

COUNTY: DELAWARE
SECTION 14, T 88 N, R 5W
ALIQUOT PART: SE 1/4 - SE 1/4, NE 1/4 - SE 1/4, SW 1/4 - SE 1/4
CITY:
SURVEY: PARCEL 2025-35 THROUGH PARCEL 2025-40
BLOCK: LOTS:
PROPRIETOR: JAMES H. WILLEY & BECKY A. WILLEY
REQUESTED BY: JAMES WILLEY
SURVEYOR: RANDALL L. RATTENBORG
COMPANY: BURRINGTON, GROUP, INC.
105 W. MAIN STREET, MANCHESTER, IA 52057
INFO@BURRINGTONGROUP.COM 563-927-2434

FILED
Delaware Co. Assessor
MAY 13 2025

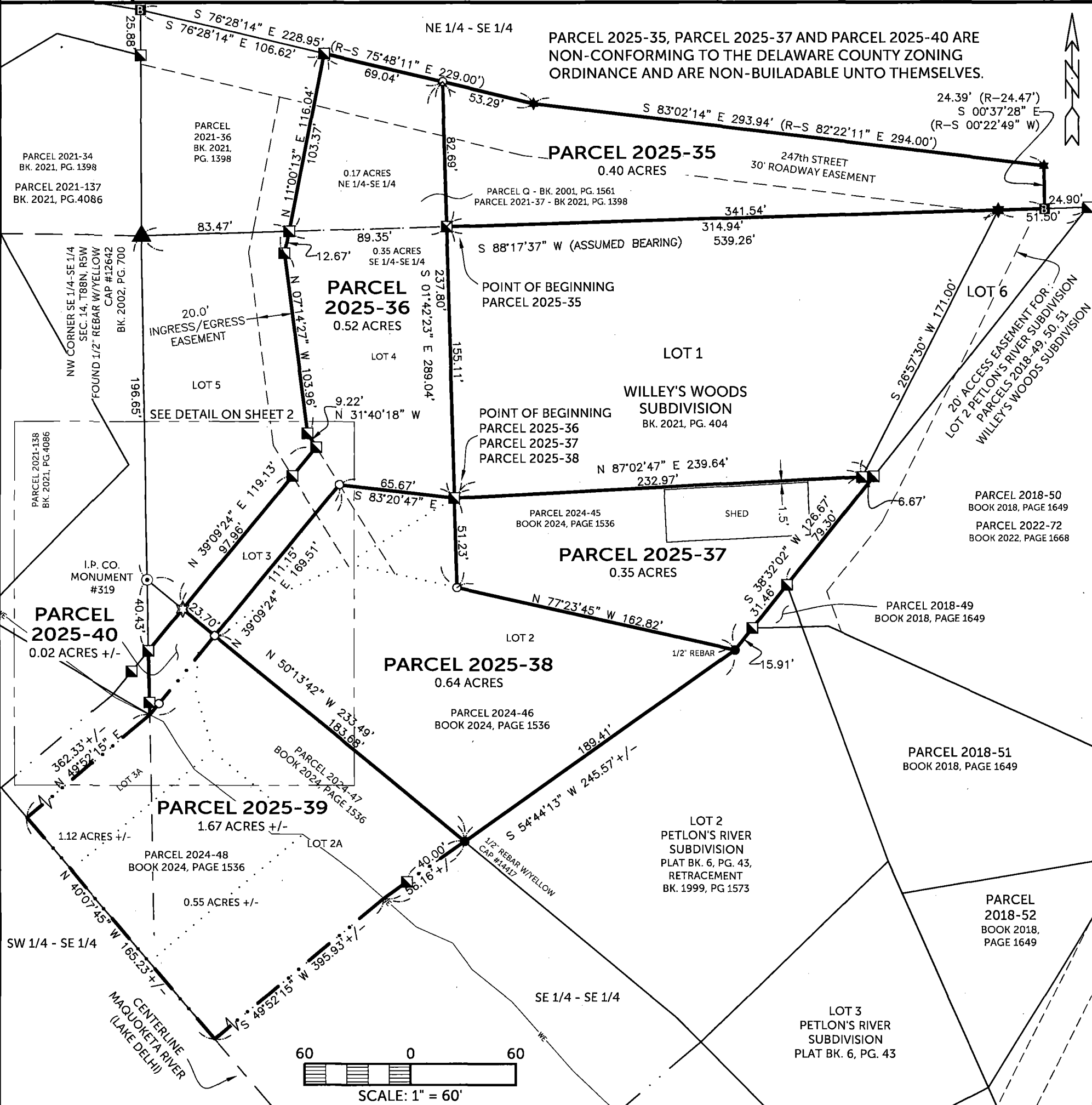
Book 2025 Page 1214
Document 2025 1214 Type 06 002 Pages 4
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Rec Amt \$22.00

