



Book 2024 Page 1536

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FILED
Delaware Co. Assessor

JUL 02 2024

FILED
Delaware Co. Auditor

JUL 02 2024

COUNTY: DELAWARE
SECTION 14, T 88 N, R 5 W
ALIQUOT PART: SE 1/4 - SE 1/4, SW 1/4 - SE 1/4
CITY:
SURVEY: PARCELS 2024-45 THROUGH 2024-48
BLOCK: LOTS:
PROPRIETOR: JAMES H. WILLEY & BECKY A. WILLEY
REQUESTED BY: JAMES H. WILLEY
SURVEYOR: RANDALL L. RATTENBORG
COMPANY: BURRINGTON, GROUP, INC. 105 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434

PLAT OF SURVEY

PARCEL 2024-45 & PARCEL 2024-46, PART OF LOT 2 OF WILLEY'S WOODS SUBDIVISION IN THE SE 1/4 - SE 1/4
PARCEL 2024-47 & PARCEL 2024-48, PART OF LOT 2A OF WILLEY'S WOODS SUBDIVISION IN THE SE 1/4 - SE 1/4 AND IN THE SW 1/4 - SE 1/4
ALL IN SECTION 14, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2024-45, Part of Lot 2 of Willey's Woods Subdivision in the SE 1/4 of the SE 1/4 of Section 14, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 0.39 acres, subject to easements of record, and more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of Lot 4 of Willey's Woods Subdivision, as recorded in Book 2021, Page 404, being a point on the westerly line of Lot 2 of said Willey's Woods Subdivision;

THENCE along the westerly line of Lot 2 and southeasterly line of said Lot 4, North 58° 39' 09" East, 71.52 feet, to the northerly line of said Lot 2;

THENCE along the northerly line of said Lot 2, North 87° 02' 47" East, 239.64 feet to the easterly line of said Lot 2;

THENCE along the easterly line of said Lot 2, South 38° 32' 02" West, 126.67 feet;

THENCE North 77° 23' 45" West, 226.97 feet to the **POINT OF BEGINNING**;

LEGAL DESCRIPTION:

PARCEL 2024-46, Part of Lot 2 of Willey's Woods Subdivision in the SE 1/4 of the SE 1/4 of Section 14, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 0.53 acres, subject to easements of record, and more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of Lot 4 of Willey's Woods Subdivision, as recorded in Book 2021, Page 404, being a point on the West line of Lot 2 of said Willey's Woods Subdivision;

THENCE South 77° 23' 45" East, 226.97 feet, to the southeasterly line of said Lot 2;

THENCE along the southeasterly line of said Lot 2, South 54° 44' 13" West, 189.41 feet, to the southwest line of said Lot 2;

THENCE along the southwest line of said Lot 2, North 50° 13' 42" West, 181.76 feet, to the westerly line of said Lot 2;

THENCE along the westerly line of said Lot 2, North 51° 40' 07" East, 33.29 feet;

THENCE continuing along the westerly line of said Lot 2, North 64° 50' 31" East, 51.65 feet to the **POINT OF BEGINNING**;

For PARCELS 2024-45 and PARCEL 2024-46, the northerly line of Lot 2 of Willey's Woods Subdivision, as recorded in Book 2021, Page 404, is assumed to bear North 87° 02' 47" East.

LEGAL DESCRIPTION:

PARCEL 2024-47, Part of Lot 2A of Willey's Woods Subdivision in the SE 1/4 of the SE 1/4 and in the SW 1/4 of the SE 1/4 of Section 14, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 0.71 acres, more or less, subject to easements of record, and more particularly described by metes and bounds as follows:

BEGINNING at the northwesterly most corner of Lot 2A of Willey's Woods Subdivision, as recorded in Book 2021, Page 404;

THENCE along the northeasterly line of said Lot 2A, South 50° 13' 42" East, 181.76 feet, to the southeasterly line of said Lot 2A;

THENCE along the southeasterly line of said Lot 2A, South 54° 44' 13" West, 56.16 feet, more or less, to the normal high water line of the Maquoketa River (Lake Delhi);

THENCE along a line perpendicular and to the center line of the Maquoketa River (Lake Delhi), South 49° 52' 15" West, 395.93 feet, more or less, to the said center line;

THENCE along the center line of the Maquoketa River (Lake Delhi), North 40° 07' 45" West, 57.49 feet, more or less;

THENCE along a line perpendicular from the center line of the Maquoketa River (Lake Delhi), North 49° 52' 15" East, 388.36 feet, more or less;

