COUNTY: DELAWARE SECTION 24, T 88 N, R 5 W ALIQUOT PART: NW 1/4, NW 1/4, SW 1/4 - NW 1/4	FILED Defaware Co. Assessor	Book 2024 Page 3185	
CITY: SURVEY: PARCEL 2024-23 PARCEL 2024-24, EASEMENT A BLOCK: LOTS:	DEC 2 0 2024	Document 2024 3185 Type 06 002 Page Date 12/20/2024 Time 3:11:34PM Rec Amt \$27.00	s 5
PROPRIETOR: SHAWN RETH REQUESTED BY: SHAWN RETH SURVEYOR: RANDALL L. RATTENBORG	FILED Delaware Co. Auditor DEC 2 0 2024	Daneen Schindler, RECORDER/REGISTRA DELAWARE COUNTY 10WA	R .
COMPANY: BURRINGTON, GROUP, INC. 105 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434			
PLAT OF PARCEL 2024-23, PART OF PARCEL 2013-66 IN THE NW 1/4 - NW 1/4 AND PART OF THE SW 1/4 - NW 1/4, PARCEL 2024-24, PART OF PARCEL 2013-66 IN THE NW 1/4 - NW 1/4 AND PART OF THE SW 1/4 - NW 1/4, EASEMENT A, PART OF PARCEL 2013-66 IN THE NW 1/4 - NW 1/4 AND PART OF THE SW 1/4 - NW 1/4, ALL IN SEC. 24, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA			
N 89'54'32" E 1324.87' NE CORNER NW 1/4 - NW 1/4			
NW CORNER SEC. 24, T88N, R5W FOUND LIMESTONE CORNER TIE BOOK 1, PAGE 184		FOUND MAGNAIL W/STEEL CAP #17939 BOOK 2021, PAGE 4090	
LEGEND SECTION CORNER FOUND 1/2" REBAR W/ORANGE CAP #8419 FOUND 1/2" REBAR W/YELLOW CAP #12642 FOUND 1/2" REBAR W/ALUM CAP #10165 FOUND CUT 'X' FOUND P.K. NAIL SET 1/2" REBAR W/ORANGE CAP #17939 SET MAGNAIL SET CUT 'X' UNDERSTOOM OF THE CONTROL	N 1/2 - NW 1/4 - NW 1/4 SEC. 24, T88N, R5W BASIS OF BEARINGS: IOWA REGIONAL COORDINATE SYSTEM NAD 83(2011) EPOCH 2010.00 ZONE 3: ELKADER	MISC. BK. 4, PG. 158 MISC. BK. 4, PG. 158 ACD. PLAT NO. 1 MISC. BK. 4, PG. 158 ACD. PLAT NO. 1 MISC. BK. 4, PG. 158 664.12' 1325.65'	
R RECORDED	S 89°48'59" W 1321.63'	1/ u	
N 00'04'57" W 13	PARCEL 2024-23	SEE SHEET 3 80.160 N 00.11,49	40.2 G. 159
PARCEL 2024-23 24.57 ACRES INCL. 2.07 ACRES ROW 6.15 ACRES INCL. 1.27 ACRES ROW SW 1/4-NW 1/4 18.42 ACRES INCL. 0.80 ACRES ROW NW 1/4-NW 1/4 PARCEL 2013-66			
BOOK 2013, PAGE 2789	S 1/2 - NW 1/4 - NW 1/4 SEC. 24, T88N, R5W	SEE SHEET 3	2
150 0 150 S 89'56'58" E PARCEL 2024-24 1.66 ACRES INCL. 0.05 ACRES ROW 0.17 ACRES SW 1/4-NW 1/4 1.49 ACRES NW 1/4-NW 1/4 1.49 ACRES NW 1/4-NW 1/4 N 86'55'17" E 265.00' N 86'55'17" W 325.00'			
PARCEL 2024-23 SW CORNER NW 1/4 - NW 1/4 SEC. 24, T88N, R5W FOUND 1/2" REBAR W/YELLOW CAP #12642 BOOK 2021, PAGE 4090 PARCEL P BOOK 2003, PAGE 4596	HEET 2 440.69'	318.42' 9.50' 02'14'35" E C=A14.95	SE CORNER NW 1/4 - NW 1/4 SEC. 24, T88N, R5W S1/2" REBAR W/ALUM CAP #10165 BOOK 2013, PAGE 3193
ACQ. PLAT NO. MISC. BK. 4, PG.	PARCEL 2021-52 BOOK 2021, PAGE 1825	EASEMENT A 0.14 ACRES FUTURE PUBLIC ROAD RIGHT OF WAY	FOUND
	SW 1/4 - NW 1/4		
SURVEYED ON: 12/29/2023, 1/2/2024 PROPRIETORS: SHAWN RETH Q:\Civil3D_Survey\Lake Delhi\Lake Delhi 2022 IARCS.dwg			
W 1/4 CORNER RATTENB	THE RELATED SURVEY WORK PERSONAL SUPERVISION AND SURVEYOR UNDER THE LAWS	WAS PERFORMED BY ME OR UNDER MY DIRECT THAT I AM A DULY LICENSED PROFESSIONAL LAND OF THE STATE OF IOWA. DATE: 4	CT NO. 23-165 1"=40', 50', 150' 1/2/2024
SEC. 24, T88N, R5W FOUND LIMESTONE w/ 1/2" REBAR W/ORANGE CAP #8419 NEXT TO STONE	MY LICENSE RENEWAL DATE IS	DRAWN DECEMBER 31, 2025 ON GROUP, INC.	N BY: RLR ED BY: DDK DX: LAKE DELHI
BOOK 2003, PAGE 4193 SHEETS COVERED BY THIS SE	I IN AN MAIN STRACT IN	and Surveying SHEET SHEET	

