FILED
OCT 15 2010
CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

FILED
OCT 15 2010
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

Book 2010 Page 3174
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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

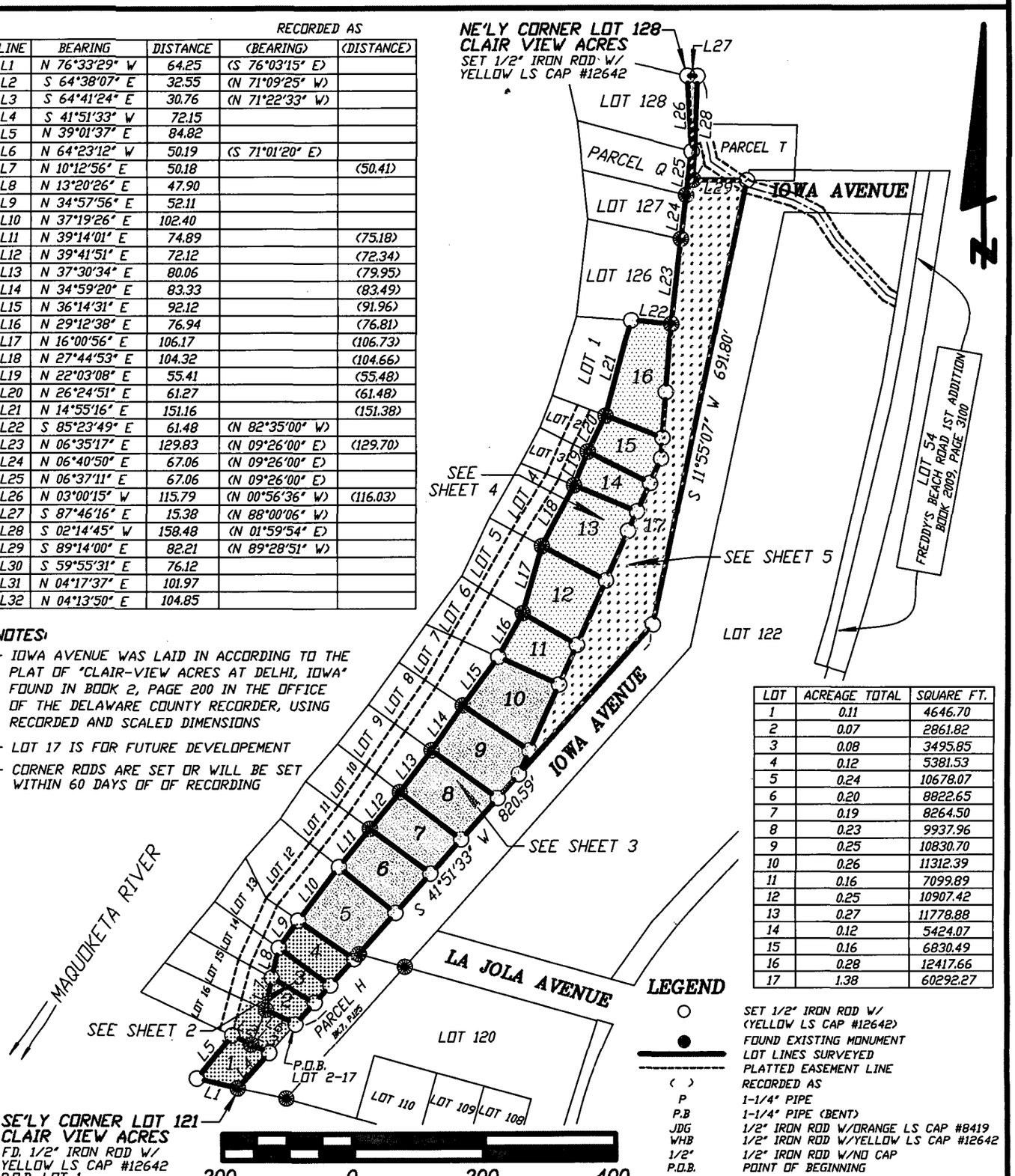
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PREPARED BY BILL BURGER OF WM. BURGER LANDSURVEYORS 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 (563) 855 2028

