

COUNTY: DELAWARE
SECTION 14, T 88 N, R 5 W
ALIQUOT PART: NE 1/4 - SW 1/4
CITY:
SURVEY: SACHS ADDITION
BLOCK: LOTS: 1 & 2
PROPRIETOR: JRL HOLDING COMPANY, L.C.
REQUESTED BY: ROSS CORKERY, LARRY CORKERY
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
SEP 24 2026



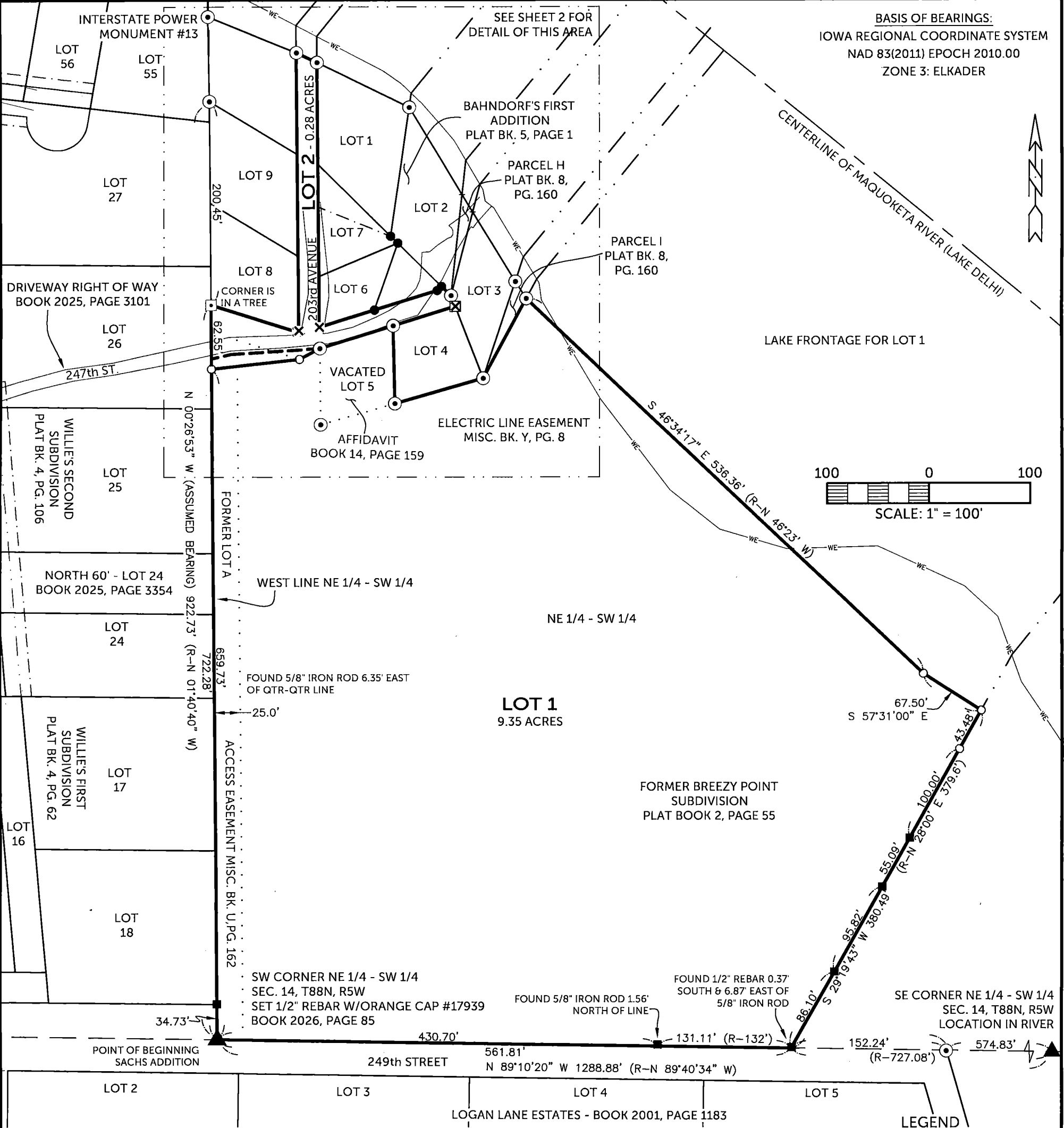
Book 2026 Page 2813
Document 2026 2813 Type 06 002 Pages 6
Date 9/24/2026 Time 3:40:04PM
Rec Amt \$32.00

