

INDEX LEGEND

LOCATION: LOT 122 OF THE SUBDIVISION OF LOT 121, ALL IN CLAIR VIEW ACRES AT DELHI, IOWA ALL IN SECTION 23, T88N, R5W

PROPRIETORS: PARCEL 2019-86 - RYAN W. COOEY - CLAIRVIEW ACRES LOT 122 EXCEPT LEDGE VIEW SUBDIVISION

REQUESTOR: RYAN COOEY

SURVEYOR: BILL BURGER

SURVEYOR COMPANY: W.M. BURGER LANDSURVEYOR

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

PREPARED BY: BILL BURGER

FILED
Delaware Co. Assessor
DEC 29 2022

FILED
Delaware Co. Auditor
DEC 29 2022

Book 2022 Page 3805
Document 2022 3805 Type 06 002 Pages 3
Date 12/29/2022 Time 3:23:29PM
Rec Amt \$17.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA
(563) 855 2028

PLAT OF
SURVEY

PARCEL 2022-141 PART OF LOT 122 IN CLAIR VIEW ACRES, AT DELHI, IOWA IN SECTION TWENTY-THREE (23), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL 2022-142 PART OF LOT 122 IN CLAIR VIEW ACRES, AT DELHI, IOWA IN SECTION TWENTY-THREE (23), 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	160.00'	2801.10'	03°16'22"	S 14°54'46" W	159.98'
C2	208.65'	2801.10'	04°16'05"	S 11°08'32" W	208.60'

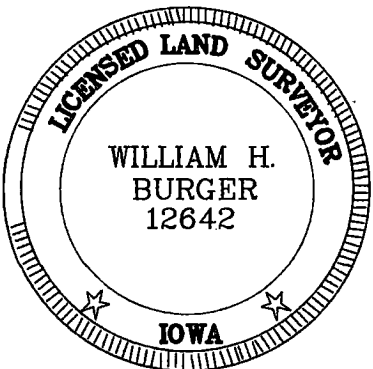
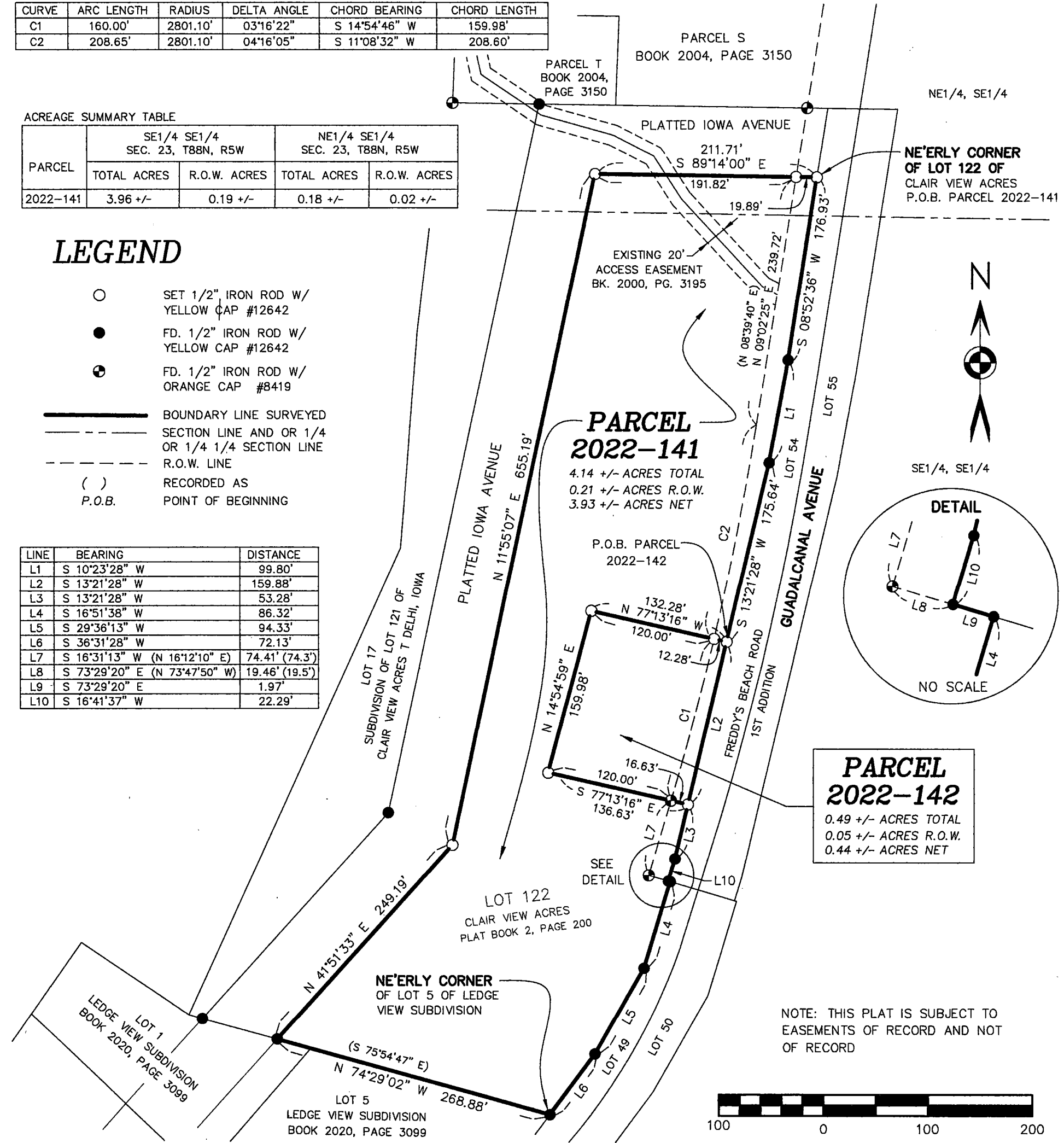
ACREAGE SUMMARY TABLE

