

COUNTY: DELAWARE
SECTION 31, T 88 N, R 4 W
ALIQUOT PART: NW 1/4 - FR. SW 1/4, NE 1/4 - FR. SW 1/4
CITY:
SURVEY: PARCEL 2023-90 & PARCEL 2023-91
BLOCK: LOTS:
PROPRIETOR: RANDALL J. MILES & DEBORAH H. MILES
REQUESTED BY: BRIAN WEGMANN
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

NOV 08 2023

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Delaware Co. Auditor

NOV 08 2023



Book 2023 Page 2818

Document 2023 2818 Type 06 002 Pages 2
Date 11/08/2023 Time 9:32:59AM
Rec Amt \$12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**PLAT OF
SURVEY**

PARCEL 2023-90, PART OF THE NW 1/4- FR. SW 1/4;
PARCEL 2023-91, PART OF THE NW 1/4- FR. SW 1/4 AND PART OF THE NE 1/4 - FR. SW 1/4,
SECTION 31, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2023-90, Part of the NW 1/4 of the FR. SW 1/4 of Section 31, T88N, R4W of the 5th Principal Meridian, Delaware County, Iowa, containing 3.00 acres including 0.78 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the West quarter corner of Section 31, T88N, R4W of the 5th Principal Meridian, Delaware County, Iowa;

THENCE along the northerly line of the FR. SW 1/4 of said Section 31, South 89° 30' 39" East (assumed bearing), 374.00 feet to the **POINT OF BEGINNING**;

THENCE continuing along the northerly line of the FR. SW 1/4, South 89° 30' 39" East, 537.00 feet;

THENCE South 00° 17' 05" East, 330.73 feet, to the center line of 275th Street;

THENCE along the center line of 275th Street, North 71° 35' 24" West, 569.08 feet;

THENCE North 00° 29' 21" East, 155.60 feet to the **POINT OF BEGINNING**.

LEGAL DESCRIPTION:

PARCEL 2023-91, Part of the NE 1/4 of the FR. SW 1/4 and part of the NW 1/4 of the FR. SW 1/4 of Section 31, T88N, R4W of the 5th Principal Meridian, Delaware County, Iowa, containing 20.73 acres including 2.15 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 Center of Section of Section 31, T88N, R4W of the 5th Principal Meridian, Delaware County, Iowa;

THENCE along the easterly line of the FR. SW 1/4 of said Section 31, South 00° 17' 05" East, 1305.48 feet, to the center line of 275th Street;

THENCE along the center line of 275th Street along a circular curve, concave northeasterly, and having an arc length of 363.31 feet, a radius of 954.93 feet, a central angle of 21° 47' 55", a chord length of 361.12 feet, and a chord bearing of North 57° 49' 16" West;

THENCE continuing along 275th Street, North 46° 55' 19" West, 451.96 feet to the boundary of Parcel A, as recorded in Book 2005, Page 4040;

THENCE along the boundary of said Parcel A, North 28° 05' 22" East, 664.73 feet;

THENCE continuing along the boundary of said Parcel A, North 68° 28' 03" West, 324.93 feet;

THENCE continuing along the boundary of said Parcel A, South 51° 06' 23" West, 230.26 feet;

THENCE continuing along the boundary of said Parcel A, South 20° 10' 44" West, 340.00 feet, to the center line of 275th Street;

THENCE along the center line of 275th Street along a circular curve, concave southwesterly, having an arc length of 386.75 feet, a radius of 1432.39 feet, a central angle of 15° 28' 12", a chord length of 385.57 feet, and a chord bearing of North 63° 51' 18" West;

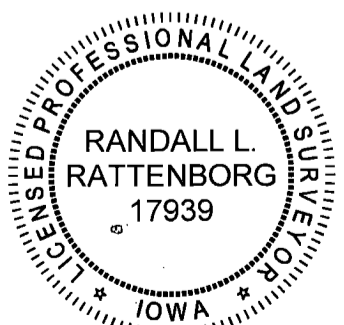
THENCE continuing along the center line of 275th Street, North 71° 35' 24" West, 235.99 feet;

THENCE North 00° 17' 05" West, 330.73 feet to the northerly line of the FR. SW 1/4 of said Section 31;

THENCE along the northerly line of the FR. SW 1/4 of said Section 31, South 89° 30' 39" East (assumed bearing), 1486.78 feet to the **POINT OF BEGINNING**.

SURVEYED ON: 10/16 & 11/6/2023
SURVEY REQUESTED BY: BRIAN WEGMANN

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



PROPRIETORS: **RANDALL J. MILES & DEBORAH H. MILES**

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.