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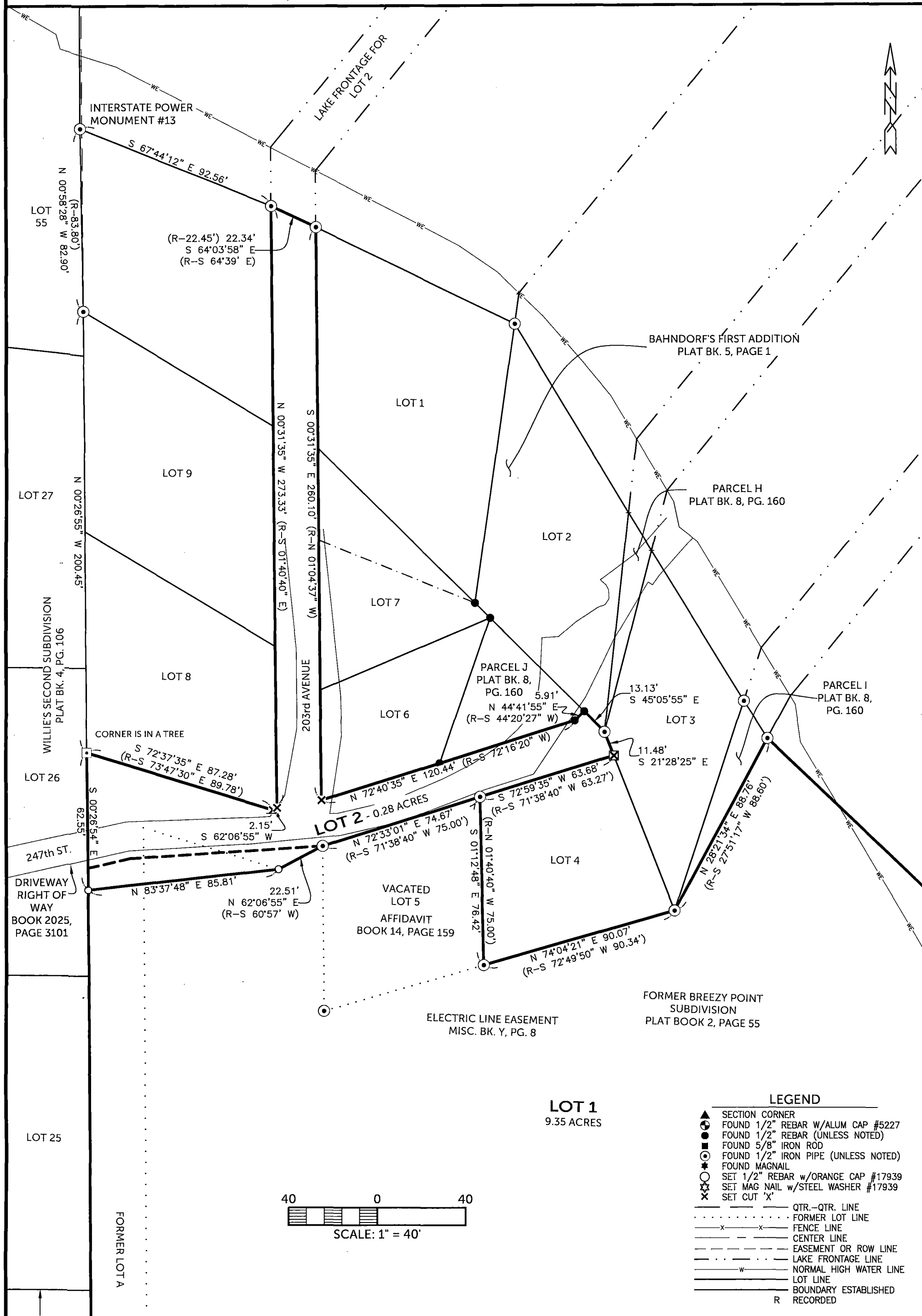
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SUBDIVISION
PLAT

