COUNTY: DELAWARE
SECTION 14, T 88 N, R 5W
ALIQUOT PART: SE 1/4 - SE 1/4, SW 1/4 - SE 1/4
CITY:
SURVEY: WILLEY'S WOODS SUBDIVISION
BLOCK: LOTS: LOT 1 THROUGH 6, LOTS 2A, 3A, 5A
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
JAN 29 2021

FILED
Delaware Co. Auditor
JAN 29 2021

FILED
Delaware Co. Auditor
JAN 28 2021

Book 2021 Page 404

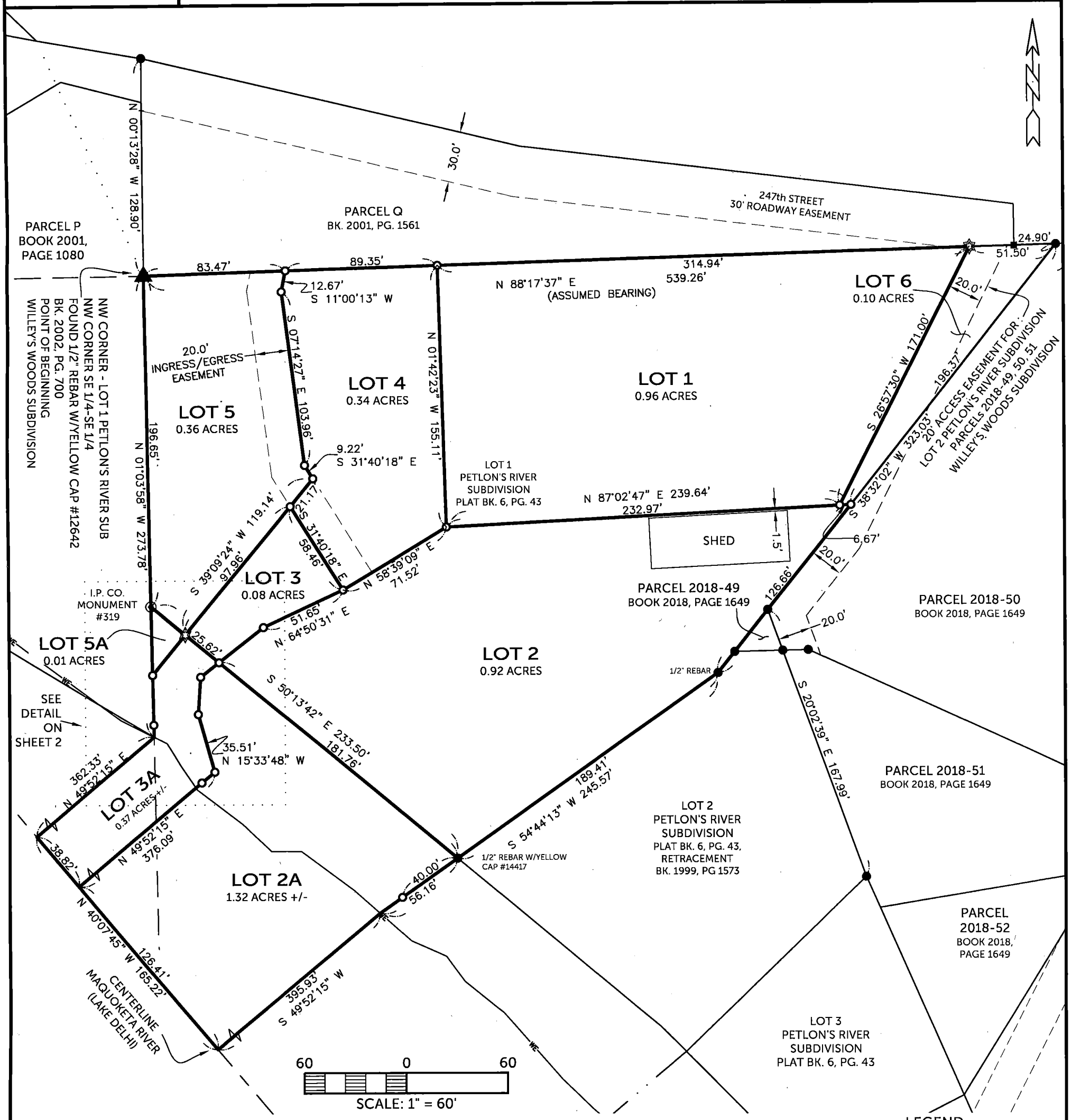
Document 2021 404 Type 06 002 Pages 7
Date 1/29/2021 Time 12:33:00PM
Rec Amt $37.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FINAL PLAT

