



Book 2024 Page 2587

Document 2024 2587 Type 06 002 Pages 6
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INDEX LEGEND

Location: Platted Iowa Street in Clair-View Acres at Delhi, Iowa, Lot 17 of the Subdivision of Lot 121 of Clair-View Acres at Delhi, Iowa and Parcel 2022-141 being a part of Lot 122 in Clair-View Acres at Delhi, Iowa

Proprietors: Ryan W. Coeoy

Requestor: Ryan Coeoy

Surveyor: Bill Burger

Surveyor Company: Wm. Burger Land Surveyor

Return to: Bill Burger, 510 3rd Street West Court, Worthington, Iowa 52078 (563) 855-2028

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FILED
Delaware Co. Auditor

OCT 14 2024

FILED
Delaware Co. Assessor

OCT 14 2024

Prepared by Bill Burger 510 3rd Street West Court, Worthington, Iowa 52078 (563) 855 2028

PLAT OF SURVEY

PARCEL 2024-75 – Part of platted Iowa Avenue in Clair-View Acres at Delhi, Iowa in Section Twenty-three (23), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa.

PARCEL 2024-76 – Part of Lot 17 of the Subdivision of Lot 121 of Clair-View Acres at Delhi, Iowa in Section Twenty-three (23), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa.

PARCEL 2024-77 – part of Lot 17 of the Subdivision of Lot 121 of Clair-View Acres at Delhi, Iowa in Section Twenty-three (23), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa.

PARCEL 2024-78 – Part of Platted Iowa Avenue in Clair-View Acres at Delhi, Iowa in Section Twenty-three (23), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa.

PARCEL 2024-79 – Part of Parcel 2022-141 being a part of Lot 122 of Clair-View Acres at Delhi, Iowa in Section Twenty-three (23), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa.

PARCEL 2024-80 – Part of Parcel 2022-141 being a part of Lot 122 of Clair-View Acres at Delhi, Iowa in Section Twenty-three (23), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa.

LEGAL DESCRIPTION

PARCEL 2024-75 – Part of platted Iowa Avenue in Clair-View Acres at Delhi, Iowa in Section Twenty-three (23), 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, all being located in 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 Northwesterly corner of Lot 54 of Freddy's Beach Road First Addition as recorded in Book 2009, Page 3100 in the Office of the Delaware County Recorder;

Thence South 08°-50'-18" West 48.57 feet along a Westerly line and to a Westerly corner of said Lot 54;

Thence South 08°-52'-36" West 18.10 feet along a Westerly line of said Lot 54 to the Southerly line of Platted Iowa Avenue in Clair-View Acres at Delhi, Iowa as recorded in Plat Book 2, Page 200 in the Office of the Delaware County Recorder;

Thence North 89°-14'-00" West 132.11 feet along the Southerly line of said platted Iowa Avenue to an Easterly line of an existing 20' wide access easement as recorded in Book 2000, Page 3195 in the Office of the Delaware County Recorder;

Thence North 32°-56'-41" West 14.66 feet along said Easterly line;

Thence North 81°-19'-04" West 133.96 feet to a Westerly line of said Platted Iowa Avenue;

Thence North 11°-55'-07" East 36.04 feet along a Westerly line and to the Northwestern corner of said Platted Iowa Avenue;

Thence South 89°-14'-00" East 275.34 feet along the North line of said Platted Iowa Avenue to the POINT OF BEGINNING, containing a total of 0.35 acres more or less, all being located in road right of way, subject to easements, reservations, restrictions, and rights of way of record and not of record.

The North line of Platted Iowa Avenue in Clair-View Acres at Delhi, Iowa is assumed to bear South 89°-14'-00" East.