FILED
Delaware Co. Auditor
MAY 13 2025

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT
OF
SURVEY

PARCEL 2025-35, PART OF THE NE 1/4 - SE 1/4;
PARCEL 2025-36, PART OF THE NE 1/4 - SE 1/4 & PART OF LOT 3 & LOT 4 OF WILLEY'S WOODS SUBDIVISION;
PARCEL 2025-37, PART OF PARCEL 2024-45 IN THE SE 1/4 - SE 1/4;
PARCEL 2025-38, PART OF PARCEL 2024-45 & PART OF PARCEL 2024-46 IN THE SE 1/4 - SE 1/4 & PART OF LOT 3 & 4 OF WILLEY'S WOODS SUBDIVISION;
PARCEL 2025-39, PART OF PARCEL 2024-47 & PARCEL 2024-48 IN THE SE 1/4-SE 1/4 & SW 1/4-SE 1/4 & PART OF LOT 3A OF WILLEY'S WOODS SUBDIVISION;
PARCEL 2025-40, PART OF LOT 3A OF WILLEY'S WOODS SUBDIVISION;
ALL IN SEC. 14, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEYED ON: 4/21/2025
SURVEY REQUESTED BY: JAMES WILLEY

Q:\Civil3D_Survey\Lake Delhi\Lake Delhi 2018.dwg

LEGEND

- SECTION CORNER
- FOUND 2" IRON PIPE W/BRASS I.P. CO. CAP
- FOUND 1/2" REBAR w/ORANGE CAP #17939
- FOUND MONUMENT AS NOTED
- FOUND 1/2" REBAR w/YELLOW CAP #12642
- FOUND MAGNAIL
- SET 1/2" REBAR w/ORANGE CAP #17939
- SET MAGNAIL w/STEEL CAP #17939
- QTR-QTR LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- NORMAL HIGH WATER LINE
- LAKE FRONTAGE LINE
- FORMER LOT LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- R RECORDED

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 P.L.S. LIC. #17939
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

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

PROJECT NO. 25-045

SCALE: 1"=60' & 1"=20'