WILLEY'S WOODS SUBDIVISION

A SUBDIVISION OF LOT 1 OF PETLON'S RIVER SUBDIVISION AND ADJACENT LAKE FRONTAGE
ALL IN SEC. 14, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



LEGEND

- ▲ SECTION CORNER
- ◉ FOUND 2" IRON PIPE W/ BRASS I.P. CO. CAP
- ● FOUND 1/2"ø REBAR w/ ORANGE CAP PLS 17939.
- ● FOUND 1/2"ø REBAR w/ YELLOW CAP PLS 12642
- ○ SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- ✡ SET MAGNAIL w/SSW PLS 17939
- QTR–QTR LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- WE NORMAL HIGH WATER LINE
- LAKE FRONTAGE LINE
- FORMER LOT LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- R RECORDED

SURVEYED ON: 1/25/2021
SURVEY REQUESTED BY: JAMES WILLEY

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

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: SHEETS 1 & 2

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.

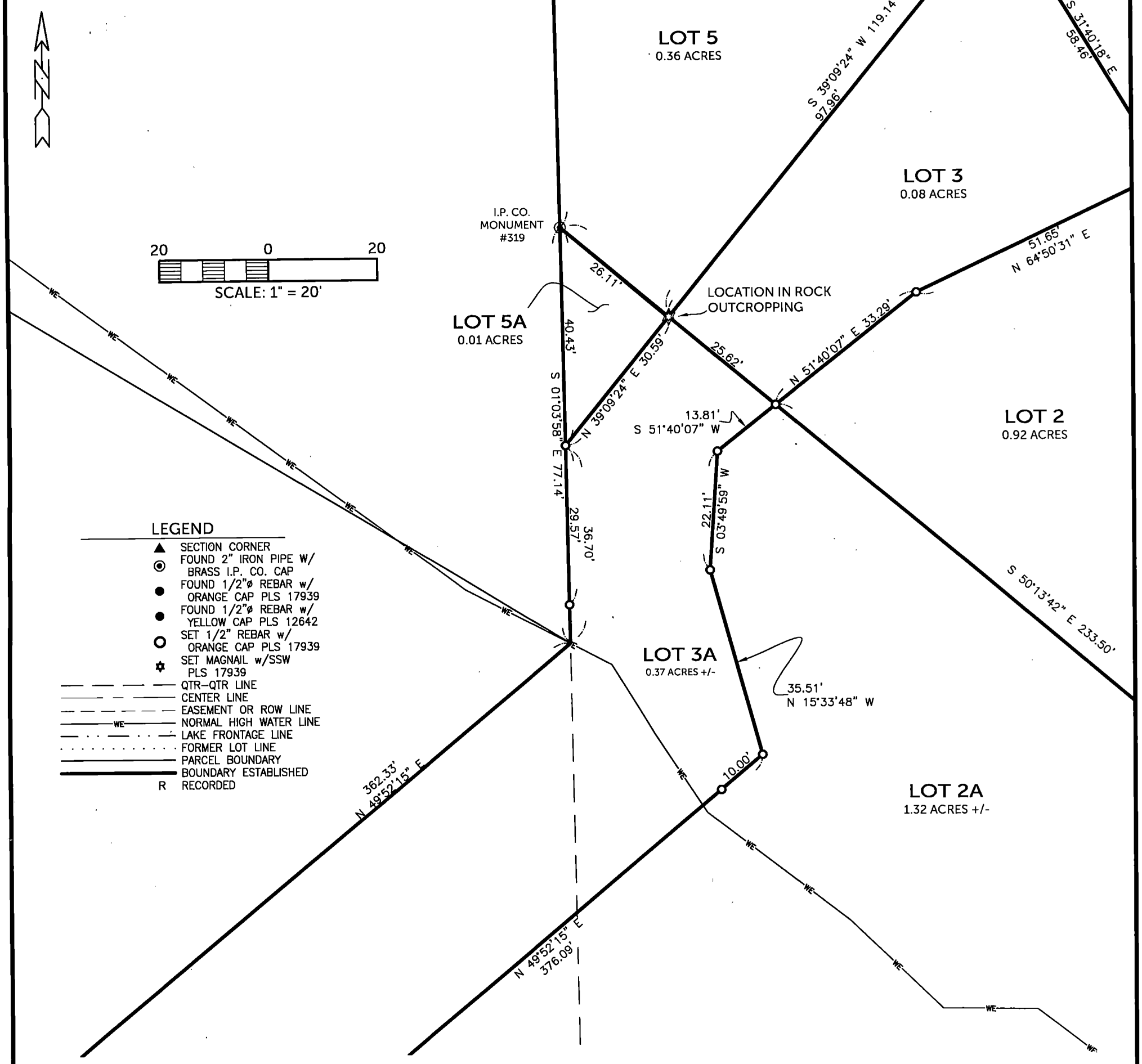
12/21/2020
RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

