

INDEX LEGEND

LOCATION: PARCEL 2022-110, BEING PART OF LOT 19 OF CEDAR ACRES SUBDIVISION IN THE SW1/4 OF SEC. 24, T88N, R5W

PROPRIETORS: GEORGE DEAN KINNAIRD & CHERYL MARIE KINNAIRD

REQUESTOR: GEORGE KINNAIRD | SURVEYOR: BILL BURGER

SURVEYOR COMPANY: WM. BURGER LANDSURVEYORS

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

FILED Delaware Co. Assessor

AUG 22 2024

FILED Delaware Co. Auditor

AUG 22 2024



Book 2024 Page 2049

Document 2024 2049 Type 06 002 Pages 5 Date 8/22/2024 Time 2:20:02PM Rec Amt \$27.00

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 2024-68 PART OF PARCEL 2022-110, BEING A PART OF LOT 19 OF CEDAR ACRES SUBDIVISION IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN DELAWARE COUNTY, IOWA

PARCEL 2024-69 PART OF PARCEL 2022-110, BEING A PART OF LOT 19 OF CEDAR ACRES SUBDIVISION IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN DELAWARE COUNTY, IOWA

PARCEL 2024-70 PART OF PARCEL 2022-110, BEING A PART OF LOT 19 OF CEDAR ACRES SUBDIVISION IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN DELAWARE COUNTY, IOWA

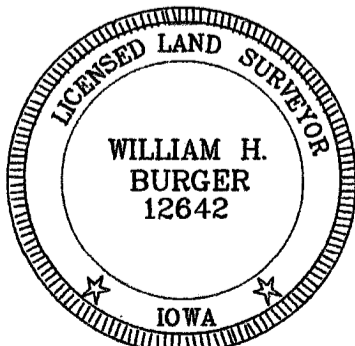
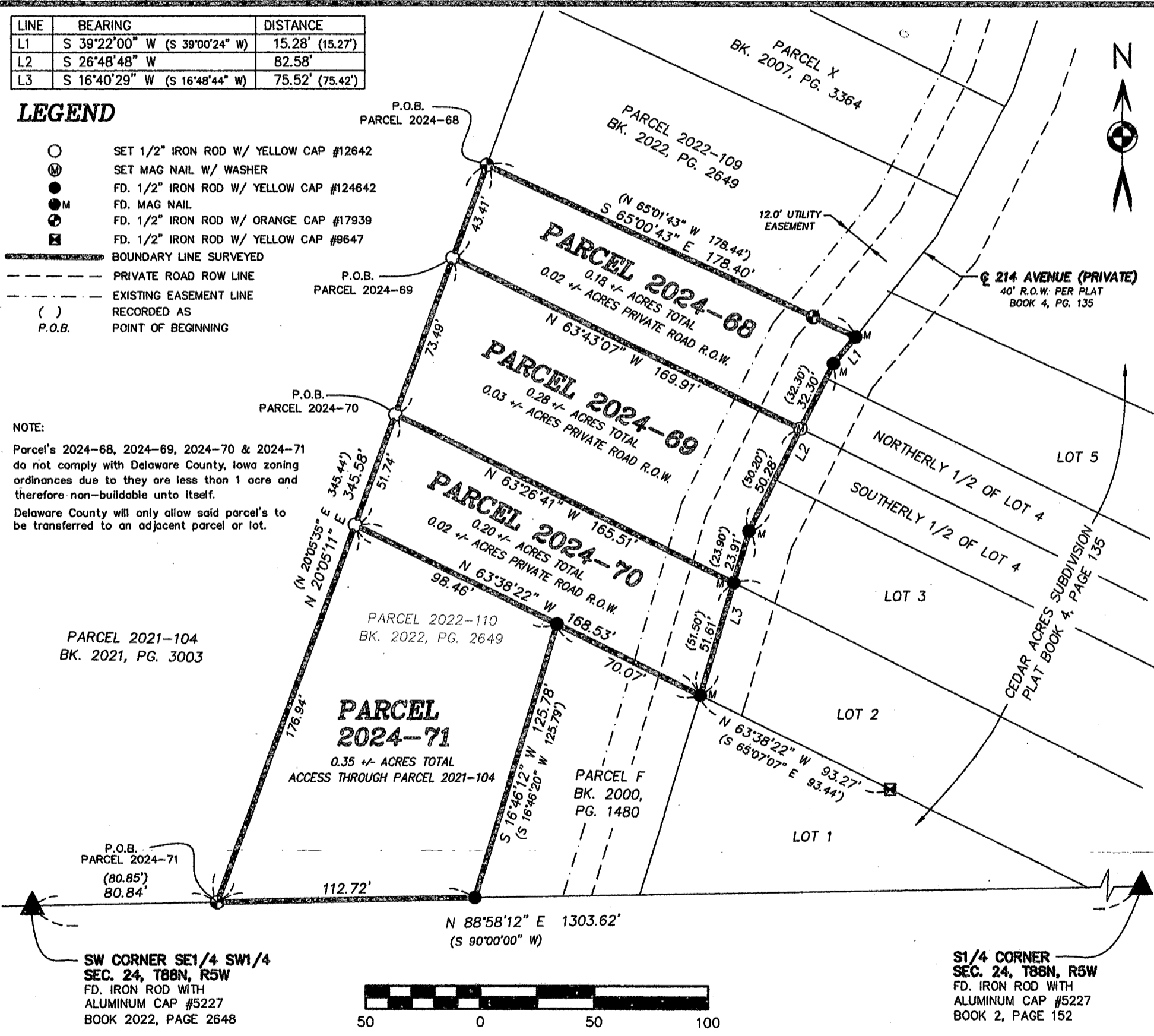
PARCEL 2024-71 PART OF PARCEL 2022-110, BEING A PART OF LOT 19 OF CEDAR ACRES SUBDIVISION IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN DELAWARE COUNTY, IOWA