PARCEL	SE1/4 SE1/4 SEC. 23, T88N, R5W		NE1/4 SE1/4 SEC. 23, T88N, R5W	
	TOTAL ACRES	R.O.W. ACRES	TOTAL ACRES	R.O.W. ACRES
2022-141	3.96 +/-	0.19 +/-	0.18 +/-	0.02 +/-

LEGEND

- SET 1/2" IRON ROD W/ YELLOW CAP #12642
- FD. 1/2" IRON ROD W/ YELLOW CAP #12642
- ⊙ FD. 1/2" IRON ROD W/ ORANGE CAP #8419
- BOUNDARY LINE SURVEYED
- - - SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE
- - - R.O.W. LINE
- () RECORDED AS P.O.B.
- POINT OF BEGINNING

LINE	BEARING	DISTANCE
L1	S 10°23'28" W	99.80'
L2	S 13°21'28" W	159.88'
L3	S 13°21'28" W	53.28'
L4	S 16°51'38" W	86.32'
L5	S 29°36'13" W	94.33'
L6	S 36°31'28" W	72.13'
L7	S 16°31'13" W (N 16°12'10" E)	74.41' (74.3')
L8	S 73°29'20" E (N 73°47'50" W)	19.46' (19.5')
L9	S 73°29'20" E	1.97'
L10	S 16°41'37" W	22.29'



DATE OF SURVEY: 11/23/2022

SCALE: 1" = 100'

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, 2020

WILLIAM H. BURGER

#12642

DATE

Wm. Burger
LandSurveyor

510 3rd Street West Court
Worthington, Iowa 52078

NO. OF SHEETS COVERED BY THIS SEAL: 1

LEGAL DESCRIPTION

PARCEL 2022-141 – Part of Lot 122 of Clair View Acres at Delhi, Iowa in Section Twenty-three (23), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 4.14 acres more or less, including 0.21 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 122 of Clair View Acres at Delhi, Iowa in Section Twenty-three (23), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa as recorded in Plat Book 2, Page 200 in the Office of the Delaware County Recorder;

Thence South 08°-52'-36" West 176.93 feet along an Easterly line of said Lot 122 and a Westerly line of Lot 54 of Freddy's Beach Road 1st Addition as recorded in Book 2009, Page 3100 in the Office of the Delaware County Recorder;

Thence South 10°-23'-28" West 99.80 feet along an Easterly line of said Lot 122 and a Westerly line of said Lot 54;

Thence South 13°-21'-28" West 175.64 feet along an Easterly line of said Lot 122 and a Westerly line of said Lot 54;