SUBDIVISION OF LOT 121 OF CLAIR-VIEW ACRES AT DELHI, IOWA

A DIVISION 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

LINE	BEARING	DISTANCE	RECORDED AS (BEARING)	RECORDED AS (DISTANCE)
L1	N 76°33'29" W	64.25	(S 76°03'15" E)	
L2	S 64°38'07" E	32.55	(N 71°09'25" W)	
L3	S 64°41'24" E	30.76	(N 71°22'33" W)	
L4	S 41°51'33" W	72.15		
L5	N 39°01'37" E	84.82		
L6	N 64°23'12" W	50.19	(S 71°01'20" E)	
L7	N 10°12'56" E	50.18		(50.41)
L8	N 13°20'26" E	47.90		
L9	N 34°57'56" E	52.11		
L10	N 37°19'26" E	102.40		
L11	N 39°14'01" E	74.89		(75.18)
L12	N 39°41'51" E	72.12		(72.34)
L13	N 37°30'34" E	80.06		(79.95)
L14	N 34°59'20" E	83.33		(83.49)
L15	N 36°14'31" E	92.12		(91.96)
L16	N 29°12'38" E	76.94		(76.81)
L17	N 16°00'56" E	106.17		(106.73)
L18	N 27°44'53" E	104.32		(104.66)
L19	N 22°03'08" E	55.41		(55.48)
L20	N 26°24'51" E	61.27		(61.48)
L21	N 14°55'16" E	151.16		(151.38)
L22	S 85°23'49" E	61.48	(N 82°35'00" W)	
L23	N 06°35'17" E	129.83	(N 09°26'00" E)	(129.70)
L24	N 06°40'50" E	67.06	(N 09°26'00" E)	
L25	N 06°37'11" E	67.06	(N 09°26'00" E)	
L26	N 03°00'15" W	115.79	(N 00°56'36" W)	(116.03)
L27	S 87°46'16" E	15.38	(N 88°00'06" W)	
L28	S 02°14'45" W	158.48	(N 01°59'54" E)	
L29	S 89°14'00" E	82.21	(N 89°28'51" W)	
L30	S 59°55'31" E	76.12		
L31	N 04°17'37" E	101.97		
L32	N 04°13'50" E	104.85		



NOTES:

- IOWA AVENUE WAS LAID IN ACCORDING TO THE PLAT OF "CLAIR-VIEW ACRES AT DELHI, IOWA" FOUND IN BOOK 2, PAGE 200 IN THE OFFICE OF THE DELAWARE COUNTY RECORDER, USING RECORDED AND SCALED DIMENSIONS
- LOT 17 IS FOR FUTURE DEVELOPEMENT
- CORNER RODS ARE SET OR WILL BE SET WITHIN 60 DAYS OF OF RECORDING

LOT	ACREAGE TOTAL	SQUARE FT.
1	0.11	4646.70
2	0.07	2861.82
3	0.08	3495.85
4	0.12	5381.53
5	0.24	10678.07
6	0.20	8822.65
7	0.19	8264.50
8	0.23	9937.96
9	0.25	10830.70
10	0.26	11312.39
11	0.16	7099.89
12	0.25	10907.42
13	0.27	11778.88
14	0.12	5424.07
15	0.16	6830.49
16	0.28	12417.66
17	1.38	60292.27

LEGEND

○	SET 1/2" IRON ROD W/ (YELLOW LS CAP #12642)
●	FOUND EXISTING MONUMENT
———	LOT LINES SURVEYED
- - - -	PLATTED EASEMENT LINE
( )	RECORDED AS
P	1-1/4" PIPE
P.B	1-1/4" PIPE (BENT)
JDG	1/2" IRON ROD W/ORANGE LS CAP #8419
WHB	1/2" IRON ROD W/YELLOW LS CAP #12642
1/2"	1/2" IRON ROD W/NO CAP
P.O.B.	POINT OF BEGINNING

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

NO. OF SHEET COVERED BY THIS SEAL 5

DATE OF SURVEY: 8/2/2009, 11/10/2009 | SHEET 1 OF 10

PROPRIETORS: LOT 121 – RYAN W. COOEY | SCALE: 1" = 200'

