

COUNTY: DELAWARE  
SECTION 23, T 88 N, R 5W  
ALIQUOT PART: NE 1/4-SW 1/4, SE 1/4-SW 1/4, SE 1/4-NW 1/4  
NW 1/4-SE 1/4, NE 1/4-SE 1/4, SE 1/4-SE 1/4, SW 1/4-SE 1/4  
CITY:  
SURVEY: PARCEL 2018-41 & PARCEL 2018-42  
BLOCK: LOTS:  
PROPRIETOR:  
BEVERLY L. SCHNEIDER, TRUSTEE OF BEVERLY L. SCHNEIDER DECLARATION OF TRUST  
REQUESTED BY: BRUCE SCHNEIDER  
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 03 2024

Book 2024 Page 947  
Document 2024 947 Type 06 002 Pages 2  
Date 5/03/2024 Time 8:22:21AM  
Rec Amt \$12.00

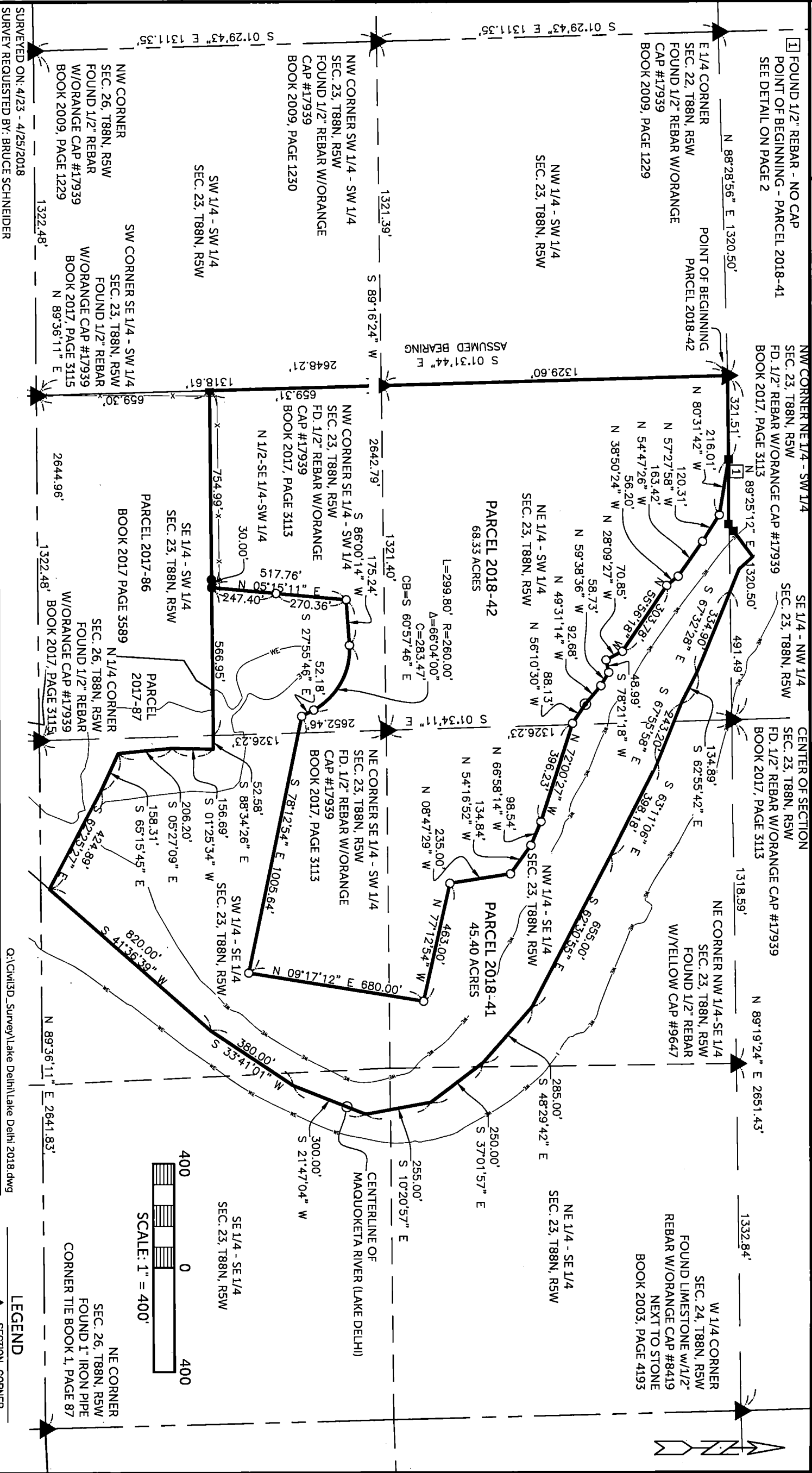
FILED  
Delaware Co. Auditor  
MAY 03 2024

