

INDEX LEGEND

LOCATION: LOT 2 HOULIHAN'S BAILEY FORD SUBDIVISION IN SECTION 10, T88N, R5W DELAWARE COUNTY, IOWA

REQUESTOR: KENNETH EIKE

PROPRIETOR: KENNETH J EIKE & NORMA E. EIKE

SURVEYOR: BILL BURGER

SURVEYOR COMPANY: WM. BURGER LANDSURVEYOR

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

FILED
Delaware Co. Assessor

SEP 12 2022

FILED
Delaware Co. Auditor

SEP 12 2022

Book 2022 Page 2731

Document 2022 2731 Type 06 002 Pages 3
Date 9/12/2022 Time 12:33:53PM
Rec Amt \$17.00

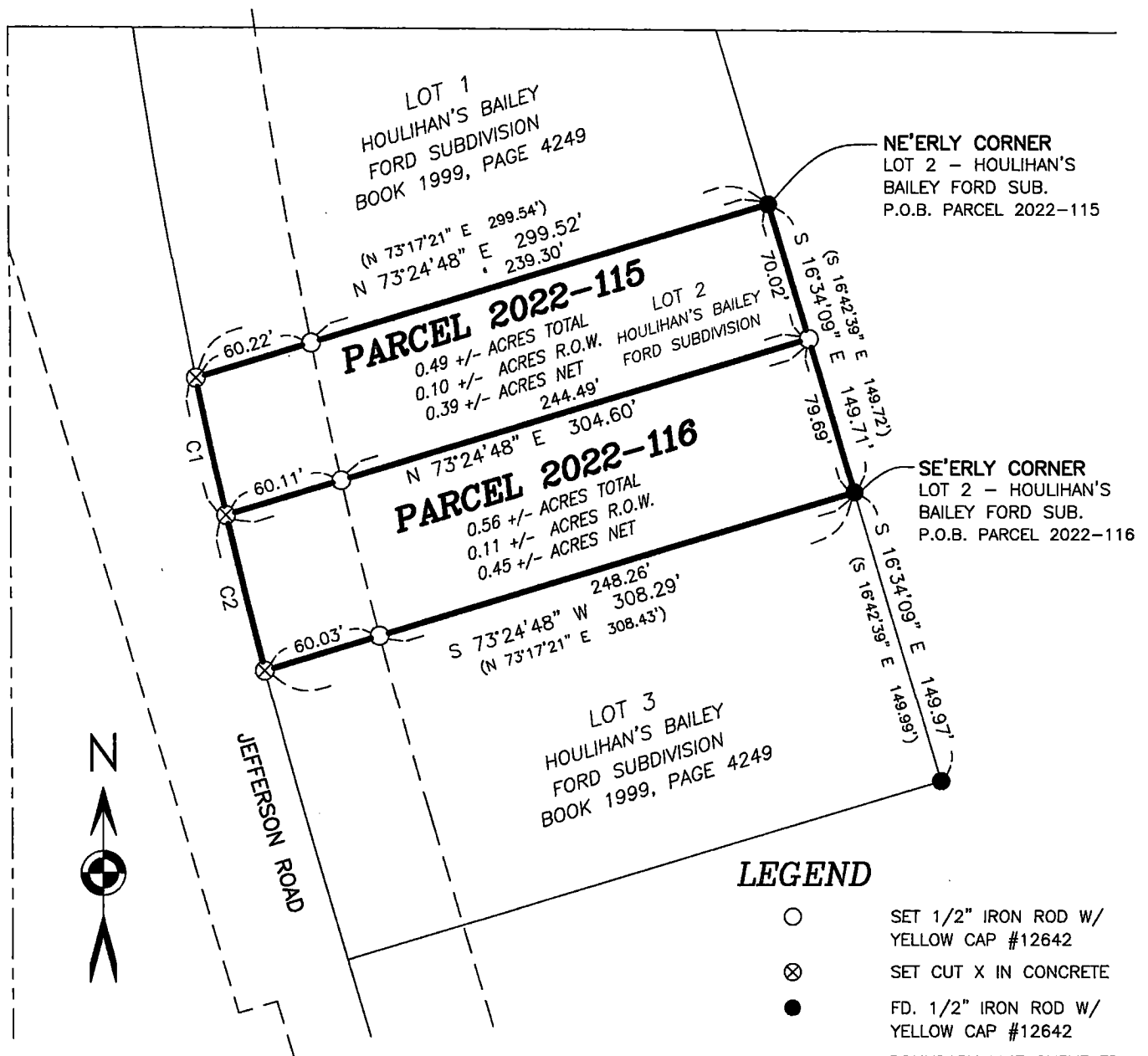
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

