

COUNTY: DELAWARE

SECTION 23, T 88 N, R 5 W

ALIQUOT PART: NE 1/4 - SE 1/4, SE 1/4 - SE 1/4

CITY:

SURVEY: PARCEL 2026-67 & PARCEL 2026-68

BLOCK: LOTS:

PROPRIETOR: SHERRY R. BEHREND & KAREY H. RIENIETS

REQUESTED BY: GREG VANCE

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

OCT 2 2026

FILED

Delaware Co. Auditor

OCT 02 2026



Book 2026 Page 2900

Document 2026 2900 Type 06 002 Pages 2

Date 10/02/2026 Time 8:45:30AM

Rec Amt \$12.00

Daneen Schindler, RECORDER/REGISTRAR

DELAWARE COUNTY IOWA

PLAT OF SURVEY

PARCEL 2026-67, PART OF LOT 125 IN CLAIR-VIEW ACRES IN THE NE 1/4 - SE 1/4

PARCEL 2026-68, PART OF LOT 125 IN CLAIR-VIEW ACRES IN THE NE 1/4 - SE 1/4 & PART OF THE SE 1/4 - SE 1/4

ALL IN SECTION 23, T88N, R5W, DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2026-67, Part of Lot 125 of Clair-View Acres in the NE 1/4 - SE 1/4 of Section 23, T88N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, containing 0.33 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Northeast Corner of the SE 1/4 - SE 1/4 of Section 23, T88N, R5W of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE North 68° 22' 20" West, 295.39 feet to the southwest corner of Parcel 2021-55, as recorded in Book 2021, Page 1825, being on the north line of Lot 125 of Clair-View Acres, as recorded in Plat Book 2, Page 200;

THENCE along the southerly line of said Parcel 2021-55 and the north line of said Lot 125, South 89° 12' 50" East (assumed bearing), 275.00 feet, to the northeast corner of said Lot 125, being on the easterly line of the NE 1/4 - SE 1/4 of said Section 23;

THENCE along the easterly Line of said Lot 125 and the easterly line of the NE 1/4 - SE 1/4 of said Section 23, South 00° 12' 20" West, 105.10 feet to the **POINT OF BEGINNING**.

LEGAL DESCRIPTION:

PARCEL 2026-68, Part of Lot 125 of Clair-View Acres in the NE 1/4 - SE 1/4 and in the SE 1/4 - SE 1/4 of Section 23, T88N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 20.43 acres, including 0.33 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 Northeast Corner of the SE 1/4 - SE 1/4 of Section 23, T88N, R5W of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Easterly line of Lot 125 of Clair-View Acres, as recorded in Plat Book 2, Page 200, also being the easterly line of the SE 1/4 - SE 1/4 of said Section 23, South 00° 11' 39" West, 1332.35 feet to the southeast corner of said Section 23 being on the southerly line of said Lot 125;

THENCE along the southerly line of said Lot 125, North 89° 48' 40" West, 866.71 feet, to the easterly line of Parcel Y, as recorded in Book 2008, Page 99;

THENCE along the easterly line of said Parcel Y, North 13° 31' 29" East, 100.12 feet, to the northerly line of said Parcel Y;

THENCE along the northerly line of said Parcel Y, North 89° 47' 56" West, 137.10 feet, to the easterly line of Lot 50 of Freddy's Beach Road First Addition, as recorded in Book 2009, Page 3100;

THENCE along the easterly line of said Lot 50, North 17° 44' 10" East, 98.97 feet;

THENCE continuing along the easterly line of said Lot 50, North 35° 40' 22" East, 102.61 feet;

THENCE continuing along the easterly line of said Lot 50, North 43° 10' 42" East, 97.31 feet;

THENCE continuing along the easterly line of said Lot 50, North 44° 57' 47" East, 101.92 feet;

THENCE continuing along the easterly line of said Lot 50, North 36° 39' 44" East, 104.43 feet;

THENCE continuing along the easterly line of said Lot 50, North 29° 36' 47" East, 77.79 feet, to the boundary of Parcel 2017-92, as recorded in Book 2017, Page 3450;

THENCE along the boundary of said Parcel 2017-92, South 57° 10' 03" East, 159.90 feet;

THENCE continuing along the boundary of Parcel 2017-92, North 32° 21' 09" East, 165.59 feet;

THENCE continuing along the boundary of Parcel 2017-92, North 29° 35' 44" West, 280.19 feet, to the easterly line of Lot 55 of said Freddy's Beach Road First Addition;

THENCE along the easterly line of said Lot 55, North 13° 28' 24" East, 228.75 feet;

THENCE continuing along the easterly line of said Lot 55, North 10° 25' 17" East, 102.40 feet;

THENCE continuing along the easterly line of said Lot 55, North 08° 54' 17" East, 254.06 feet, to the northerly line of said Lot 125, being the southerly line of Parcel 2021-54, as recorded in Book 2021, Page 1825;

THENCE along the northerly line of said Lot 125 and a southerly line of Parcel 2021-54, South 89° 12' 50" East (assumed bearing), 185.22 feet;

THENCE South 68° 22' 20" East, 295.39 feet to the **POINT OF BEGINNING**.

