWARE COUNTY, IOWA



**LEGEND**

- ▲ SECTION CORNER
- ◻ FOUND 1/2" REBAR W/ ORANGE CAP #8419
- ◻ FOUND 1/2" REBAR W/ ORANGE CAP #17939
- ◻ FOUND 1/2" REBAR W/ RED CAP #7060
- FOUND MAGNAIL SET 1/2" REBAR W/ ORANGE CAP PLS 17939
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- FENCE LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- R RECORDED

**SHEET 2**



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

Phone 563-927-2434

burringtongroup.com

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RESOLUTION 2023-25 APPROVING PLAT

WHEREAS, the plat of Parcel 2023-21 and Parcel 2023-22, City of Delhi, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated May 2, 2023, has been filed with the City Clerk of the City of Delhi, Delaware County, Iowa;

WHEREAS, the City Council has fully considered the same and found the same to be in accordance with the ordinances of the City of Delhi, Iowa, relating to plats and additions to cities;

WHEREAS, no new well or septic system is necessary and therefore construction of said utilities is not being authorized by the approval of final plat;

WHEREAS, the plat of survey and its attachments conform to Sections 354.6, 354.11 and 355.8 of the Iowa Code and therefore can be approved pursuant to 354.8 of the Iowa Code;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Delhi, Delaware County, Iowa that

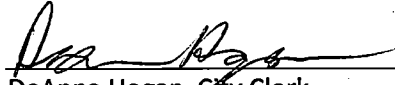
Said Parcel 2023-21 and Parcel 2023-22, City of Delhi, Delaware County, Iowa, is hereby acknowledged, approved and accepted on the part of the City of Delhi, Delaware County, Iowa.

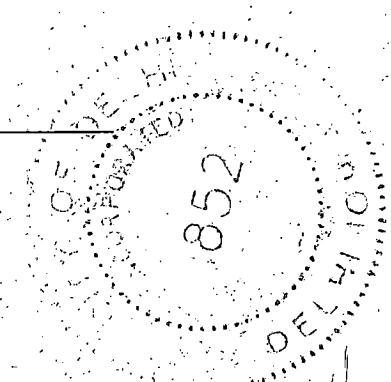
The Mayor and City Clerk are hereby directed to certify this approval and affix the same to said final plat as by law provided.

Passed this 8<sup>th</sup> day of May, A.D. 2023

  
Aran Klostermann, Mayor-Pro Tem

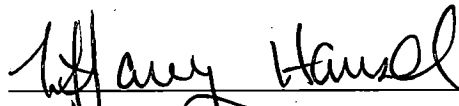
ATTEST:

  
DeAnna Hogan, City Clerk



STATE OF IOWA )  
 ) SS.  
COUNTY OF DELAWARE )

On this 9<sup>th</sup> day of May, 2023, before me, Tiffany Hansel, a Notary Public in and for the State of Iowa, personally appeared Aran Klostermann and DeAnna Hogan, to me personally know, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Delhi, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by the authority of its City Council, as contained in Resolution Number 2023-25 adopted by the City Council on the 9<sup>th</sup> Day of May, 2023 and that Aran Klostermann and DeAnna Hogan, acknowledge the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

  
Notary Public

