COUNTY: DELAWARE **SECTION 14, T 88 N, R 5W** FILED Deleware Co. Ansessor ALIQUOT PART: SE 1/4 - SE 1/4 Book 2022 Page 1668 MAY 2 5 2022 CITY: Document 2022 1668 Type 06 002 Pages 2 Date 5/25/2022 Time 1:01:25PM SURVEY: PARCEL 2022-72, PARCEL 2022-73 LOTS: BLOCK: Rec Amt \$12.00 PROPRIETOR: JAMES H. WILLEY & BECKY A. WILLEY FILED Delaware Co. Auditor REQUESTED BY: JAMES WILLEY Daneen Schindler, RECORDER/REGISTRAR SURVEYOR: RANDALL L. RATTENBORG DELAWARE COUNTY IOWA MAY 2 5 2022 COMPANY: BURRINGTON, GROUP, INC. 105 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434 PARCEL 2022-72, PART OF THE SE 1/4 - SE 1/4 **PLAT OF** PARCEL 2022-73, PART OF THE SE 1/4 - SE 1/4 **SURVEY** ALL IN SEC. 14, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA POINT OF BEGINNING POINT OF BEGINNING PARCEL 2022-73 PARCEL 2022-72 247th STREET 30' ROADWAY N 88'17'37" E 335.70' (ASSUMED BEARING) PARCEL Q EASEMENT BK. 2001, PG. 1561 24.90 228.20 POINT FALLS IN 56.00 24" BUR OAK 44.20' ₹0.0. S 02°11'54" E (R-N 00'00'22" E) 20' ACCESS EASEMENT FOR: LOT 2 PETLON'S RIVER SUBDIVISION PARCELS 2018-49, 50, 51 LOT 6 WILLEY'S WOODS SUBDIVISION **PARCEL 2022-73 0.83 ACRES** WILLEY'S WOODS **SUBDIVISION** BK. 2021, PG. 404 **PARCEL 2022-72 1.07 ACRES** SHED LOT 2 25.49' **PARCEL 2018-50** _N 20°02'39" W BOOK 2018, PAGE 1649 .20.0 LOT 10 PETLON'S RIVER SUBDIVISION **PARCEL** _15.10′ PLAT BK. 6, PG. 43 2018-49 S 88'38'59" W PARCEL A BOOK 2018, PLAT BK. 6, PG. 148 PAGE 1649 25.00 31°50'19" W SE 1/4-SE 1/4 PARCEL 2018-51 SEC. 14, T88N, R5W BOOK 2018, PAGE 1649 PETLON'S RIVER SUBDIVISION PLAT BK. 6, PG. 43, BK. 1999, PG 1573 PARCEL 50 2018-52 BOOK 2018, SCALE: 1" = 50 PAGE 1649 SURVEYED ON: 5/10/2022 Q:\Civil3D_Survey\Lake Delhi\Lake Delhi 2018.dwg **LEGEND** SURVEY REQUESTED BY: JAMES WILLEY FOUND MAGNAIL w/SSW PROPRIETORS: JAMES H. WILLEY & BECKY A. WILLEY PLS 17939 RANDALL L. RATTENBORG SSIONAL FOUND 1/2"ø REBAR w/ ORANGE CAP PLS 17939 FOUND 1/2"Ø REBAR w/ YELLOW CAP PLS 12642 I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND PROJECT NO. 21-194 THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT RATIL
1793:

W RATIL
1793:

W THIS SEAL: SI PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SCALE: 1"=50' SET 1/2" REBAR w/ ORANGE CAP PLS 17939 SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. DATE: 5/11/20222 QTR-QTR LINE CENTER LINE 5/24/2022 DRAWN BY: RLR EASEMENT OR ROW LINE RANDALL L. BATTENBORG P.L.S. LIC. #17939 PARCEL/LOT BOUNDARY MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023 CHECKED BY: DM/DDK BOUNDÁRY ESTABLISHED R RECORDED BURRINGTON GROUP, INC. **GPS BOX: LAKE DELHI** Civil Engineering | Land Surveying

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

SHEETS COVERED BY THIS SEAL: SHEETS 1 & 2

SHEET 1 OF 2

PARCEL 2022-72, PART OF THE SE 1/4 - SE 1/4 PARCEL 2022-73, PART OF THE SE 1/4 - SE 1/4 ALL IN SEC. 14, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2022-72, Part of the SE 1/4 of the SE 1/4 of Section 14, T88N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, containing 1.07 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Northeast corner of Lot 6 of Willey's Woods Subdivision, as recorded in Book 2021, Page 404, also being the northwesterly most corner of Parcel 2018-50, as recorded in Book 2018, Page 1649;

THENCE along the Northerly line of said Parcel 2018-50, North 88° 17' 37" East (assumed bearing), 56.00 feet;

THENCE South 01° 30' 13" East, 309.95 feet to the Southeasterly boundary of said Parcel 2018-50;

THENCE along the Southeasterly line of said Parcel 2018-50, South 31° 50' 19" West, 25.00 feet, to the Southerly line of said Parcel 2018-50;

THENCE along the Southerly line of said Parcel 2018-50, North 65° 35' 56" West, 218.33 feet;

THENCE continuing along the Southerly line of said Parcel 2018-50, South 88° 38' 59" West, 15.10 feet, to the Westerly line of said Parcel 2018-50;

THENCE along the Westerly line of said Parcel 2018-50, North 20° 02' 39" West, 25.49 feet, to the Easterly line said Willey's Woods Subdivision;

THENCE along with Easterly line of said Willey's Wood Subdivision and westerly line of said Parcel 2018-50, North 38° 32' 02" East, 275.66 feet to the **POINT OF BEGINNING**.

LEGAL DESCRIPTION:

PARCEL 2022-73, Part of the SE 1/4 of the SE 1/4 of Section 14, T88N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, containing 0.83 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Northeast corner of Lot 6 of Willey's Woods Subdivision, as recorded in Book 2021, Page 404, also being the northwesterly most corner of Parcel 2018-50, as recorded in Book 2018, Page 1649;

THENCE along the Northerly line of said Parcel 2018-50, North 88° 17' 37" East (assumed bearing), 56.00 feet to the POINT OF BEGINNING;

THENCE continuing along the Northerly line of said Parcel 2018-50, North 88° 17' 37" East, 228.20 feet to the Easterly line of said Parcel 2018-50;

THENCE along the Easterly line of said Parcel 2018-50, South 02° 11' 54" East, 44.20 feet;

THENCE continuing along the Easterly line of said Parcel 2018-50, South 46° 44' 21" West, 191.58 feet;

THENCE continuing along the Easterly line of said Parcel 2018-50, South 30° 11' 33" West, 163.34 feet;

THENCE North 01° 30' 13" West, 309.95 feet to the POINT OF BEGINNING.