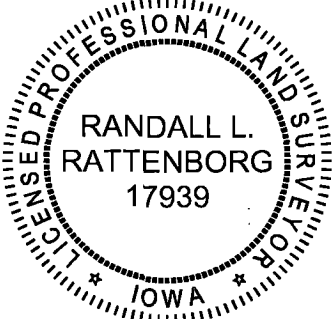
DATE: 5/01/2025

DRAWN BY: RLR

CHECKED BY: DM/DDK

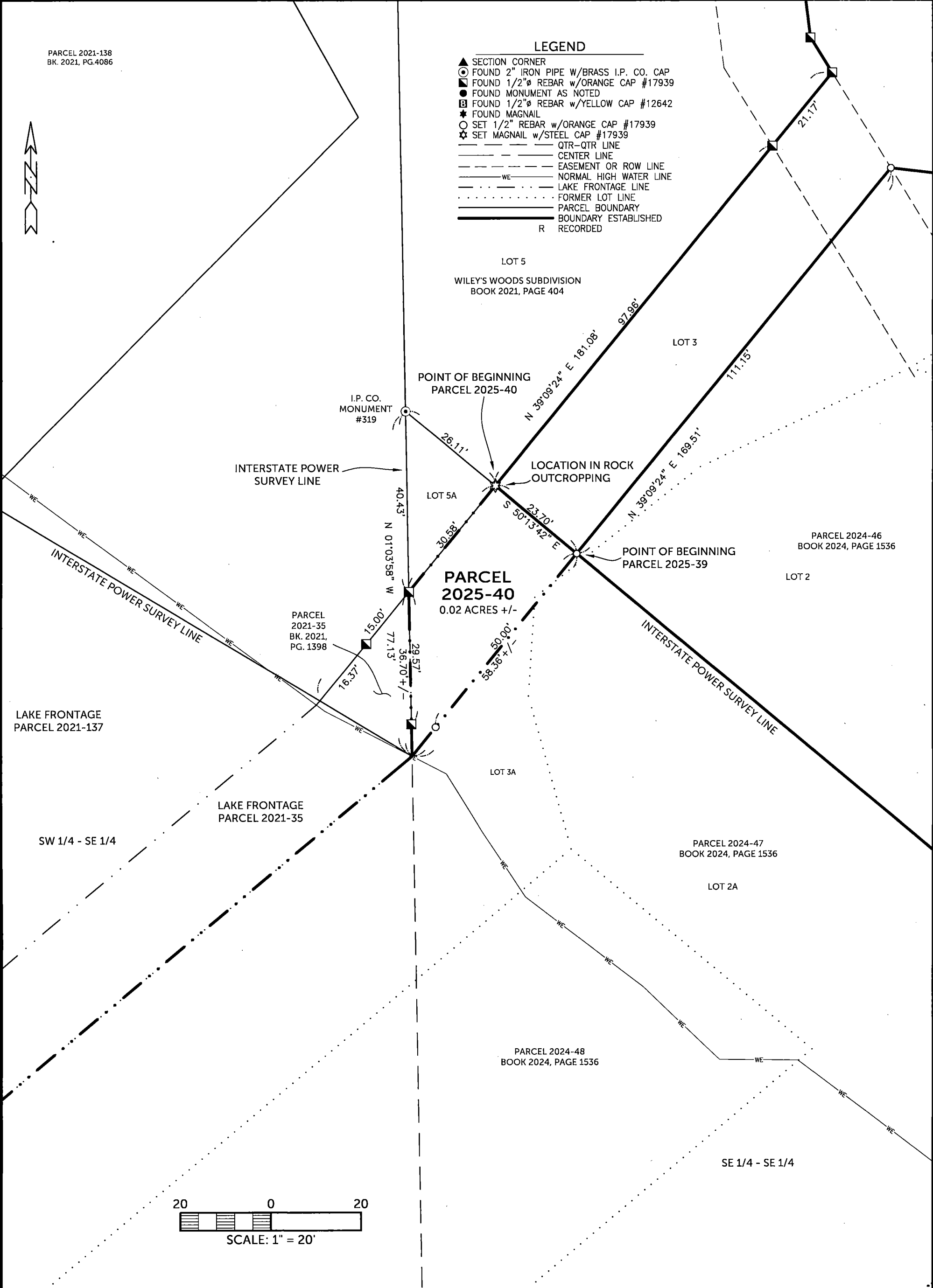
GPS BOX: LAKE DELHI

SHEET 1 OF 2



SHEETS COVERED BY THIS SEAL: SHEETS 1 & 2

PARCEL 2025-35, PART OF THE NE 1/4 - SE 1/4;
PARCEL 2025-36, PART OF THE NE 1/4 - SE 1/4 & PART OF LOT 3 & LOT 4 OF WILLEY'S WOODS SUBDIVISION;
PARCEL 2025-37, PART OF PARCEL 2024-45 IN THE SE 1/4 - SE 1/4;
PARCEL 2025-38, PART OF PARCEL 2024-45 & PART OF PARCEL 2024-46 IN THE SE 1/4 - SE 1/4 & PART OF LOT 3 & 4 OF WILLEY'S WOODS SUBDIVISION;
PARCEL 2025-39, PART OF PARCEL 2024-47 & PARCEL 2024-48 IN THE SE 1/4-SE 1/4 & SW 1/4-SE 1/4 & PART OF LOT 3A OF WILLEY'S WOODS SUBDIVISION;
PARCEL 2025-40, PART OF LOT 3A OF WILLEY'S WOODS SUBDIVISION;
ALL IN SEC. 14, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