LEGAL DESCRIPTION

PARCEL 2024-76 – Part of Lot 17 of the Subdivision of Lot 121 of Clair-View Acres at Delhi, Iowa in Section Twenty-three (23), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 0.09 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:

BEGINNING at the Northeasterly corner of Lot 128 of Clair-View Acres at Delhi, Iowa as recorded in Plat Book 2, Page 200 in the Office of the Delaware County Recorder;

Thence South 87°-46'-17" East 15.38 feet along a Northerly line and to a Northeasterly corner of Lot 17 of the Subdivision of Lot 121 of Clair-View Acres at Delhi, Iowa as recorded in Book 2010, Page 3174 in the Office of the Delaware County Recorder;

Thence South 02°-14'-45" West 158.48 feet along an Easterly line of said Lot 17;

Thence South 89°-14'-00" East 82.21 feet along a Northerly line and to a Northeasterly corner of said Lot 17;

Thence South 11°-55'-07" West 36.04 feet along an Easterly line of said Lot 17;

Thence North 81°-19'-04" West 86.57 feet to a Westerly corner of said Lot 17;

Thence North 06°-37'-11" East 67.06 feet along a Westerly line and to a Westerly corner of said Lot 17;

Thence North 03°-00'-15" West 115.79 feet along a Westerly line of said Lot 17, also being the Easterly line of said Lot 128 to the POINT OF BEGINNING, containing a total of 0.09 acres more or less, subject to easements, reservations, restrictions, and rights of way of record and not of record.

The Easterly line of Lot 128 of Clair-View Acres at Delhi, Iowa is assumed to bear North 03°-00'-15" West.

LEGAL DESCRIPTION

PARCEL 2024-77 – Part of Lot 17 of the Subdivision of Lot 121 of Clair-View Acres at Delhi, Iowa in Section Twenty-three (23), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 1.21 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:

BEGINNING at the Southeasterly corner of Lot 11 of the Subdivision of Lot 121 of Clair-View Acres at Delhi, Iowa as recorded in Book 2010, Page 3174 in the Office of the Delaware County Recorder;

Thence North 24°-14'-48" East 378.69 feet along a Westerly line and to a Westerly corner of Lot 17 of said Subdivision of Lot 121 of Clair-View Acres at Delhi, Iowa;

Thence North 04°-17'-37" East 101.97 feet along a Westerly line and to a Westerly corner of said Lot 17;

Thence North 04°-13'-50" East 104.85 feet along a Westerly line and to a Westerly corner of said Lot 17;

Thence North 06°-35'-17" East 129.83 feet along a Westerly line and to a Westerly corner of said Lot 17;

Thence North 06°-40'-50" East 67.06 feet along a Westerly line of said Lot 17;

Thence South 81°-19'-04" East 86.57 feet to an Easterly line of said Lot 17;

Thence South 11°-55'-07" West 655.77 feet along an Easterly line and to an Easterly corner of said Lot 17;

Thence South 41°-51'-33" West 150.72 feet along an Easterly line of said Lot 17 to the Northeast corner of Parcel 2022-39 as recorded in Book 2022, Page 703 in the Office of the Delaware County Recorder;

Thence North 65°-19'-02" West 47.50 feet along the Northerly line of said Parcel 2022-39 to the **POINT OF BEGINNING**, containing a total of 1.21 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record.**

The Northerly line of Parcel 2022-39 is assumed to bear North 65°-19'-02" West.

LEGAL DESCRIPTION

PARCEL 2024-78 – Part of Platted Iowa Avenue in Clair-View Acres at Delhi, Iowa in Section Twenty-three (23), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 1.26 acres more or less, all being located in 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 Southeasterly corner of Lot 11 of the Subdivision of Lot 121 of Clair-View Acres at Delhi, Iowa as recorded in Book 2010, Page 3174 in the Office of the Delaware County Recorder;

Thence South 65°-19'-02" East 47.50 feet along the Northerly line and to the Northeast corner of Parcel 2022-39 as recorded in Book 2022, Page 703 in the Office of the Delaware County Recorder, corner also being the **POINT OF BEGINNING**;