LINE	BEARING	DISTANCE
L1	S 39°22'00" W (S 39°00'24" W)	15.28' (15.27')
L2	S 26°48'48" W	82.58'
L3	S 16°40'29" W (S 16°48'44" W)	75.52' (75.42')

LEGEND

- SET 1/2" IRON ROD W/ YELLOW CAP #12642
- ⊙ SET MAG NAIL W/ WASHER
- FD. 1/2" IRON ROD W/ YELLOW CAP #124642
- ⊙ FD. MAG NAIL
- FD. 1/2" IRON ROD W/ ORANGE CAP #17939
- ⊙ FD. 1/2" IRON ROD W/ YELLOW CAP #9647
- BOUNDARY LINE SURVEYED
- - - PRIVATE ROAD ROW LINE
- - - EXISTING EASEMENT LINE
- () RECORDED AS
- P.O.B. POINT OF BEGINNING

NOTE:
Parcel's 2024-68, 2024-69, 2024-70 & 2024-71 do not comply with Delaware County, Iowa zoning ordinances due to they are less than 1 acre and therefore non-buildable unto itself. Delaware County will only allow said parcel's to be transferred to an adjacent parcel or lot.



DATE OF SURVEY: 7/18/2024 SCALE: 1" = 50' SHEET 1 OF 5
 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
 WILLIAM H. BURGER #12642 DATE 8/22/24

LEGAL DESCRIPTION

PARCEL 2024-68 – Part of Parcel 2022-110, being part of Lot 19 of Cedar Acres Subdivision in the Southwest Quarter (SW1/4) of Section Twenty-Four (24), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian Delaware County, Iowa. Containing a total of 0.18 acres more or less, including 0.02 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 Southwesterly corner of Parcel 2022-109 of Cedar Acres Subdivision in Delaware County, Iowa as recorded in Book 2022, Page 2649 in the Office of the Delaware County Recorder;

Thence South 65°-00'-43" East 178.40 feet along the Southerly line of said Parcel 2022-109 to the Southeasterly corner of said Parcel 2022-109 in Cedar Acres Subdivision; said point being on the centerline of 214th Avenue.

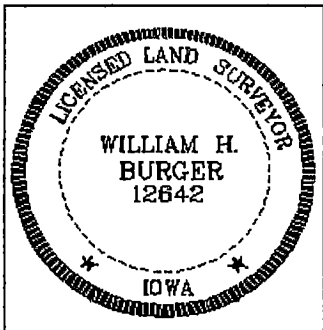
Thence South 39°-22'-00" West 15.28 feet along the centerline of said 214th Avenue;

Thence continuing along the centerline of said 214th Avenue South 26°-48'-48" West 32.30 feet;

Thence North 63°-43'-07" West 169.91 feet to an Easterly line of Parcel 2021-104 as shown in the Office of the Delaware County Recorder Book 2021, Page 3003;

Thence North 20°-05'-11" East 43.41 feet along said Easterly line of said Parcel 2021-104 to the **POINT OF BEGINNING**, containing a total of 0.18 acres more or less, including 0.02 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 Parcel 2021-104 in Section Twenty-Four (24), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 20°-05'-11" East.

	<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> 8/22/24 _____ William H. Burger Date Reg. No. 12642 Sheet No. <u>2</u> covered by this seal</p>
---	--

LEGAL DESCRIPTION

PARCEL 2024-69 – Part of Parcel 2022-110, being part of Lot 19 of Cedar Acres Subdivision in the Southwest Quarter (SW1/4) of Section Twenty-Four (24), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian Delaware County, Iowa. Containing a total of 0.28 acres more or less, including 0.03 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:

COMMENCING at the Southwesterly corner of Parcel 2022-109 of Cedar Acres Subdivision in Section Twenty-Four (24), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian Delaware County, Iowa as recorded in Book 2022, Page 2649 in the Office of the Delaware County Recorder;

Thence South 20°-05'-11" West 43.41 feet along said Easterly line of Parcel 2021-104 as recorded in the Office of the Delaware County Recorder Book 2021, Page 3003 to the **POINT OF BEGINNING**;

Thence South 63°-43'-07" East 169.91 feet to a point on the centerline of 214th Avenue.

