

COUNTY: DELAWARE
SECTION 23, T 88 N, R 5 W
ALIQUOT PART: SE 1/4 - NW 1/4
CITY:
SURVEY: PARCEL 2024-82 TO PARCEL 2024-85
BLOCK: LOTS:
PROPRIETOR: PAMELA R. KLIMA
JAMES S. KLIMA & AMY M. KLIMA
REQUESTED BY: JAMES KLIMA
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 23 2024

FILED
Delaware Co. Auditor
DEC 23 2024

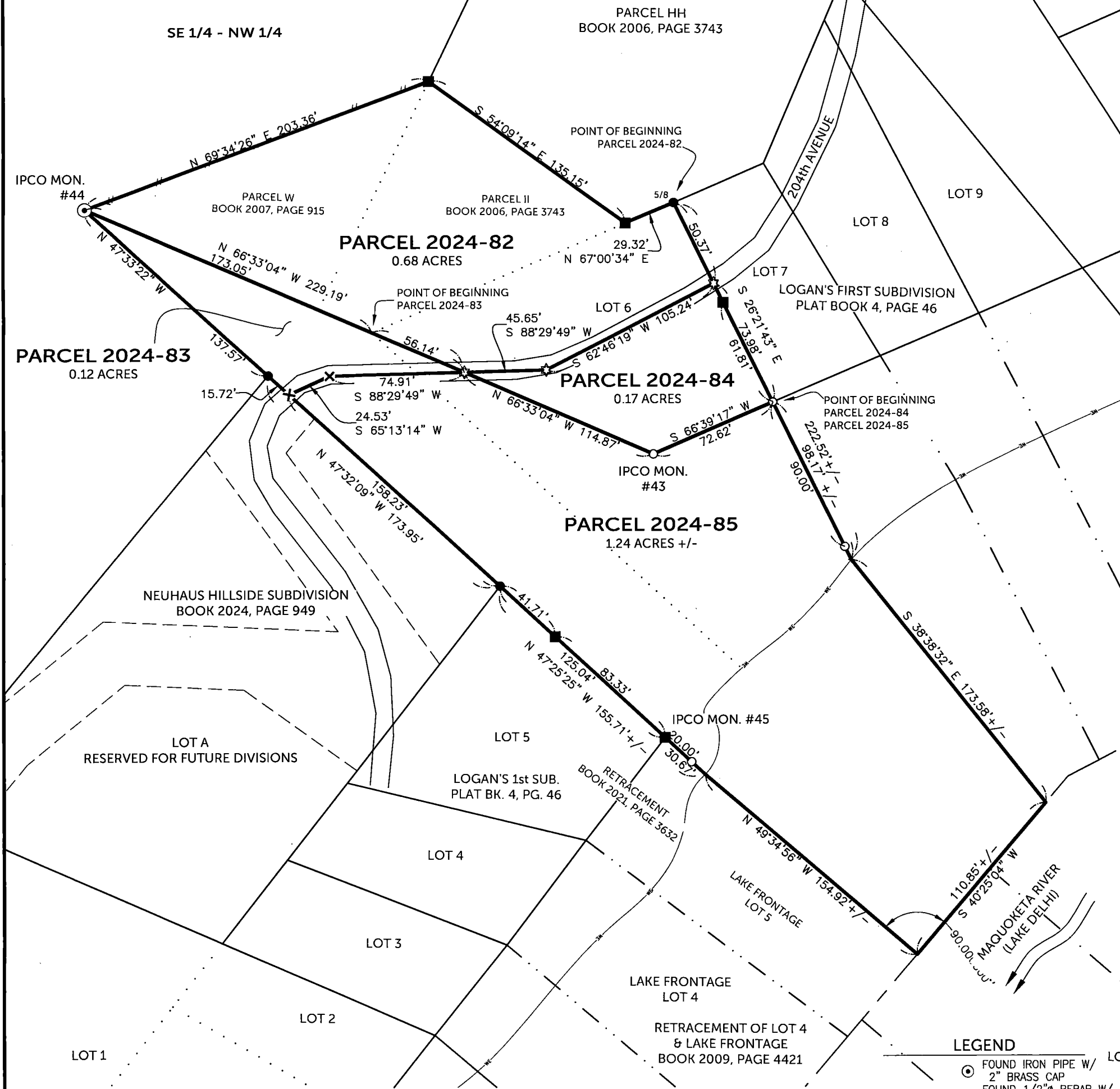
Book 2024 Page 3204
Document 2024 3204 Type 06 002 Pages 3
Date 12/23/2024 Time 2:29:47PM
Rec Amt \$17.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

