INDEX LEGEND	
LOCATION:	LOTS 378 AND 432, ALL IN THE UNINCORPORATED TOWN OF SAND SPRING, SECTION 23, T88N, R2W OF THE 5TH PM, DELAWARE COUNTY, IOWA
PROPRIETORS:	JAMES E. DAVIS AND SUSAN K. DAVIS
REQUESTOR:	MIKE MCDONOUGH
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
NOV 22 2022

FILED
Delaware Co. Auditor
NOV 21 2022

Book 2022 Page 3455

Document 2022 3455 Type 06 002 Pages 3
Date 11/22/2022 Time 8:11:45AM
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

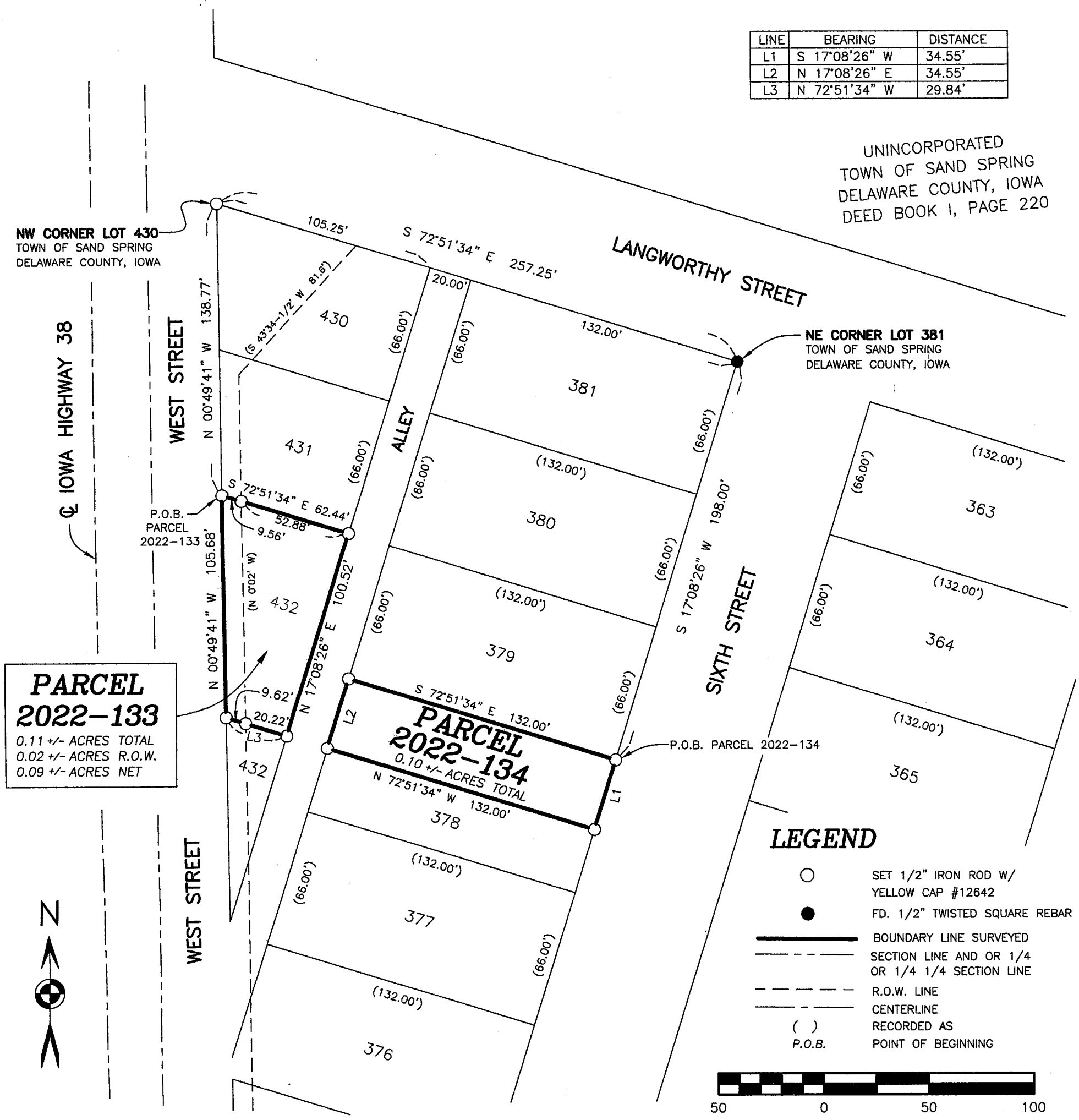
PLAT OF SURVEY

PARCEL 2022–133

PART OF LOT 432 IN THE UNINCORPORATED TOWN OF SAND SPRING, IOWA SECTION 23, TOWNSHIP EIGHTY–EIGHT NORTH (T88N) RANGE TWO WEST (R2W) OF THE 5TH PRINCIPAL MERIDIAN DELAWARE COUNTY, IOWA

PARCEL 2022–134

PART OF LOT 378 IN THE UNINCORPORATED TOWN OF SAND SPRING, IOWA SECTION 23, TOWNSHIP EIGHTY–EIGHT NORTH (T88N) RANGE TWO WEST (R2W) OF THE 5TH PRINCIPAL MERIDIAN DELAWARE COUNTY, IOWA



LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

NO. OF SHEETS COVERED BY THIS SEAL: 1

DATE OF SURVEY: 10/29/2022 | SCALE: 1" = 50' | 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, 2022

William H. Burger 11/21/22

WILLIAM H. BURGER #12642 DATE

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

LEGAL DESCRIPTION

PARCEL 2022-133 – Part of Lot 432 in the unincorporated town of Sand Springs, Iowa, Section Twenty-Three (23), Township Eighty-eight North (T88N), Range Two West (R2W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 0.11 acres more or less, including 0.02 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 432 in said unincorporated town of Sand Springs, Iowa;

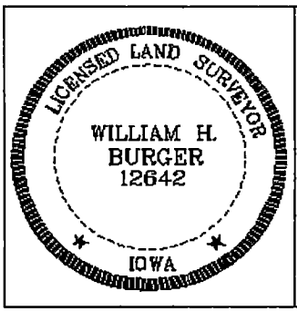
Thence South 72°-51'-34" East 62.44 feet along the Northerly line of said Lot 432 to the Northeasterly corner of said Lot 432;

