

COUNTY: DELAWARE
SECTION 25, T 88 N, R 5 W
ALIQUOT PART: NE 1/4 - NW 1/4
CITY:
SURVEY: PARCEL 2024-110 & PARCEL 2024-111
BLOCK: LOTS:
PROPRIETOR: SIDNEY'S COTTAGE, LLC
REQUESTED BY: JON PILCHER
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
DEC 05 2024

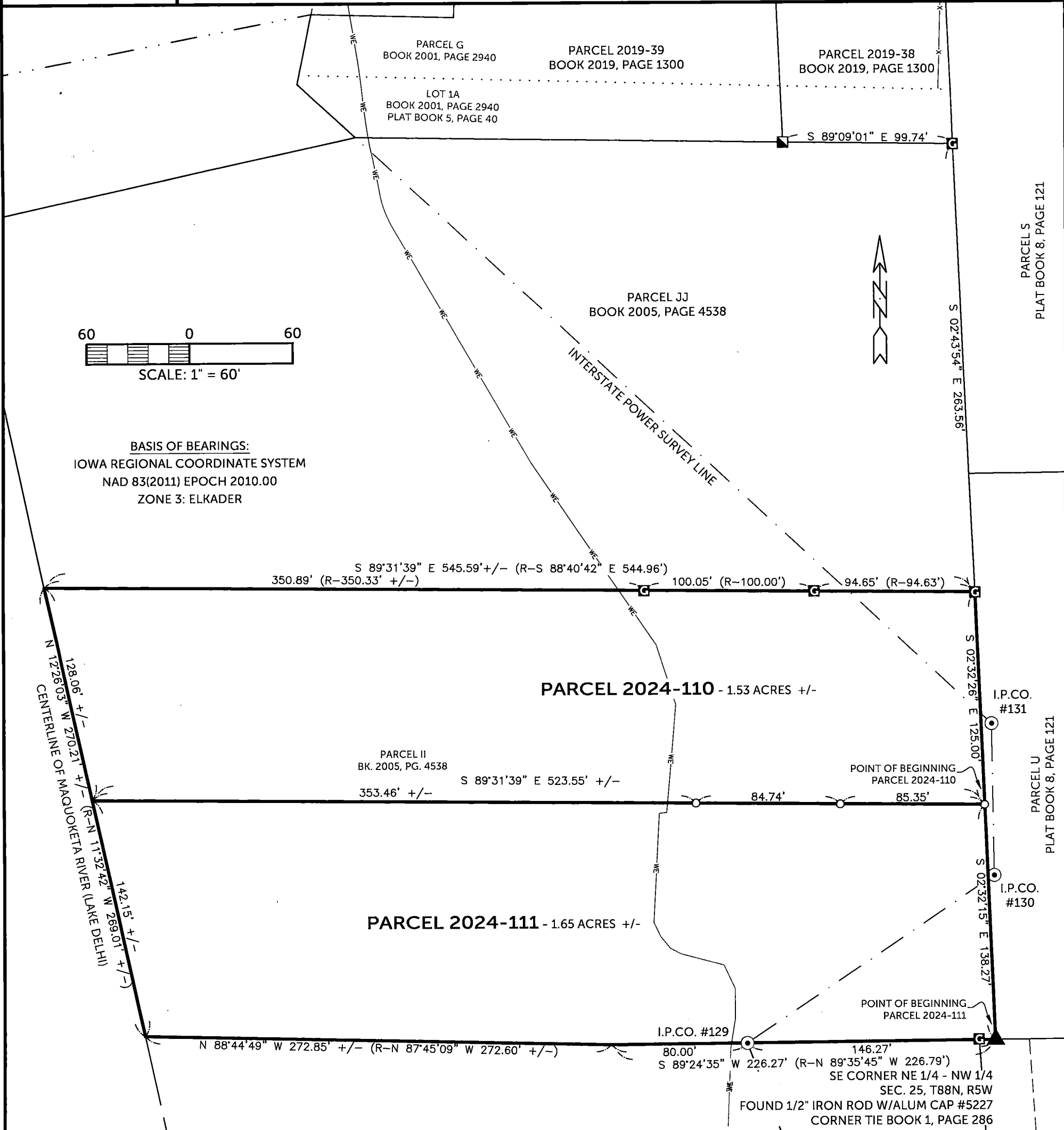
Book 2024 Page 3031
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FILED
Delaware Co. Auditor
DEC 05 2024