PARCEL 2024-82, PART OF LOT 6 IN LOGAN'S FIRST SUBDIVISION, ALL OF PARCEL II AND PARCEL W;
PARCEL 2024-83, PART OF THE SE 1/4 - NW 1/4; PARCEL 2024-84, PART OF LOT 6 IN LOGAN'S FIRST SUBDIVISION;
PARCEL 2024-85, PART OF THE SE 1/4 - NW 1/4; ALL IN SECTION 23, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

PARCEL 2024-83 AND PARCEL 2024-84 DO NOT COMPLY WITH DELAWARE COUNTY ZONING ORDINANCE FOR MINIMUM ACREAGE AND ARE UNBUILDABLE UNTO THEMSELVES FOR NEW RESIDENTIAL STRUCTURES. PARCEL 2024-83 IS TO BE TRANSFERRED WITH PARCEL 2024-82 AND PARCEL 2024-84 IS TO BE TRANSFERRED WITH PARCEL 2024-85.



SURVEYED ON: 10/1/2024
SURVEY REQUESTED BY: JAMES KLIMA

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

	PROPRIETORS: PAMELA R. KLIMA JAMES S. KLIMA & AMY M. KLIMA	
	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	DATE: 12/23/2024
	BURRINGTON GROUP, INC. Civil Engineering Land Surveying 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com	

PROJECT NO. 18-107
SCALE: 1" = 60'
DATE: 9/27/2024
DRAWN BY: RLR
CHECKED BY: DDK/DM
GPS BOX: LAKE DELHI
SHEET 1 OF 3

LEGEND

- FOUND IRON PIPE W/ 2" BRASS CAP
- FOUND 1/2" REBAR W/ YELLOW CAP #14417
- FOUND 1/2" REBAR
- SET 1/2" REBAR w/ ORANGE CAP #17939
- SET MAGNAIL w/ STEEL CAP #17939
- SET CUT "X"
- LAKE FRONTAGE LINE
- NORMAL HIGH WATER LINE
- FORMER LOT/PARCEL LINE
- RIVER (LAKE) CENTERLINE
- LOT LINE
- BOUNDARY ESTABLISHED RECORDED AS (R-)

60 0 60
SCALE: 1" = 60'

LEGAL DESCRIPTION:

PARCEL 2024 - 82, Part of Lot 6 in Logan's First Subdivision, all of Parcel II, and all of Parcel W in the SE 1/4 of the NW 1/4 in Section 23, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 0.68 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the northeast corner of Lot 6 of Logan's First Subdivision, as recorded in Plat Book 4, Page 46;

THENCE along the easterly line of said Lot 6, South 26° 21' 43" East, 50.37 feet, to the center line of 204th Avenue;

THENCE along the center line of said 204th Avenue, South 62° 46' 19" West, 105.24 feet;

THENCE continuing along said center line, South 88° 29' 49" West, 45.65 feet, to the westerly line of said Lot 6;

THENCE along the westerly line of said Lot 6, the southwesterly line of Parcel II, as recorded in Book 2006, Page 3743, and southwesterly line of said Parcel W, as recorded in Book 2007, Page 915, also being along a portion of the Interstate Power Company survey line, North 66° 33' 04" West, 229.19 feet;

THENCE along the northerly line of said Parcel W, North 69° 34' 26" East, 203.36 feet, to the northeasterly line of said Parcel II;

THENCE along the northeasterly line of said Parcel II, South 54° 09' 14" East, 135.15 feet, to the northerly line of said Lot 6;

THENCE along the northerly line of said Lot 6, North 67° 00' 34" East, 29.32 feet to the **POINT OF BEGINNING**;

The portion of the Interstate Power Company survey line between monument #43 and monument #44 is assumed to bear North 66° 33' 04" West.

LEGAL DESCRIPTION:

PARCEL 2024 - 83, Part of the SE 1/4 of the NW 1/4 in Section 23, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 0.12 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the westerly most corner of Lot 6 of Logan's First Subdivision, as recorded in Plat Book 4, Page 46;

THENCE along the southwesterly line of Lot 6, being a portion of the Interstate Power Company survey line between monuments #43 and #44, South 66° 33' 04" East, 56.14 feet to the center line of 204th Avenue;

THENCE along the center line of 204th Avenue, South 88° 29' 49" West, 74.91 feet;

