

INDEX LEGEND

LOCATION: LOTS 1,2,3,4,5, 6,7 & 8 OF BLOCK 18 OF PITKIN'S ADDITION TO NOTTINGHAM (NOW EARLVILLE) DELAWARE COUNTY, IOWA, PART OF VACATED SUMMIT STREET

PROPRIETORS: ANGIE M. SCHERBRING - BOOK 2001, PAGE 3030
CONNIE S. GIBBS - BOOK 2015, PAGES 2672 & 2673
JAMES R. BOCKENSTEDT - BOOK 53, PAGE 313

REQUESTOR: ANGIE SCHERBRING, CONNIE GIBBS 7 JAMES BOCKENSTEDT

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
JUN 23 2022

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Book 2022 Page 1930

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

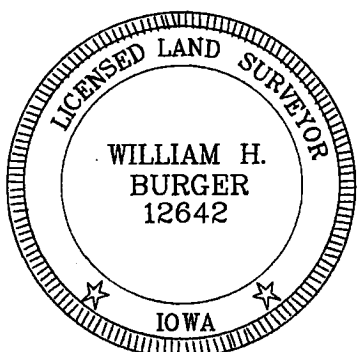
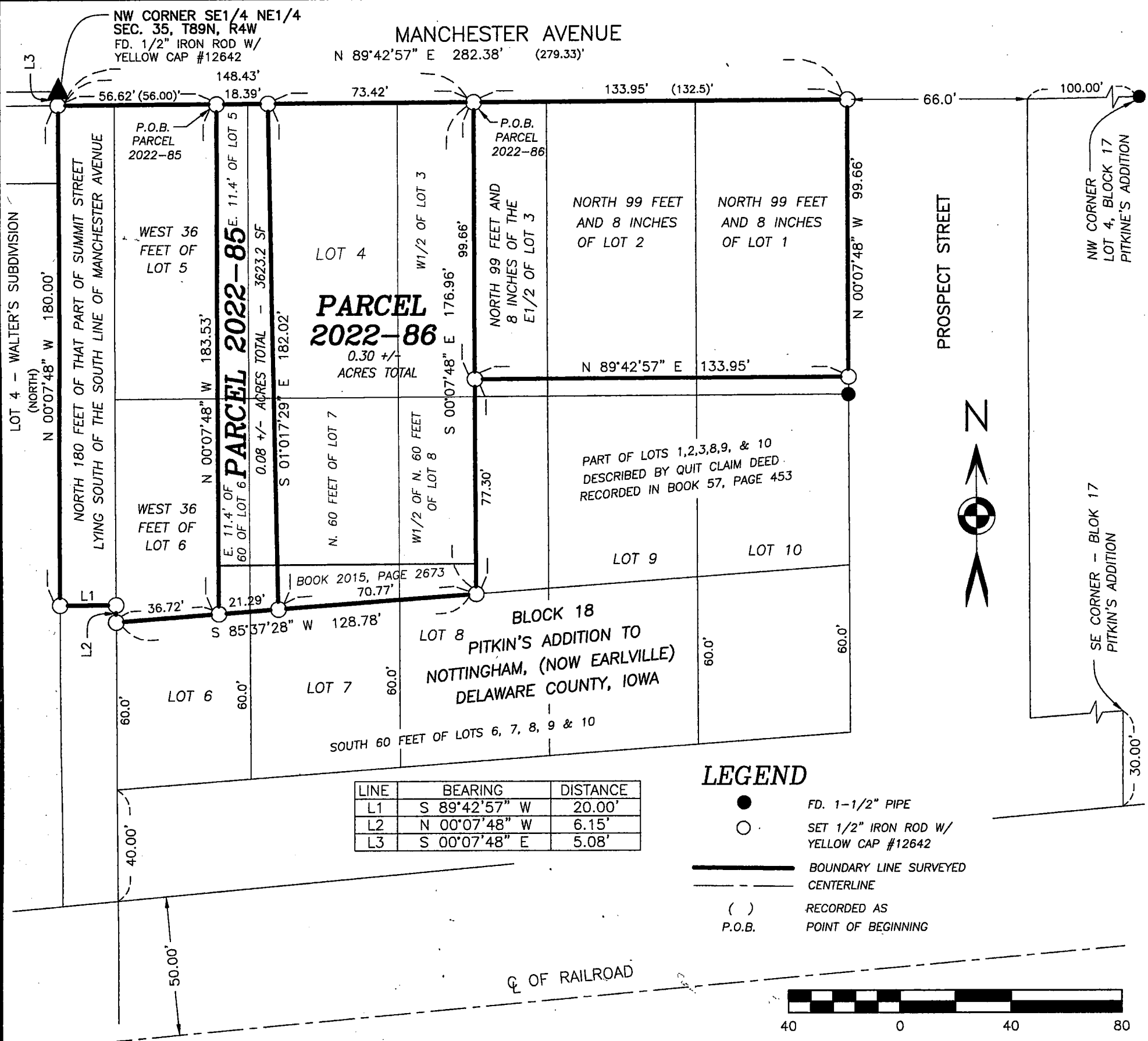
PLAT OF
SURVEY