PARCEL 2024-23, PART OF PARCEL 2013-66 IN THE NW 1/4 - NW 1/4 AND PART OF THE SW 1/4 - NW 1/4, PARCEL 2024-24, PART OF PARCEL 2013-66 IN THE NW 1/4 - NW 1/4 AND PART OF THE SW 1/4 - NW 1/4, **EASEMENT A, PART OF PARCEL 2013-66 IN THE NW 1/4 - NW 1/4 AND PART OF THE SW 1/4 - NW 1/4,** ALL IN SEC. 24, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA PARCEL 2024-23 **BASIS OF BEARINGS: IOWA REGIONAL COORDINATE SYSTEM** NAD 83(2011) EPOCH 2010.00 **ZONE 3: ELKADER** 40 SCALE: 1'' = 40'PARCEL P BOOK 2003, PAGE 4596 L=111.29' R=636.60' Δ=10'01'00" C=111.15' CB=N 80°12'51" E ACQ. PLAT NO. 4 MISC. BK. 4, PG. 160 SEE DETAIL #2-210th AVENUE SEE DETAIL #1 LEGEND A SECTION CORNER

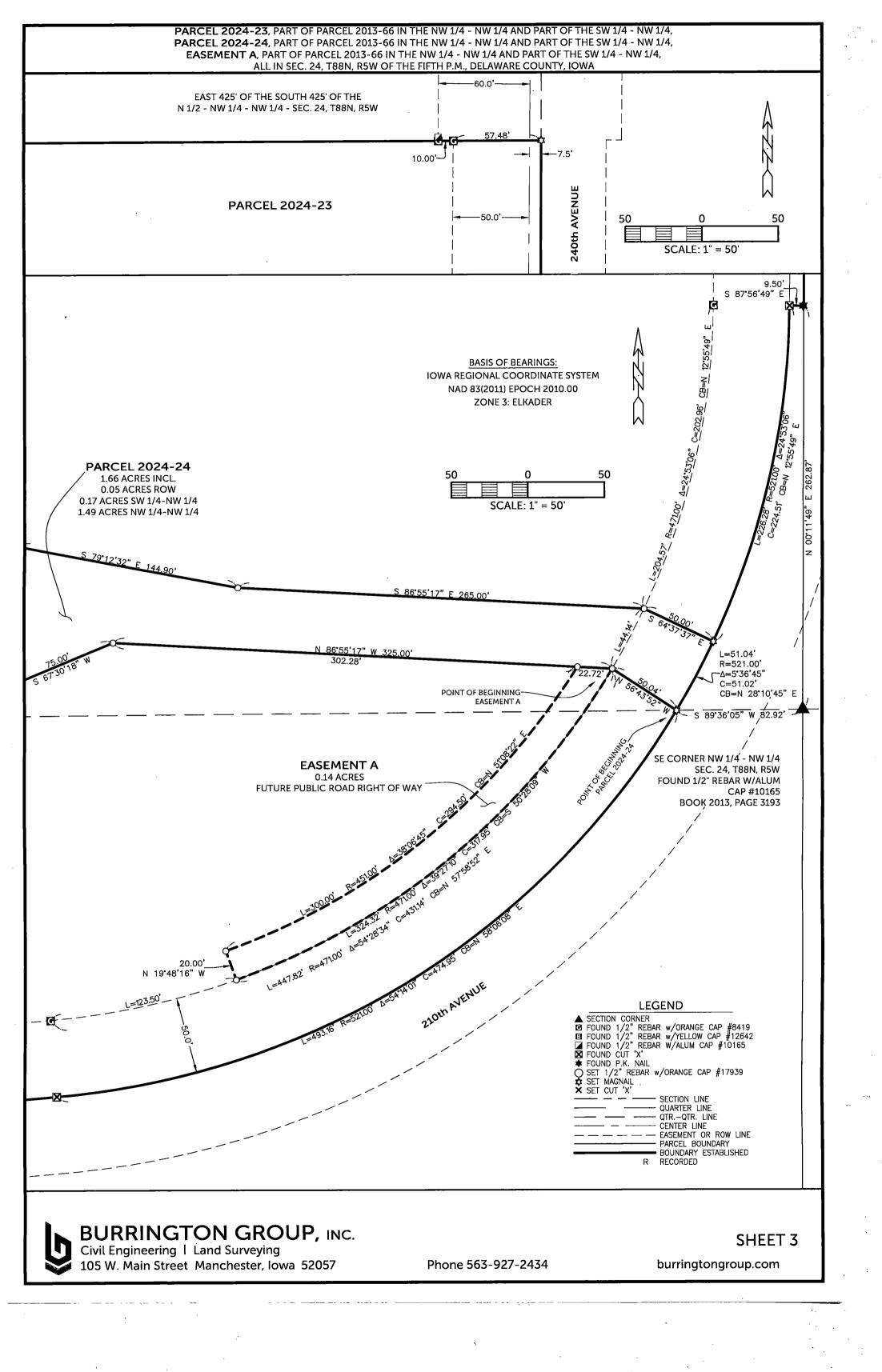
☐ FOUND 1/2" REBAR W/ORANGE CAP #8419
☐ FOUND 1/2" REBAR W/YELLOW CAP #12642
☐ FOUND 1/2" REBAR W/ALUM CAP #10165
☐ FOUND CUT 'X'

★ FOUND P.K. NAIL
O SET 1/2" REBAR W/ORANGE CAP #17939

★ SET MAGNAIL

X SET CUT 'X'

— — SECTION LINE L=3.90' R=636.60' -Δ=0'21'03" C=3.90'CB=N 54*57'11 SECTION LINE QUARTER LINE QTR.—QTR. LINE CENTER LINE
CENTER LINE
EASEMENT OR ROW LINE
PARCEL BOUNDARY
BOUNDARY ESTABLISHED
R RECORDED DETAIL #2 DETAIL #1 PARCEL P PARCEL 2024-23 PARCEL P **PARCEL** 2024-23 0.40' S 25'11'36" E 0.11' N 23'24'01" W 210th AVENUE SCALE: 1" = 1' SCALE: 1" = 1' BURRINGTON GROUP, INC. Civil Engineering | Land Surveying SHEET 2 105 W. Main Street Manchester, Iowa 52057 Phone 563-927-2434 burringtongroup.com