SACHS ADDITION
PART OF THE NE 1/4 - SW 1/4
SEC. 14, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SACHS ADDITION
PART OF THE NE 1/4 - SW 1/4
SEC. 14, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



LEGAL DESCRIPTION:

SACHS ADDITION, Part of the NE 1/4 of the SW 1/4 of Section 14, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 9.63 acres, subject to easements of record, divided into two lots numbered Lot 1 and Lot 2, and more particularly described by metes and bounds as follows;

BEGINNING at the southwest corner of the NE 1/4 of the SW 1/4 Section 14, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, being the southwest corner of Breezy Point Subdivision as recorded in Plat Book 2, Page 55, and the westerly line of Lot A of Bahndorf's First Addition, as recorded in Plat Book 5, Page 1;

THENCE along the westerly line of said NE 1/4 of the SW 1/4, also being the westerly line of said Breezy Point Subdivision and said Lot A, and along the easterly line of Willie's First Subdivision, as recorded in Plat Book 4, Page 62, and easterly line of Willie's Second Subdivision as recorded in Plat Book 4, Page 106, North 00° 26' 53" West (assumed bearing), 722.28 feet;

THENCE continuing along the boundary of said Lot A, South 72° 37' 35" East, 87.28 feet;

THENCE continuing along the boundary of said Lot A, North 62° 06' 55" East, 2.15 feet;

THENCE continuing along the boundary of said Lot A, North 00° 31' 35" West, 273.33 feet;

THENCE continuing along the boundary of said Lot A, South 64° 03' 58" East, 22.34 feet;

THENCE continuing along the boundary of said Lot A, South 00° 31' 35" East, 260.10 feet;

THENCE continuing along the boundary of said Lot A, North 72° 40' 35" East, 120.44 feet;

THENCE continuing along the boundary of said Lot A, North 44° 41' 55" East, 5.91 feet;

THENCE continuing along the boundary of said Lot A, South 45° 05' 55" East, 13.13 feet;

THENCE continuing along the boundary of said Lot A, South 21° 28' 25" East, 11.48 feet;

THENCE continuing along the boundary of said Lot A, South 72° 59' 35" West, 63.68 feet, to the westerly line of Lot 4 of said Bahndorf's First Addition;

THENCE along the westerly line of said lot 4, South 01° 12' 48" East, 76.42 feet, to the southerly line of said Lot 4;

THENCE along the southerly line of said Lot 4, North 74° 04' 21" East, 90.07 feet, to the easterly line of Parcel I, as recorded in Plat Book 8, Page 160;

THENCE along the easterly line of said Parcel I, North 28° 21' 34" East, 88.76 feet, to the northeasterly line of said Breezy Point Subdivision;

THENCE along the northeasterly line of said Breezy Point Subdivision, South 46° 34' 17" East, 536.36 feet;

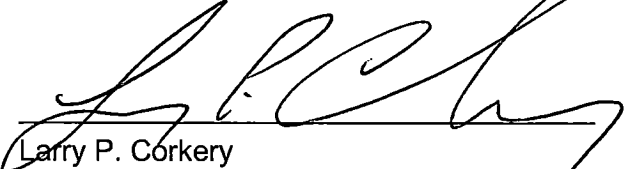
THENCE continuing along the northeasterly line of said Breezy Point Subdivision, South 57° 31' 00" East, 67.50 feet, to the southeasterly line of said Breezy Point Subdivision;

THENCE along the southeasterly line of said Breezy Point Subdivision, South 29° 19' 43" West, 380.49 feet, to the southerly line of said Breezy Point Subdivision being the southerly line of NE 1/4 of the SW 1/4 of said Section 14;

THENCE along the southerly line of said Breezy Point Subdivision and southerly line of the NE 1/4 of the SW 1/4 of said Section 14, North 89° 10' 20" West, 561.81 feet to the **POINT OF BEGINNING**.