PARCEL 2022-85 PART OF LOTS 4, 5, 6 AND 7, ALL IN BLOCK 18 OF PITKIN'S ADDITION TO NOTTINGHAM, NOW THE INCORPORATED TOWN OF EARLVILLE, DELAWARE COUNTY, IOWA

PARCEL 2022-86 PART OF LOTS 3, 4, 7 AND 8, ALL IN BLOCK 18 OF PITKIN'S ADDITION TO NOTTINGHAM, NOW THE INCORPORATED TOWN OF EARLVILLE, DELAWARE COUNTY, IOWA

RETRACEMENT SURVEY THE WEST 36 FEET OF LOTS 5 AND 6, BLOCK 18, EXCEPT THE SOUTH 60 FEET OF LOT 6, AND THE NORTH 180 FEET OF THAT PART OF VACATED SUMMIT STREET LYING SOUTH OF THE SOUTH LINE OF MANCHESTER AVENUE, ALL IN PITKIN'S ADDITION TO NOTTINGHAM, NOW THE INCORPORATED TOWN OF EARLVILLE, DELAWARE COUNTY, IOWA

RETRACEMENT SURVEY THE NORTH 99 FEET AND 8 INCHES OF LOTS 1 AND 2, AND THE NORTH 99 FEET AND 8 INCHES OF THE EAST ONE HALF (E1/2) OF LOT 3, ALL IN BLOCK 18 OF PITKIN'S ADDITION TO NOTTINGHAM, NOW EARLVILLE, IOWA



DATE OF SURVEY: 6/6/2022

SCALE: 1" = 40'

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
WILLIAM H. BURGER #12642

6/23/22
DATE

Wm. Burger
LandSurveyor
510 3rd Street West Court
Worthington, Iowa 52078

LEGAL DESCRIPTION

PARCEL 2022-85 Part of Lots 4, 5, 6 and 7 all in Block 18 of Pitkin's Addition to Nottingham now the incorporated town of Earlville, Delaware County, Iowa; containing a total of 0.08 acres more or less and **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 Northwest Corner of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4), Section Thirty-five (35), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 00°-07'-48" East 5.08 feet along the West line of said Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) to the South right of way line of Manchester Avenue;

Thence North 89°-42'-57" East 56.62 feet along the South right of way line of Manchester Avenue and the North line of Block 18 of Pitkin's Addition to Nottingham (now the incorporated town of Earlville) as recorded in the Office of the Delaware County, Iowa in Deed Book I, Page 456 to the POINT OF BEGINNING;