THENCE continuing along said center line, South 65° 13' 14" West, 24.53 feet, to a portion of the Interstate Power Company survey line between monument #44 and #45, being the easterly line of Lot A of Neuhaus Hillside Subdivision, as recorded in Book 2024, Page 949;

THENCE along a portion of the Interstate Power Company survey line and easterly line of said Lot A, North 47° 32' 09" West, 15.72 feet;

THENCE continuing along a portion of the Interstate Power Company survey line, North 47° 33' 22" West, 137.57 feet to the Interstate Power Company monument #44, being the westerly most corner of Parcel W, as recorded in Book 2007, Page 915;

THENCE along the southwesterly line of said Parcel W and a portion of the Interstate Power Company survey line between monument #43 and #44, South 66° 33' 04" East, 173.05 feet to the **POINT OF BEGINNING**;

The portion of the Interstate Power Company survey line between monument #43 and monument #44 is assumed to bear North 66° 33' 04" West.

LEGAL DESCRIPTION:

PARCEL 2024 - 84, Part of Lot 6 in Logan's First Subdivision in the SE 1/4 of the NW 1/4 in Section 23, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 0.17 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Southeast corner of Lot 6 of Logan's First Subdivision, as recorded in Plat Book 4, Page 46, being on the Interstate Power Company survey line;

THENCE along the southeasterly line of said Lot 6 and the Interstate Power Company survey line, South 66° 39' 17" West, 72.62 feet, to interstate Power Company monument #43, being the southerly most corner of said Lot 6;

THENCE along the southwesterly line of said Lot 6 and a portion of the Interstate Power Company survey line between monuments #43 and #44, North 66° 33' 04" West, 114.87 feet, to the center line of 204th Avenue;

THENCE along the center line of 204th Avenue, North 88° 29' 49" East, 45.65 feet;

THENCE continuing along the center line of 204th Avenue, North 62° 46' 19" East, 105.24 feet, to the easterly line of said Lot 6;

THENCE along the easterly line of said Lot 6, South 26° 21' 43" East, 73.98 feet to the **POINT OF BEGINNING**;

The portion of the Interstate Power Company survey line between monument #43 and monument #44 is assumed to bear North 66° 33' 04" West.

LEGAL DESCRIPTION:

PARCEL 2024 - 85, Part of the SE 1/4 of the NW 1/4 in Section 23, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 1.24 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 Lot 6 of Logan's First Subdivision, as recorded in Plat Book 4, Page 46, being on the Interstate Power Company survey line;

THENCE along a southeasterly extension of the easterly line of said Lot 6, South 26° 21' 43" East, 98.17 feet, more or less, to the normal high-water line of the Maquoketa River (Lake Delhi);

THENCE South 38° 38' 32" East, 173.58 feet, more or less, to the center line of the Maquoketa River (Lake Delhi);

THENCE along the center line of the Maquoketa River (Lake Delhi), South 40° 25' 04" West, 110.85 feet, more or less;

THENCE along a line 90° perpendicular to the previous course, North 49° 34' 56" West, 154.92 feet, more or less, to the normal high-water line of the Maquoketa River (Lake Delhi);

THENCE along a southeasterly extension of Lot 5 of said Logan's First Subdivision, North 47° 25' 25" West, 30.67 feet, more or less, to the southeasterly corner of said Lot 5, being the Interstate Power Company survey monument #45;

THENCE along the easterly line of said Lot 5 and the portion of the Interstate Power Company survey line between monument #44 and #45, North 47° 25' 25" West, 125.04 feet, to the southeast corner of Lot A of Neuhaus Hillside Subdivision, as recorded in Book 2024, Page 949;

THENCE along the easterly line of said Lot A and that portion of the Interstate Power Company survey line between monuments #44 and #45, North 47° 32' 09" West, 158.23 feet to the center line of 204th Avenue;

THENCE along the center line of said 204th Avenue, North 65° 13' 14" East, 24.53 feet;

THENCE continuing along the center line of said 204th Avenue, North 88° 29' 49" East, 74.91 feet to the westerly line of said Lot 6, being on the interstate Power Company survey line between monument #43 and #44;

THENCE along the westerly line of set Lot 6 and of said Interstate Power Company survey line, South 66° 33' 04" East, 114.87 feet, to Interstate Power Company survey monument #43, being on the southeasterly line of said Lot 6;

THENCE along the southeasterly line of said Lot 6 and along a portion of the Interstate Power Company survey line, North 66° 39' 17" East, 72.62 feet to the **POINT OF BEGINNING**;

The portion of the Interstate Power Company survey line between monument #43 and monument #44 is assumed to bear North 66° 33' 04" West