PARCEL 2025-35, PART OF THE NE 1/4 - SE 1/4;
PARCEL 2025-36, PART OF THE NE 1/4 - SE 1/4 & PART OF LOT 3 & LOT 4 OF WILLEY'S WOODS SUBDIVISION;
PARCEL 2025-37, PART OF PARCEL 2024-45 IN THE SE 1/4 - SE 1/4;
PARCEL 2025-38, PART OF PARCEL 2024-45 & PART OF PARCEL 2024-46 IN THE SE 1/4 - SE 1/4 & PART OF LOT 3 & 4 OF WILLEY'S WOOS SUBDIVISION;
PARCEL 2025-39, PART OF PARCEL 2024-47 & PARCEL 2024-48 IN THE SE 1/4-SE 1/4 & SW 1/4-SE 1/4 & PART OF LOT 3A OF WILLEY'S WOODS SUBDIVISION;
PARCEL 2025-40, PART OF LOT 3A OF WILLEY'S WOODS SUBDIVISION;
ALL IN SEC. 14, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2025-35, Part of the NE 1/4 of the SE 1/4 of Section 14, T88N, R5W, of the 5th Principal Meridian, Delaware County, Iowa, containing 0.40 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the northwest corner of Lot 1 of Willey's Woods Subdivision, as recorded in Book 2021, Page 404, also being on the southerly line of Parcel 2021-37, as recorded in Book 2021, Page 1398;

THENCE along a northerly extension of the westerly line of said Lot 1, North 01° 42' 23" West, 82.69 feet, to the northerly line of said Parcel 2021-37;

THENCE along the northerly line of said Parcel 2021-37, South 76° 28' 14" East, 53.29 feet;

THENCE continuing along the northerly line of said Parcel 2021-37, South 83° 02' 14" East, 293.94 feet, to the easterly line of said Parcel 2021-37;

THENCE along the easterly line of said Parcel 2021-37, South 00° 37' 28" East, 24.39 feet, to the southerly line of said Parcel 2021-37, also being the southerly line of the NE 1/4 of the SE 1/4 of said Section 14, and northerly line of said Lot 1;

THENCE along the southerly line of said Parcel 2021-37 and the southerly line of the NE 1/4 of the southeast corner of said Section 14, and northerly line of said Lot 1, South 88° 17' 37" West (assumed bearing), 341.54 feet to the **POINT OF BEGINNING**.

LEGAL DESCRIPTION:

PARCEL 2025-36, Part of the NE 1/4 of the SE 1/4 and part of Lot 3 and Lot 4 of Willey's Woods Subdivision in Section 14, T88N, R5W, of the 5th Principal Meridian, Delaware County, Iowa, containing a total of 0.52 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the southwest corner of Lot 1 of Willey's Woods Subdivision, as recorded in Book 2021, Page 404

THENCE North 83° 20' 47" West, 65.67 feet;

THENCE South 39° 09' 24" West, 111.15 feet, to the southerly line of Lot 3 of Willey's Woods Subdivision, as recorded in Book 2021, Page 404, also being along the Interstate Power Survey Line;

THENCE along the southerly line of said Lot 3 and said Interstate Power Survey Line, North 50° 13' 42" West, 23.70 feet, to the westerly line of said Lot 3;

THENCE along the westerly line of said Lot 3 and Lot 4 of said Willey's Woods Subdivision, North 39° 09' 24" East, 119.13 feet;

THENCE along the westerly line of said Lot 4, North 31° 40' 18" West, 9.22 feet;

THENCE continuing along the westerly line of said Lot 4, North 07° 14' 27" West, 103.96 feet;

THENCE continuing along the westerly line of said Lot 4 and westerly Line of said Parcel 2021-37, as recorded in Book 2021, Page 1398, North 11° 00' 13" East, 116.04 feet, to the northerly line of said Parcel 2021-37;