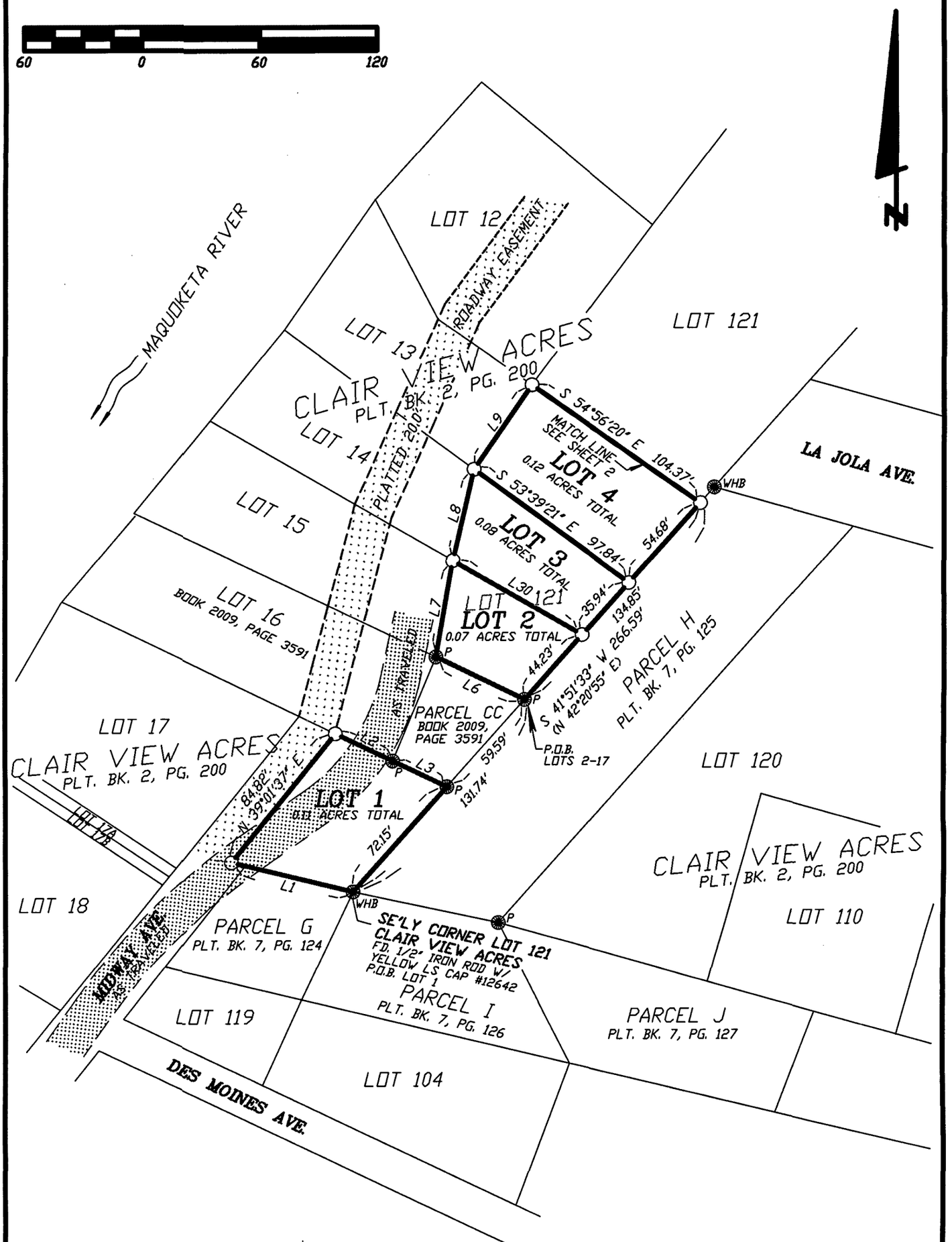
I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. MY LICENSE RENEWAL DATE IS DECEMBER 31, 2010

