

COUNTY: DELAWARE
SECTION 11, T 88 N, R 5 W
ALIQUOT PART: SW 1/4 - SE 1/4
CITY:
SURVEY: PARCEL 2024-72
BLOCK: LOTS:
PROPRIETOR: GARY LEE SANDS & PENNY KAYE SANDS
REQUESTED BY: DORRANCE HOGAN
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
AUG 21 2024

Book 2024 Page 2038
Document 2024 2038 Type 06 002 Pages 1
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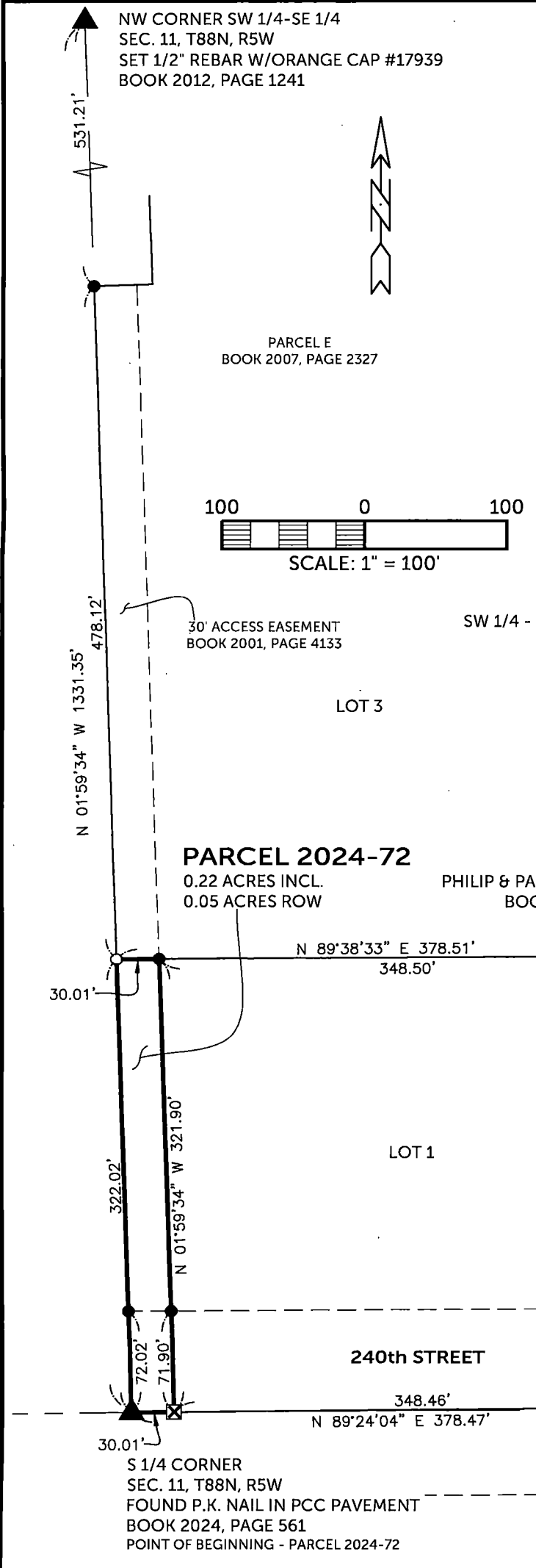
FILED
Delaware Co. Auditor
AUG 21 2024

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

PARCEL 2024-72

PART OF LOT 3 OF THE PHILIP & PAULINE SANDS SUBDIVISION OF THE SW 1/4 - SE 1/4 AND OF THE SE 1/4 - SE 1/4 OF SEC. 11, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



LEGAL DESCRIPTION:

PARCEL 2024-72, Part of Lot 3 of the Philip & Pauline Sands Subdivision of the SW 1/4 - SE 1/4 and of the SE 1/4 - SE 1/4 of Section 11, T88N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 0.22 acres, including 0.05 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 South Quarter Corner of Section 11, T88N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, being the southwest corner of Lot 3 of the Philip & Pauline Sands Subdivision, as recorded in Book 2022, Page 3715;

THENCE along the westerly line of the SW 1/4 - SE 1/4 of said Section 11 and the westerly line of said Lot 3, North 01° 59' 34" West, 322.02 feet, to a westerly extension of the northerly line of Lot 1 of the said Philip & Pauline Sands Subdivision;

THENCE along the said westerly extension, North 89° 38' 33" East, 30.01 feet, to the westerly line of said Lot 1;

THENCE along the westerly line of said Lot 1, South 01° 59' 34" East, 321.90 feet, to the southerly line of said Lot 3 and of the said SW 1/4 - SE 1/4;

THENCE along the said southerly line of said Lot 3 and of the said SW 1/4 - SE 1/4, South 89° 24' 04" West, 30.01 feet to the **POINT OF BEGINNING**;

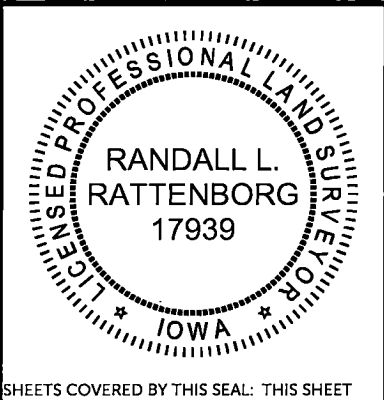
The westerly line of the SW 1/4 - SE 1/4 of Section 11, T88N, R5W of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 01° 59' 34" West.

PARCEL 2024-72 is fully encompassed by a 30 foot wide access easement as shown on the plat of Parcel E, as recorded in Book 2007, Page 2327 and in the plat of the Philip & Pauline Sands Subdivision, as recorded in Book 2022, Page 3715.

PARCEL 2024-72 DOES NOT CONFORM TO THE DELAWARE COUNTY ZONING ORDINANCE AND IS NON-BUILDABLE UNTO ITSELF. IN THE FUTURE, THIS PARCEL IS TO BE SOLD/ TRANSFERRED WITH ONE OF THE ADJOINING PROPERTIES. THE INTENT OF THIS SURVEY IS TO TRANSFER THIS PARCEL TO THE OWNER OF LOT 1

SURVEYED ON: 7/19/2024
SURVEY REQUESTED BY: DORRANCE HOGAN

Q:\Civil3D_Survey\GPS Box 37\GPS Box 37 2017.dwg



PROPRIETORS: **GARY LEE SANDS & PENNY KAYE SANDS**

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 DATE 8/21/2024
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

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

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| PROJECT NO. 24-101 |
| SCALE: 1" = 100' |
| DATE: 7/31/2024 |
| DRAWN BY: RLR |
| CHECKED BY: DDK |
| GPS BOX: 37 |
| SHEET 1 OF 1 |

LEGEND

- ▲ SECTION CORNER
- FOUND 1/2" Ø REBAR w/ ORANGE CAP PLS 17939
- ⊗ FOUND CUT 'X'
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SECTION LINE
- QUARTER LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- R RECORDED