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

PLAT OF  
SURVEY

PARCEL 2018-41, PART OF THE SW 1/4, PART OF THE SE 1/4 & PART OF THE SE 1/4-NW 1/4  
PARCEL 2018-42, PART OF THE SW 1/4 AND PART OF THE SE 1/4  
ALL IN SECTION 23, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

THIS PLAT AMENDS AND SUPERCEDES PLAT  
RECORDED IN BOOK 2018, PAGE 3523



**RANDALL L. RATTENBORG**  
17939  
LICENSED PROFESSIONAL LAND SURVEYOR  
IOWA

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

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

PROPRIETORS: **BEVERLY L. SCHNEIDER, TRUSTEE OF BEVERLY L. SCHNEIDER DECLARATION OF TRUST**

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.

*S/R*  
DATE: 5/31/2018  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

PROJECT NO. 18-046  
SCALE: 1"=400'  
DATE: 5/31/2018  
DRAWN BY: RLR  
CHECKED BY: DDK/  
GPS BOX: LAKE DELHI  
SHEET 1 OF 2

**LEGEND**

- SECTION CORNER
- FOUND 1/2" REBAR-NO CAP
- FOUND 1/2" REBAR w/ ORANGE CAP PLS 17939
- FOUND 1" I.D. IRON PIPE SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SECTION LINE
- QUARTER LINE
- OTR-OTR LINE
- FENCE LINE
- EASEMENT OR ROW LINE
- NORMAL HIGH WATER LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- R RECORDED

PARCEL 2018-41, PART OF THE SW 1/4, PART OF THE SE 1/4 & PART OF THE SE 1/4-NW 1/4  
PARCEL 2018-42, PART OF THE SW 1/4 AND PART OF THE SE 1/4  
ALL IN SECTION 23, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2018-41, PART OF THE SE 1/4, PART OF THE SW 1/4 AND PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 88 NORTH, RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 45.40 acres, more or less, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Northwest Corner of the NE 1/4 of the SW 1/4 of Section 23, Township 88 North, Range 5 West of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Northerly Line of the NE 1/4 of the SW 1/4 of said Section 23, North 89° 25' 12" East, 321.51 feet to the POINT OF BEGINNING;

THENCE along the southerly line of a platted parcel, recorded in Plat Book 5, Page 76, South 89° 51' 14" East, 249.37';

THENCE continuing along the southerly line of said platted parcel, North 53° 22' 21" East, 155.80' to the centerline of the Maquoketa River

THENCE along the centerline of the Maquoketa River, South 41°58' 23" East, 70.35';

THENCE continuing along the centerline of the Maquoketa River (Lake Delhi), South 67° 32' 28" East, 427.99 feet;

THENCE continuing along the centerline of the Maquoketa River (Lake Delhi), South 62° 55' 42" East, 134.89 feet;

THENCE continuing along the centerline of the Maquoketa River (Lake Delhi), South 67° 55' 58" East, 243.20 feet;

THENCE continuing along the centerline of the Maquoketa River (Lake Delhi), South 63° 11' 06" East, 398.18 feet;

THENCE continuing along the centerline of the Maquoketa River (Lake Delhi), South 62° 30' 55" East, 655.00 feet;

