FILED
Date 3-31-97
John R. Kraus Jr.
County Assessor

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

MAR 31 1997

$11.00

'97 MAR 31 AM 11

BOOK 8 PAGE 39
DEBORAH L. PEYTON
DELAWARE CO. RECORDER

308-2854
DELAWARE COUNTY IOWA
FILED

PREPARED BY WM. BURGER - WM. BURGER LANDSURVEYORS 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 PHONE 319-855 2028

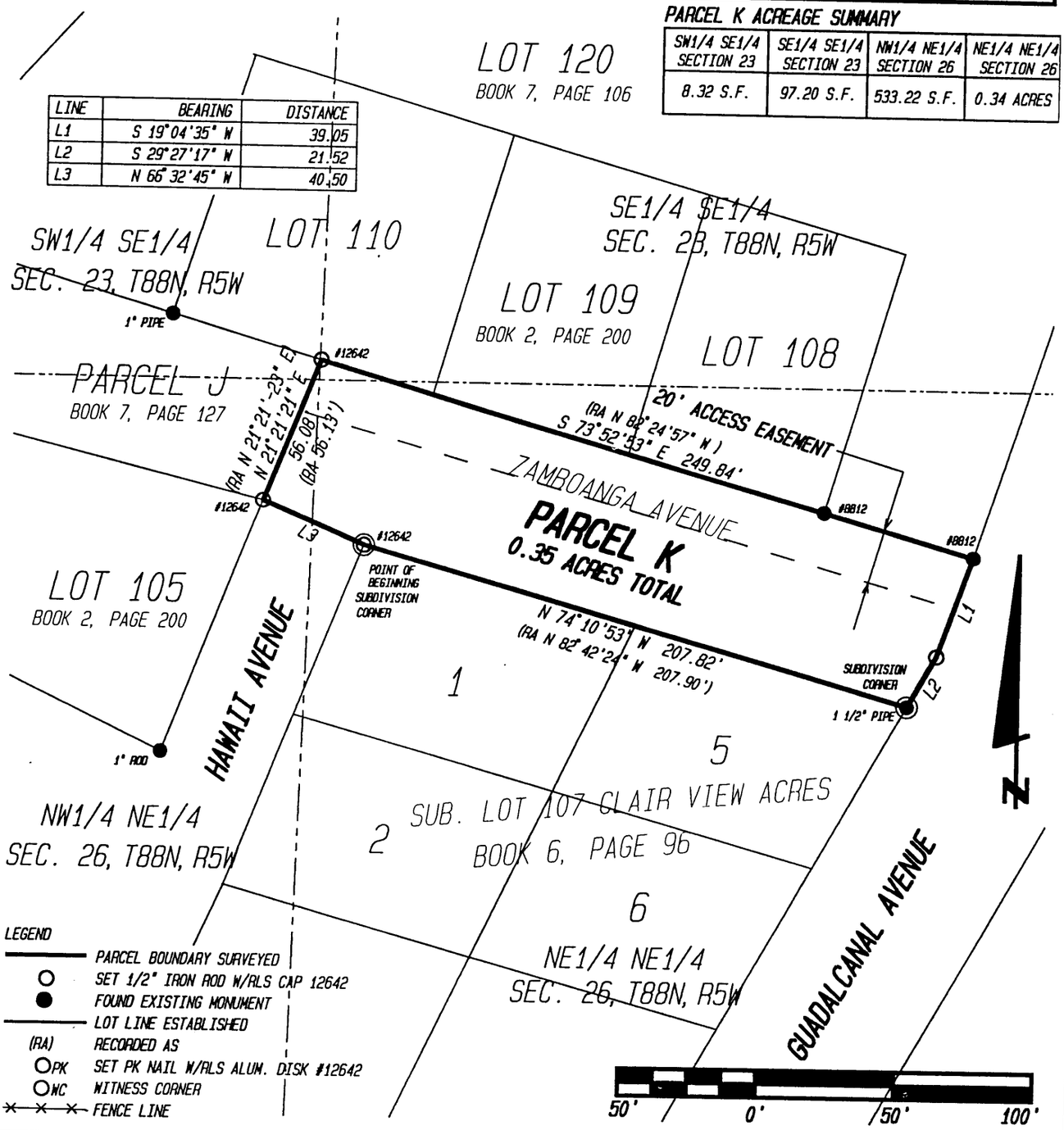
PLAT OF SURVEY

PARCEL K PART OF ZAMBOANGA AVENUE CLAIR VIEW ACRES SECTION TWENTY-THREE (23), AND SECTION TWENTY-SIX (26), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL K ACREAGE SUMMARY