William H. Burger 9/8/10

WILLIAM H. BURGER #12642 DATE

Wm. Burger LandSurveyor
510 3rd Street West Court
Worthington, Iowa 52078

PREPARED BY BILL BURGER OF WM. BURGER LANDSURVEYOR 510 3RD STREET WEST COURT WORTHINGTON, IOWA 52078 (563) 855 2028



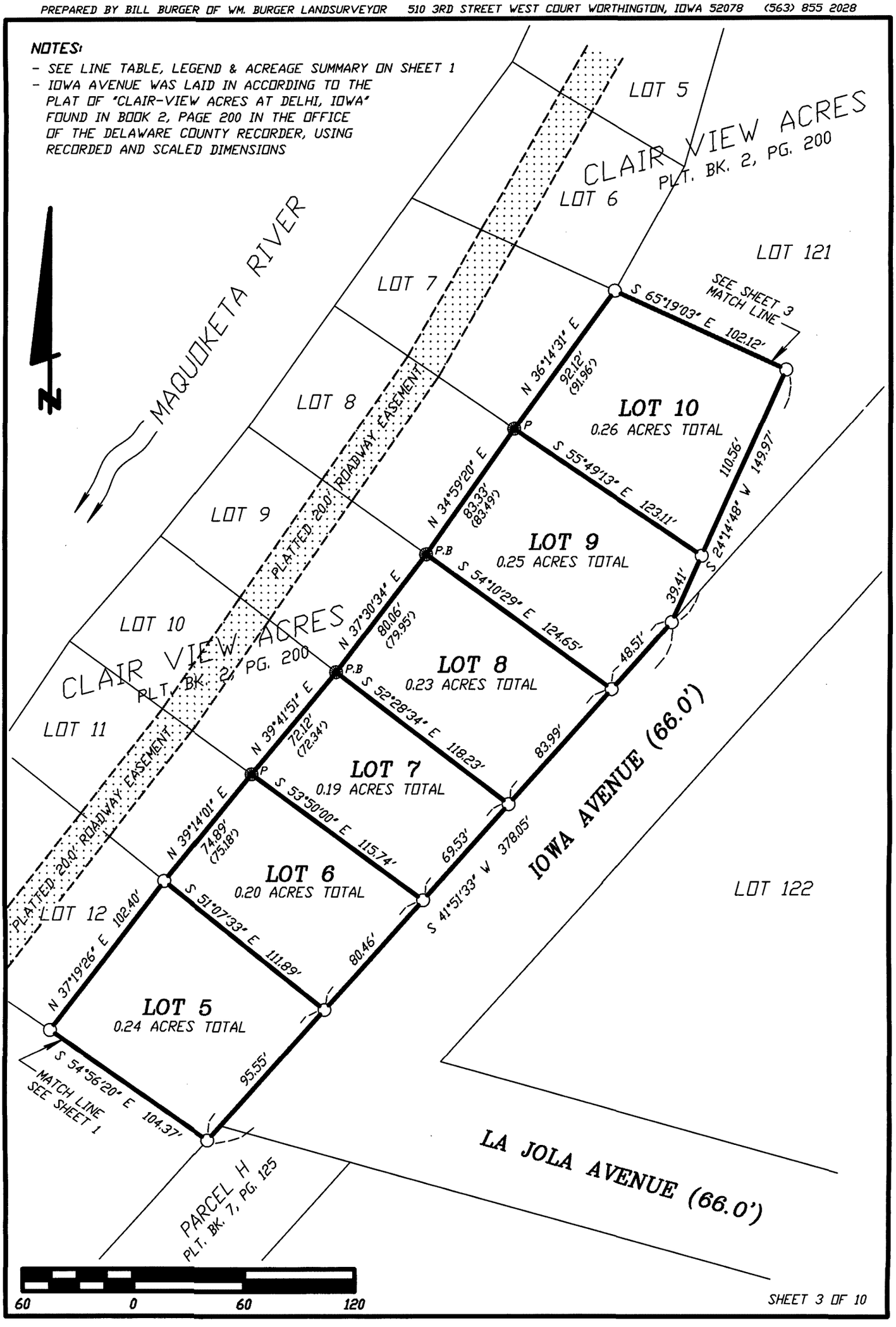
NOTES:

