

INDEX LEGEND

LOCATION: PART OF THE LAKE FRONTAGE LYING WESTERLY AND SOUTHWESTERLY OF LOT 29 OF CLAIR-VIEW ACRES AT DELHI, IOWA IN SECTION 26, T88N, R5W

PROPRIETORS: KRISTINE ANN THOMAS COOEY

REQUESTOR: KRIS COOEY

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. Assessor

JUN 27 2024

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Book 2024 Page 1466

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

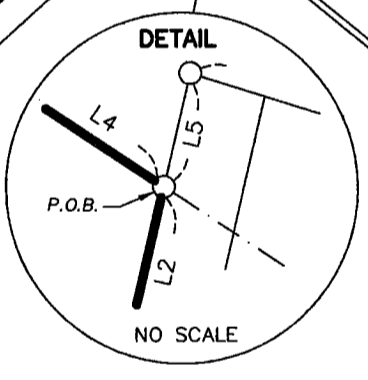
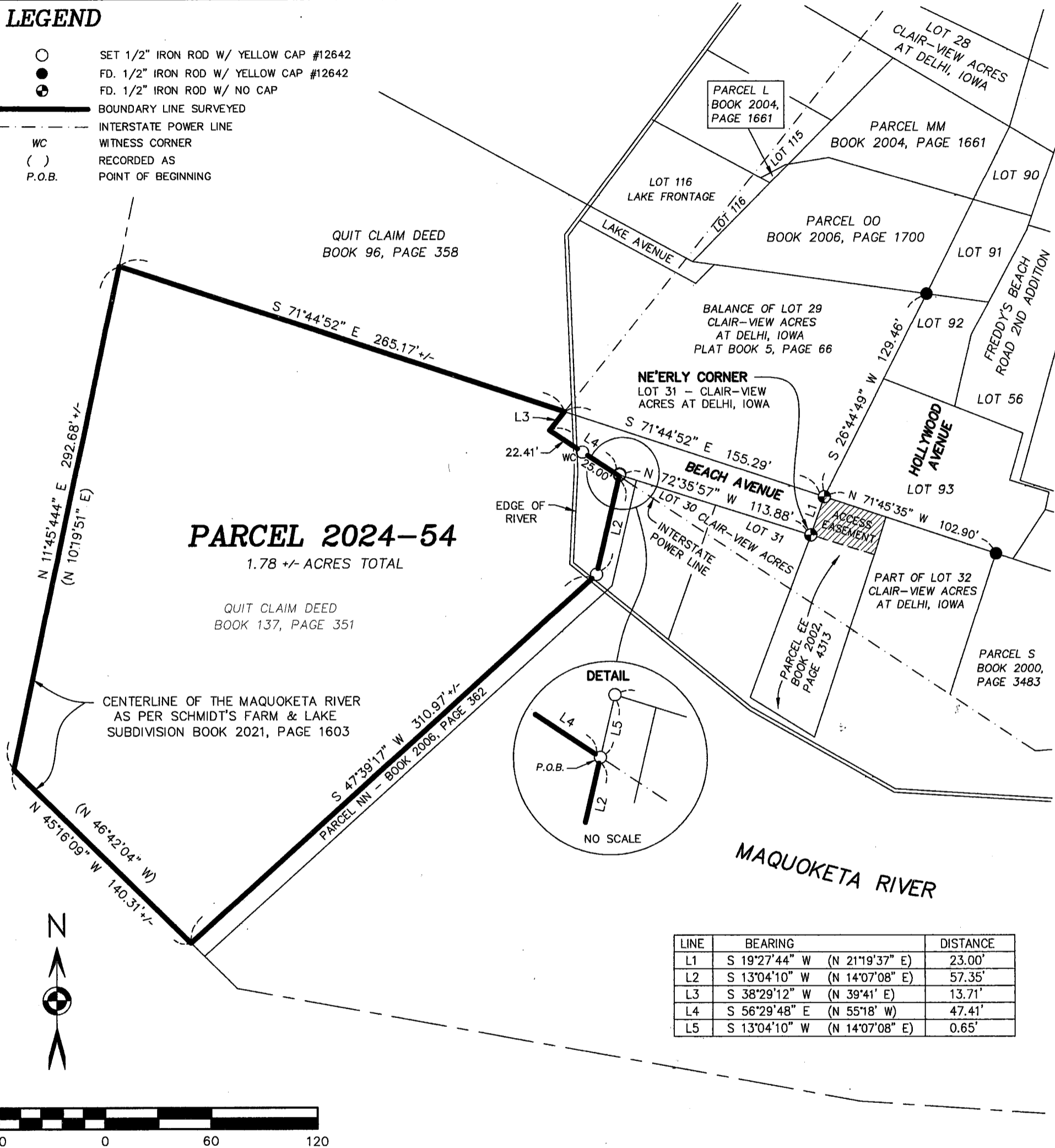
PREPARED BY BILL BURGER 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 (563) 855 2028