THENCE North 50° 13' 42" West, 70.00 feet, to the northwesterly line of said Lot 2A;

THENCE along the northwesterly line of said Lot 2A, North 15° 33' 48" West, 35.51 feet;

THENCE continuing along the northwesterly line of said Lot 2A, North 03° 49' 59" East, 22.11 feet;

THENCE continuing along the northwesterly line of said Lot 2A, North 51° 40' 07" East, 13.81 feet to the **POINT OF BEGINNING**;

LEGAL DESCRIPTION:

PARCEL 2024-48, Part of Lot 2A of Willey's Woods Subdivision in the SE 1/4 of the SE 1/4 and in the SW 1/4 of the SE 1/4 of Section 14, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 0.60 acres, more or less, subject to easements of record, and more particularly described by metes and bounds as follows:

COMMENCING at the northwesterly most corner of Lot 2A of Willey's Woods Subdivision, as recorded in Book 2021, Page 404;

THENCE along the northwesterly line of said Lot 2A, South 51° 40' 07" West, 13.81 feet;

THENCE continuing along the northwesterly line of said Lot 2A, South 03° 49' 59" West, 22.11 feet;

THENCE continuing along the northwesterly line of said Lot 2A, South 15° 33' 48" East, 35.51 feet, to the **POINT OF BEGINNING**;

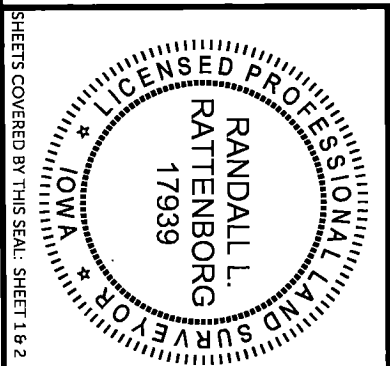
THENCE South 50° 13' 42" East, 70.00 feet;

THENCE along a line perpendicular and to the center line of the Maquoketa River (Lake Delhi), South 49° 52' 15" West, 388.36 feet, more or less, to the said center line;

THENCE along the center line of the Maquoketa River (Lake Delhi), North 40° 07' 45" West, 68.92 feet, more or less;

THENCE along a line perpendicular from the center line of the Maquoketa River (Lake Delhi), North 49° 52' 15" East, 376.09 feet, more or less, to the **POINT OF BEGINNING**;

For PARCELS 2024-47 and PARCEL 2024-48, the northerly line of Lot 2 of Willey's Woods Subdivision, as recorded in Book 2021, Page 404, is assumed to bear North 87° 02' 47" East.