SURVEYED ON: 7/8 & 9/21/2026
SURVEY REQUESTED BY: GREG VANCE

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

RANDALL L. RATTENBORG

17939

IOWA

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

PROPRIETORS: SHERRY R. BEHREND & KAREY H. RIENIETS

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

DATE 10/1/2026

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027

BURRINGTON GROUP, INC.

Civil Engineering | Land Surveying

105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

PROJECT NO. 26-084

SCALE: 1" = 100'

DATE: 9/20/2026

DRAWN BY: RLR

CHECKED BY: DDK

GPS BOX: LAKE DELHI

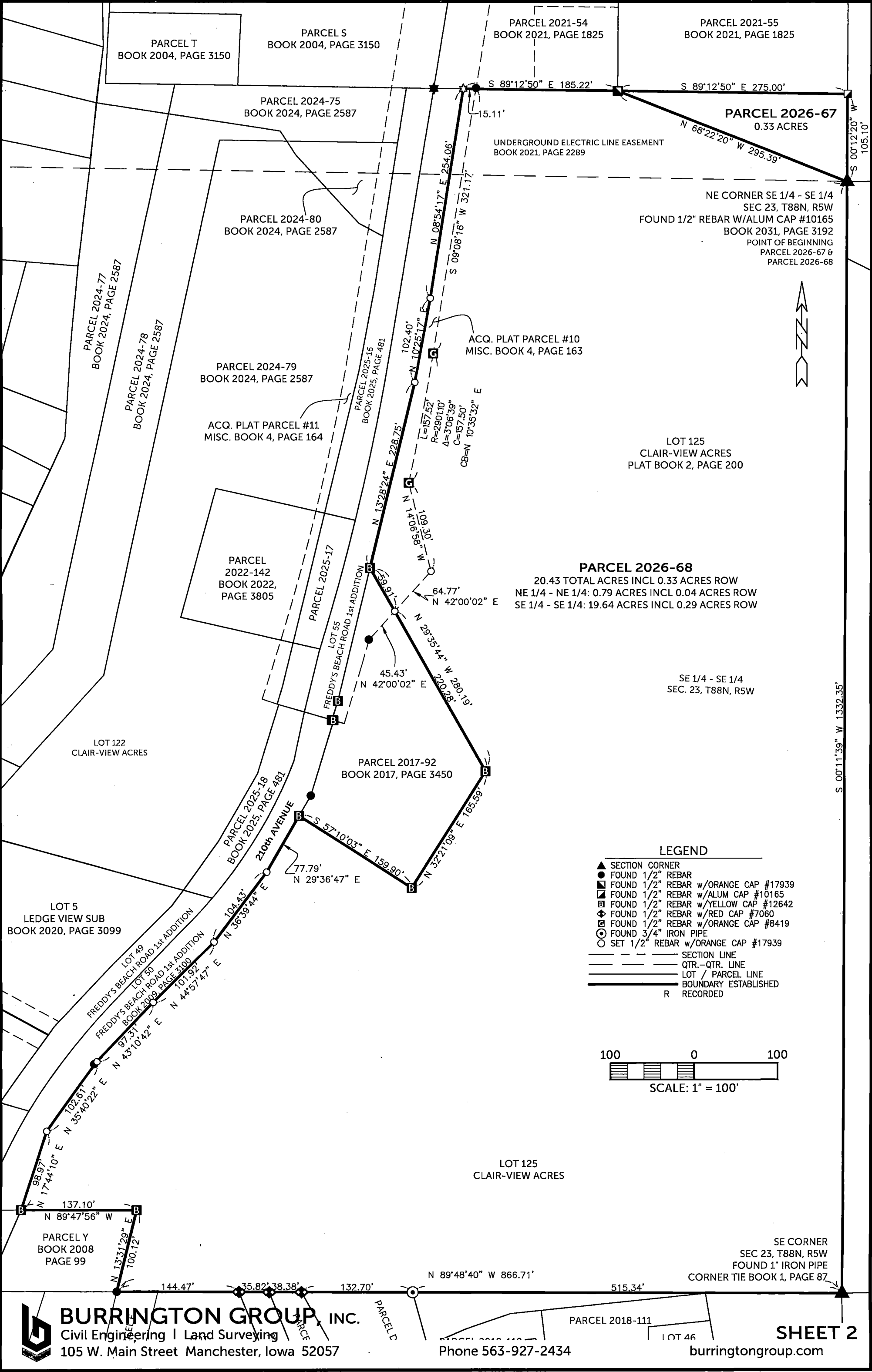
SHEET 1 OF 1

BASIS OF BEARINGS:

IOWA REGIONAL COORDINATE SYSTEM

NAD 83(2011) EPOCH 2010.00

ZONE 3: ELKADER



LEGEND

- ▲ SECTION CORNER
- FOUND 1/2" REBAR
- FOUND 1/2" REBAR w/ORANGE CAP #17939
- ▣ FOUND 1/2" REBAR w/ALUM CAP #10165
- ▤ FOUND 1/2" REBAR w/YELLOW CAP #12642
- ◆ FOUND 1/2" REBAR w/RED CAP #7060
- ⊠ FOUND 1/2" REBAR w/ORANGE CAP #8419
- ⊙ FOUND 3/4" IRON PIPE
- SET 1/2" REBAR w/ORANGE CAP #17939
- SECTION LINE
- - - QTR.-QTR. LINE
- LOT / PARCEL LINE
- BOUNDARY ESTABLISHED
- R RECORDED

