

DEC 28 2023

Book 2023 Page 3259

Document 2023 3259 Type 06 002 Pages 2  
Date 12/28/2023 Time 2:43:09PM  
Rec Amt \$12.00

## INDEX LEGEND

LOCATION: LOTS 3 AND 4 OF MCNAMEE'S SOUTH ADDITION  
TO COLESBURG, IOWA

PROPRIETORS: STEVEN J. SCHILLING AND JANELL SCHILLING

REQUESTOR: STEVEN SCHILLING

SURVEYOR: BILL BURGER

SURVEYOR  
COMPANY: WM. BURGER LANDSURVEYOR

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

FILED  
Delaware Co. Auditor

DEC 28 2023

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

PREPARED BY BILL BURGER

510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078

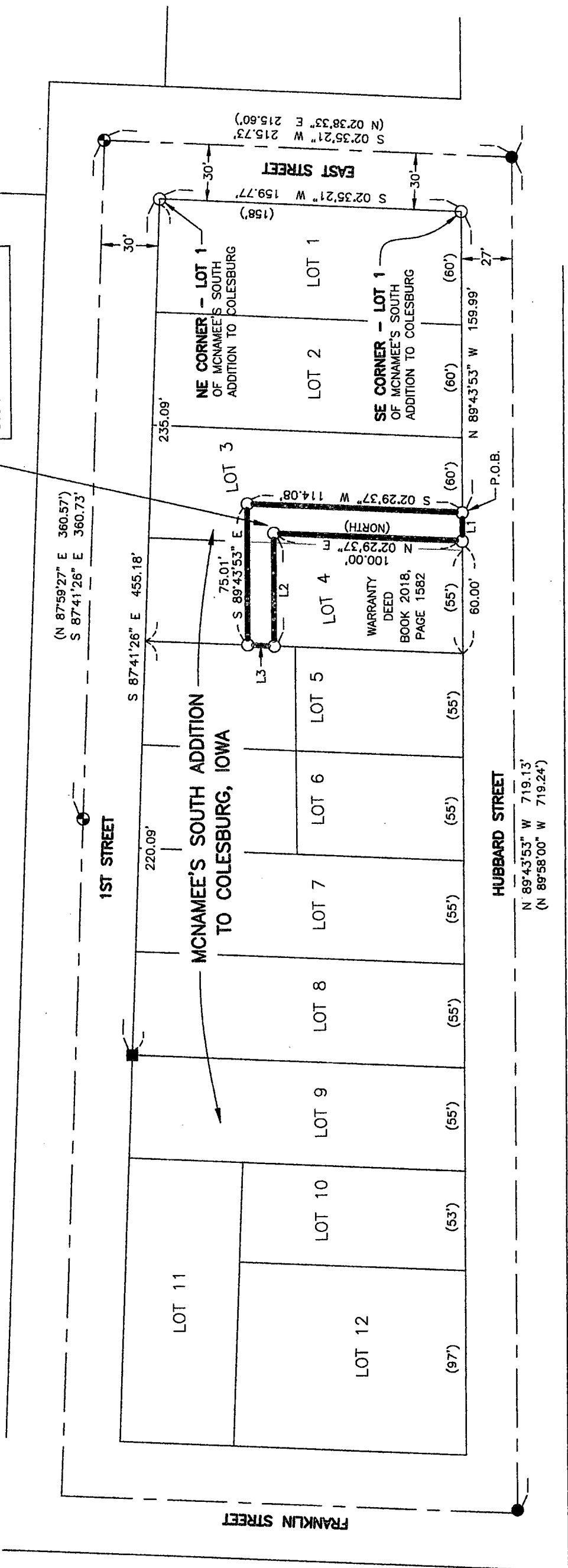
(563) 855 2028

PARCEL 2023-106  
PART OF LOTS 3 AND 4 OF MCNAMEE'S SOUTH ADDITION TO COLESBURG, IOWA

PARCEL 2023-106

PLAT OF  
SURVEYNOTE: THIS PLAT IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS,  
AND RIGHTS OF WAY OF RECORD AND NOT OF RECORD.