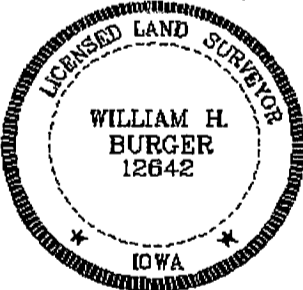
Thence South 26°-48'-48" West 50.28 feet along the centerline of said 214th Avenue;

Thence continuing along the centerline of said 214th Avenue South 16°-40'-29" West 23.91 feet;

Thence North 63°-26'-41" West 165.51 feet to an Easterly line of Parcel 2021-104 as recorded in the Office of the Delaware County Recorder Book 2021, Page 3003;

Thence North 20°-05'-11" East 73.49 feet along said Easterly line of Parcel 2021-104 to the **POINT OF BEGINNING**, containing a total of 0.28 acres more or less, including 0.03 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 Parcel 2021-104 in Section Twenty-Four (24), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 20°-05'-11" East.

	<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> 8/22/24 _____ William H. Burger Date Reg. No. 12642</p> <p>Sheet No. <u>3</u> covered by this seal</p>
---	---

LEGAL DESCRIPTION

PARCEL 2024-70 – Part of Parcel 2022-110, being part of Lot 19 of Cedar Acres Subdivision in the Southwest Quarter (SW1/4) of Section Twenty-Four (24), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian Delaware County, Iowa. Containing a total of 0.20 acres more or less, including 0.02 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:

COMMENCING at the Southwesterly corner of Parcel 2022-109 of Cedar Acres Subdivision in Section Twenty-Four (24), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian Delaware County, Iowa as recorded in Book 2022, Page 2649 in the Office of the Delaware County Recorder;

Thence South 20°-05'-11" West 116.90 feet along said Easterly line of Parcel 2021-104 as recorded in the Office of the Delaware County Recorder Book 2021, Page 3003 to the **POINT OF BEGINNING**;

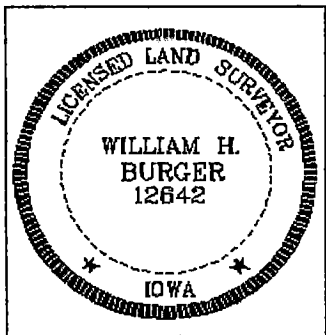
Thence South 63°-26'-41" East 165.51 feet to a point on the centerline of 214th Avenue;

Thence South 16°-40'-29" West 51.61 feet along the centerline of said 214th Avenue;

Thence North 63°-38'-22" West 168.53 feet to an Easterly line of Parcel 2021-104 as recorded in the Office of the Delaware County Recorder Book 2021, Page 3003;

Thence North 20°-05'-11" East 51.74 feet along said Easterly line of Parcel 2021-104 to the **POINT OF BEGINNING**, containing a total of 0.20 acres more or less, including 0.02 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 Parcel 2021-104 in Section Twenty-Four (24), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 20°-05'-11" East.

	<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> 8/22/24 William H. Burger Date Reg. No. 12642 Sheet No. <u>4</u> covered by this seal</p>
---	--

LEGAL DESCRIPTION

PARCEL 2024-71 – Part of Parcel 2022-110, being part of Lot 19 of Cedar Acres Subdivision in the Southwest Quarter (SW1/4) of Section Twenty-Four (24), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian Delaware County, Iowa. Containing a total of 0.35 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 Southwest corner of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4), Section Twenty-Four (24), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian Delaware County, Iowa;

Thence North 88°-58'-12" East 80.84 feet along the South line of said Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) to the **POINT OF BEGINNING**;

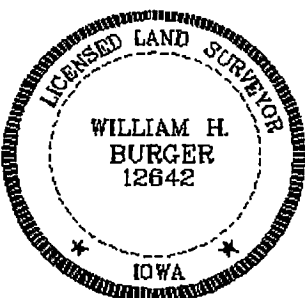
Thence North 20°-05'-11" East 176.94 feet along an Easterly line of Parcel 2021-104 as recorded in the Office of the Delaware County Recorder Book 2021, Page 3003;

Thence South 63°-38'-22" East 98.46 feet to the Northwesterly corner of Parcel F as recorded in the Office of the Delaware County Recorder Book 2000, Page 1480;

Thence South 16°-46'-12" West 125.78 feet to the South line of said Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4);

Thence South 88°-58'-12" West 112.72 feet along said South line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) to the **POINT OF BEGINNING**, containing a total of 0.35 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**.

The Easterly line of Parcel 2021-104 in Section Twenty-Four (24), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 20°-05'-11" East.

	<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> 8/22/24 William H. Burger Date Reg. No. 12642</p> <p>Sheet No. <u>5</u> covered by this seal</p>
---	---