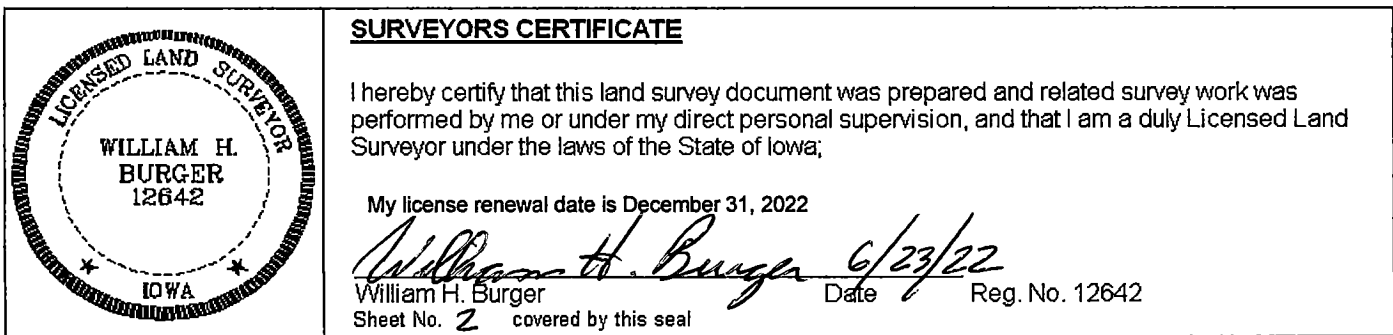
Thence continuing along the South right of way line of Manchester Avenue and the North line of said Block 18 of Pitkin's Addition North 89°-42'-57" East 18.39 feet;

Thence South 01°-01'-29" East 182.02 feet to the North line of the South 60.0 feet of Lot 7 of said Pitkin's Addition;

Thence South 85°-37'-28" West 21.29 feet along the North line of the South 60.0 feet of Lot 7 and 6 of said Pitkin's Addition to the East line of the West 36.0 feet of Lot 6 of said Pitkin's Addition;

Thence North 00°-07'-48" West 183.53 feet along the East line of the West 36.0 feet of Lots 6 and 5 of Pitkin's Addition to the POINT OF BEGINNING; containing a total of 0.08 acres more or less and subject to easements, reservations, restrictions, and rights of way of record and not of record;

The West line of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4), Section Thirty-five (35), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 00°-07'-48" West.



LEGAL DESCRIPTION

PARCEL 2022-86 Part of Lots 3, 4, 7 and 8 all in Block 18 of Pitkin's Addition to Nottingham now Earlville, Delaware County, Iowa; containing a total of 0.30 acres more or less and **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 Northwest Corner of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4), Section Thirty-five (35), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 00°-07'-48" East 5.08 feet along the West line of said Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) to the South right of way line of Manchester Avenue;

Thence North 89°-42'-57" East 148.43 feet along the South right of way line of Manchester Avenue and the North line of Block 18 of Pitkin's Addition to Nottingham (now the incorporated town of Earlville) as recorded in the Office of the Delaware County, Iowa in Deed Book I, Page 456 to the **POINT OF BEGINNING**;

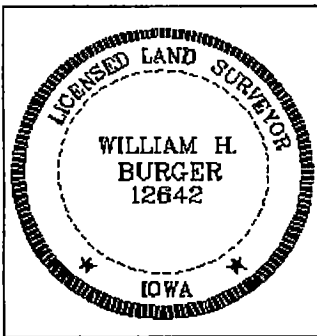
Thence South 00°-07'-48" East 176.96 feet to the North line of the South 60.0 feet of Lot 8 of said Pitkin's Addition;

Thence South 85°-37'-28" West 70.77 feet along the North line of the South 60.0 feet of Lot 8 and 7 of said Pitkin's Addition;

Thence North 01°-01'-29" West 182.02 feet to the South right of way line of Manchester Avenue also being the North line of Block 18 of said Pitkin's Addition;

Thence North 89°-42'-57" East 73.42 feet along the South right of way line of Manchester Avenue also being the North line of Block 18 of Pitkin's Addition to the **POINT OF BEGINNING**; containing a total of 0.30 acres more or less and **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The West line of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4), Section Thirty-five (35), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 00°-07'-48" West.

	<p><u>SURVEYORS CERTIFICATE</u></p> <p>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;</p> <p>My license renewal date is December 31, 2022</p> <p><i>William H. Burger</i> 6/23/22 _____ William H. Burger Date Reg. No. 12642</p> <p>Sheet No. 3 covered by this seal</p>
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