Thence North 41°-51'-33" East 150.72 feet along a Westerly line and to a Westerly corner platted Iowa Avenue in Clair-View Acres at Delhi, Iowa as recorded in Plat Book 2, Page 200 in the Office of the Delaware County Recorder;

Thence North 11°-55'-07" East 655.77 feet along a Westerly line of said platted Iowa Avenue;

Thence South 81°-19'-04" East 133.96 feet to an Easterly line of an existing 20' wide Access Easement as recorded in Book 2000, Page 3195 in the Office of the Delaware County Recorder;

Thence South 32°-56'-41" East 14.66 feet along an Easterly line of said 20' wide Access Easement to a Southerly line of said platted Iowa Avenue;

Thence North 89°-14'-00" West 79.59 feet along said Southerly line of platted Iowa Avenue;

Thence South 11°-55'-07" West 655.19 feet along an Easterly line and to an Easterly corner of said platted Iowa Avenue;

Thence South 41°-51'-33" West 147.96 feet along an Easterly line of said platted Iowa Avenue to the Northeast corner of Parcel 2022-40 as recorded in Book 2022, Page 703 in the Office of the Delaware County Recorder;

Thence North 65°-19'-02" West 69.08 feet along the Northerly line of said Parcel 2022-40 to the **POINT OF BEGINNING**, containing a total of 1.26 acres more or less, all being located in road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record.**

The Northerly line of Parcel 2022-40 is assumed to bear North 65°-19'-02" West.

LEGAL DESCRIPTION

PARCEL 2024-79 – Part of Parcel 2022-141 being part of Lot 122 in Clair-View Acres at Delhi, Iowa in Section Twenty-three (23), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 3.94 acres more or less, including 0.16 acres more or less of public 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 5 of Ledge View Subdivision as recorded in Book 2020, Page 3099 in the Office of the Delaware County Recorder;

Thence North 74°-29'-02" West 268.88 feet along the Southerly line and to the Southwesterly corner of Parcel 2022-141 as recorded in Book 2022, Page 3805 in the Office of the Delaware County Recorder;

Thence North 41°-51'-33" East 249.19 feet along a Westerly line and to a Westerly corner of said Parcel 2022-141;

Thence North 11°-55'-07" East 655.19 feet along a Westerly line and to the Northwesterly corner of said Parcel 2022-141;

Thence South 89°-14'-00" East 79.59 feet along the North line of said Parcel 2022-141 to an Easterly line of an existing 20' wide Access Easement recorded in Book 2000, Page 3195 in the Office of the Delaware County Recorder;

Thence South 32°-56'-41" East 19.47 feet along an Easterly line and to and Easterly corner of said 20' wide Access Easement;

Thence South 42°-41'-26" East 111.49 feet along a Northeasterly line and to a Northeasterly corner of said 20' wide Access Easement;

Thence South 62°-06'-43" East 32.24 feet along a Northerly line of said 20' wide Access Easement and the Easterly extension thereof to an Easterly line of said Parcel 2022-141;

Thence South 08°-52'-36" West 63.99 feet along an Easterly line and to an Easterly corner of said Parcel 2022-141;

Thence South 10°-23'-28" West 99.80 feet along an Easterly line and to an Easterly corner of said Parcel 2022-141;

Thence South 13°-21'-28" West 175.64 feet along an Easterly line of said Parcel 2022-141 to the Northeasterly corner of Parcel 2022-142 as recorded in Book 2022, Page 3805 in the Office of the Delaware County Recorder;

Thence North 77°-13'-16" West 132.28 feet along a Northerly line and to the Northwesterly corner of said Parcel 2022-142;

Thence South 14°-54'-59" West 159.98 feet along a Westerly line and to the Southwesterly corner of said Parcel 2022-142;

Thence South 77°-13'-16" East 136.64 feet along a Southerly line and to the Southeasterly corner of said Parcel 2022-142;

Thence South 13°-21'-28" West 53.28 feet along an Easterly line and to an Easterly corner of said Parcel 2022-141;

