

COUNTY: DELAWARE
SECTION 19, T 88 N, R 4 W
ALIQUOT PART: NW 1/4 - SE 1/4
CITY:
SURVEY: PARCEL 2024-05, PARCEL 2024-06
BLOCK: LOTS:
PROPRIETOR: PARCEL 2016-50: KEVIN G. TANNER
PARCEL 2016-51: TANMAN CONSTRUCTION, 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
Delaware Co. Assessor
FEB 02 2024

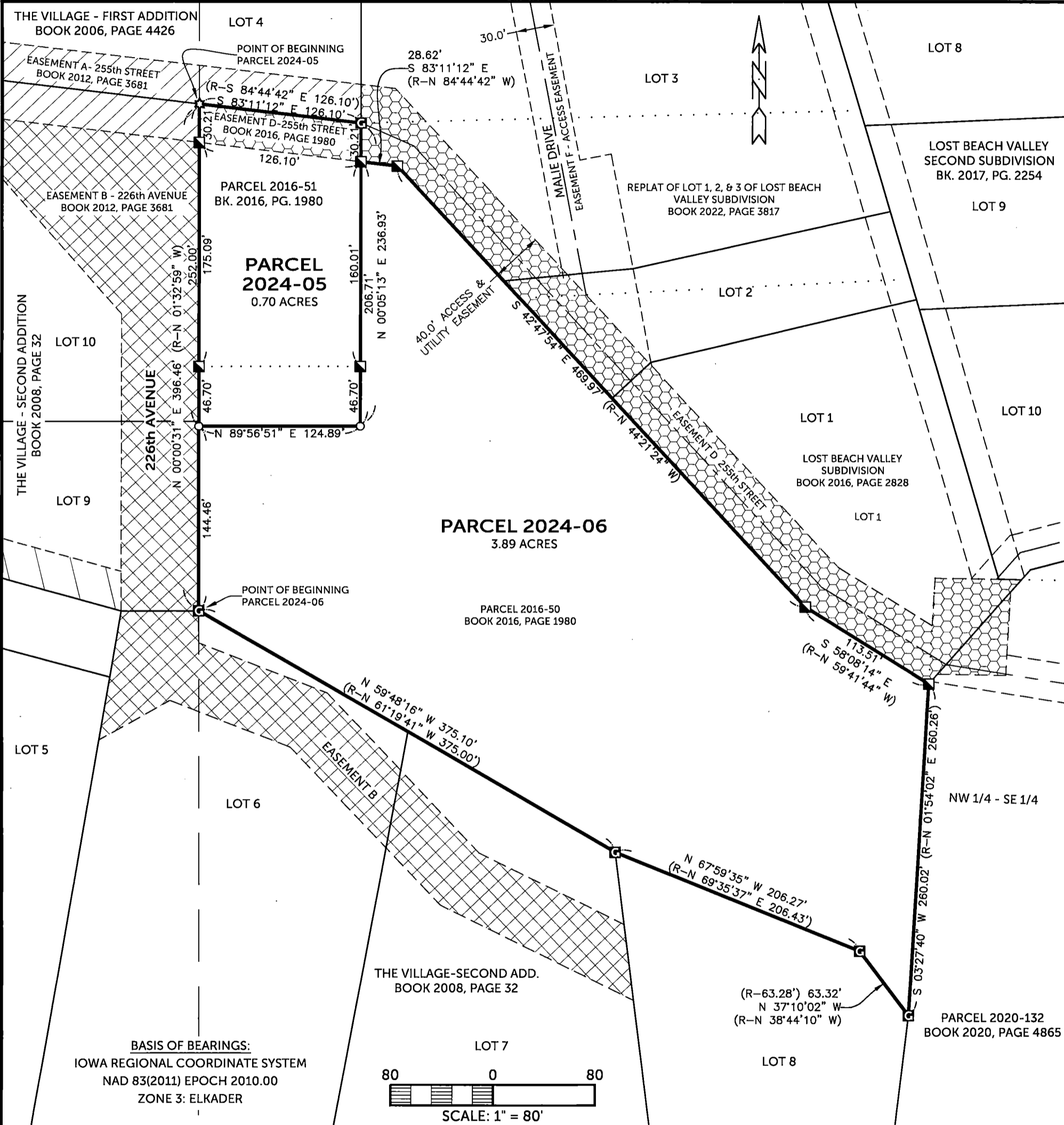
Book 2024 Page 270
Document 2024 270 Type 06 002 Pages 2
Date 2/02/2024 Time 2:19:47PM
Rec Amt \$12.00

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Delaware Co. Auditor
FEB 02 2024

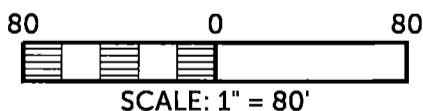
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

PARCEL 2024-05, PARCEL 2016-51 AND PART OF PARCEL 2016-50 IN THE NW 1/4 - SE 1/4
PARCEL 2024-06, PART OF PARCEL 2016-50 IN THE NW 1/4 - SE 1/4
ALL IN SECTION 19, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



