

NORTH 60 FEET OF LOT 24 OF WILLIE'S SECOND SUBDIVISION
PART OF THE NW 1/4 - SW 1/4, SEC. 14, T88N, R5W OF THE FIFTH P.M.,
DELAWARE COUNTY, IOWA

NW CORNER - LOT 9
BAHNDORF'S FIRST ADDITION
PLAT BOOK 5, PAGE 1

PLAT OF SURVEY

FILED
Delaware Co. Auditor

DEC 09 2025

FILED
Delaware Co. Assessor

DEC 09 2025



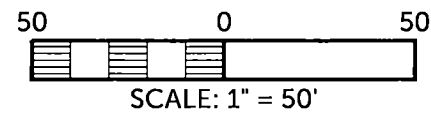
Book 2025 Page 3354

Document 2025 3354 Type 06 002 Pages 1
Date 12/09/2025 Time 3:59:51PM
Rec Amt \$7.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

COUNTY: DELAWARE
SECTION 14, T 88 N, R 5 W
ALIQUOT PART: NW 1/4 - SW 1/4
CITY:
SURVEY: WILLIE'S SECOND SUBDIVISION
BLOCK: LOTS: N. 60' - LOT 24
PROPRIETOR: CHARLES J. WERNER
REQUESTED BY: BRIAN GRAYBILL
SURVEYED ON: 11-3-25
SURVEYOR: RANDALL L. RATTENBORG
COMPANY: BURRINGTON, GROUP, INC. 105 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434

BASIS OF BEARINGS:
IOWA REGIONAL COORDINATE SYSTEM
NAD 83(2011) EPOCH 2010.00
ZONE 3: ELKADER



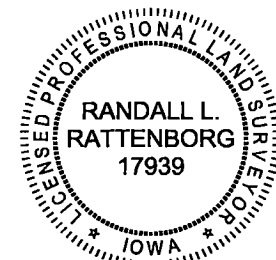
BREEZY POINT SUBDIVISION
PLAT BOOK 2, PAGE 55

FOUND 5/8" IRON ROD 6.35' EAST
OF QTR-QTR LINE

THE NORTH 60' OF LOT 24 DOES NOT COMPLY
WITH MINIMUM ACREAGE FOR R-4 ZONE IN THE
DELAWARE COUNTY ZONING ORDINANCE. THIS
LOT IS NON-BUILDABLE UNTO ITSELF.

LEGEND

- FOUND 5/8" IRON ROD
- FOUND 1/2" REBAR W/ALUM CAP #5227
- SET 1/2" REBAR w/ORANGE CAP #17939
- SET MAGNAIL
- QTR.-QTR. LINE
- FORMER LOT LINE
- FENCE LINE
- UTILITY EASEMENT LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- LOT LINE
- BOUNDARY ESTABLISHED
- R RECORDED



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. LICENSE NO. 17939 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET ONLY

12/9/2025

SW CORNER NE 1/4 - SW 1/4
SEC. 14, T88N, R5W
SET 1/2" REBAR W/ORANGE CAP #17939

PROJECT: #25-153
DATE: DEC. 9, 2025

SHEET 1

burringtongroup.com

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