PLAT OF SURVEY

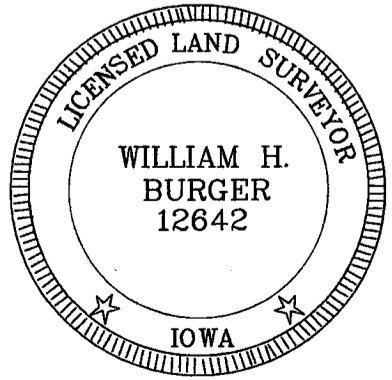
PARCEL 2024-54 PART OF THE LAKE FRONTAGE LYING WESTERLY AND SOUTHWESTERLY OF LOT 29 OF CLAIR-VIEW ACRES AT DELHI, IOWA, SECTION TWENTY-SIX (26), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

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/ NO CAP
- BOUNDARY LINE SURVEYED
- - - INTERSTATE POWER LINE
- WC WITNESS CORNER
- () RECORDED AS
- P.O.B. POINT OF BEGINNING



LINE	BEARING	DISTANCE
L1	S 19°27'44" W (N 21°19'37" E)	23.00'
L2	S 13°04'10" W (N 14°07'08" E)	57.35'
L3	S 38°29'12" W (N 39°41' E)	13.71'
L4	S 56°29'48" E (N 55°18' W)	47.41'
L5	S 13°04'10" W (N 14°07'08" E)	0.65'



DATE OF SURVEY: 6/6/2024 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

William H. Burger 6/27/24
WILLIAM H. BURGER #12642 DATE

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

LEGAL DESCRIPTION

PARCEL 2024-54 – Part of the lake frontage lying Westerly and Southwesterly of Lot 29 of Clair-View Acres at Delhi, Iowa, Section Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 1.78 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 Northeasterly corner of Lot 31 of Clair-View Acres at Delhi, Iowa in Sections Twenty-three (23) and Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa as recorded in Book 2, Page 200 in the Office of the Delaware County Recorder;

Thence North 72°-35'-57" West 113.88 feet along the Southerly line of Beach Avenue in said Clair-View Acres at Delhi, Iowa to the Northwesterly corner of Parcel NN as recorded in Book 2006, Page 362 in the Office of the Delaware County Recorder;

Thence South 13°-04'-10" West 0.65 feet along a Westerly line of said Parcel NN to the Interstate Power line and the **POINT OF BEGINNING**;

Thence South 13°-04'-10" West 57.35 feet along a Westerly line and to Westerly corner of said Parcel NN;

Thence South 47°-39'-17" West 310.97 feet more or less along a Westerly line of said Parcel NN to the centerline of the Maquoketa River as per Schmidt's Farm & Lake Subdivision recorded in Book 2021, Page 1603 in the Office of the Delaware County Recorder;

Thence North 45°-16'-09" West 140.31 feet more or less along said centerline;

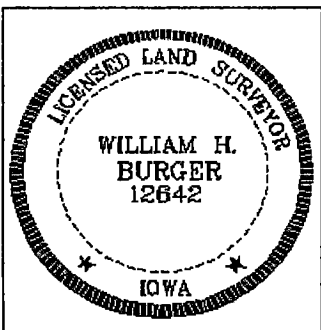
Thence North 11°-45'-44" East 292.68 feet more or less along said centerline to the Southwesterly corner of a parcel described by Quit Claim deed recorded in Book 96, Page 358 in the Office of the Delaware County Recorder;

Thence South 71°-44'-52" East 265.17 feet more or less along the Southerly line of said parcel described by quit claim deed recorded in Book 96, Page 358 to the Interstate Power line;

Thence South 38°-29'-12" West 13.71 feet along the Interstate Power line;

Thence South 56°-29'-48" East 47.41 feet along the Interstate Power line to the **POINT OF BEGINNING**, containing a total of 1.78 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record.**

The Southerly line of Beach Avenue in Clair-View Acres at Delhi, Iowa in Sections Twenty-three (23) and Twenty-six (26), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 72°-35'-57" 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> 6/27/24 William H. Burger Date Reg. No. 12642 Sheet No. 2 covered by this seal</p>
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