

COUNTY: DELAWARE
 SECTION 23, T 88 N, R 5 W
 ALIQUOT PART: NW 1/4 - SE 1/4

CITY:
 SURVEY: PARCEL 2023-36, PARCEL 2023-37
 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

JUN 09 2023



Book 2023 Page 1299

Document 2023 1299 Type 06 002 Pages 2
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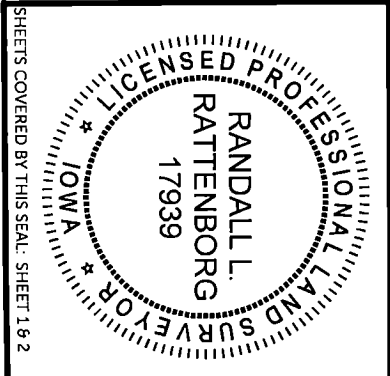
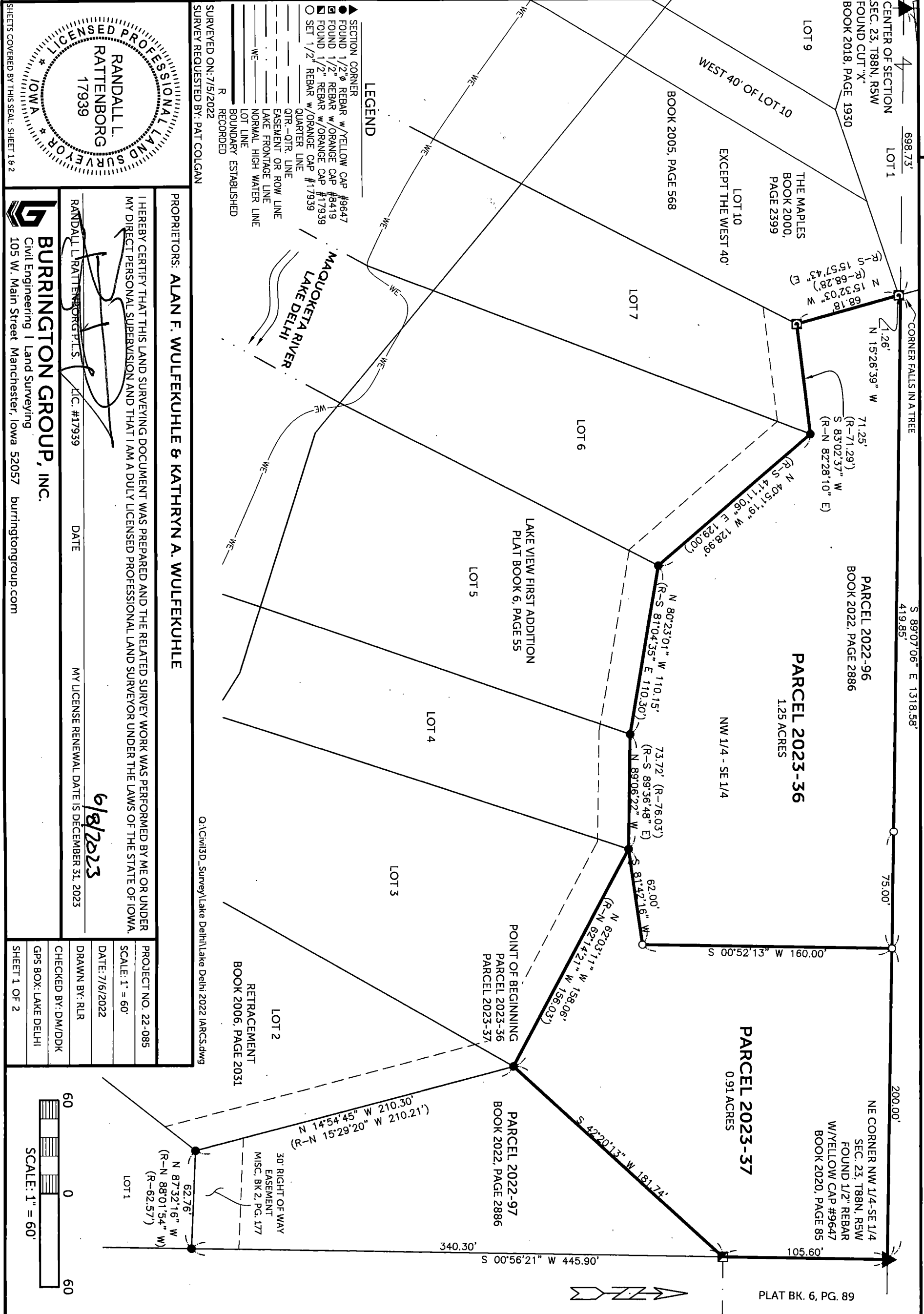
FILED
 Delaware Co. Auditor

JUN 09 2023

Daneen Schindler, RECORDER/REGISTRAR
 DELAWARE COUNTY IOWA

**PLAT OF
 SURVEY**

PARCEL 2022-36, PART OF THE NW 1/4 - SE 1/4
 PARCEL 2022-37, PART OF THE NW 1/4 - SE 1/4
 SEC. 23, T88N, R5W OF THE 5th P.M., DELAWARE COUNTY, IOWA



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

PROPRIETORS: ALAN F. WULFEKUHLE & KATHRYN A. WULFEKUHLE

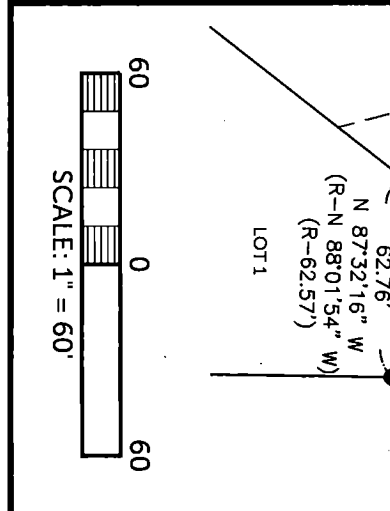
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

RANDALL L. RATTENBORG P.L.S.
 LIC. #17939 DATE: 6/8/2023
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

BURRINGTON GROUP, INC.
 Civil Engineering | Land Surveying
 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

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

Q:\Civil3D_Survey\Lake Delhi\Lake Delhi 2022 1ARCS.dwg



PARCEL 2023-36, PART OF THE NW 1/4 - SE 1/4
PARCEL 2023-37, PART OF THE NW 1/4 - SE 1/4
SEC. 23, T88N, R5W OF THE 5th P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2023-36, 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 2023-37, 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.

Parcel 2023-36 and Parcel 2023-37 are a division of Parcel 2022-96 as recorded in Book 2022-2886.



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