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

PROJECT NO. 19-041
SCALE: 1"=60' & 1"=20'
DATE: 5/22/2019
DRAWN BY: RLR
CHECKED BY: DM/DDK
GPS BOX: LAKE DELHI
SHEET 1 OF 67

WILLEY'S WOODS SUBDIVISION

A SUBDIVISION OF LOT 1 OF PETLON'S RIVER SUBDIVISION AND ADJACENT LAKE FRONTAGE
SEC. 14, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



LEGAL DESCRIPTION:

WILLEY'S WOODS SUBDIVISION: A Subdivision of Lot 1 of Petlon's River Subdivision, as recorded in Plat Book 6, Page 43 and adjacent lake frontage, in Section Fourteen (14), Township eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 4.46 acres, subject to easements of record, and divided into Nine (9) lots numbered Lot 1 through Lot 6, and also Lot 2A, Lot 3A and Lot 5A, and more particularly described by metes and bounds as follows;

BEGINNING at the Northwest Corner of Lot 1 of said Petlon's River Subdivision, being the Northwest Corner of the SE ¼ of the SE ¼ of said Section Fourteen (14);

THENCE along the Northerly Line of said Lot 1 and the Northerly Line of SE ¼ of the SE ¼ of said Section Fourteen (14), North 88° 17' 37" East (assumed bearing), 539.26 feet to the Northeast corner of said Lot 1

THENCE along the Easterly (Southeasterly) Line of said Lot 1, South 38° 32' 02" West, 323.03 feet;

THENCE along the Easterly (Southeasterly) Line of said Lot 1 and extension thereof, South 54° 44' 13" West, 245.57 feet, more or less, to the normal high water line of the Maquoketa River (Lake Delhi);

THENCE South 49° 52' 15" West, 395.93 feet, more or less, along a line perpendicular to the centerline of the Maquoketa River (Lake Delhi);

THENCE along the centerline of the Maquoketa River (Lake Delhi), North 40° 07' 45" West, 165.22 feet, more or less;

THENCE along a line perpendicular to the centerline of the Maquoketa River (Lake Delhi), North 49° 52' 15" East, 362.33 feet, more or less, to the normal high water line of the Maquoketa River (Lake Delhi);

THENCE along an extension of and the Westerly Line of said Lot 1, North 01° 03' 58" West, 273.78 feet to the POINT OF BEGINNING;

BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057
Phone 563-927-2434
burringtongroup.com

OWNER'S ACKNOWLEDGMENT

I James H. Willey and Becky A. Willey of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

James H. Willey

Becky A. Willey

State of Iowa)
)
County of Delaware) ss:

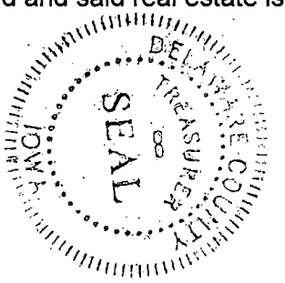
On this 21ST day of DECEMBER, 2020 before me a Notary Public in and for said County, personally appeared James H. Willey and Becky A. Willey to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Notary Public in and for said County

RANDY RATTENBORG
Commission Number 224055
My Commission Expires
8-17-2023

CERTIFICATE OF TREASURER

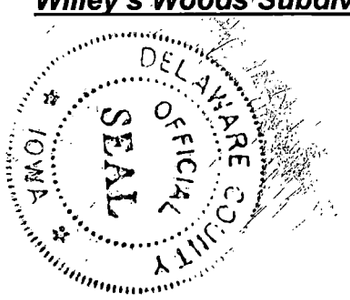
I, the undersigned, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***Willey's Woods Subdivision***, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Pam Klein, County Treasurer — Date: Jan 25, 2021

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 ***Willey's Woods Subdivision***, a subdivision in Delaware County, Iowa.



