

INDEX LEGEND

LOCATION: LOT 17 OF THE SUB. OF LOT 121 OF CLAIR VIEW ACRES AT DELHI, IOWA AND IOWA AVENUE IN CLAIR VIEW ACRES AT DELHI, IOWA

REQUESTOR: RYAN W. COOEY

PROPRIETOR: KRIS COOEY

SURVEYOR: BILL BURGER

SURVEYOR COMPANY: WM. BURGER LANDSURVEYOR

RETURN TO: BILL BURGER, 510 3RD STREET WEST COURT, WORTHINGTON, IA 52078 (563) 855-2028

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Delaware Co. Assessor

MAR 02 2022

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Book 2022 Page 703

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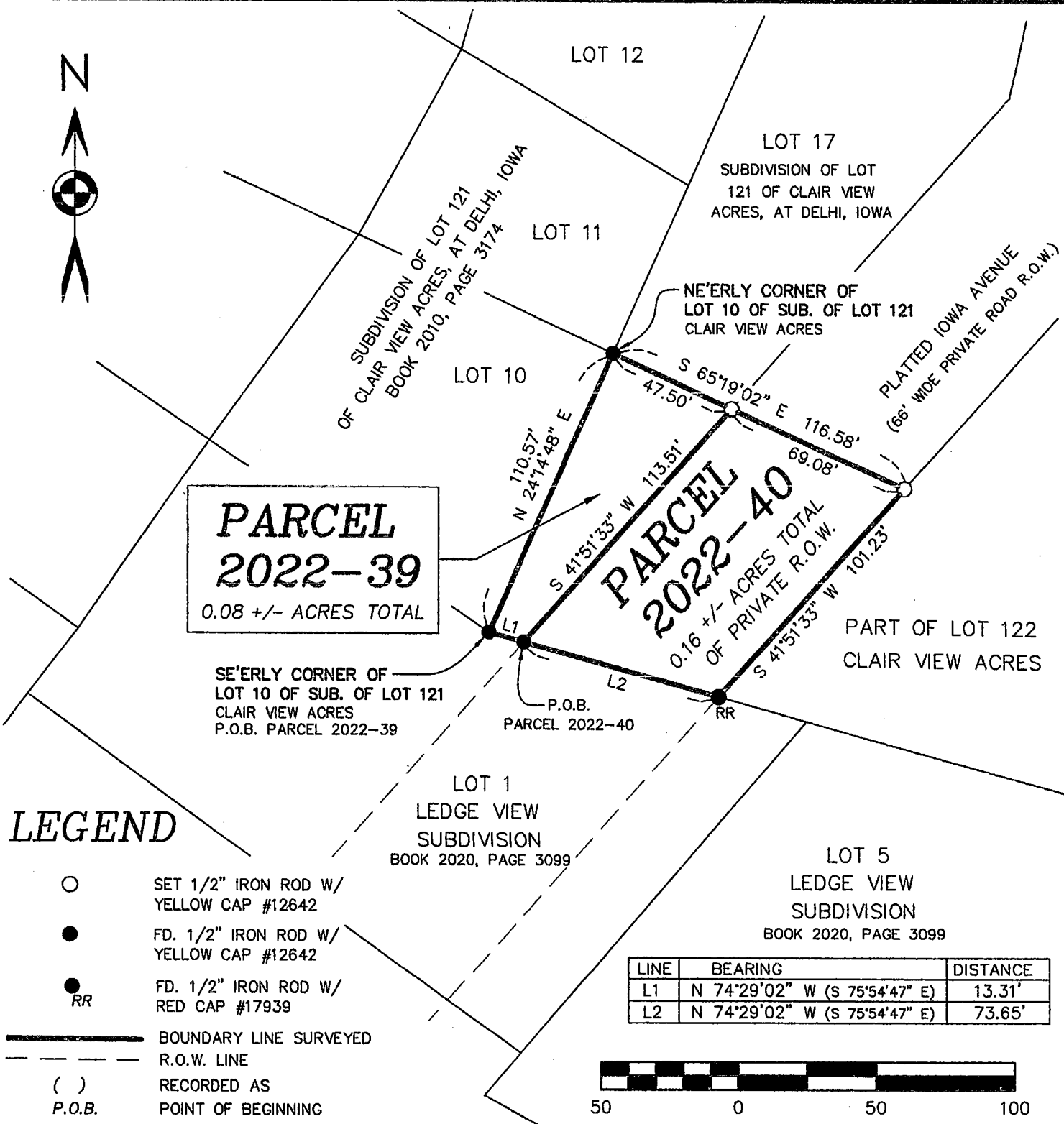
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARED BY BILL BURGER WM. BURGER LAND SURVEYOR 510 3RD STREET WEST COURT WORTHINGTON, IOWA 52078 (563) 855 2028

PLAT OF SURVEY

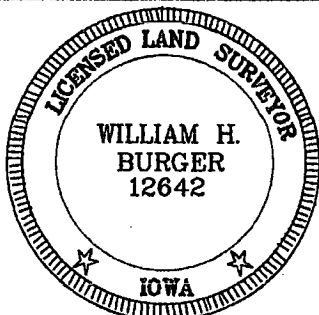
PARCEL 2022-39 PART OF LOT 17 OF THE SUBDIVISION OF LOT 121 OF CLAIR VIEW ACRES AT DELHI, IOWA IN SECTION TWENTY-THREE (23), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL 2022-40 PART OF IOWA AVENUE IN CLAIR VIEW ACRES AT DELHI, IOWA IN SECTION TWENTY-THREE (23), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA



LEGEND

- SET 1/2" IRON ROD W/ YELLOW CAP #12642
- FD. 1/2" IRON ROD W/ YELLOW CAP #12642
- RR FD. 1/2" IRON ROD W/ RED CAP #17939
- BOUNDARY LINE SURVEYED
- - - R.O.W. LINE
- () RECORDED AS
- P.O.B. POINT OF BEGINNING



DATE OF SURVEY: 2/16/2022

SCALE: 1" = 50'

SHEET 1 OF 3

PROPRIETORS: SEE INDEX LEGEND

I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

William H. Burger 3/2/22
WILLIAM H. BURGER #12642 DATE

**Wm. Burger
LandSurveyor**

510 3rd Street West Court
Worthington, Iowa 52078

LEGAL DESCRIPTION

PARCEL 2022-39 – Part of Lot 17 of the Subdivision of Lot 121 of Clair View Acres at Delhi, Iowa in Section Twenty-three (23), Township Eighty-eight North (T88N), Range Five West (R5W), of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 0.08 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record** and more particularly described by metes and bounds as follows:

BEGINNING at the Southeasterly corner of Lot 10 of the Subdivision of Lot 121 of Clair View Acres at Delhi, Iowa in Section Twenty-three (23), Township Eighty-eight North (T88N), Range Five West (R5W), of the Fifth Principal Meridian, Delaware County, Iowa as recorded in Book 2010, Page 3174 in the Office of the Delaware County Recorder;

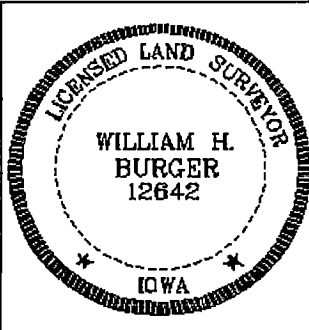
Thence North 24°-14'-48" East 110.57 feet along the Easterly line and to the Northeasterly corner of said Lot 10 of the Subdivision of Lot 121 of Clair View Acres at Delhi, Iowa;

Thence South 65°-19'-02" East 47.50 feet to an Easterly line of Lot 17 of said Subdivision of Lot 121 of Clair View Acres at Delhi, Iowa;

Thence South 41°-51'-33" West 113.51 feet along said Easterly line of Lot 17 of the Subdivision of Lot 121 of Clair View Acres at Delhi, Iowa to a Northerly line of Lot 1 of Ledge View Subdivision as recorded in Book 2020, Page 3099 in the Office of the Delaware County Recorder;

Thence North 74°-29'-02" West 13.31 feet along said Northerly line of Lot 1 of Ledge View Subdivision to the **POINT OF BEGINNING**, containing a total of 0.08 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The Easterly line of Lot 10 of the Subdivision of Lot 121 of Clair View Acres at Delhi, Iowa in Section Twenty-three (23), Township Eighty-eight North (T88N), Range Five West (R5W), of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 24°-14'-48" East.



SURVEYORS CERTIFICATE

I hereby certify that this land survey document was prepared and related survey work was performed by me or under my direct personal supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa;

My license renewal date is December 31, 2022

William H. Burger 3/2/22

Date

William H. Burger Reg. No. 12642
Sheet No. 2 covered by this seal

LEGAL DESCRIPTION

PARCEL 2022-40 – Part of Iowa Avenue in Clair View Acres at Delhi, Iowa in Section Twenty-three (23), Township Eighty-eight North (T88N), Range Five West (R5W), of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 0.16 acres more or less, all being located in road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record** and more particularly described by metes and bounds as follows:

COMMENCING at the Southeasterly corner of Lot 10 of the Subdivision of Lot 121 of Clair View Acres at Delhi, Iowa in Section Twenty-three (23), Township Eighty-eight North (T88N), Range Five West (R5W), of the Fifth Principal Meridian, Delaware County, Iowa as recorded in Book 2010, Page 3174 in the Office of the Delaware County Recorder;

Thence South 74°-29'-02" East 13.31 feet along a Northerly line of Lot 1 of Ledge View Subdivision as recorded in Book 2020, Page 3099 in the Office of the Delaware County Recorder to the **POINT OF BEGINNING**;

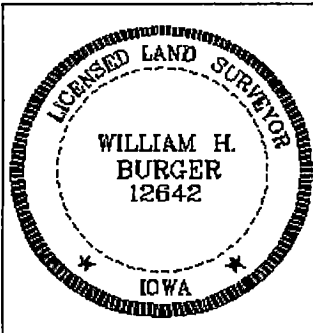
Thence North 41°-51'-33" East 113.51 feet along a Westerly line of Iowa Avenue in Clair View Acres at Delhi, Iowa as recorded in Plat Book 2, Page 200 in the Office of the Delaware County Recorder;

Thence South 65°-19'-02" East 69.08 feet to an Easterly line of said Iowa Avenue;

Thence South 41°-51'-33" West 101.23 feet along said Easterly line of Iowa Avenue to a Northerly line of said Lot 1 of Ledge View Subdivision;

Thence North 74°-29'-02" West 73.65 feet along said Northerly line of Lot 1 of Ledge View Subdivision to the **POINT OF BEGINNING**, containing a total of 0.16 acres more or less, all being located in road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The Westerly line of Iowa Avenue of Clair View Acres at Delhi, Iowa is assumed to bear North 41°-51'-33" East.



SURVEYORS CERTIFICATE

I hereby certify that this land survey document was prepared and related survey work was performed by me or under my direct personal supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa;

My license renewal date is December 31, 2022

William H. Burger 3/2/22
William H. Burger Date
Sheet No. 3 covered by this seal

Reg. No. 12642