OWNER’S ACKNOWLEDGMENT

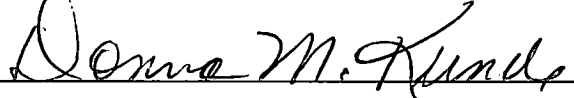
I, Larry P. Corkery of Buchanan County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.



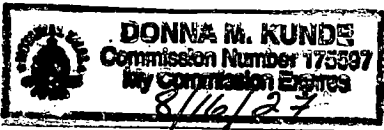
Larry P. Corkery
President, JRL Holding Company, L.C.

State of Iowa)
)
County of Delaware) Ss:

On this 12th day of August, 2026, before me, a Notary Public in and for said State of Iowa, personally appeared Larry P. Corkery, to me personally known, who being by me duly sworn or affirmed, did say that that person is President of JRL Holding Company, L.C. and that said instrument was signed on behalf of said JRL Holding Company, L.C. by authority of its managers and the said President acknowledged the execution of said instrument to be the voluntary act and deed of said JRL Holding Company, L.C., by it voluntarily executed.

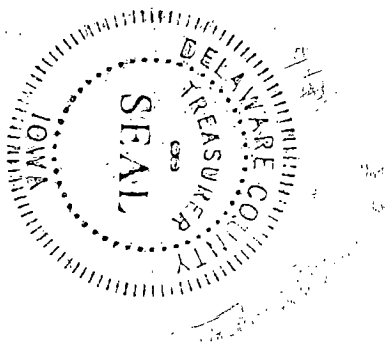


Notary Public in and for said County



CERTIFICATE OF TREASURER

I, the undersigned, Jenny Eschen, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against **SACHS ADDITION**, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.

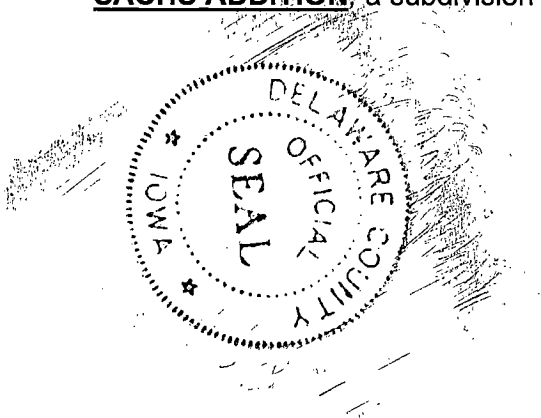


Jenny Eschen
Jenny Eschen, County Treasurer

8.13.26
Date

APPROVAL OF AUDITOR

I, Carla K. Becker, Auditor of Delaware County, Iowa, pursuant to Iowa Code Sections 354.6(2) and 354.11(6), have reviewed and do hereby approve of the subdivision name or title of **SACHS ADDITION** a subdivision in Delaware County, Iowa.



Carla K. Becker
Carla K. Becker, Delaware County Auditor

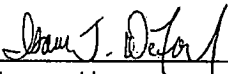
ATTORNEY'S OPINION

I, Isaac J. DeFord, a practicing attorney at law in Black Hawk County, Iowa, have examined the abstract of title to the land included in **SACHS ADDITION**, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated Nov. 18, 2025
_____.

Said abstract has been prepared in its entirety by the Delaware County Abstract Company, Inc., and was last certified to by said company on the 31st day of August, 2026, at the hour of 8:00 o'clock A. M.

My examination of said abstract shows good and merchantable title on the date and hour of the certification to be in JRL Holding Company, L.C.

Dated in said County, this 23rd day of September, 2026.



Attorney at Law