Carla K. Becker, Delaware County Auditor

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of ***Willey's Woods Subdivision***, has been examined and approved as to being in full compliance with Delaware County Ordinance #12, The Uniform Rural Address System, as passed and adopted by the Delaware County Board of Supervisors on the 6th day of August, 1996

Michael Corkery – Coordinator
Delaware County E-911 Board

MORTGAGE HOLDERS ACKNOWLEDGMENT

The DuTrac Community Credit Union, State of Iowa, does hereby certify that the above survey, as shown by the attached Plat, is made with our free consent and in accordance with our desire as mortgage holder of a portion of the premises described herein.

By: President / CEO, DuTrac Community C.U.

By: SVP Lending, DuTrac Community C.U.

State of Iowa)
)
County of Dubuque) Ss:

On this 29th day of JAN, 2021, before me, the undersigned, a Notary Public in and for the State of IOWA, personally appeared Andrew Hawkinson and Ronald Kinsella to me personally known, who being duly sworn, did say that they are the President / CEO and Senior VP Lending respectively, of the DuTrac Comm. Credit Union executing the within and foregoing instrument to which this is attached, that (no seal has been procured by the) (~~the seal affixed hereto is the seal of the~~) DuTrac Comm. Credit Union; that said instrument was signed (~~and sealed~~) on behalf of the DuTrac Comm. Credit Union by authority of its Board of Directors; and that Andrew Hawkinson and Ronald J. Kinsella as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the DuTrac Comm. Credit Union by it and by them voluntarily executed.

KATHY L. SKEMP
Commission Number 765938
My Comm. Exp. 6/17/22

Notary Public in and for said County

CONSENT TO PLAT

The undersigned,

Wells Fargo Bank, N.A.,
8480 Stagecoach Circle
Frederick, MD 21701

Having an interest as Mortgagee/Beneficiary/Grantee in the property described as **20838 247th Street, Delhi, Iowa 52223**, pursuant to a certain Mortgage/Deed of Trust/ Security Deed in the name of **James H Willey and Becky A Willey, Husband and Wife, as Individual**, dated **July 27, 2015**, and recorded on **August 4, 2015** as Instrument # **n/a,** Book/Page **2015 /2081** in the office of the County Recorder of **Delaware** County, State of **Iowa**. The undersigned hereby consents to the recording of that certain plat, and any dedications and easements as shown on the certain plat named **WILLEY'S WOODS SUBDIVISION.**

In witness thereof the undersigned has caused this consent to be executed effective as of **January 26, 2021**

Witness #1
Printed Name: Pam Waltz
1/26/2021

Witness #2
Printed Name: Kyndra L. Sasse
1/26/2021

Wells Fargo Bank, N.A.
By:
Dustin Green
Vice President
January 26, 2021

State of **Maryland**
County of **Frederick**

On this 26th day of January, 2021, before me, the undersigned officer, personally appeared Dustin Green, who acknowledged himself/herself/themselves to be the Vice President of Wells Fargo Bank, N.A., a national banking association, and that he/she/they, as such Vice President of Wells Fargo Bank N.A., being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association by himself/herself/themselves as Vice President.

[Notary Seal]

SONIA BEAM NOTARY PUBLIC CARROLL COUNTY, MD

In witness thereof I hereunto set my hand and official seal.

Notary name: Sonia Beam
Notary Public
My commission expires 09-12-2022

ATTORNEY'S OPINION

I, Steven E. Carr, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in **Willey's Woods Subdivision**, Delaware County, Iowa on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated DECEMBER 21, 2020

Said abstract has been prepared in its entirety by the Delaware County Abstract Company, Inc. and was last certified to by said company on the 4th day of January, A.D., 2021, at the hour of eight o'clock A.M.

My examination of said abstract shows good and merchantable title on the date and hour of the certification to be in the names of James H. Willey and Becky A. Willey, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, subject to the following:

1. A mortgage in favor of Wells Fargo Bank, N.A. dated July 27, 2015, filed August 4, 2015 in Book 2015, Page 2081.

2. A revolving credit mortgage in favor of DuTrac Community Credit Union dated October 21, 2020, filed October 28, 2020 in Book 2020, Page 3833.

Dated at Manchester, Iowa in said County, this 11th day of January, 2021.

Steven E. Carr
Attorney at Law