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF
SURVEY

PARCEL 2024-110 & PARCEL 2024-111
A DIVISION OF PARCEL II IN THE NE 1/4 OF THE NW 1/4
SECTION 25, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEYED ON: 11/12/2024
SURVEY REQUESTED BY: JON PILCHER

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

PROPRIETORS: SIDNEY'S COTTAGE, LLC

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, 2025

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

PROJECT NO. 24-130

SCALE: 1" = 60'

DATE: 11/19/2024

DRAWN BY: RLR

CHECKED BY: DDK

GPS BOX: LAKE DELHI

SHEET 1 OF 2

LEGEND

- SECTION CORNER
- FOUND 1/2" REBAR W/ORANGE CAP #8419
- FOUND 1/2" REBAR W/ORANGE CAP #17939
- FOUND INTERSTATE POWER SURVEY MONUMENT
- SET 1/2" REBAR W/ORANGE CAP #17939
- QTR.-QTR. LINE
- WATER EDGE LINE
- FORMER LOT LINE
- INTERSTATE POWER LINE
- RIVER/LAKE CENTER LINE
- LAKE FRONTAGE LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- RECORDED

PARCEL 2024-110 & PARCEL 2024-111
A DIVISION OF PARCEL II IN THE NE 1/4 OF THE NW 1/4
SECTION 25, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2024-110, Part of Parcel II in the NE 1/4 of the NW 1/4 of Section 13, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 1.53 acres, more or less, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the southeast corner of the NE 1/4 of the NW 1/4 of Section 25, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, also being the southeast corner of Parcel II, as recorded in Book 2005, Page 4538;

THENCE along the easterly line of said Parcel II, North 02° 32' 15" West, 138.27 feet to the **POINT OF BEGINNING**;

THENCE North 89° 31' 39" West, 523.55 feet, more or less, to the westerly line of said Parcel II, being the center line of the Maquoketa River (Lake Delhi);

THENCE along the westerly line of said Parcel II and center line of the Maquoketa River (Lake Delhi), North 12° 26' 03" West, 128.06, feet more or less, to the northerly line of said Parcel II;

THENCE along the northerly line of said Parcel II, South 89° 31' 39" East, 545.59 feet, more or less, to the easterly line of said Parcel II;

THENCE along the easterly line of said Parcel II, South 02° 32' 26" East, 125.00 feet to the **POINT OF BEGINNING**;

The easterly line of Parcel II, as recorded in Book 2005, Page 4538, is assumed to bear South 02° 32' 26" East.

LEGAL DESCRIPTION:

PARCEL 2024-111, Part of Parcel II in the NE 1/4 of the NW 1/4 of Section 13, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 1.65 acres, more or less, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the southeast corner of the NE 1/4 of the NW 1/4 of Section 25, T88N, R5W of the 5th principal Meridian Delaware County, Iowa, also being the southeast corner of Parcel II, as recorded in Book 2005 Page 4538;

THENCE along the southerly line of said Parcel II, South 89° 24' 35" West, 226.27 feet;

THENCE continuing along the southerly line of said Parcel II, North 88° 44' 49" West, 272.85 feet, more or less, to the center line of the Maquoketa River (Lake Delhi), being the westerly line of said Parcel II;

THENCE along the center line of the Maquoketa River (Lake Delhi) and along the westerly line of said Parcel II, North 12° 26' 03" West, 142.15 feet, more or less;

THENCE South 89° 31' 39" East, 523.55 feet, more or less, to the easterly line of said Parcel II;

THENCE along the easterly line of said Parcel II, South 02° 32' 15" East, 138.27 feet to the **POINT OF BEGINNING**;

The easterly line of Parcel II, as recorded in Book 2005, Page 4538, is assumed to bear South 02° 32' 26" East.