BASIS OF BEARINGS:
IOWA REGIONAL COORDINATE SYSTEM
NAD 83(2011) EPOCH 2010.00
ZONE 3: ELKADER



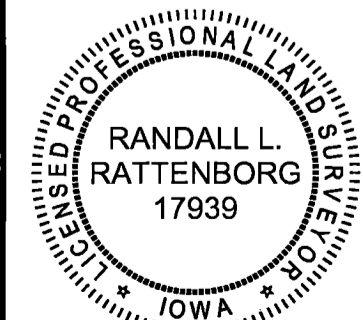
SURVEYED ON: 12/20/2023
SURVEY REQUESTED BY: MITCH TANNER

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

PROPRIETORS: PARCEL 2016-50: KEVIN G. TANNER PARCEL 2016-51: TANMAN CONSTRUCTION, L.L.C.		PROJECT NO. 23-159
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.		SCALE: 1" = 80'
 RANDALL L. RATTENBORG P.L.S. LIC. #17939 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025		DATE: 1/25/2024
 BURRINGTON GROUP, INC. Civil Engineering Land Surveying 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com		DRAWN BY: RLR
		CHECKED BY: DDK
		GPS BOX: LAKE DELHI
		SHEET 1 OF 2

LEGEND

- ▲ SECTION CORNER
- ▣ FOUND 1/2" Ø REBAR w/ ORANGE CAP #8419
- ▣ FOUND 1/2" Ø REBAR w/ ORANGE CAP #17939
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- ☆ SET MAG NAIL w/SSW PLS 17939
- SECTION LINE
- QUARTER LINE
- FORMER LOT LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL/LOT BOUNDARY
- BOUNDARY ESTABLISHED
- OPC ORANGE PLASTIC CAP
- RPC RED PLASTIC CAP
- R RECORDED



SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

LEGAL DESCRIPTION:

PARCEL 2024-05, Parcel 2016-51 and part of Parcel 2016-50 in the NW 1/4 of the SE 1/4 of Section 19, T88N, R4W of the 5th Principal Meridian, Delaware County, Iowa, containing 0.70 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the northeast corner of Lot 10 of The Village-Second Addition, as recorded in Book 2008, Page 32, being on the southerly line of Lot 4 of The Village-First Addition, as recorded in Book 2006, Page 4426, being the northwest corner of Parcel 2016-51, as recorded and Book 2016, Page 1980;

THENCE along the southerly line of said Lot 4 and northerly line of said Parcel 2016-51, South 83° 11' 12" East, 126.10 feet, to the easterly line of said Parcel 2016-51, being the southeast corner of said Lot 4;

THENCE along the easterly line and southerly extension of said Parcel 2016-51, South 00° 05' 13" West, 236.93 feet;

THENCE South 89° 56' 51" West, 124.89 feet, to the easterly line of Lot 9 of said The Village-Second Addition;

THENCE along the easterly line of said Lot 9 and of said Lot 10, North 00° 00' 31" East, 252.00 feet to the **POINT OF BEGINNING**;

The easterly line of Lot 9 and of Lot 10 of The Village-Second Addition in Section 19, T88N, R4W of the 5th Principal Meridian, Delaware County, Iowa, is assumed to bear North 00° 00' 31" East.

LEGAL DESCRIPTION:

PARCEL 2024-06, Part of Parcel 2016-50 in the NW 1/4 of the SE 1/4 of Section 19, T88N, R4W of the 5th Principal Meridian, Delaware County, Iowa, containing 3.89 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the southeast corner of Lot 9 of The Village-Second Addition, as recorded in Book 2008, Page 32, being the southwest corner of Parcel 2016-50, as recorded in Book 2016, Page 1980;

THENCE along the easterly line of said Lot 9 and westerly line of Parcel 2016-50, North 00° 00' 31" East, 144.46 feet;

THENCE North 89° 56' 51" East, 124.89 feet, to the southerly extension of the easterly line of Parcel 2016-51, as recorded in Book 2016, Page 1980;

THENCE along the easterly line of Parcel 2016-51, North 00° 05' 13" East, 206.71 feet, to the northerly line of said Parcel 2016-50;

THENCE along the northerly line of said Parcel 2016-50, South 83° 11' 12" East, 28.62 feet;

THENCE continuing along the northerly line of said Parcel 2016-50, South 42° 47' 54" East, 469.97 feet;

THENCE continuing along the northerly line of said Parcel 2016-50, South 58° 08' 14" East, 113.51 feet, to the westerly line of Parcel 2020-132, as recorded in Book 2020, Page 4865, being the easterly line of said Parcel 2016-50;

THENCE along the easterly line of said Parcel 2016-50, being the westerly line of Parcel 2020-132, South 03° 27' 40" West, 260.02 feet, to the southeast corner of said Parcel 2016-50, being on the northerly line of Lot 8 of said The Village-Second Addition;

THENCE along the southerly line of Parcel 2016-50, being the northerly line of said Lot 8, North 37° 10' 02" West, 63.32 feet;

THENCE continuing along the southerly line of said Parcel 2016-50 and northerly line of said Lot 8, North 67° 59' 35" West, 206.27 feet, to the northeast corner of Lot 7 of said The Village-Second Addition;

THENCE continuing along the southerly line of said Parcel 2016-50 and northerly line of Lot 7 and of Lot 6 of said The Village-Second Addition, North 59° 48' 16" West, 375.10 feet, to the **POINT OF BEGINNING**;

The easterly line of Lot 9 and of Lot 10 of The Village-Second Addition in Section 19, T88N, R4W of the 5th Principal Meridian, Delaware County, Iowa, is assumed to bear North 00° 00' 31" East.