INDEX LEGEND	
LOCATION:	LOT 122, IOWA AVENUE, LA JOLA AVENUE, GUADALCANAL AVENUE AND LOT 17 OF THE SUBDIVISION OF LOT 121, ALL IN CLAIR VIEW ACRES AT DELHI, IOWA ALL IN SECTION 23, T88N, R5W
PROPRIETORS:	PARCEL 2019-86 - RYAN W. COOEY, - PARCEL 2019-33 - FREDRICK R." ROSS" PARCEL 2019-33 - FREDRICK R." ROSS" THOMAS JR. & KRISTINE ANN THOMAS COOEY
REQUESTOR:	RYAN COOEY
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. Assessor
OCT 31 2019

FILED
Delaware Co. Auditor
OCT 31 2019

Book 2019 Page 3065

2019 3065 Type 06 002 Pages 3
Date 10/31/2019 Time 12:56:11PM
Rec Amt $17.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

PLAT OF SURVEY

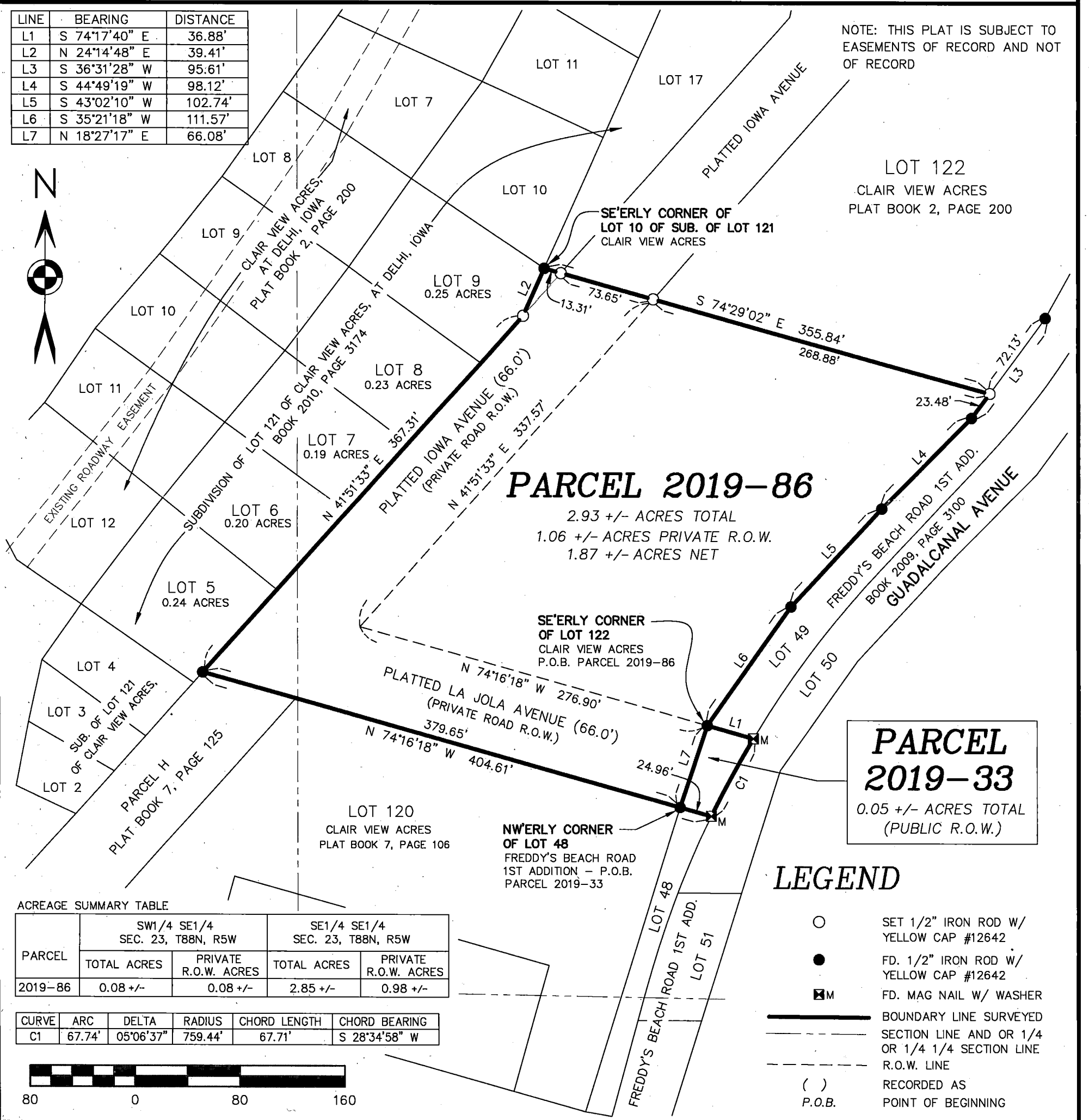
PARCEL 2019-33

PART OF PLATTED GUADALCANAL 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 2019-86

COMPRISED OF PLATTED LA JOLA AVENUE, PART OF PLATTED IOWA AVENUE, PART OF LOT 122, AND PART OF LOT 17 OF THE SUBDIVISION OF LOT 121, ALL 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

LINE	BEARING	DISTANCE
L1	S 74°17'40" E	36.88'
L2	N 24°14'48" E	39.41'
L3	S 36°31'28" W	95.61'
L4	S 44°49'19" W	98.12'
L5	S 43°02'10" W	102.74'
L6	S 35°21'18" W	111.57'
L7	N 18°27'17" E	66.08'



