INDEX LEGEND	
LOCATION:	LOT 125 - CLAIR VIEW ACRES AT DELHI, IOWA
PROPRIETORS:	SHERRY R. BEHRENDS (1/2 INT.) KAREY H. RIENIETS (1/2 INT.)
REQUESTOR:	SHERRY BEHRENDS
SURVEYOR:	BILL BURGER
SURVEYOR COMPANY:	WM. BURGER LANDSURVEYOR
RETURN TO:	BILL BURGER, 510 3RD STREET WEST COURT, WORTHINGTON, IA 52078 | (563) 855-2028

FILED
Delaware Co. Auditor
DEC 18 2017

FILED
Delaware Co. Assessor
DEC 18 2017

Book 2017 Page 3450
Document 2017 3450 Type 06 002 Pages 4
Date 12/18/2017 Time 2:32:50PM
Rec Amt $22.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

EAN (X) PREPARED BY BILL BURGER 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 (563) 855 2028

PLAT OF SURVEY

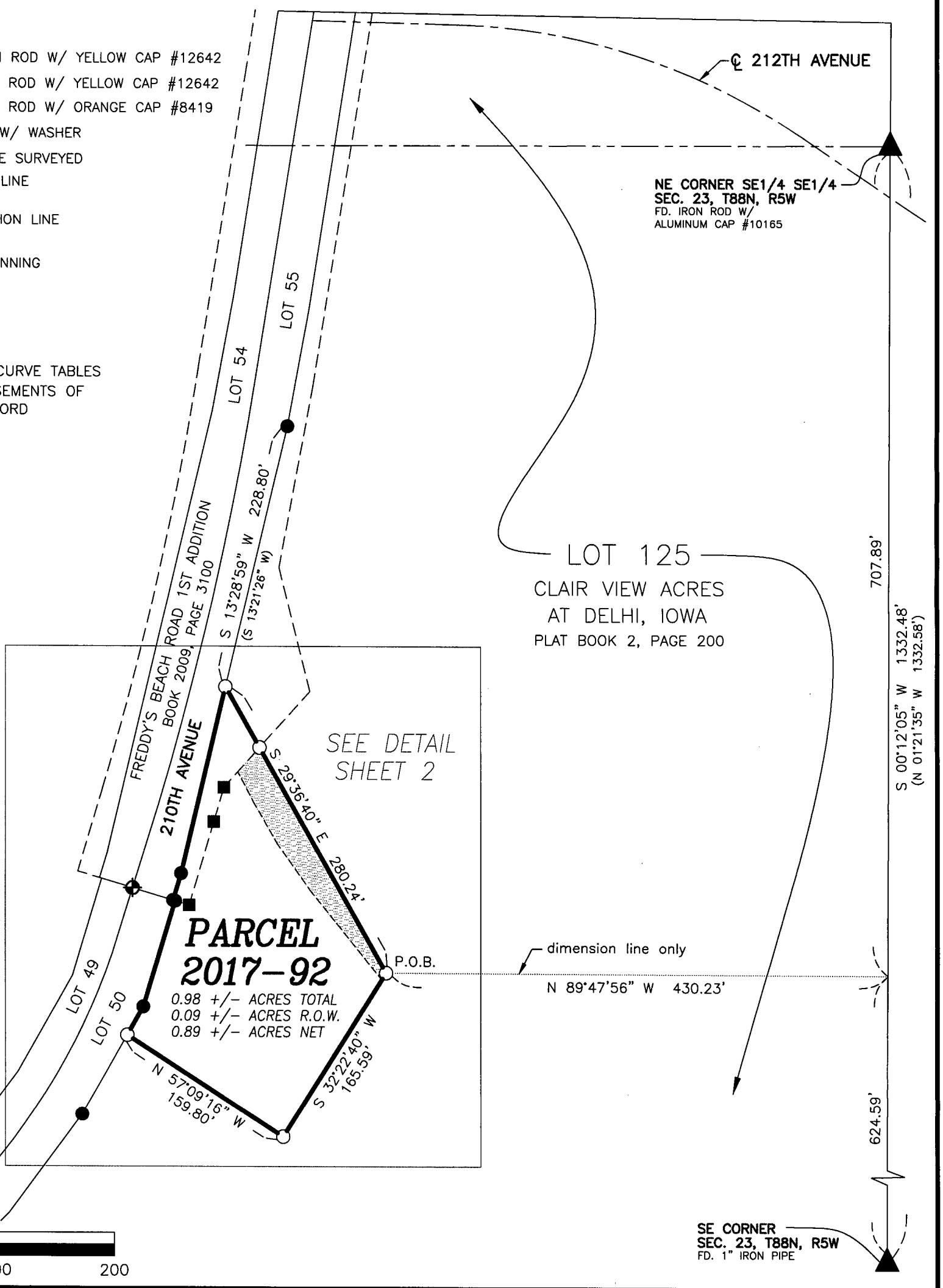
PARCEL 2017–92

PART OF LOT 125 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

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
- ⊕ FD. MAG NAIL W/ WASHER
- ——— BOUNDARY LINE SURVEYED
- ——— EXISITING LOT LINE
- – – – – – R.O.W. LINE
- ——— – – ——— 1/4 1/4 SECTION LINE
- ( ) RECORDED AS
- P.O.B. POINT OF BEGINNING