LEGAL DESCRIPTION:

PARCEL 2024-23, Part of Parcel 2013-66 in the NW 1/4 of the NW 1/4 and in part of the SW 1/4 of the NW 1/4 of Section 24, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 24.57 acres, including 2.07 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 southwest corner of the NW 1/4 of the NW 1/4 of Section 24, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa;

THENCE along the westerly line of the SW 1/4 of the NW 1/4 of said Section 24, South 00° 06' 54" East, 448.53 feet to the center line of 210th Avenue, also being the boundary of Parcel 2013-66, as recorded in Book 2013, Page 2789;

THENCE along the center line of 210th Avenue and boundary line of said Parcel 2013-66, North 54° 46' 39" East, 95.52 feet;

THENCE continuing along the center line of 210th Avenue and boundary line of said Parcel 2013-66 along a circular curve concave southeasterly and having an arc length of 3.90 feet, a radius of 636.60 feet, a central angle of 00° 21′ 03″, a chord length of 3.90 feet, and a chord bearing of North 54° 57′ 11″ East, to the westerly line of Parcel P, as recorded in Book 2003, Page 4596;

THENCE along the westerly line of said Parcel P, North 23° 24' 01" West, 205.22 feet, to the northerly line of said Parcel P;

THENCE along the northerly line of said Parcel P, North 64° 45' 54" East, 215.51 feet, to the easterly line of said Parcel P;

THENCE along the easterly line of said Parcel P, South 25° 11' 36" East, 206.68 feet, to the center line of 210th Avenue also being the boundary line of said Parcel 2013-66;

THENCE along the center line of 210th Avenue being the boundary line of Parcel 2013-66 along a circular curve concave southerly having an arc length of 111.29 feet, a radius of 636.60 feet, a central angle of 10° 01' 00", a chord length of 111.15 feet, and a chord bearing of North 80° 12' 51" East;

THENCE continuing along the center line of 210th Avenue and boundary of Parcel 2013-66, North 85° 13' 09" East, 440.70 feet;

THENCE continuing along the center line of 210th Avenue and boundary of Parcel 2013-66 along a circular curve concave northwesterly having an arc length of 493.16 feet, a radius of 521.00 feet, a central angle of 54° 14' 01", a chord length of 474.95 feet, and a chord bearing of North 58° 06' 08" East;

THENCE North 56° 43' 52" West, 50.04 feet, to the right of way line of 210th Avenue;

THENCE North 86° 55' 17" West, 325.00 feet;

THENCE South 67° 30' 18" West, 75.00 feet;

THENCE South 02° 14' 35" East, 63.50 feet;

THENCE North 89° 56' 58" West, 175.00 feet;

THENCE North 00° 03' 02" East, 290.00 feet; **THENCE** South 89° 56' 58" East, 180.00 feet;

THENCE South 00° 03' 02" West, 135.00 feet;

THENCE South 79° 12' 32" East, 144.90 feet;

THENCE South 86° 55' 17" East, 265.00 feet, to the right of way line of 210th Avenue;

THENCE South 64° 37' 37" East, 50.00 feet to the center line of 210th Avenue, being the boundary of said Parcel 2013-66;

THENCE along the center line of 210th Avenue, being the boundary of said Parcel 2013-66 along a circular curve concave northwesterly and having an arc length of 226.28 feet, a radius of 521.00 feet a central angle of 24° 53' 06", a chord length of 224.51 feet, and a chord bearing of North 12° 55' 49" East;

THENCE South 87° 56' 49" East, 9.50 feet, along the boundary of said Parcel 2013-66, to the easterly line of the NW 1/4 of the NW 1/4 of said Section 24 being the boundary line of said Parcel 2013-66;