THENCE continuing along the centerline of the Maquoketa River (Lake Delhi), South 48° 29' 42" East, 285.00 feet;

THENCE continuing along the centerline of the Maquoketa River (Lake Delhi), South 37° 01' 57" East, 250.00 feet;

THENCE continuing along the centerline of the Maquoketa River (Lake Delhi), South 10° 20' 57" East, 255.00 feet;

THENCE continuing along the centerline of the Maquoketa River (Lake Delhi), South 21° 47' 04" West, 300.00 feet;

THENCE continuing along the centerline of the Maquoketa River (Lake Delhi), South 33° 41' 01" West, 380.00 feet;

THENCE continuing along the centerline of the Maquoketa River (Lake Delhi), South 41° 36' 39" West, 820.00 feet, to the Northerly Line of Parcel 2017-87, as recorded in Book 2017, Page 3589 in the Office of the Delaware County Recorder;

THENCE along the Northerly Line of said Parcel 2017-87, North 62° 25' 27" West, 424.89 feet;

THENCE continuing along the Northerly Line of said Parcel 2017-87, North 65° 15' 45" West, 158.31 feet;

THENCE continuing along the Northerly Line of said Parcel 2017-87, North 05° 27' 09" West, 206.20 feet;

THENCE continuing along the Northerly Line of said Parcel 2017-87, North 01° 25' 34" East, 156.69 feet;

THENCE continuing along the Northerly Line of said Parcel 2017-87, North 88° 34' 26" West, 52.58 feet to the Southerly Line of the North half of the SE 1/4 of the SW 1/4 of said Section 23;

THENCE continuing along the Northerly Line of said Parcel 2017-87 and Parcel 2017-86, and the along the Southerly Line of the North half of the SE 1/4 of the SW 1/4, South 89° 26' 18" West, 566.95 feet;

THENCE North 05° 15' 11" East, 517.76 feet;

THENCE North 86° 00' 14" East, 175.24 feet;

THENCE 299.80 feet along a 260.00 feet radius curve concave southerly, having a central angle of 66° 04' 00", a chord length of 283.47 feet, and a chord bearing of South 60° 57' 46" East;

THENCE South 27° 55' 46" East, 52.18 feet;

THENCE South 78° 12' 54" East, 1005.64 feet;

THENCE North 09° 17' 12" East, 680.00 feet;

THENCE North 77° 12' 54" West, 463.00 feet;

THENCE North 08° 47' 29" West, 235.00 feet;

THENCE North 54° 16' 52" West, 134.84 feet;

THENCE North 66° 58' 14" West, 98.54 feet;

THENCE North 72° 00' 27" West, 396.23 feet;

THENCE North 56° 10' 30" West, 88.13 feet;

THENCE North 49° 31' 14" West, 92.68 feet;

THENCE North 59° 38' 36" West, 58.73 feet;

THENCE South 78° 21' 18" West, 48.99 feet;

THENCE North 28° 09' 27" West, 70.85 feet;

THENCE North 55° 56' 18" West, 303.78 feet;

THENCE North 38° 50' 24" West, 56.20 feet;

THENCE North 54° 47' 26" West, 163.42 feet;

THENCE North 57° 27' 58" West, 120.31 feet;

THENCE North 80° 31' 42" West, 216.01 feet to the to the POINT OF BEGINNING;

LEGAL DESCRIPTION:

PARCEL 2018-42, PART OF THE SE 1/4 AND PART OF THE SW 1/4 OF SECTION 23, TOWNSHIP 88 NORTH, RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 68.33 acres, more or less, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Northwest Corner of the NE 1/4 of the SW 1/4 of Section 23, Township 88 North, Range 5 West of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Northerly Line of the NE 1/4 of the SW 1/4 of said Section 23, North 89° 25' 12" East, 321.51 feet;

THENCE South 80° 31' 42" East, 216.01 feet;

THENCE South 57° 27' 58" East, 120.31 feet;

THENCE South 54° 47' 26" East, 163.42 feet;

THENCE South 38° 50' 24" East, 56.20 feet;

