

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: KGM PROPERTY, LLC
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. Auditor

SEP 15 2026

FILED
Delaware Co. Assessor

SEP 15 2026



Book 2026 Page 2699
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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

THIS PLAT AMENDS AND SUPERCEDES PREVIOUSLY RECORDED PLAT OF PARCEL 2026-52 & PARCEL 2026-53 IN BOOK 2026, PAGE 1411

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 5.94 acres, including 0.61 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 North 08° 02' 04" East. 579.23 feet

THENCE South 69° 26' 08" East, 260.49 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, 805.00 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 1.20 acres, including 0.19 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, 805.00 feet to the **POINT OF BEGINNING**;

THENCE North 69° 26' 08" West, 260.49 feet;

THENCE North 05° 22' 50" West, 163.37 feet;

THENCE North 89° 48' 42" East, 258.60 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, 255.00 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, 7/24/2026
SURVEY REQUESTED BY: DORRANCE HOGAN

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

	PROPRIETORS: KGM PROPERTY, LLC	
	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	9/15/2026 DATE
	PROJECT NO. 26-058	
	SCALE: 1" = 100'	
	DATE: 8/27/2026	
	DRAWN BY: RLR	
	CHECKED BY: DDK	
	GPS BOX: LAKE DELHI	
105 W. Main Street Manchester, Iowa 52057 burringtongroup.com		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

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