

LOCATION: LOT 23 OF CEDAR ACRES SUBDIVISION
IN DELAWARE COUNTY, IOWA

REQUESTOR: GEORGE KINNAIRD
PROPRIETOR: GEORGE DEAN KINNAIRD AND CHERYL MARIE KINNAIRD
SURVEYOR: BILL BURGER
SURVEYOR COMPANY: WM. BURGER LANDSURVEYOR
BILL BURGER, 510 3RD STREET WEST COURT,
RETURN TO: WORTHINGTON, IA 52078 | (563) 855-2028

Delaware Co. Assessor

MAY 16 2024

FILED
Delaware Co. Auditor

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Book 2024 Page 1053

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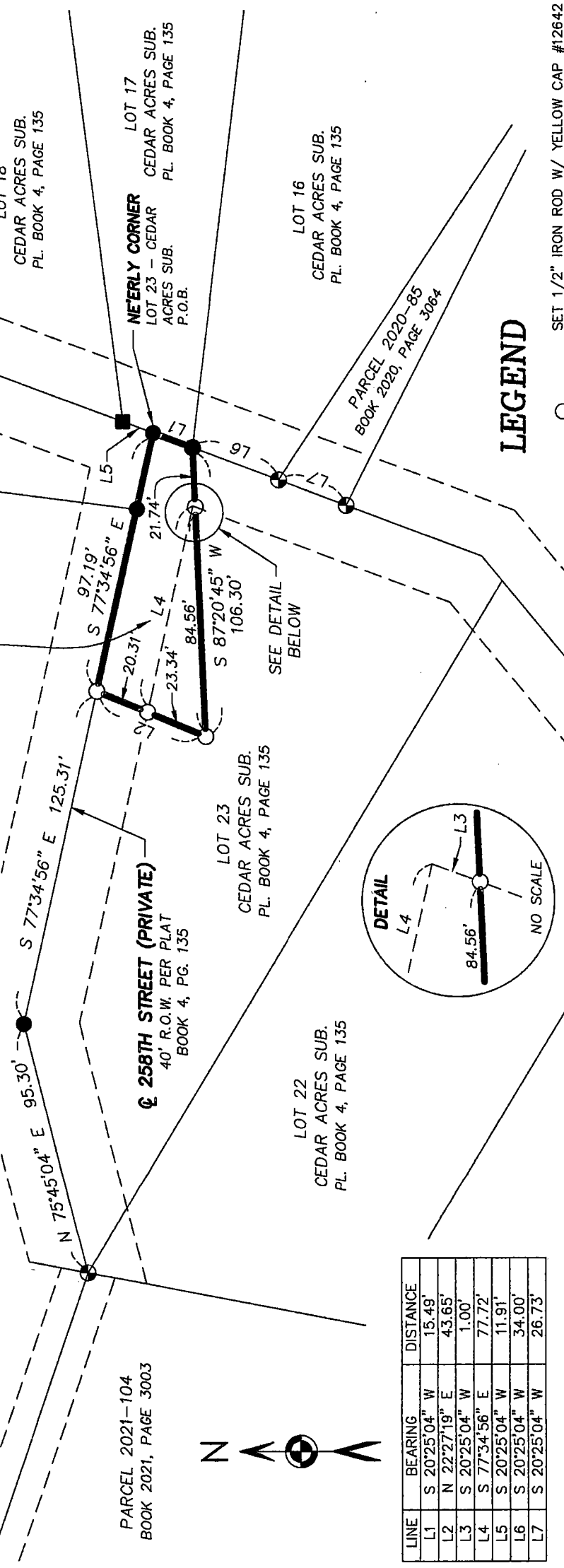
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARED BY *Bill Burger* BILL BURGER 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 (563) 855 2028

PLAT OF PARCEL 2024-34 PART OF LOT 23 OF CEDAR ACRES SUBDIVISION IN DELAWARE COUNTY, IOWA

NOTE: PARCEL 2024-34 DOES NOT COMPLY WITH DELAWARE COUNTY, IOWA ZONING ORDINANCES DUE TO IT BEING LESS THAN ONE (1) ACRE AND IS THEREFORE NON BUILDABLE UNTO ITSELF

PARCEL 2024-34
0.07 +/- ACRES TOTAL
0.04 +/- ACRES PRIVATE ROAD R.O.W.



LINE	BEARING	DISTANCE
L1	S 20°25'04" W	15.49'
L2	N 22°27'19" E	43.65'
L3	S 20°25'04" W	1.00'
L4	S 77°34'56" E	77.72'
L5	S 20°25'04" W	11.91'
L6	S 20°25'04" W	34.00'
L7	S 20°25'04" W	26.73'

LEGEND

- SET 1/2" IRON ROD W/ YELLOW CAP #12642
- FD. 1/2" IRON ROD W/ YELLOW CAP #12642
- ⊕ FD. MAG NAIL WITH WASHER
- FD. 5/8" SMOOTH IRON ROD W/ NO CAP
- BOUNDARY LINE SURVEYED
- - - R.O.W. LINE
- () RECORDED AS
- P.O.B. POINT OF BEGINNING



DATE OF SURVEY: 4/25/2024 SCALE: 1" = 50' 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

William H. Burger 5/16/24
WILLIAM H. BURGER #12642 DATE

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

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

NO. OF SHEETS COVERED BY THIS SEAL 1

LEGAL DESCRIPTION

PARCEL 2024-34 – Part of Lot 23 of Cedar Acres Subdivision in Delaware County, Iowa; containing a total of 0.07 acres more or less, including 0.04 acres more or less of private 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 23 of Cedar Acres Subdivision in Delaware County, Iowa as recorded in Plat Book 4, Page 135 in the Office of the Delaware County Recorder;

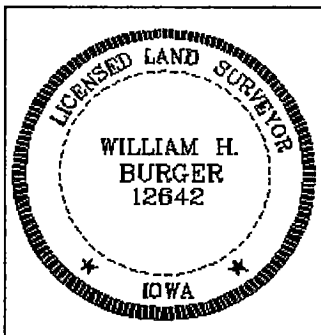
Thence South 20°-25'-04" West 15.49 feet along the Easterly line of said Lot 23 to the Southwesterly corner of Lot 17 of said Cedar Acres Subdivision;

Thence South 87°-20'-45" West 106.30 feet;

Thence North 22°-27'-19" East 43.65 feet to a Northerly line of said Lot 23;

Thence South 77°-34'-56" East 97.19 feet along a Northerly line of said Lot 23 to the **POINT OF BEGINNING**, containing a total of 0.07 acres more or less, including 0.04 acres more or less of private road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record**.

The Easterly line of Lot 23 of Cedar Acres Subdivision in Delaware County, Iowa is assumed to bear South 20°-25'-04" West.

	<p><u>SURVEYORS CERTIFICATE</u></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> 5/16/24 William H. Burger Date Reg. No. 12642 Sheet No. 2 covered by this seal</p>
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