

COUNTY: DELAWARE
SECTION 29, T 88 N, R 4 W
ALIQUOT PART: NW 1/4 - SW 1/4, NE 1/4 - SW 1/4
CITY:
SURVEY: WILSON'S HILLTOP SUBDIVISION
BLOCK: LOTS: 1 - 4
PROPRIETOR: GARY L. WILSON
REQUESTED BY: MARILYN WILSON
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

AUG 14 2023



Book 2023 Page 1918

Document 2023 1918 Type 06 002 Pages 5
Date 8/14/2023 Time 3:39:14PM
Rec Amt \$27.00

FILED
Delaware Co. Auditor

AUG 14 2023

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**SUBDIVISION
PLAT**

WILSON'S HILLTOP SUBDIVISION
PART OF THE NW 1/4- SW 1/4 AND PART OF THE NE 1/4 - SW 1/4,
SECTION 29, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

WILSON'S HILLTOP SUBDIVISION, Part of the NW 1/4 of the SW 1/4 and part of the NE 1/4 of the SW 1/4 of Section 29, T88N, R4W of the 5th Principal Meridian, Delaware County, Iowa, containing a total of 53.26 acres, including 3.98 acres of public road right of way, divided into four Lots numbered Lot 1 through Lot 4, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the southwest corner of the NW 1/4 of the SW 1/4 of Section 29, T88N, R4W of the 5th Principal Meridian, Delaware County, Iowa, also being the southeast corner of Parcel 2018-86, as recorded in Book 2018, Page 2889;

THENCE along the westerly line of said NW 1/4 of the SW 1/4 and easterly line of said Parcel 2018-86, North 00° 31' 22" East, 1030.38 feet, to the easterly line of East Shore Lots, as recorded in Plat Book 2, Page 98 1/2;

THENCE along the east line of said East Shore Lots, North 21° 18' 18" East, 112.07 feet, to the southerly line of a Parcel recorded in Land Deed Book 101, Page 364;

THENCE along the southerly line of said parcel, South 89° 47' 08" East, 243.00 feet to the easterly line of said parcel;

THENCE along the easterly line of said parcel, North 00° 55' 24" West, 188.50 feet to the north line of the NW 1/4 of the SW 1/4 of said Section 29 and the southerly line of Flanagan Addition, as recorded in Book 2004, Page 2978;

THENCE along the northerly line of said NW 1/4 of the SW 1/4 and southerly line of said Flanagan Addition, South 89° 16' 07" East, 633.70 feet to the center line of 230th Avenue;

THENCE continuing along the northerly line of the northwest corner of the NW 1/4 of the SW 1/4, South 89° 16' 07" East, 387.47 feet to the northwest corner of the NE 1/4 of the SW 1/4 of said Section 29;

THENCE along the northerly line of said NE 1/4 of the SW 1/4, South 89° 16' 07" East, 495.08 feet to the easterly line of the West 15 acres of said NE 1/4 of the SW 1/4;

THENCE along the easterly line of said West 15 acres, South 00° 22' 20" East, 1307.08 feet, to the southerly line of the NE 1/4 of the SW 1/4;

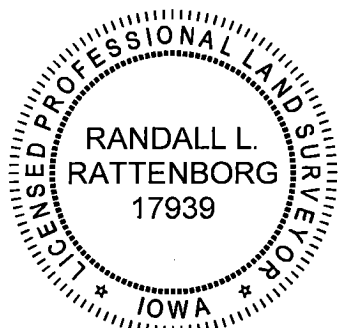
THENCE along the southerly line of the NW 1/4 of the SW 1/4, North 89° 52' 15" West, 495.00 feet to the southeast corner of the NW 1/4 of the SW 1/4;

THENCE along the southerly line of the NW 1/4 of the SW 1/4, North 89° 52' 15" West, 1319.70 feet, to the **POINT OF BEGINNING**;

The westerly line of the NW 1/4 of the SW 1/4 of Section 29, T88N, R4W of the 5th Principal Meridian, Delaware County, Iowa, is assumed to bear North 00° 31' 22" East.