THENCE along the easterly line of the NW 1/4 of the NW 1/4 of said Section 24 and the boundary line of said Parcel 2013-66, North 00° 11' 49" East, 398.66 feet to the northerly line of said Parcel 2013-66;

THENCE along the northerly boundary of said Parcel 2013-66, South 89° 48' 59" West, 1321.63 feet, to the westerly line of the NW 1/4 of the NW 1/4 of said Section 24;

THENCE along the westerly line of the NW 1/4 of the NW 1/4 of said Section 24, South 00° 04' 57" East, 666.47 feet to the **POINT OF BEGINNING**:

The southerly line of the NW 1/4 of the NW 1/4 of Section 24, T88N, R5W of the 5th Principal Meridian, Delaware County, lowa is assumed to bear South 89° 36' 05" West.

LEGAL DESCRIPTION:

PARCEL 2024-24, Part of Parcel 2013-66 in the NW 1/4 of the NW 1/4 and in part of the SW 1/4 of the NW 1/4 of Section 24, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 1.66 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;

COMMENCING at the southeast corner of the NW 1/4 of the NW 1/4 of Section 24, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa;

THENCE along the southerly line of the NW 1/4 of the NW 1/4 of said Section 24, South 89° 36' 05" West (assumed bearing), 82.92 feet to the center line of 210th Avenue, being the boundary of Parcel 2013-66, as recorded in Book 2013, Page 2789, the **POINT OF BEGINNING**;

THENCE North 56° 43′ 52" West, 50.04 feet, to the right of way line of 210th Avenue;

THENCE North 86° 55' 17" West, 325.00 feet;

THENCE South 67° 30' 18" West, 75.00 feet;

THENCE South 02° 14' 35" East, 63.50 feet;

THENCE North 89° 56' 58" West, 175.00 feet;

THENCE North 00° 03' 02" East, 290.00 feet;

THENCE South 89° 56' 58" East, 180.00 feet;

THENCE South 00° 03' 02" West, 135.00 feet;

THENCE South 79° 12' 32" East, 144.90 feet;

THENCE South 86° 55' 17" East, 265.00 feet, to the right of way line of 210th Avenue;

THENCE South 64° 37' 37" East, 50.00 feet to the center line of 210th Avenue, being the boundary of said Parcel 2013-66;

THENCE along the center line of 210th Avenue and boundary line of Parcel 2013-66 along a circular curve concave northwesterly having an arc length of 51.04 feet, a radius of 521.00 feet, a central angle of 05° 36' 45", a chord length of 51.02 feet, and a chord bearing of South 28° 10' 45" West to the **POINT OF BEGINNING**.

LEGAL DESCRIPTION:

EASEMENT A, Part of Parcel 2013-66 in the NW 1/4 of the NW 1/4 and in part of the SW 1/4 of the NW 1/4 of Section 24, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 1.66 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;

COMMENCING at the southeast corner of the NW 1/4 of the NW 1/4 of Section 24, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa;

THENCE along the southerly line of the NW 1/4 of the NW 1/4 of said Section 24, South 89° 36' 05" West (assumed bearing), 82.92 feet to the center line of 210th Avenue, being the boundary of Parcel 2013-66, as recorded in Book 2013, Page 2789;

THENCE North 56° 43' 52" West, 50.04 feet, to the right of way line of 210th Avenue the **POINT OF BEGINNING**;

THENCE along the right of way line of 210th Avenue along a circular curve concave northwesterly having an arc length of 324.32 feet, a radius of 471.00 feet, a central angle of 39° 27' 10", a chord length of 317.95 feet, and a chord bearing of South 50° 28' 09" West;

THENCE North 19° 48' 16" West, 20.00 feet;

THENCE along a circular curve concave northwesterly having an arc length of 300.00 feet, a radius of 451.00 feet, a central angle of 38° 06' 45", a chord length of 294.50 feet, and a chord bearing of North 51° 08' 22" East;

THENCE South 86° 55' 17" East, 22.72 feet to the **POINT OF BEGINNING**.