SURVEYED ON: 6/14/2024
SURVEY REQUESTED BY: JAMES H. WILLEY

PROPRIETORS: JAMES H. WILLEY & BECKY A. WILLEY

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, L.S.
LIC. #17939

DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

7/2/2024

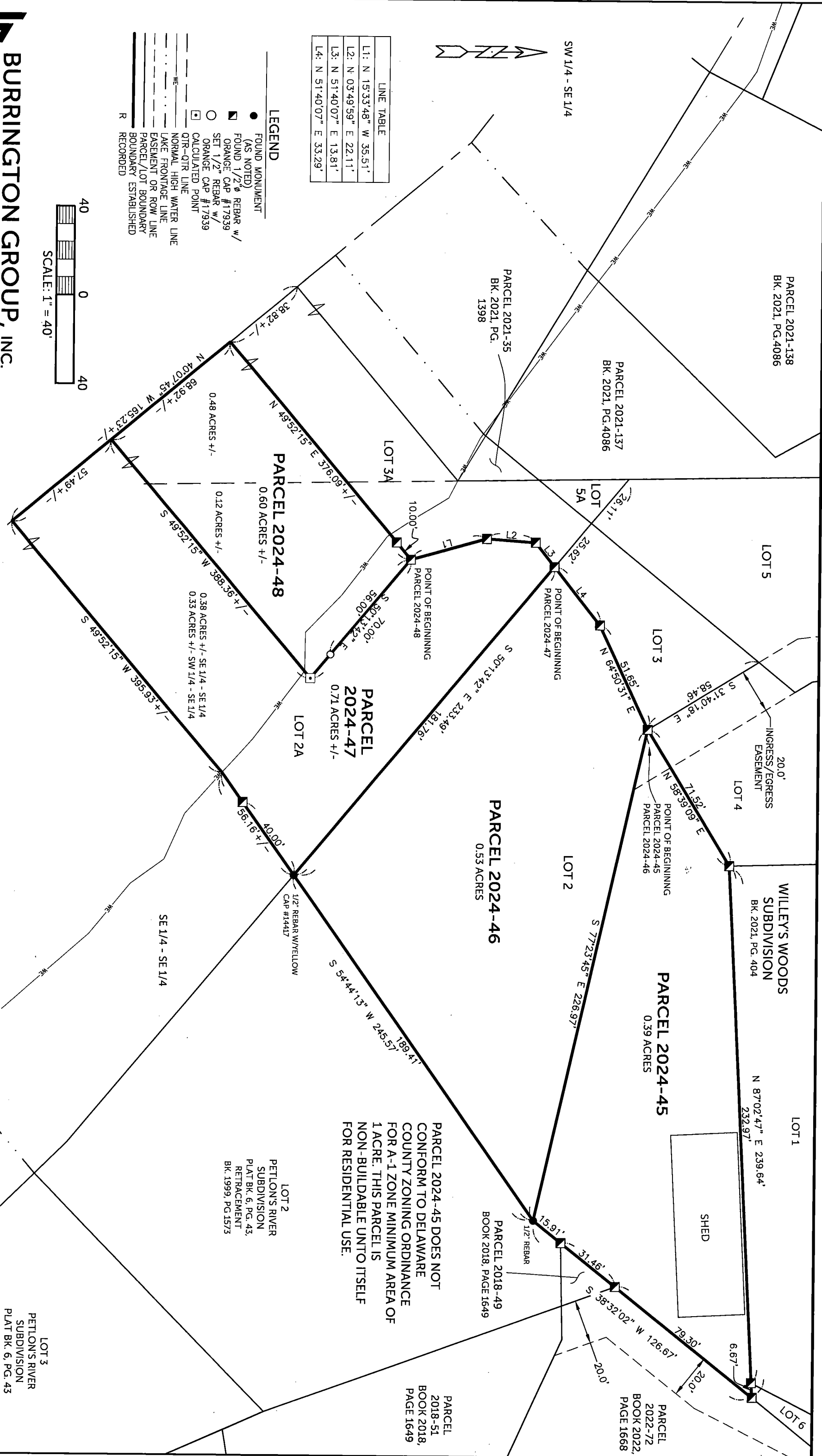
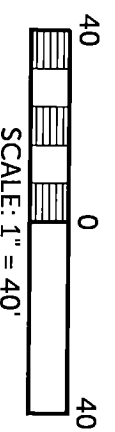
BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

PROJECT NO. 24-080
SCALE: 1" = 40'
DATE: 6/20/2024
DRAWN BY: RLR
CHECKED BY: DDK
GPS BOX: LAKE DELHI
SHEET 1 OF 2

PARCEL 2024-45 & PARCEL 2024-46, PART OF LOT 2 OF WILLEY'S WOODS SUBDIVISION IN THE SE 1/4 - SE 1/4
 PARCEL 2024-47 & PARCEL 2024-48, PART OF LOT 2A OF WILLEY'S WOODS SUBDIVISION IN THE SE 1/4 - SE 1/4 AND IN THE SW 1/4 - SE 1/4
 ALL IN SECTION 14, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LINE TABLE	
L1:	N 15°33'48" W 35.51'
L2:	N 03°49'59" E 22.11'
L3:	N 51°40'07" E 13.81'
L4:	N 51°40'07" E 33.29'

- LEGEND**
- FOUND MONUMENT (AS NOTED)
 - FOUND 1/2" REBAR w/ ORANGE CAP #17939
 - SET 1/2" REBAR w/ ORANGE CAP #17939
 - CALCULATED POINT
 - QTR-QTR LINE
 - NORMAL HIGH WATER LINE
 - LAKE FRONTAGE LINE
 - EASEMENT OR ROW LINE
 - PARCEL/LOT BOUNDARY
 - BOUNDARY ESTABLISHED
 - R RECORDED



PARCEL 2024-45 DOES NOT CONFORM TO DELAWARE COUNTY ZONING ORDINANCE FOR A-1 ZONE MINIMUM AREA OF 1 ACRE. THIS PARCEL IS NON-BUILDABLE UNTO ITSELF FOR RESIDENTIAL USE.

LOT 2
 PETLON'S RIVER
 SUBDIVISION
 PLAT BK. 6, PG. 43
 RETRACEMENT
 BK. 1999, PG. 1573

LOT 3
 PETLON'S RIVER
 SUBDIVISION
 PLAT BK. 6, PG. 43