Thence South 16°-41'-37" West 22.29 feet along an Easterly line and to an Easterly corner of said Parcel 2022-141;

Thence South 73°-29'-20" East 1.97 feet along an Easterly line and to an Easterly corner of said Parcel 2022-141;

Thence South 16°-51'-38" West 86.32 feet along an Easterly line and to an Easterly corner of said Parcel 2022-141;

Thence South 29°-36'-13" West 94.33 feet along an Easterly line and to an Easterly corner of said Parcel 2022-141;

Thence South 36°-31'-28" West 72.13 feet along an Easterly line of said Parcel 2022-141 to the **POINT OF BEGINNING, containing a total of 3.94 acres more or less, including 0.16 acres more or less of public road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record.****

The Southerly line of Parcel 2022-141 is assumed to bear North 74°-29'-02" West.

LEGAL DESCRIPTION

PARCEL 2024-80 – Part of Parcel 2022-141 being part of Lot 122 in Clair-View Acres at Delhi, Iowa in Section Twenty-three (23), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 0.19 acres more or less, including 0.05 acres more or less of public 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 Northwestern corner of Lot 54 of Freddy's Beach Road First Addition as recorded in Book 2009, Page 3100 in the Office of the Delaware County Recorder;

Thence South 08°-50'-18" West 48.57 feet along a Westerly line and to a Westerly corner of said Lot 54;

Thence South 08°-52'-36" West 18.10 feet along a Westerly line of said Lot 54 to the **POINT OF BEGINNING**, corner also being the Northeasterly corner of Parcel 2022-141 as recorded in Book 2022, Page 3805 in the Office of the Delaware County Recorder;

Thence South 08°-52'-36" West 112.95 feet along an Easterly line of said Parcel 2022-141;

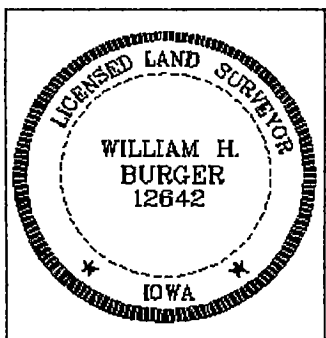
Thence North 62°-06'-43" West 32.24 feet along a Northerly line and the Easterly extension thereof of an existing 20' wide Access Easement recorded in Book 2000, Page 3195 in the Office of the Delaware County Recorder;

Thence North 42°-41'-26" West 111.49 feet along a Northeasterly line and to an Easterly corner of said 20' wide Access Easement;

Thence North 32°-56'-41" West 19.47 feet along an Easterly line said 20' wide Access Easement to the North line of said Parcel 2022-141;

Thence South 89°-14'-00" East 132.11 feet along the North line of said Parcel 2022-141 to the **POINT OF BEGINNING**, containing a total of 0.19 acres more or less, including 0.05 acres more or less of public road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record.**

The North line of Parcel 2022-141 is assumed to bear South 89°-14'-00" 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> 10/19/24 William H. Burger Date Reg. No. 12642 Sheet No. 1-6 covered by this seal</p>
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PLAT OF SURVEY
PARCEL 2024-75, PARCEL 2024-76, PARCEL 2024-77,
PARCEL 2024-78 PARCEL 2024-79 AND PARCEL 2024-80

NOTE:

Parcel's 2024-75, 2024-76, 2024-80 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.

NE'ERLY CORNER
OF LOT 128 OF CLAIR-VIEW ACRES AT DELHI, IOWA
P.O.B. PARCEL 2024-76

LOT 128
CLAIR-VIEW ACRES
AT DELHI, IOWA

PARCEL 2024-76
0.09 +/- ACRES TOTAL

PARCEL T
BOOK 2004,
PAGE 3150

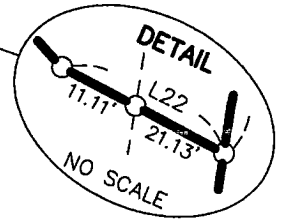
PARCEL S
BOOK 2004, PAGE 3150

PARCEL 2024-75
0.35 +/- ACRES TOTAL
ALL IN ROAD R.O.W.
0.32 +/- ACRES PRIVATE R.O.W.
0.03 +/- ACRES PUBLIC R.O.W.