SURVEYED ON: 4/27 & 4/28/2023
SURVEY REQUESTED BY: MARILYN WILSON

Q:\Civil3D_Survey\Lake Delhi\Lake Delhi 2022 IARCS.dwg



PROPRIETORS: **GARY L. WILSON**

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.

[Signature]
RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE 4/19/2023
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

PROJECT NO. 22-136

SCALE: 1" = 150'

DATE: 4/19/2023

DRAWN BY: RLR

CHECKED BY: DDK

GPS BOX: LAKE DELHI

SHEET 1 OF 5

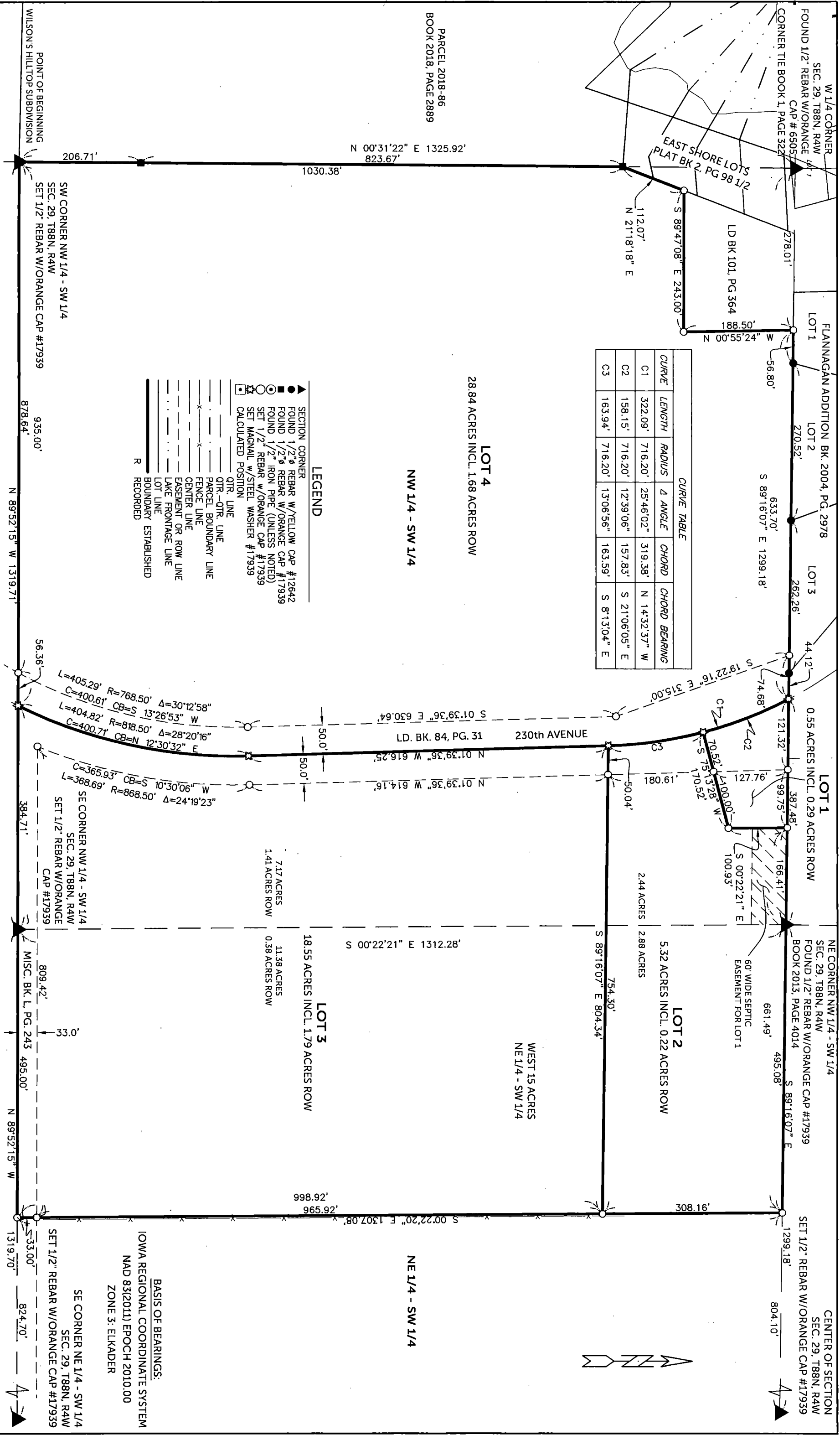
BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