- SEE LINE TABLE, LEGEND & ACREAGE SUMMARY ON SHEET 1

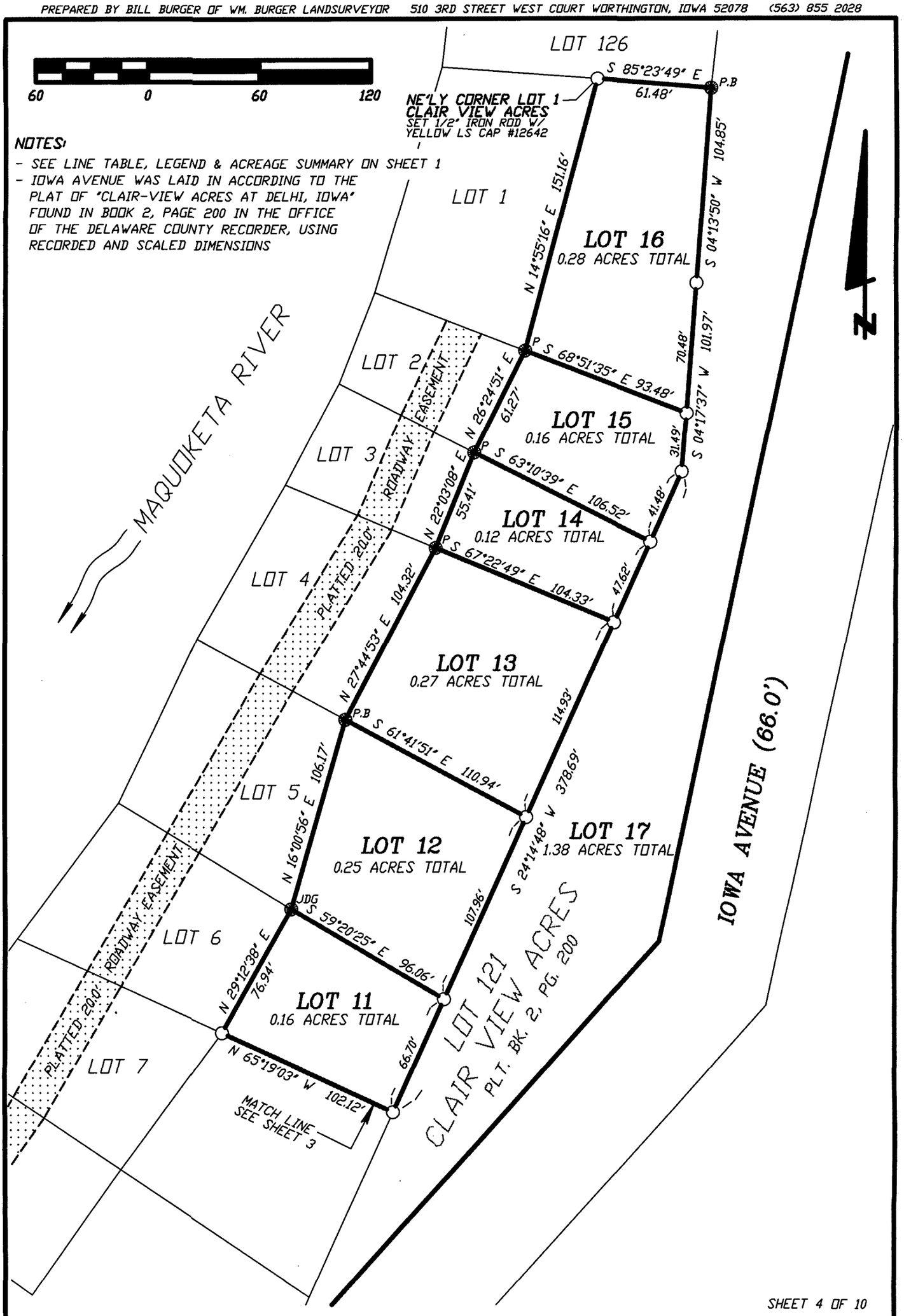
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NOTES:

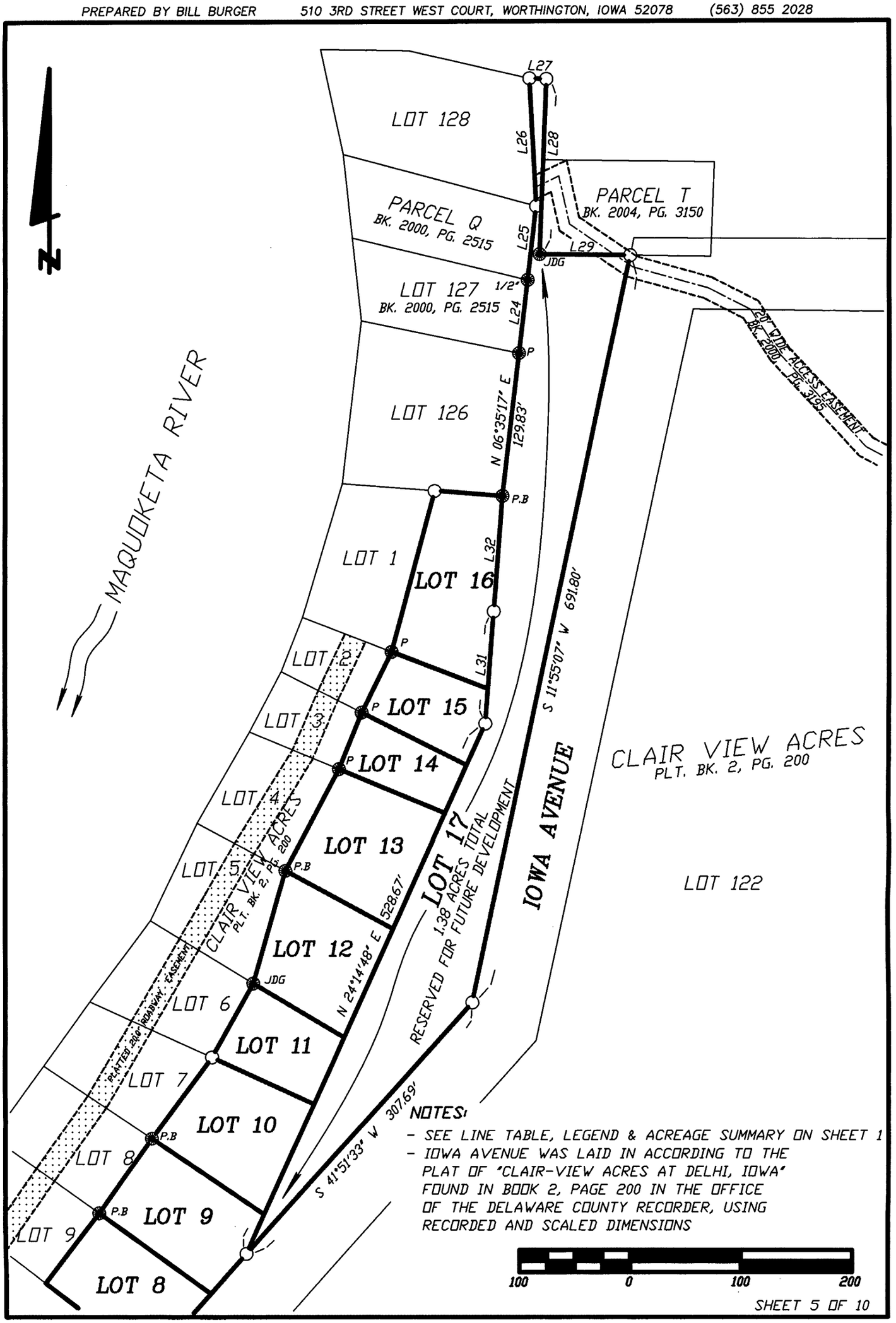
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NOTES:

- SEE LINE TABLE, LEGEND & ACREAGE SUMMARY ON SHEET 1
- IOWA AVENUE WAS LAID IN ACCORDING TO THE PLAT OF "CLAIR-VIEW ACRES AT DELHI, IOWA" FOUND IN BOOK 2, PAGE 200 IN THE OFFICE OF THE DELAWARE COUNTY RECORDER, USING RECORDED AND SCALED DIMENSIONS

LEGAL DESCRIPTION

SUBDIVISION OF LOT 121 OF CLAIR-VIEW ACRES AT DELHI, IOWA – A division 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 4.37 acres divided into 17 Lots and numbered Lot 1 through Lot 17 as shown on the attached plat; **subject to easements of record and not of record** and more particularly described by metes and bounds as follows:

LOT 1

BEGINNING at the Southeasterly corner of Lot 121 of Clair View Acres at Delhi, Iowa as recorded in the Office of the Delaware County Recorder in Plat Book 2, Page 200;

Thence North 76° 33' 29" West 64.25 feet;

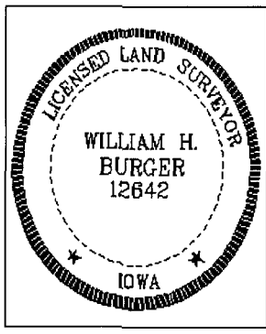
Thence North 39° 01' 37" East 84.82 feet to the South line of Lot 16 of said Clair View Acres at Delhi, Iowa;

Thence South 64° 38' 07" East 32.55 feet along the South line of said Lot 16 to the Southwest corner of Parcel CC as recorded in the Office of the Delaware County Recorder in Book 2009, Page 3591;

Thence South 64° 41' 24" East 30.76 feet along the South line of said Parcel CC to the Southeast corner of said Parcel CC, said corner also being on the Westerly line of Parcel H as recorded in the Office of the Delaware County Recorder in Plat Book 7, Page 125;

Thence South 41° 51' 33" West 72.15 feet along a Westerly line of platted Iowa Avenue and along the Westerly line of said Parcel H to the **POINT OF BEGINNING** containing a total of 0.11 acres, **subject to easements of record and not of record.**

The Westerly line of the Southerly part of platted Iowa Avenue of Clair View Acres at Delhi, Iowa is assumed to bear South 41° 51' 33" West.