LINE	BEARING	DISTANCE
L1	N 89°43'53" W	15.01'
L2	N 89°43'53" W (WEST)	60.00'
L3	N 02°29'37" E	14.08'

PARCEL A  
PLAT BOOK 8,  
PAGE 76PARCEL  
2023-106  
0.06 +/- ACRES TOTAL

## LEGEND

- SET 1/2" IRON ROD W/  
YELLOW CAP #12642
- FD. MAG NAIL
- ⊙ FD. WASHER 2" BELOW  
ASPHALT SURFACE
- FD. 1" IRON PIPE
- BOUNDARY LINE SURVEYED
- CENTERLINE
- ( ) RECORDED AS
- P.O.B. POINT OF BEGINNING

DATE OF SURVEY: 11/10/2023

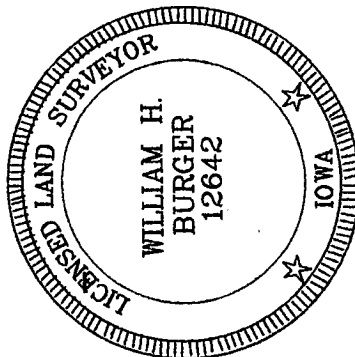
SCALE: 1" = 60'

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, 2024

**Wm. Burger**  
**LandSurveyor**  
510 3rd Street West Court  
Worthington, Iowa 52078



NO. OF SHEETS COVERED BY THIS SEAL: 1

**LEGAL DESCRIPTION**

**PARCEL 2023-106** - Part of Lots 3 and 4 of McNamee's South Addition to Colesburg, Iowa; containing a total of 0.06 acres more or less, **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 Southeast corner of Lot 1 of McNamee's South Addition to Colesburg, Iowa as shown on the amended and corrected plat of Colesburg, Iowa recorded in Plat Book 1, Page 73-86 in the Office of the Delaware County Recorder;

**Thence** North 89°-43'-55" West 159.99 feet along the South line of Lots 1, 2 and 3 of said McNamee's South Addition to Colesburg, Iowa to the **POINT OF BEGINNING**;

**Thence** North 89°-43'-55" West 15.01 feet along the South line of said Lot 3 to the Southeast corner of a parcel of land described by warranty deed recorded in Book 2018, Page 1582 in the Office of the Delaware County Recorder;

**Thence** North 02°-34'-10" East 100.00 feet along the East line and to the Northeast corner of said parcel of land described by warranty deed recorded in Book 2018, Page 1582;

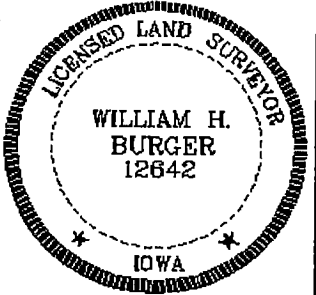
**Thence** North 89°-43'-55" West 60.00 feet along the North line and to the Northwest corner of said parcel of land described by warranty deed recorded in Book 2018, Page 1582;

**Thence** North 02°-34'-10" East 14.08 feet along the West line of Lot 4 of said McNamee's South Addition to Colesburg, Iowa;

**Thence** South 89°-43'-55" East 75.01;

**Thence** South 02°-34'-10" West 114.08 feet to the **POINT OF BEGINNING**, containing a total of 0.06 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The South line of Lot 3 of McNamee's South Addition to Colesburg, Iowa is assumed to bear North 89°-43'-55" West.

	<p><b><u>SURVEYORS CERTIFICATE</u></b></p> <p>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;</p> <p>My license renewal date is December 31, 2024</p> <p><i>William H. Burger</i> 12/28/23 _____ William H. Burger Date Reg. No. 12642</p> <p>Sheet No. <u>2</u> covered by this seal</p>
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