NW'ERLY CORNER
OF LOT 54 OF FREDDY'S
BEACH ROAD FIRST ADD.
P.O.B. PARCEL 2024-75

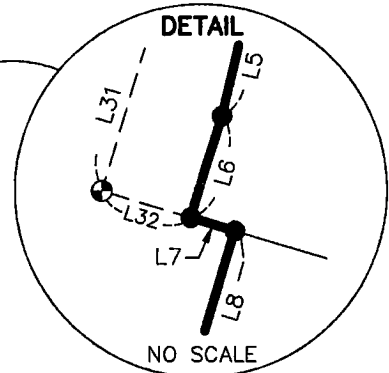
LINE	BEARING	DISTANCE
L1	S 08°52'36" W	18.10'
L2	S 08°52'36" W	112.95'
L3	S 08°52'36" W	63.99'
L4	S 10°23'28" W	99.80'
L5	S 13°21'28" W	53.28'
L6	S 16°41'37" W	22.29'
L7	S 73°29'20" E	1.97'
L8	S 16°51'38" W	86.32'
L9	S 29°36'13" W	94.33'
L10	S 36°31'28" W	72.13'
L11	N 65°19'02" W	69.08'
L12	N 65°19'02" W	47.50'
L13	N 04°17'37" E	101.97'
L14	N 04°13'50" E	104.85'
L15	N 06°37'11" E	67.06'
L16	N 03°00'15" W	115.79'
L17	S 87°46'17" E	15.38'
L18	S 02°14'45" W	158.48'
L19	S 89°14'00" E	82.21'
L20	S 11°55'07" W	36.04'
L21	N 81°19'04" W	86.57'
L22	N 62°06'43" W	32.24'
L23	N 42°41'26" W	111.49'
L24	N 32°56'41" W	19.47'
L25	S 89°14'00" E	79.59'
L26	N 32°56'41" W	14.66'
L27	S 89°14'00" E	132.11'
L28	S 09°02'25" W	66.69'
L29	S 09°02'25" W	103.26'
L30	S 09°02'25" W	136.47'
L31	S 16°31'13" W	74.41'
L32	S 73°29'20" E	19.46'
L33	S 08°50'18" W	48.57' (66.76')
L34	N 06°40'50" E	67.06'
L35	N 81°19'04" W	133.96'

PARCEL 2024-80
0.19 +/- ACRES TOTAL
0.05 +/- ACRES R.O.W.
0.14 +/- ACRES NET



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/ ORANGE CAP #8419
- P FD. 1-1/4" IRON PIPE
- PB FD. 1-1/4" IRON PIPE BENT
- 1/2" FD. 1/2" IRON ROD W/ NO CAP
- BOUNDARY LINE SURVEYED
- - - SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE
- - - R.O.W. LINE
- () RECORDED AS
- P.O.B. POINT OF BEGINNING



ACREAGE SUMMARY TABLE

PARCEL	NE1/4 SE1/4 SEC. 23, T88N, R5W		SE1/4 SE1/4 SEC. 23, T88N, R5W	
	TOTAL ACRES	R.O.W. ACRES	TOTAL ACRES	R.O.W. ACRES
2024-77	0.14 +/-	0.00	1.07 +/-	0.00
2024-78	0.12 +/-	0.00	1.14 +/-	0.00
2024-79	0.08 +/-	0.00	3.86 +/-	0.16 +/-
2024-80	0.10 +/-	0.02 +/-	0.09 +/-	0.03 +/-

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	208.65'	04°16'05"	2801.10'	208.61'	N 11°08'32" E

SCALE: 1" = 80'