SURVEYORS CERTIFICATE

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;

My license renewal date is December 31, 2010

William H. Burger 9/8/10

William H. Burger Date Reg. No. 12642

Sheet No. 6 covered by this seal

LOT 2 – LOT 17

COMMENCING at the Southeasterly corner of Lot 121 of Clair View Acres at Delhi, Iowa as recorded in the Office of the Delaware County Recorder in Plat Book 2, Page 200;

Thence North 41° 51' 33" East 131.74 feet along the Westerly line of Parcel H as recorded in the Office of the Delaware County Recorder in Plat Book 7, Page 125 to the **POINT OF BEGINNING**;

Thence North 64° 23' 12" West 50.19 feet along the Northerly line of Parcel CC as recorded in the Office of the Delaware County Recorder in Book 2009, Page 3591 to the Westerly line of said Lot 121 of Clair-View Acres;

Thence North 10° 12' 56" East 50.18 feet along the Westerly line of said Lot 121 of Clair-View Acres;

Thence continuing along the Westerly line of said Lot 121 of Clair-View Acres North 13° 20' 26" East 47.90 feet;

Thence continuing along the Westerly line of said Lot 121 of Clair-View Acres North 34° 57' 56" East 52.11 feet;

Thence continuing along the Westerly line of said Lot 121 of Clair-View Acres North 37° 19' 26" East 102.40 feet;

Thence continuing along the Westerly line of said Lot 121 of Clair-View Acres North 39° 14' 01" East 74.89 feet;

Thence continuing along the Westerly line of said Lot 121 of Clair-View Acres North 39° 41' 51" East 72.12 feet;

Thence continuing along the Westerly line of said Lot 121 of Clair-View Acres North 37° 30' 34" East 80.06 feet;

Thence continuing along the Westerly line of said Lot 121 of Clair-View Acres North 34° 59' 20" East 83.33 feet;

Thence continuing along the Westerly line of said Lot 121 of Clair-View Acres North 36° 14' 31" East 92.12 feet;

Thence continuing along the Westerly line of said Lot 121 of Clair-View Acres North 29° 12' 38" East 76.94 feet;

Thence continuing along the Westerly line of said Lot 121 of Clair-View Acres North 16° 00' 56" East 106.17 feet;

Thence continuing along the Westerly line of said Lot 121 of Clair-View Acres North 27° 44' 53" East 104.32 feet;

Thence continuing along the Westerly line of said Lot 121 of Clair-View Acres North 22° 03' 08" East 55.41 feet;

Thence continuing along the Westerly line of said Lot 121 of Clair-View Acres North 26° 24' 51" East 61.27 feet;

Thence continuing along the Westerly line of said Lot 121 of Clair-View Acres North 14° 55' 16" East 151.16 feet to the South line of Lot 126 said of Clair-View Acres;

Thence South 85° 23' 49" East 61.48 feet along the South line and to the Southeast corner of said Lot 126 of Clair-View Acres;

Thence North 06° 35' 17" East 129.83 feet along the East line and to the Northeast corner of said Lot 126 of Clair-View Acres;

Thence North 06° 40' 50" East 67.06 feet along the East line and to the Northeast corner of Lot 127 of said Clair-View Acres;

Thence North 06° 37' 11" East 67.06 feet along the East line and to the Northeast corner of Parcel Q as recorded in the Office of the Delaware County Recorder in Book 2000, Page 2515;

Thence North 03° 00' 15" West 115.79 feet along the East line and to the Northeast corner of Lot 128 of said Clair-View Acres;

Thence South 87° 46' 16" East 15.38 feet;

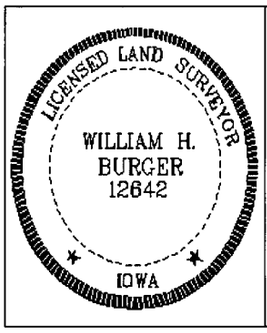
Thence South 02° 14' 45" West 158.48 feet to the Southwest corner of Parcel T as recorded in the Office of the Delaware County Recorder in Book 2004, Page 3150;

Thence South 89° 14' 00" East 82.21 feet along the South line of said Parcel T to a Westerly line of platted Iowa Avenue;

Thence South 11° 55' 07" West 691.80 feet along a Westerly line of platted Iowa Avenue;

Thence South 41° 51' 33" West 820.59 feet along a Westerly line of platted Iowa Avenue and along the Westerly line of said Parcel H to the **POINT OF BEGINNING** containing a total of 4.26 acres, **subject to easements of record and not of record.**

The Westerly line of the Southerly part of platted Iowa Avenue of Clair View Acres at Delhi, Iowa is assumed to bear South 41° 51' 33" West.