THENCE along the northerly line of said Parcel 2021-37, South 76° 28' 14" East, 69.04 feet, to a northerly extension of the westerly line of Lot 1 of said Willey's Woods Subdivision;

THENCE along the said northerly extension and the westerly line of said Lot 1, South 01° 42' 23" East, 237.80 feet, to the **POINT OF BEGINNING**;

The northerly line of Lot 1 of Willey's Woods Subdivision, as recorded in Book 2021, Page 404, also being the southerly line of the NE 1/4 of the SE 1/4 of Section 14, T88N, R5W, of the 5th Principal Meridian, Delaware County, Iowa, is assumed to bear South 88° 17' 37" West.

LEGAL DESCRIPTION:

PARCEL 2025-37, Part of Parcel 2024-45 in the SE 1/4 of the SE 1/4 of Section 14, T88N, R5W, of the 5th Principal Meridian, Delaware County, Iowa, containing 0.35 acres, subject to easements of record, and more particularly described by meets and bounds as follows;

BEGINNING at the southwest corner of Lot 1 of Willey's Woods Subdivision, as recorded in Book 2021, Page 404, also being on the northerly line of Parcel 2024-45, as recorded in Book 2024, Page 1536;

THENCE along the southerly line of said Lot 1 and northerly line of Parcel 2024-45, North 87° 02' 47" East, 239.64 feet, to the easterly line of said Parcel 2024-45;

THENCE along the easterly line of said Parcel 2024-45, South 38° 32' 02" West, 126.67 feet, to the southerly line of said Parcel 2024-45;

THENCE along the southerly line of said Parcel 2024-45, North 77° 23' 45" West, 162.82 feet, to the southerly extension of the westerly line of said Lot 1;

THENCE along the southerly extension of the westerly line of said Lot 1, North 01° 42' 23" West, 51.23 feet, to the **POINT OF BEGINNING**;

The northerly line of Lot 1 of Willey's Woods Subdivision, as recorded in Book 2021, Page 404, also being the southerly line of the NE 1/4 of the SE 1/4 of Section 14, T88N, R5W, of the 5th Principal Meridian, Delaware County, Iowa, is assumed to bear South 88° 17' 37" West.



PARCEL 2025-35, PART OF THE NE 1/4 - SE 1/4;
PARCEL 2025-36, PART OF THE NE 1/4 - SE 1/4 & PART OF LOT 3 & LOT 4 OF WILLEY'S WOODS SUBDIVISION;
PARCEL 2025-37, PART OF PARCEL 2024-45 IN THE SE 1/4 - SE 1/4;
PARCEL 2025-38, PART OF PARCEL 2024-45 & PART OF PARCEL 2024-46 IN THE SE 1/4 - SE 1/4 & PART OF LOT 3 & 4 OF WILLEY'S WOOS SUBDIVISION;
PARCEL 2025-39, PART OF PARCEL 2024-47 & PARCEL 2024-48 IN THE SE 1/4-SE 1/4 & SW 1/4-SE 1/4 & PART OF LOT 3A OF WILLEY'S WOODS SUBDIVISION;
PARCEL 2025-40, PART OF LOT 3A OF WILLEY'S WOODS SUBDIVISION;
ALL IN SEC. 14, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

PARCEL 2025-38, Part of Parcel 2024-45 and part of Parcel 2024-46 in the SE 1/4 of the SE 1/4 and part of Lots 3 and 4 of Willey's Woods Subdivision in Section 14, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 0.64 acres, subject to easements of record and more particularly described by metes and bounds as follows;

BEGINNING at the southwest corner of Lot 1 of Willey's Woods Subdivision, as recorded in Book 2021 Page 404;

THENCE along a southerly extension of the westerly line of said Lot 1, South 01° 42' 23" East, 51.23 feet, to the northerly line of Parcel 2024-46, recorded in Book 2024, Page 1536;

THENCE along the northerly line of said Parcel 2024-46, South 77° 23' 45" East, 162.82 feet, to the southeasterly line of said Parcel 2024-46;