Thence North 77°-13'-16" West 132.28 feet;

Thence South 14°-54'-59" West 159.98 feet;

Thence South 77°-13'-16" East 136.63 feet to an Easterly line of said Lot 122 and a Westerly line of said Lot 54;

Thence South 13°-21'-28" West 53.28 feet along an Easterly line of said Lot 122 and a Westerly line of said Lot 54;

Thence South 16°-41'-37" West 22.29 feet along an Easterly line of said Lot 122 and a Westerly line of said Lot 54 to the Southwesterly corner of said Lot 54;

Thence South 73°-29'-20" East 1.97 feet along an Easterly line of said Lot 122 and a Southerly line of said Lot 54 to the Northwesterly corner of Lot 49 of said Freddy's Beach Road 1st Addition;

Thence South 16°-51'-38" West 86.32 feet along an Easterly line of said Lot 122 and a Westerly line of said Lot 49;

Thence South 29°-36'-13" West 94.33 feet along an Easterly line of said Lot 122 and a Westerly line of said Lot 49;

Thence South 36°-31'-28" West 72.13 feet along an Easterly line of said Lot 122 and a Westerly line of said Lot 49 to the Northeasterly corner of Lot 5 of Ledge View Subdivision as recorded in Book 2020, Page 3099 in the Office of the Delaware County Recorder;

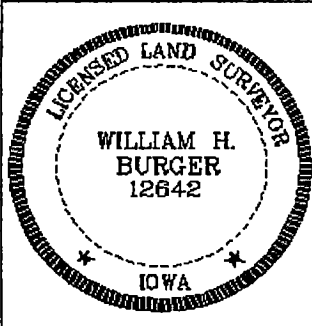
Thence North 74°-29'-02" West 268.88 feet along the Northerly line of said Lot 5 and along a Northerly line of Lot 1 of said Ledge View Subdivision to a Westerly line of said Lot 122;

Thence North 41°-51'-33" East 249.19 feet along a Westerly line of said Lot 122;

Thence North 11°-55'-07" East 655.19 feet along a Westerly line and to the Northwesterly corner of said Lot 122;

Thence South 89°-14'-00" East 211.71 feet along the Northerly line of said Lot 122 to the **POINT OF BEGINNING**, containing a total of 4.14 acres more or less, including 0.21 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 Northerly line of Lot 122 of Clair View Acres, at Delhi, Iowa in Section Twenty-three (23), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 89°-14'-00" 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 12/29/22
William H. Burger Date Reg. No. 12642
Sheet No. 2 covered by this seal

LEGAL DESCRIPTION

PARCEL 2022-142 – Part of Lot 122 of Clair View Acres at Delhi, Iowa in Section Twenty-three (23), 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 0.05 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:

COMMENCING at the Northeasterly corner of Lot 122 of Clair View Acres at Delhi, Iowa in Section Twenty-three (23), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa as recorded in Plat Book 2, Page 200 in the Office of the Delaware County Recorder;

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Thence South 13°-21'-28" West 175.64 feet along an Easterly line of said Lot 122 and a Westerly line of said Lot 54 to the **POINT OF BEGINNING**;

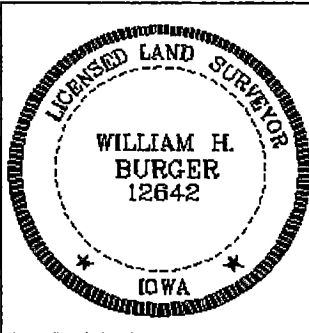
Thence South 13°-21'-28" West 159.88 feet along an Easterly line of said Lot 122 and a Westerly line of said Lot 54;

Thence North 77°-13'-16" West 136.63 feet;

Thence North 14°-54'-59" East 159.98 feet;

Thence South 77°-13'-16" East 132.28 feet to the **POINT OF BEGINNING**, containing a total of 0.49 acres more or less, including 0.05 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 Northerly line of Lot 122 of Clair View Acres, at Delhi, Iowa in Section Twenty-three (23), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 89°-14'-00" East.



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My license renewal date is December 31, 2022

William H. Burger 12/27/22
William H. Burger Date Reg. No. 12642
Sheet No. 3 covered by this seal