

COUNTY: DELAWARE  
SECTION 14, T 88 N, R 5 W  
ALIQUOT PART: SW 1/4 - NW 1/4  
CITY:  
SURVEY: PARCEL 2026-39  
BLOCK: LOTS:  
PROPRIETOR: MARIAN V. MCGRANE  
REQUESTED BY: BEN LANGE, LANGE & McMAHON P.L.C.  
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  
APR 17 2026



Book 2026 Page 924  
Document 2026 924 Type 06 002 Pages 1  
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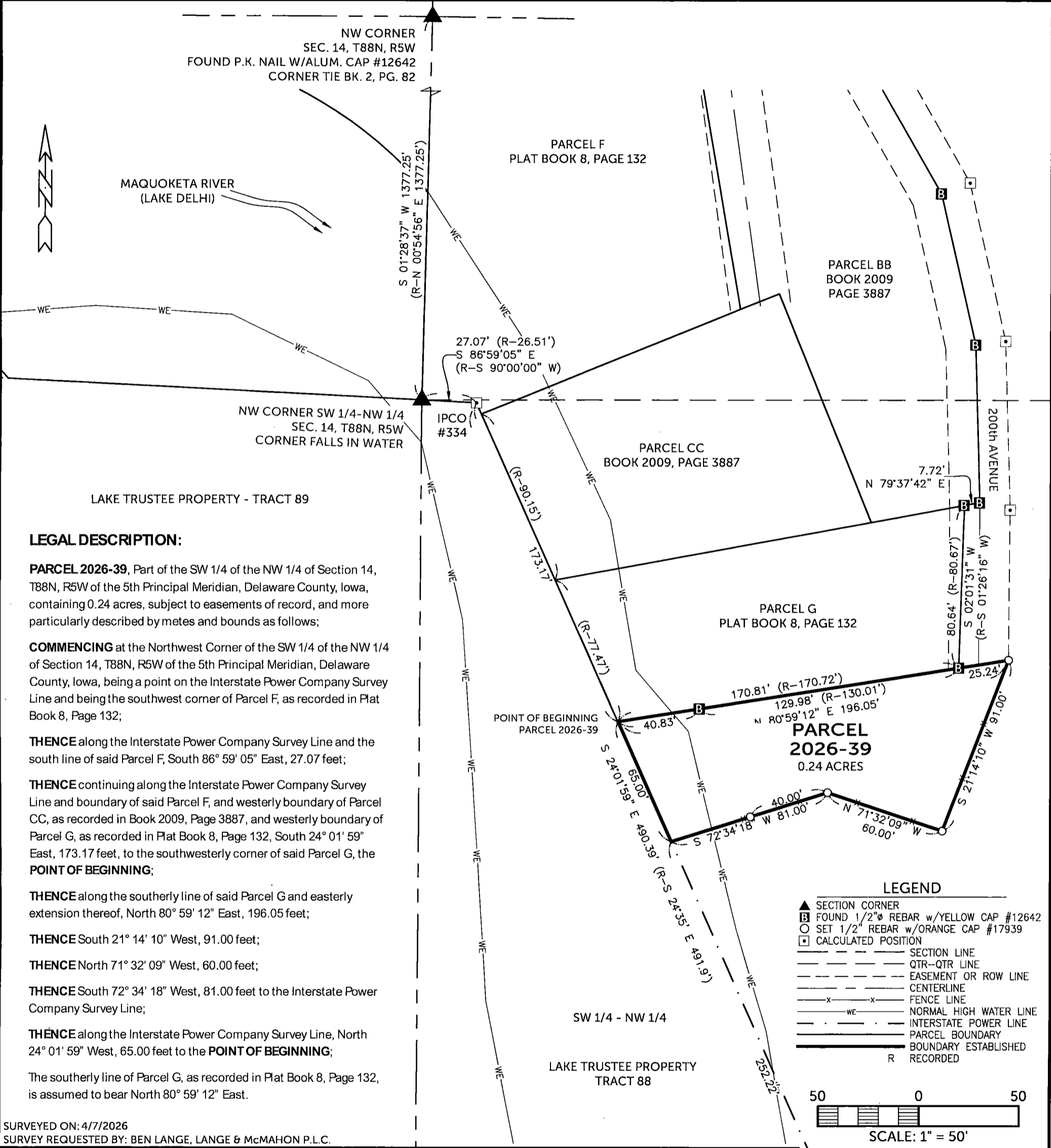
FILED  
Delaware Co. Auditor  
APR 17 2026

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**PLAT OF SURVEY**

**PARCEL 2026-39**

PART OF THE SW 1/4 - NW 1/4 OF SECTION 14, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



**LEGAL DESCRIPTION:**

**PARCEL 2026-39**, Part of the SW 1/4 of the NW 1/4 of Section 14, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 0.24 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

**COMMENCING** at the Northwest Corner of the SW 1/4 of the NW 1/4 of Section 14, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, being a point on the Interstate Power Company Survey Line and being the southwest corner of Parcel F, as recorded in Plat Book 8, Page 132;

**THENCE** along the Interstate Power Company Survey Line and the south line of said Parcel F, South 86° 59' 05" East, 27.07 feet;

**THENCE** continuing along the Interstate Power Company Survey Line and boundary of said Parcel F, and westerly boundary of Parcel CC, as recorded in Book 2009, Page 3887, and westerly boundary of Parcel G, as recorded in Plat Book 8, Page 132, South 24° 01' 59" East, 173.17 feet, to the southwesterly corner of said Parcel G, the **POINT OF BEGINNING**;

**THENCE** along the southerly line of said Parcel G and easterly extension thereof, North 80° 59' 12" East, 196.05 feet;

**THENCE** South 21° 14' 10" West, 91.00 feet;

**THENCE** North 71° 32' 09" West, 60.00 feet;

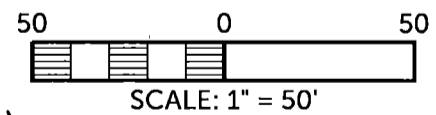
**THENCE** South 72° 34' 18" West, 81.00 feet to the Interstate Power Company Survey Line;

**THENCE** along the Interstate Power Company Survey Line, North 24° 01' 59" West, 65.00 feet to the **POINT OF BEGINNING**;

The southerly line of Parcel G, as recorded in Plat Book 8, Page 132, is assumed to bear North 80° 59' 12" East.

**LEGEND**

- ▲ SECTION CORNER
- ⊠ FOUND 1/2" Ø REBAR w/YELLOW CAP #12642
- SET 1/2" REBAR w/ORANGE CAP #17939
- CALCULATED POSITION
- SECTION LINE
- - - QTR-QTR LINE
- - - EASEMENT OR ROW LINE
- - - CENTERLINE
- x - x - FENCE LINE
- WE - NORMAL HIGH WATER LINE
- - - INTERSTATE POWER LINE
- - - PARCEL BOUNDARY
- - - BOUNDARY ESTABLISHED
- - - RECORDED



SURVEYED ON: 4/7/2026  
SURVEY REQUESTED BY: BEN LANGE, LANGE & McMAHON P.L.C.

	PROPRIETORS: <b>MARIAN V. MCGRANE</b>	
	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, 2027	PROJECT NO. 26-017 SCALE: 1" = 50' DATE: 4/7/2026 DRAWN BY: RLR CHECKED BY: DDK GPS BOX: LAKDELHI SHEET 1 OF
	<b>BURRINGTON GROUP, INC.</b> Civil Engineering   Land Surveying 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com	DATE: 4/16/2026

SHEETS COVERED BY THIS SEAL:

IPCO #333