

COUNTY: DELAWARE
SECTION 23, T 88 N, R 5 W
ALIQUOT PART: NW 1/4 - SE 1/4
CITY:
SURVEY: PARCEL 2022-96, PARCEL 2022-97
BLOCK: LOTS:
PROPRIETOR: ALAN F. WULFEKUHLE & KATHRYN A. WULFEKUHLE
REQUESTED BY: PAT COLGAN
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

SEP 23 2022

FILED
Delaware Co. Auditor

SEP 23 2022



Book 2022 Page 2886

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF
SURVEY

PARCEL 2022-96, PART OF THE NW 1/4 - SE 1/4
PARCEL 2022-97, PART OF THE NW 1/4 - SE 1/4
SEC. 23, T88N, R5W OF THE 5th P.M., DELAWARE COUNTY, IOWA

S 89°07'06" E 1318.58'

619.85'

CORNER FALLS IN A TREE

CENTER OF SECTION
SEC. 23, T88N, R5W
FOUND CUT "X"
BOOK 2018, PAGE 1930

LOT 1

698.73'

LOT 9

THE MAPLES
BOOK 2000,
PAGE 2399

WEST 40' OF LOT 10
EXCEPT THE WEST 40'

BOOK 2005, PAGE 568

LOT 10

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

RETRACEMENT
BOOK 2006, PAGE 2031

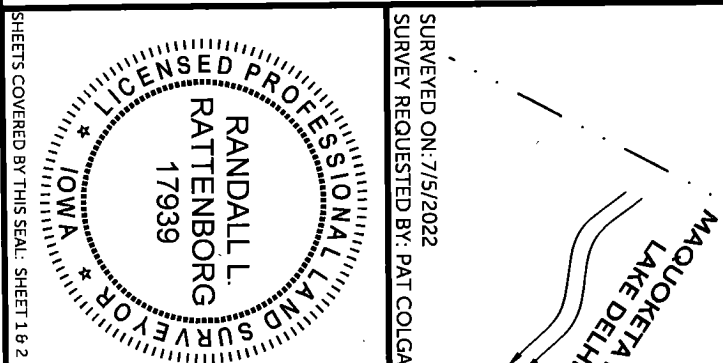
PARCEL 2022-97
0.61 ACRES

PARCEL 2022-96
2.15 ACRES

NE CORNER NW 1/4-SE 1/4
SEC. 23, T88N, R5W
FOUND 1/2" REBAR
W/YELLOW CAP #9647
BOOK 2020, PAGE 85

PLAT BK. 6, PG. 89

- LEGEND
- SECTION CORNER
 - FOUND 1/2" REBAR w/
YELLOW CAP PLS 9647
 - SET 1/2" REBAR w/
ORANGE CAP PLS 17939
 - QUARTER LINE
 - QTR-QTR. LINE
 - EASEMENT OR ROW LINE
 - LAKE FRONTAGE LINE
 - NORMAL HIGH WATER LINE
 - LOT LINE
 - BOUNDARY ESTABLISHED
 - RECORDED



SURVEYED ON: 7/5/2022
SURVEY REQUESTED BY: PAT COLGAN

PROPRIETORS: ALAN F. WULFEKUHLE & KATHRYN A. WULFEKUHLE

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

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

PROJECT NO. 22-085

SCALE: 1" = 60'

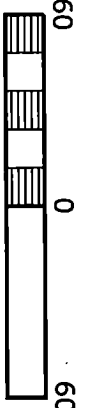
DATE: 7/6/2022

DRAWN BY: RLR

CHECKED BY: DM/DDK

GPS BOX: LAKE DELHI

SHEET 1 OF 2



SCALE: 1" = 60'

LEGAL DESCRIPTION:

PARCEL 2022 - 96, Part of the NW 1/4 of the SE 1/4 of Section 23, T88N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, containing 2.15 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Northeast corner of Lot 3 of Lake View First Addition, as recorded in Plat Book 6, Page 55;

THENCE along the northerly boundary of Lot 3 through Lot 7 of said Lake View First Addition, North 62° 03' 11" West, 158.06 feet;

THENCE continuing along said northerly boundary, North 89° 06' 22" West, 73.72 feet;

THENCE continuing alongside northerly boundary, North 80° 23' 01" West, 110.15 feet;

THENCE continuing along said northerly boundary, North 40° 51' 19" West, 128.99 feet;

THENCE continuing along said northerly boundary, South 83° 02' 37" West, 71.25 feet, to the northeasterly line of Lot 10 of The Maples, as recorded in Book 2000, Page 2399;

THENCE along the northeasterly boundary of said Lot 10, North 15° 32' 03" West, 68.18 feet to the easterly boundary of Lot 1 of said The Maples;

THENCE along the easterly boundary of said Lot 1, North 15° 26' 39" West, 1.26 feet, to the northerly line of the NW 1/4 of the SE 1/4 of said Section 23;

THENCE along the northerly line of the NW 1/4 of the SE 1/4 of said Section 23, South 89° 07' 06" East, 619.85 feet to the easterly boundary of the NW 1/4 of the SE 1/4 of said Section 23;

THENCE along the easterly boundary of the NW 1/4 of the SE 1/4 of said Section 23, and along the westerly line of a parcel recorded in Plat Book 6, Page 89, South 00° 56' 21" West, 105.60 feet;

THENCE South 42° 20' 13" West, 181.74 feet to the POINT OF BEGINNING;

The northerly line of the NW 1/4 of the SE 1/4 of Section 23, T88N, R5W of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 89° 07' 06" East.

LEGAL DESCRIPTION:

PARCEL 2022 - 97, part of the NW 1/4 of the SE 1/4 of Section 23, T88N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, containing 0.61 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Northwest corner of Lot 2 of Lake View First Addition, as recorded in Plat Book 6, Page 55;

THENCE North 42° 20' 13" East, 181.74 feet to the southwest corner of a parcel recorded in Plat Book 6, Page 89, being on the easterly line of the NW 1/4 of the SE 1/4 of said Section 23;

THENCE along the easterly line of the NW 1/4 of the SE 1/4 of said Section 23, South 00° 56' 21" West, 340.30 feet to the northerly line of Lot 1 of said Lake View First Addition;

THENCE along the northerly line of said Lot 1, North 87° 32' 16" West, 62.76 feet to the easterly line of Lot 2 of said Lake View First Addition;

THENCE along the easterly line of said Lot 2, North 14° 54' 45" West, 210.30 feet to the POINT OF BEGINNING;

The northerly line of the NW 1/4 of the SE 1/4 of Section 23, T88N, R5W of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 89° 07' 06" East.