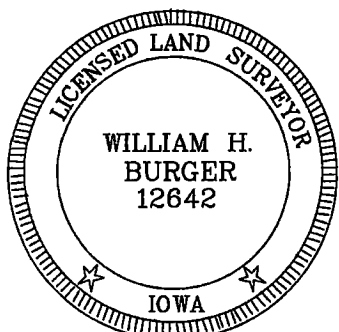
PLAT OF SURVEY

PARCEL 2022-115 PART OF LOT 2 OF HOULIHAN'S BAILEY FORD SUBDIVISION IN SECTION TEN (10), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL 2022-116 PART OF LOT 2 OF HOULIHAN'S BAILEY FORD SUBDIVISION IN SECTION TEN (10), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	70.20'	2864.70'	01°24'15"	N 12°25'07" W	70.20'
C2	79.78'	2864.70'	01°35'44"	N 13°55'07" W	79.77'



DATE OF SURVEY: 8/17/2022

SCALE: 1" = 80'

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 9/8/22
WILLIAM H. BURGER #12642 DATE

Wm. Burger
LandSurveyor

510 3rd Street West Court
Worthington, Iowa 52078

LEGAL DESCRIPTION

PARCEL 2022-115 – Part of Lot 2 of Houlihan’s Bailey Ford Subdivision in Section Ten (10), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 0.49 acres more or less, including 0.10 acres more or less of public 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:

BEGINNING at the Northeasterly corner of Lot 2 of Houlihan’s Bailey Ford Subdivision in Section Ten (10), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa as recorded in Book 1999, Page 4249 in the Office of the Delaware County Recorder;

Thence South 16°-34'-09" East 70.02 feet along the Easterly line of said Lot 2;

Thence South 73°-24'-48" West 304.60 feet to the Westerly line of said Lot 2;

Thence along the Westerly line of said Lot 2 and along a circular curve concave Northeasterly for an arc length of 70.20 feet, said circular curve having a central angle of 01°-24'-15", a radius of 2864.70 feet, a chord bearing of North 12°-25'-07" West and a chord length of 70.20 feet to the Northwesternly corner of said Lot 2;

Thence North 73°-24'-48" East 299.52 feet along the Northerly line of said Lot 2 to the **POINT OF BEGINNING**, containing a total of 0.49 acres more or less, including 0.10 acres more or less of public road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The Easterly line of Lot 2 of Houlihan’s Bailey Ford Subdivision in Section Ten (10), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 16°-34'-09" East.

	<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> 9/8/22 _____ William H. Burger Date Reg. No. 12642</p> <p>Sheet No. <u>2</u> covered by this seal</p>
-------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

LEGAL DESCRIPTION

PARCEL 2022-116 – Part of Lot 2 of Houlihan’s Bailey Ford Subdivision in Section Ten (10), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 0.56 acres more or less, including 0.11 acres more or less of public 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:

BEGINNING at the Southeasterly corner of Lot 2 of Houlihan’s Bailey Ford Subdivision in Section Ten (10), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa as recorded in Book 1999, Page 4249 in the Office of the Delaware County Recorder;

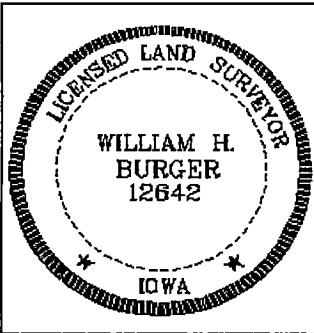
Thence South 73°-24'-48" West 308.29 feet to the Westerly line of said Lot 2;

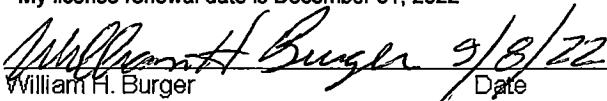
Thence along the Westerly line of said Lot 2 and along a circular curve concave Northeasterly for an arc length of 79.78 feet, said circular curve having a central angle of 01°-35'-44", a radius of 2864.70 feet, a chord bearing of North 13°-55'-07" West and a chord length of 79.77 feet;

Thence North 73°-24'-48" East 304.60 feet to the Easterly line of said Lot 2;

Thence South 16°-34'-09" East 79.69 feet along the Easterly line of said Lot 2 to the **POINT OF BEGINNING**, containing a total of 0.56 acres more or less, including 0.11 acres more or less of public road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The Easterly line of Lot 2 of Houlihan’s Bailey Ford Subdivision in Section Ten (10), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 16°-34'-09" East.



<u>SURVEYORS CERTIFICATE</u>	
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	
	9/8/22
William H. Burger	Date
Sheet No. 3 covered by this seal	Reg. No. 12642