THENCE along the southeasterly line of said Parcel 2024-46, South 54° 44' 13" West, 189.41 feet, to the southwesterly line of said Parcel 2024-46, also being the Interstate Power Survey Line;

THENCE along the southwesterly line of said Parcel 2024-46 and the Interstate Power Survey Line, North 50° 13' 42" West, 183.68 feet;

THENCE North 39° 09' 64" East, 111.15 feet;

THENCE South 83° 20' 47" East, 65.67 feet to the **POINT OF BEGINNING**;

The northerly line of Lot 1 of Willey's Woods Subdivision, as recorded in Book 2021, Page 404, also being the southerly line of the NE 1/4 of the SE 1/4 of Section 14, T88N, R5W, of the 5th Principal Meridian, Delaware County, Iowa, is assumed to bear South 88° 17' 37" West.

LEGAL DESCRIPTION:

PARCEL 2025-39, Parts of Parcel 2024-47 and Parcel 2024-48 in the SE 1/4 of the SE 1/4, in the SW 1/4 - SE 1/4 and part of Lot 3A of Willey's Woods Subdivision in Section 14, T88N, R5W, of the 5th Principal Meridian, Delaware County, Iowa, containing 1.67 acres, more or less, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the southwest corner of Lot 3 of Willey's Woods Subdivision, as recorded in Book 2021, Page 404, being on the Interstate Power Survey Line;

THENCE along the southerly line of said Lot 3 and the Interstate Power Survey Line, South 50° 13' 42" East, 23.70 feet, to the **POINT OF BEGINNING**;

THENCE continuing along the Interstate Power Survey Line and the northerly line of Parcel 2024-47, as recorded in Book 2024 Page 1536, South 50° 13' 42" East, 183.68 feet, to the southeasterly line of said Parcel 2024-47;

THENCE along the southeasterly line of said Parcel 2024-47, South 54° 44' 13" West, 56.16 feet, more or less;

THENCE continuing along the southeasterly line of set Parcel 2024-47, South 49° 52' 15" West, 395.93 feet, more or less, to the center line of the Maquoketa River (Lake Delhi);

THENCE along said center line, North 40° 07' 45" West, 165.23 feet, more or less, to the northwesterly line of Lot 3A of said Willey's Woods Subdivision;

THENCE along the northwesterly line of said Lot 3A, North 49° 52' 15" East, 362.33 feet, more or less;

THENCE North 39° 09' 24" East, 58.36 feet, more or less, to the **POINT OF BEGINNING**;

The northerly line of Lot 1 of Willey's Woods Subdivision, as recorded in Book 2021, Page 404, also being the southerly line of the NE 1/4 of the SE 1/4 of Section 14, T88N, R5W, of the 5th Principal Meridian, Delaware County, Iowa, is assumed to bear South 88° 17' 37" West.

LEGAL DESCRIPTION:

PARCEL 2025-40, Part of Lot 3A of Willey's Woods Subdivision in Section 14, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 0.02 acres, more or less, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the southwest corner of Lot 3 of Willey's Woods Subdivision, as recorded in Book 2021, Page 404, being on the Interstate Power Survey Line;

THENCE along the Southwesterly line of said Lot 3, being on the Interstate Power Survey Line, South 50° 13' 42" East, 23.70 feet;

THENCE South 39° 09' 24" West, 58.36 feet, more or less, to the westerly line of Lot 3A of said Willey's Woods Subdivision;

THENCE along the westerly line of said Lot 3A, North 01° 03' 58" West, 36.70 feet, more or less, to the northwesterly line of said Lot 3A;

THENCE along the northwesterly line of said Lot 3A, North 39° 09' 24" East, 30.58 feet, to the **POINT OF BEGINNING**;

The northerly line of Lot 1 of Willey's Woods Subdivision, as recorded in Book 2021, Page 404, also being the southerly line of the NE 1/4 of the SE 1/4 of Section 14, T88N, R5W, of the 5th Principal Meridian, Delaware County, Iowa, is assumed to bear South 88° 17' 37" West.