THENCE South 55° 56' 18" East, 303.78 feet;

THENCE South 28° 09' 27" East, 70.85 feet;

THENCE North 78° 21' 18" East, 48.99 feet;

THENCE South 59° 38' 36" East, 58.73 feet;

THENCE South 49° 31' 14" East, 92.68 feet;

THENCE South 56° 10' 30" East, 88.13 feet;

THENCE South 72° 00' 27" East, 396.23 feet;

THENCE South 66° 58' 14" East, 98.54 feet;

THENCE South 54° 16' 52" East, 134.84 feet;

THENCE South 08° 47' 29" East, 235.00 feet;

THENCE South 77° 12' 54" East, 463.00 feet;

THENCE South 09° 17' 12" West, 680.00 feet;

THENCE North 78° 12' 54" West, 1005.64 feet;

THENCE North 27° 55' 46" West, 52.18 feet;

THENCE 299.80 feet along a 260.00 feet radius curve concave southerly, having a central angle of 66° 04' 00", a chord length of 283.47 feet, and a chord bearing of North 60° 57' 46" West;

THENCE South 86° 00' 14" West, 175.24 feet;

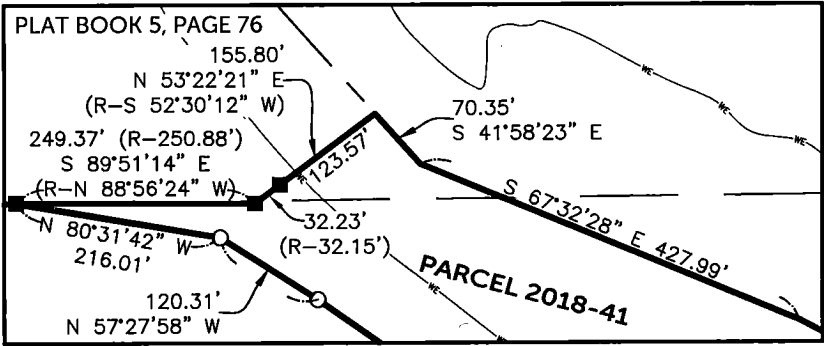
THENCE South 05° 15' 11" West, 517.76 feet to the Southerly Line of the North one-half (N ½) of the SE 1/4 of the SW 1/4 of said Section 23, also being the Northerly Line of Parcel 2017-86, as recorded in Book 2017, Page 3589

THENCE along the Southerly Line of the North one-half (N ½) of the SE 1/4 of the SW 1/4 of said Section 23, also being the Northerly Line of said Parcel 2017-86, South 89° 26' 18" West, 754.99 feet, to the Westerly Line of the SE 1/4 of the SW 1/4 of said Section 23;

THENCE along the Westerly Line of the SE 1/4 of the SW 1/4 of said Section 23, North 01° 31' 44" West, 659.31 feet, to the Northwest Corner of the SE 1/4 of the SW 1/4 of said Section 23;

THENCE along the Westerly Line of the NE 1/4 of the SW 1/4 of said Section 23, North 01° 31' 44" West, 1329.60 feet to the POINT OF BEGINNING;

The Westerly Line of the NE 1/4 of the SW 1/4 and the Westerly Line of the SE 1/4 of the SW 1/4 of Section 23, Township 88 North, Range 5 West of the Fifth Principal Meridian, Delaware County, Iowa for Parcel 2018-41 and Parcel 2018-42 is assumed to bear South 01° 31' 44" East.



TRACT	PARCEL 2018-41	PARCEL 2018-42
NE 1/4 - SW 1/4	4.80	34.24
SE 1/4 - SW 1/4	5.87	14.19
NE 1/4 - SE 1/4	0.80	0
NW 1/4 - SE 1/4	12.89	10.06
SE 1/4 - SE 1/4	1.11	0
SW 1/4 - SE 1/4	19.70	9.84
SE 1/4 - NW 1/4	0.23	0
TOTAL	45.40	68.33



**BURRINGTON GROUP, INC.**  
Civil Engineering | Land Surveying  
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**SHEET 2**