

INDEX LEGEND

LOCATION: LOTS 1, 2 AND 3 OF BLOCK 18 OF PITKIN'S
ADDITION TO NOTTINGHAM (NOW EARLVILLE)
DELAWARE COUNTY, IOWA

REQUESTOR: JAMES BOCKENSTEDT

PROPRIETOR: JAMES R. BOCKENSTEDT

SURVEYOR: BILL BURGER

SURVEYOR COMPANY: WM. BURGER LANDSURVEYOR

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

FILED
Delaware Co. Assessor

DEC 29 2022



Book 2022 Page 3804

Document 2022 3804 Type 06 002 Pages 2
Date 12/29/2022 Time 3:23:02PM
Rec Amt \$12.00

FILED
Delaware Co. Auditor

DEC 29 2022

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

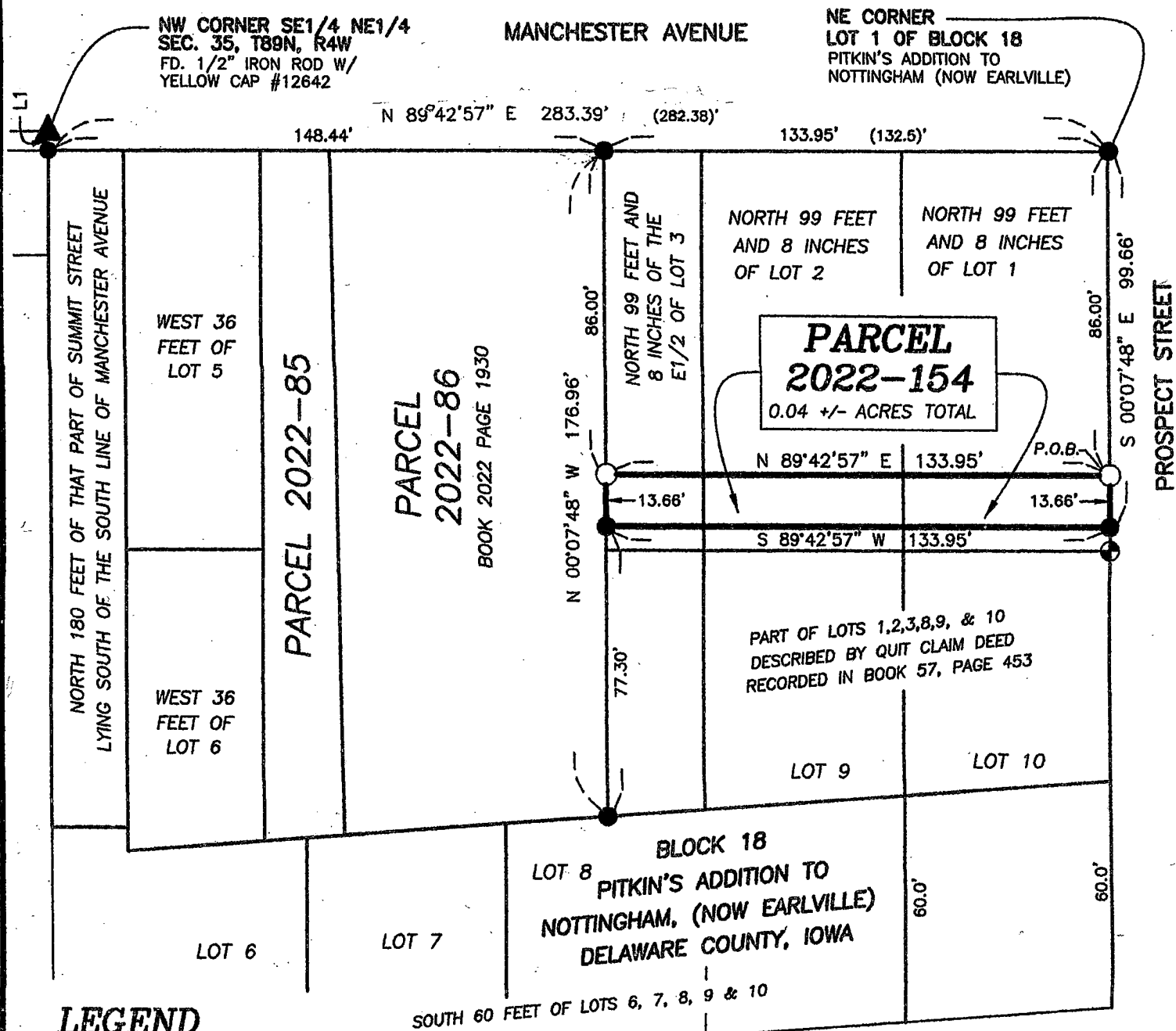
PREPARED BY BILL BURGER WM. BURGER LAND SURVEYOR 510 3RD STREET WEST COURT WORTHINGTON, IOWA 52078 (563) 855 2028

PLAT OF SURVEY

PARCEL 2022-154

PART OF LOTS 1, 2 AND 3 OF BLOCK 18 OF PITKIN'S

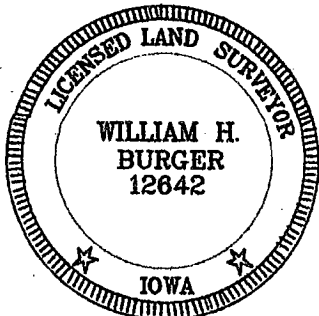
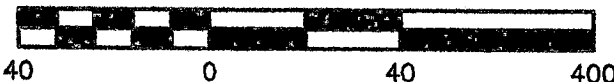
ADDITION TO NOTTINGHAM (NOW EARLVILLE), DELAWARE COUNTY, IOWA



LEGEND

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

LINE	BEARING	DISTANCE
L1	S 00°07'48" E	5.08'



DATE OF SURVEY: 12/12/2022

SCALE: 1" = 40'

SHEET 1 OF 2

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
#12642

12/29/22
DATE

Wm. Burger
LandSurveyor

510 3rd Street West Court
Worthington, Iowa 52078

LEGAL DESCRIPTION

PARCEL 2022-154 Part of Lots 1, 2, and 3 of Block 18 of Pitkin's Addition to Nottingham now Earlville, Delaware County, Iowa; containing a total of 0.04 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 Northeast Corner of Lot 1 of Block 18 of Pitkin's Addition to Nottingham now Earlville, Delaware County, Iowa;

Thence South 00°-07'-48" East 86.00 feet along the East line of said Lot 1 to the **POINT OF BEGINNING**;

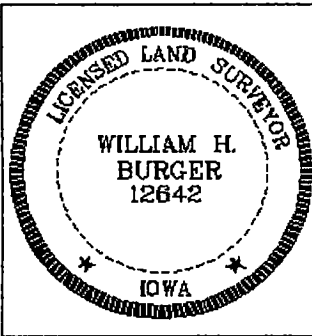
Thence continuing along the East line of said Lot 1 South 00°-07'-48" East 13.66 feet;

Thence South 89°-42'-57" West 133.95 feet to the east line of Parcel 2022-86 as recorded in the Office of the Delaware County Recorder Book 2022 , Page 1930;

Thence North 00°-07'-48" West 13.66 feet along the East line of said Parcel 2022-86;

Thence North 89°-42'-57" East 133.95 feet to the **POINT OF BEGINNING**; containing a total of 0.04 acres more or less and **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The East line of Lot 3 of Block 18 of Pitkin's Addition to Nottingham now Earlville, Delaware County, Iowa is assumed to bear South 00°-07'-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 12/28/22

William H. Burger

Date

Reg. No. 12642

Sheet No. *Z* covered by this seal