

COUNTY: DELAWARE
SECTION 35, T 88 N, R 5 W
ALIQUOT PART: NW 1/4 - NE 1/4
CITY:
SURVEY: PARCEL 2026-52, PARCEL 2026-53
BLOCK: LOTS:
PROPRIETOR: RICHARD T. HOGAN
REQUESTED BY: DORRANCE HOGAN
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

MAY 28 2026

FILED
Delaware Co. Auditor

MAY 28 2026



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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF
SURVEY

PARCEL 2026-52, PART OF THE NW 1/4 - NE 1/4,
PARCEL 2026-53, PART OF THE NW 1/4 - NE 1/4,
ALL IN SECTION 35, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2026-52, Part of the NW 1/4 of the NE 1/4 of Section 35, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 2.44 acres, including 0.24 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 southeast corner of the NW 1/4 of the NE 1/4 of Section 35, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa;

THENCE along the southerly line of the NW 1/4 of the NE 1/4 of said Section 35, North 89° 49' 53" West, 334.00 feet;

THENCE North 01° 17' 12" East, 322.06 feet;

THENCE South 89° 49' 53" East, 326.00 feet, to the easterly line of the NW 1/4 of the NE 1/4 of said Section 35;

THENCE along the easterly line of the NW 1/4 of the NE 1/4 of said Section 35, South 00° 08' 12" East, 322.00 feet to the **POINT OF BEGINNING**;

The easterly line of the NW 1/4 of the NE 1/4 of Section 35, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, s assumed to bear South 00° 08' 12" East.

LEGAL DESCRIPTION:

PARCEL 2026-53, Part of the NW 1/4 of the NE 1/4 of Section 35, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 4.67 acres, including 0.56 acres of public road right of way, subject to easements of record, and more particularly described by meets and bounds as follows;

COMMENCING at the southeast corner of the NW 1/4 of the NE 1/4 of Section 35, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa;

THENCE along the easterly line of the NW 1/4 of the NE 1/4 of said Section 35, North 00° 08' 12" West, 322.00 feet to the **POINT OF BEGINNING**;

THENCE North 89° 49' 53" West, 326.00 feet;

THENCE North 07° 39' 21" East, 744.95 feet;

THENCE South 89° 40' 37" East, 225.00 feet to the easterly line of the NW 1/4 of the NE 1/4 of said Section 35;

THENCE along the easterly line of the NW 1/4 of the NE 1/4 of said Section 35, South 00° 08' 12" East, 738.00 feet to the **POINT OF BEGINNING**;

The easterly line of the NW 1/4 of the NE 1/4 of Section 35, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, s assumed to bear South 00° 08' 12" East.

SURVEYED ON: 5/11 & 5/19/2026
SURVEY REQUESTED BY: DORRANCE HOGAN

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

	PROPRIETORS: RICHARD T. HOGAN	
	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	5/27/2026 DATE
	BURRINGTON GROUP, INC. Civil Engineering Land Surveying 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com	
	PROJECT NO. 26-058	SCALE: 1" = 100'
	DATE: 5/19/2026	DRAWN BY: RLR
	CHECKED BY: DDK	GPS BOX: LAKE DELHI
		SHEET 1 OF 2

PARCEL 2026-52, PART OF THE NW 1/4 - NE 1/4,
PARCEL 2026-53, PART OF THE NW 1/4 - NE 1/4,
ALL IN SECTION 35, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