NOTES:
- SEE SHEET 2 FOR LINE AND CURVE TABLES
- THIS PLAT IS SUBJECT TO EASEMENTS OF OF RECORD AND NOT OF RECORD



LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

NO. OF SHEETS COVERED BY THIS SEAL: 1&2

DATE OF SURVEY: 11/3/2017 | SCALE: 1" = 100' | SHEET 1 OF 4

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, 2018

William H Burger 12/18/17

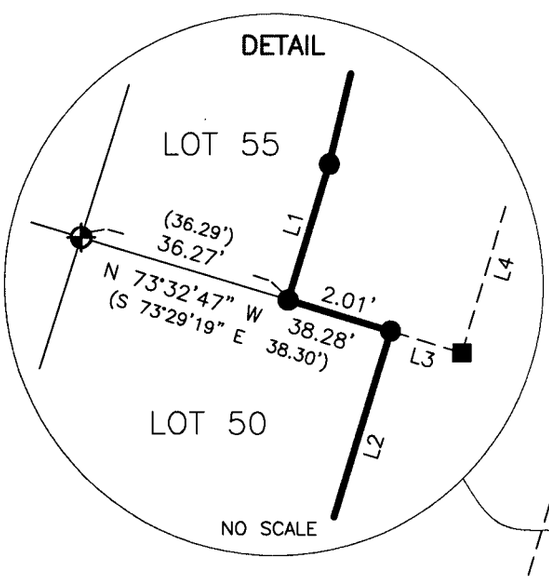
WILLIAM H. BURGER #12642 DATE

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

DETAIL

LEGEND

○	SET 1/2" IRON ROD W/ YELLOW CAP #12642
●	FD. IRON ROD W/ IDOT ALUMINUM CAP
■	FD. 1/2" IRON ROD W/ ORANGE CAP #8419
⊕	FD. MAG NAIL W/ WASHER
———	BOUNDARY LINE SURVEYED
———	EXISITING LOT LINE
- - - -	R.O.W. LINE
( )	RECORDED AS
P.O.B.	POINT OF BEGINNING



LOT 125
CLAIR VIEW ACRES
AT DELHI, IOWA
PLAT BOOK 2, PAGE 200

LOT 122
CLAIR VIEW ACRES
AT DELHI, IOWA
PLAT BOOK 2, PAGE 200

PARCEL 2017-92

0.98 +/- ACRES TOTAL
0.09 +/- ACRES R.O.W.
0.89 +/- ACRES NET

LINE	BEARING	DISTANCE
L1	N 16°49'29" E (S 16°41'53" W)	23.97' (23.92')
L2	N 16°59'03" E (S 16°51'38" W)	94.05' (94.09')
L3	S 73°32'47" E (N 73°47'50" W)	12.56' (14.5')
L4	N 16°33'59" E (S 16°12'10" W)	74.25' (74.3')
L5	N 42°09'59" E (S 41°37'25" W)	45.90'
L6	N 27°54'17" W	29.63'
L7	N 29°55'58" W	41.06'
L8	N 35°35'30" W	48.93'
L9	N 39°05'28" W	97.22'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	30.55' (67')	2901.10'	00°36'12"	N 16°15'53" E (S 15°54'30" W)	30.55' (30.6')

SCALE: 1" = 60'

60 0 60 120

LEGAL DESCRIPTION

PARCEL 2017-92 - part of Lot 125 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 0.98 acres more or less, including 0.09 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 Northeast corner of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Twenty-three (23), Township Eight-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 00°-12'-05" West 707.89 feet along the East line of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of said Section Twenty-three (23), also being the East line of Lot 125 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 89°-47'-56" West 430.23 feet to the **POINT OF BEGINNING**;

Thence South 32°-22'-40" West 165.59 feet;

Thence North 57°-09'-16" West 159.80 feet to a Westerly line of said Lot 125;

Thence North 29°-43'-52" East 27.84 feet along a Westerly line and to a Westerly corner of said Lot 125;

Thence North 16°-59'-03" East 94.05 feet along a Westerly line of said Lot 125 to the Northeasterly corner of Lot 50 of Freddy's Beach Road 1st Addition as recorded in the Office of the Delaware County Recorder in Book 2009, Page 3100;

Thence North 73°-32'-47" West 2.01 feet along the Northerly line of said Lot 50;

Thence North 16°-49'-29" East 23.97 feet along a Westerly line and to a Westerly corner of said Lot 125;
Thence North 13°-28'-59" East 163.70 feet along a Westerly line and to a Westerly corner of said Lot 125;

Thence South 29°-36'-40" East 280.24 feet to the **POINT OF BEGINNING,** containing a total of 0.98 acres more or less, including 0.09 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 East line of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Twenty-three (23), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear South 00°-12'-05" West.

EASEMENT A – an access and utility easement is hereby created across Parcel 2017-92 in Section Twenty-three (23), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa; said easement being described by metes and bounds as follows:

COMMENCING at the Northeast corner of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Twenty-three (23), Township Eight-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 00°-12'-05" West 707.89 feet along the East line of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of said Section Twenty-three (23), also being the East line of Lot 125 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 89°-47'-56" West 430.23 feet to the **POINT OF BEGINNING**;

Thence South 32°-22'-40" West 6.92 feet along the Southeasterly line of said Parcel 2017-92;

Thence North 39°-05'-28" West 97.22 feet;

Thence North 35°-35'-30" West 48.93 feet;

Thence North 29°-55'-58" West 41.06 feet;

Thence North 27°-54'-17" West 29.63 feet to the Southerly right of way line of 210th Avenue;

Thence North 42°-09'-59" East 27.97 feet along said right of way line to the Northeasterly line of said Parcel 2017-92;

Thence South 29°-36'-40" East 220.73 feet along the Northeasterly line of said Parcel 2017-92 to the **POINT OF BEGINNING**;

The East line of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Twenty-three (23), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear South 00°-12'-05" West.

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

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, 2018

William H. Burger 12/18/17
William H. Burger Date Reg. No. 12642
Sheet No. 3-4 covered by this seal