CURVE	LENGTH	RADIUS	Δ ANGLE	CHORD	CHORD BEARING
C1	322.09'	716.20'	25°46'02"	319.38'	N 14°32'37" W
C2	158.15'	716.20'	12°39'06"	157.83'	S 21°06'05" E
C3	163.94'	716.20'	13°06'56"	163.59'	S 8°13'04" E

LEGEND

- ▲ SECTION CORNER
- FOUND 1/2" REBAR W/YELLOW CAP #12642
- FOUND 1/2" REBAR W/ORANGE CAP #17939
- FOUND 1/2" IRON PIPE (UNLESS NOTED)
- ⊙ SET 1/2" REBAR W/ORANGE CAP #17939
- ⊗ SET MAGNAIL W/STEEL WASHER #17939
- ⊛ CALCULATED POSITION
- QTR. LINE
- QTR.-QTR. LINE
- PARCEL BOUNDARY LINE
- - - FENCE LINE
- - - EASEMENT OR ROW LINE
- - - LAKE FRONTAGE LINE
- - - LOT LINE
- - - BOUNDARY ESTABLISHED
- R RECORDED



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SHEET 2

OWNER'S ACKNOWLEDGMENT

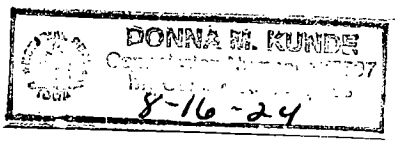
I Gary L. Wilson, of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

Gary L. Wilson
Gary L. Wilson

State of Iowa)
)
County of Delaware) ss:

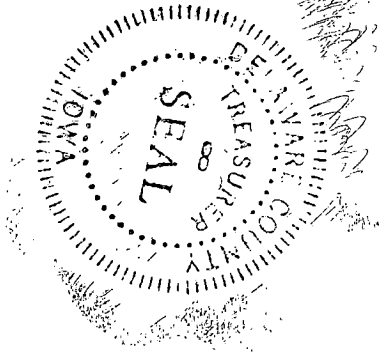
On this 14th day of August A.D. 2023, before me a Notary Public in and for said County, personally appeared Gary L. Wilson to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Donna M. Kunde
Notary Public in and for said County



CERTIFICATE OF TREASURER

I, the undersigned, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against **WILSON'S HILLTOP SUBDIVISION**, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Jenny Eaden - Deputy 4-21-23
Pam Klein, County Treasurer Date

APPROVAL OF AUDITOR

I, Carla K. Becker, Auditor of Delaware County, Iowa, pursuant to Iowa Code Sections 354.6(2) and 354.11(6), have reviewed and do hereby approve of the subdivision name or title of **WILSON'S HILLTOP SUBDIVISION**, a subdivision in Delaware County, Iowa.



Carla K. Becker
Carla K. Becker, Delaware County Auditor

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of **WILSON'S HILLTOP SUBDIVISION**, has been examined and approved as to being in full compliance with Delaware County Ordinance #12, The Uniform Rural Address System, as passed and adopted by the Delaware County Board of Supervisors on the 6th day of August, 1996

Michael Corkery
Michael Corkery - Coordinator
Delaware County E-911 Board

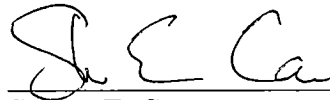
ATTORNEY'S OPINION

I, Steven E. Carr, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in **WILSON'S HILLTOP SUBDIVISION**, Delaware County, Iowa on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated APRIL 19, 2023.

Said abstract has been prepared in its entirety by the Delaware County Abstract Company, Inc. and was last certified to by said company on the 30th day of June, A.D., 2023, at the hour of eight o'clock A.M.

My examination of said abstract shows good and merchantable title on the date and hour of the certification to be in the name of Gary L. Wilson.

Dated at Manchester, Iowa in said County, this 10th day of August, 2023.



Steven E. Carr
Attorney at Law