SW1/4 SE1/4 SECTION 23	SE1/4 SE1/4 SECTION 23	NW1/4 NE1/4 SECTION 26	NE1/4 NE1/4 SECTION 26
8.32 S.F.	97.20 S.F.	533.22 S.F.	0.34 ACRES

LINE	BEARING	DISTANCE
L1	S 19°04'35" W	39.05
L2	S 29°27'17" W	21.52
L3	N 66°32'45" W	40.50



LEGEND

- PARCEL BOUNDARY SURVEYED
- ○ SET 1/2" IRON ROD W/RLS CAP 12642
- ● FOUND EXISTING MONUMENT
- LOT LINE ESTABLISHED
- (RA) RECORDED AS
- ○PK SET PK NAIL W/RLS ALUM. DISK #12642
- ○WC WITNESS CORNER
- FENCE LINE

SCALE: 1" = 50.00' | DATE OF SURVEY3/28/97 | SHEET 1 OF 2

PROPRIETORS: FRED A. "ROSS" THOMAS JR. & KRISTINE ANN THOMAS, COOEY AP

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

Wm. Burger LandSurveyors

510 3rd Street West Court
Worthington, Iowa 52078

I hearby certify that this landsurveying document was prepared and related survey work was preformed 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, 1998

William H. Burger 3/28/97
WILLIAM H. BURGER #12642 DATE

Pages or Sheets covered by this seal: 1 thru 2

DATE 3-31-97 BOOK 8 PAGE 39

LEGAL DESCRIPTION:

PARCEL K - Part of Zamboanga Avenue , Clair View Acres , Section Twenty-three (23), and Section Twenty-six (26) , Township Eighty-eight North (T88N) , Range Five West (R5W) of the Fifth Principal Meridian , Delaware County , Iowa as recorded in the Office of the Delaware County Recorder , Plat Book 2 , Page 200 ; containing a total of 0.35 acres , subject to easements of record and more particularly described by metes and bounds as follows:

BEGINNING at the Northwesterly corner of Lot One (1) of the Subdivision of Lot 107 of Clair View Acres , Section Twenty-three (23) and Section Twenty-six (26) , Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian , Delaware County , Iowa as recorded in the Office of the Delaware County Recorder book 6, page 96;

Thence North 66°-32'-45" West 40.50 feet to the Northeasterly corner of Lot One Hundred Five (105) of Clair View Acres as recorded in the Office of the Delaware County Recorder book 2, page 200;

Thence North 21°-21'-21" East 56.08 feet along the Easterly line and to the Northeasterly corner of Parcel J as recorded in the Office of the Delaware County Recorder book 7, page 127;

Thence South 73°-52'-53" East 249.84 feet along the Southerly line of Lot One Hundred Ten (110) , Lot One Hundred Nine (109), Lot One Hundred Eight (108) and Lot One Hundred Twenty (120) of Clair View Acres as recorded in the Office of the Delaware County Recorder book 2, page 200 and book 7, page 106 to the Westerly right of way line of Guadalcanal Avenue;

Thence South 19°-04'-35" West 39.05 feet along said right of way line

Thence continuing along said right of way line South 29°-27'-17" West 21.52 feet to the Northeasterly corner of Lot Five (5) of the Subdivision of Lot 107 of said Clair View Acres;

Thence North 74°-10'-53" West 207.82 feet along the Northerly line of said Lot Five (5) and Lot One (1) of said Subdivision of Lot 107 to the POINT OF BEGINNING ; containing a total of 0.35 acres , subject to easements of record.

The South line of the Southeast Quarter of Section Twenty-three (23) Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian , Delaware County , Iowa is assumed to bear North 90°-00'-00" East.

A twenty foot (20.0') wide easement for private access as shown on the attached plat is created for the benifit of Lots 108, 109 & 110 through Parcel K.