[Signature]
RANDALL L. RATTENBORG, P.L.S. LIC. #17939
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
DATE 11/8/2023

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

PROJECT NO. 23-135

SCALE: 1" = 200'

DATE: 10/23/2023

DRAWN BY: RLR

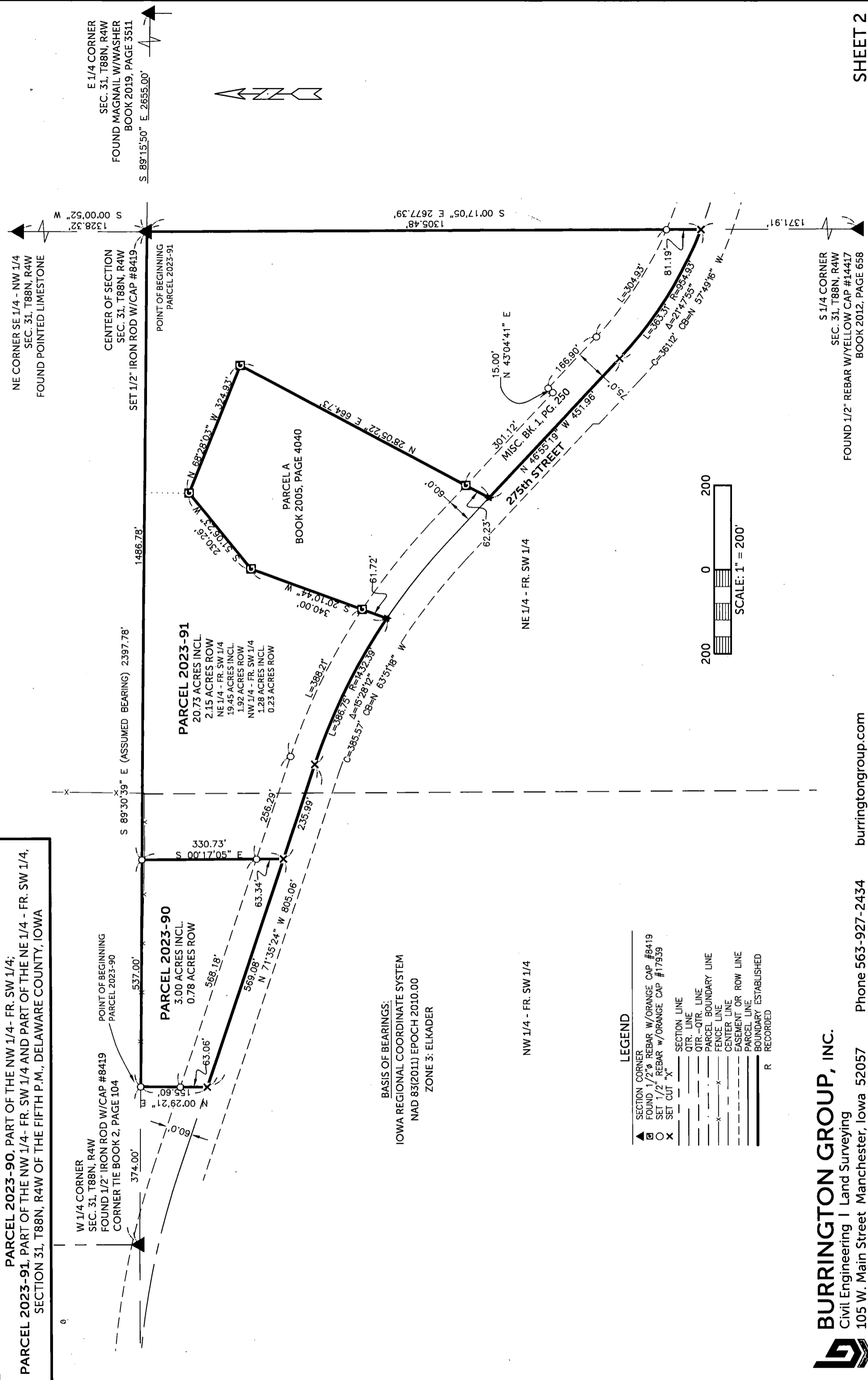
CHECKED BY: DDK

GPS BOX: LAKE DELHI

SHEET 1 OF 2

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

PARCEL 2023-90, PART OF THE NW 1/4- FR. SW 1/4;
PARCEL 2023-91, PART OF THE NW 1/4- FR. SW 1/4 AND PART OF THE NE 1/4 - FR. SW 1/4,
 SECTION 31, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



LEGEND

▲	SECTION CORNER
⊕	FOUND 1/2" REBAR W/ORANGE CAP #8419
○	FOUND 1/2" REBAR W/ORANGE CAP #17939
×	SET CUT "X"
---	SECTION LINE
---	QTR. LINE
---	QTR.-QTR. LINE
---	PARCEL BOUNDARY LINE
---	FENCE LINE
---	CENTER LINE
---	EASEMENT OR ROW LINE
---	PARCEL LINE
---	BOUNDARY ESTABLISHED
R	RECORDED

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