SURVEYORS CERTIFICATE

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;

My license renewal date is December 31, 2010

William H. Burger 3/8/10

William H. Burger Date Reg. No. 12642

Sheet No. 7&8 covered by this seal

OWNERS ACKNOWLEDGMENT

I, Ryan W. Cooey of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plats, is made with our free consent, and in accordance with our desire.

Ryan W. Cooey

STATE OF IOWA)
BREMER) ss.
~~DELAWARE~~ COUNTY)

On this 8th day of October A. D. 2010 before me, a Notary Public in and for said County, personally appeared Ryan W. Cooey, to me known to be the person or persons named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

Ashli Ritzman
Notary Public in and for said County

ASHLI RITZMAN
Commission Number 760429
My Commission Expires
October 14, 2012

ATTORNEY'S OPINION

I, William D. Werger, a practicing attorney at law in Waverly, Bremer County, Iowa have examined the abstract of title to the land included within **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;** Said abstract has been prepared in its entirety by the Delaware County Abstract Company, and was last certified to by said company on the 5th day of October, AD, 2010, at the hour of 8:00 o'clock A. M.

My examination of said abstract shows good and merchantable title on the date and hour of certification to be in Ryan W. Cooey Dated at Waverly, Iowa in said County, this 7th day of October. 2010

William D Werger
Attorney at Law

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

On this 7th day of October A. D. 2010 before me, Ashli Ritzman a Notary Public in and for the State of Iowa, personally appeared William D. Werger, to me personally known, and, who being duly sworn, did say that he/~~she~~ is a licensed Attorney in the State of Iowa.

Ashli Ritzman
Notary Public in and for said State

ASHLI RITZMAN
Commission Number 760429
My Commission Expires
October 14, 2012

DELAWARE COUNTY TREASURER

I, Carolyn A. Wilson, Treasurer of Delaware County, Iowa do hereby certify that all taxes and special assessments levied against **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;** have been paid and said real estate is free and clear of all taxes as of this date.

10-7-10

Carolyn A. Wilson
County Treasurer Delaware County, Iowa

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

On this 7 day of October A. D. 2010 before me, Barb Robinson a Notary Public in and for the State of Iowa, personally appeared Carolyn A. Wilson, to me personally known, and, who being duly sworn, did say that she is the Treasurer of Delaware County, Iowa.

BARB ROBINSON
Commission Number 742821
My Commission Expires
9-14-2012

Barb Robinson
Notary Public in and for said State

APPROVAL OF AUDITOR

I, Carla K. Becker, Auditor of Delaware County, Iowa, pursuant to Iowa Code Sections 354.6(2) and 354.11(6), have reviewed and do hereby approve of the subdivision name or title of **Subdivision of Lot 121 of Clair-View Acres at Delhi, Iowa**, a subdivision in Delaware County, Iowa.

Carla K. Becker
Carla K. Becker, Delaware County Auditor

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

On this 7th day of October A. D. 2010 before me, Julia L. Hackbarth a Notary Public in and for the State of Iowa, personally appeared Carla K. Becker, to me personally known, and, who being duly sworn, did say that she is the Auditor of Delaware County, Iowa.

Julia L. Hackbarth
Notary Public in and for said State

JULIA L. HACKBARTH
Commission Number 169605
MY COMMISSION EXPIRES
MAY 24, 2011

MORTGAGE HOLDERS CONSENT TO PLATTING

Dupaco Community Credit Union as holder of a mortgage of record on the property platted herein, hereby consents to the filing of the Plat herein.

Dupaco Community Credit Union

By: Gregg W. Liddle

NAME: Gregg W. Liddle, EVP

OFFICE: JFK

STATE OF IOWA)
)ss.
COUNTY OF Dubuque)

On this 14 day of October 2010, before the undersigned, personally appeared Gregg W. Liddle to me personally known, as EVP of Dupaco Community Credit Union, and, who did being duly sworn, did sign this consent for and on behalf of Dupaco Community Credit Union as the voluntary act of said corporation.

NOTARIAL SEAL IOWA
DEBRA DIGMANN
COMMISSION NUMBER 167808
MY COMMISSION EXPIRES
12-24-2013

Debra Digmann
Notary Public in and for the State of Iowa