ACREAGE SUMMARY TABLE

PARCEL	SW1/4 SE1/4 SEC. 23, T88N, R5W		SE1/4 SE1/4 SEC. 23, T88N, R5W	
	TOTAL ACRES	PRIVATE R.O.W. ACRES	TOTAL ACRES	PRIVATE R.O.W. ACRES
2019-86	0.08 +/-	0.08 +/-	2.85 +/-	0.98 +/-

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	67.74'	05°06'37"	759.44'	67.71'	S 28°34'58" W

80 0 80 160

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

NO. OF SHEETS COVERED BY THIS SEAL: 1

DATE OF SURVEY: 10/18/2019 | SCALE: 1" = 80' | SHEET 1 OF 3

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, 2020

William H Burger 10/31/19

WILLIAM H. BURGER #12642 DATE

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

LEGAL DESCRIPTION

PARCEL 2019-86 – comprised of platted La Jola Avenue, part of platted Iowa Avenue, part of Lot 122, and part of Lot 17 of the Subdivision of Lot 121, all 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 2.93 acres more or less, including 1.06 acres more or less of private 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 Southeasterly corner of Lot 122 of Clair View Acres, at Delhi, Iowa as recorded in the Office of the Delaware County Recorder in Plat Book 2, Page 200;

Thence South 18°-27'-17" West 66.08 feet to the Southerly line of platted La Jola Avenue in said Clair View Acres, at Delhi, Iowa, corner also being the Northwesterly corner of Lot 48 of Freddy's Beach Road 1st Addition as recorded in the Office of the Delaware County Recorder in Book 2009, Page 3100;

Thence North 74°-16'-18" West 379.65 feet along said Southerly line of platted La Jola Avenue and along the Northerly line and to the Northwesterly corner of Parcel H as recorded in the Office of the Delaware County Recorder in Plat Book 7, Page 125;

Thence North 41°-51'-33" East 367.31 feet along the Westerly line of platted Iowa Avenue in said Clair View Acres, at Delhi, Iowa to the Southwesterly corner of Lot 17 of the Subdivision of Lot 121 of Clair View Acres, at Delhi, Iowa as recorded in the Office of the Delaware County Recorder in Book 2010, Page 3174;

Thence North 24°-14'-48" East 39.41 feet along a Westerly line of said Lot 17 of the Subdivision of Lot 121 to the Southeasterly corner of Lot 10 of said Subdivision of Lot 121 of Clair View Acres at Delhi, Iowa;

Thence South 74°-29'-02" East 355.84 feet to an Easterly line of said Lot 122;

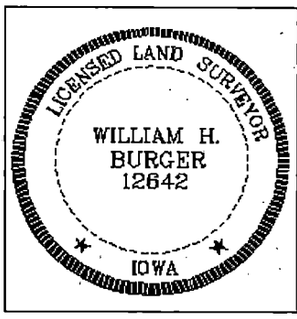
Thence South 36°-31'-28" West 23.48 feet along an Easterly line and to an Easterly corner of said Lot 122;

Thence South 44°-49'-19" West 98.12 feet along an Easterly line and to an Easterly corner of said Lot 122;

Thence South 43°-02'-10" West 102.74 feet along an Easterly line and to an Easterly corner of said Lot 122;

Thence South 35°-21'-18" West 111.57 feet along an Easterly line of said Lot 122 to the **POINT OF BEGINNING,** containing a total of 2.93 acres more or less, including 1.06 acres more or less of private road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The Southerly line of platted La Jola 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 is assumed to bear North 74°-16'-18" 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, 2020

William H Burger 10/31/19

William H. Burger Date Reg. No. 12642

Sheet No. 2 covered by this seal

LEGAL DESCRIPTION

PARCEL 2019-33 – part of platted Guadalcanal 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 0.05 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:

BEGINNING at the Northwesterly corner of Lot 48 of Freddy's Beach Road 1st Addition as recorded in the Office of the Delaware County Recorder in Book 2009, Page 3100;

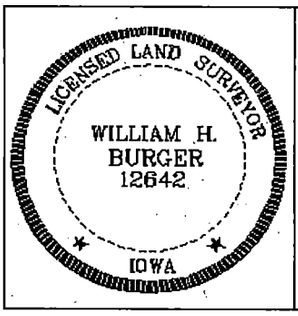
Thence North 18°-27'-17" East 66.08 feet to the Southwesterly corner of Lot 49 of said Freddy's Beach Road 1st Addition, corner also being the Southeasterly corner of Lot 122 of Clair View Acres, at Delhi, Iowa as recorded in the Office of the Delaware County Recorder in Plat Book 2, Page 200;

Thence South 74°-17'-40" East 36.88 feet along the Southerly line and to the Southeasterly corner of said Lot 49, corner also being on a Westerly line of Lot 50 of said Freddy's Beach Road 1st Addition;

Thence along a Westerly line of said Lot 50 and along a circular curve concave Southeasterly for an arc length of 67.74 feet, said circular curve having a central angle of 05°-06'-37", a radius of 759.44 feet, a chord bearing of South 28°-34'-58" West and a chord length of 67.71 feet to the Northeasterly corner of said Lot 48;

Thence North 74°-16'-18" West 24.96 feet along the Northerly line of said Lot 48 to the **POINT OF BEGINNING,** containing a total of 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 Northerly line of Lot 48 of Freddy's Beach Road 1st Addition in Delaware County, Iowa is assumed to bear North 74°-16'-18" 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, 2020

William H Burger 10/31/19

William H. Burger Date Reg. No. 12642

Sheet No. 3 covered by this seal