Thence South 17°-08'-26" West 100.52 feet along the Easterly line of said Lot 432;

Thence North 72°-51'-34" West 29.84 feet to the West line of said Lot 432;

Thence North 00°-49'-41" West 105.68 feet along said West line to the **POINT OF BEGINNING,** containing a total of 0.11 acres more or less, including 0.02 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 West line of Lots 430, 431, 432 in the unincorporated town of Sand Springs, Iowa, Section Twenty-Three (23), Township Eighty-eight North (T88N), Range Two West (R2W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 00°-49'-41" 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, 2022

William H. Burger 11/21/22

William H. Burger Date Reg. No. 12642

Sheet No. 2 covered by this seal

LEGAL DESCRIPTION

PARCEL 2022-134 – Part of Lot 378 in the unincorporated town of Sand Springs, Iowa, Section Twenty-Three (23), Township Eighty-eight North (T88N), Range Two West (R2W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 0.10 acres more or less, **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 Northeasterly corner of Lot 378 in said unincorporated town of Sand Springs, Iowa;

Thence South 17°-08'-26" West 34.55 feet along the Easterly line of said Lot 378;

Thence North 72°-51'-34" West 132.00 feet to the Westerly line of said Lot 378;

Thence North 17°-08'-26" East 34.55 feet along the Westerly line of said Lot 378 to the Northwesterly corner of said Lot 378;

Thence South 72°-51'-34" East 132.00 feet along said Northerly line to the **POINT OF BEGINNING,** containing a total of 0.10 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The Easterly line of Lots 378, 379, 380 and 381 in the unincorporated town of Sand Springs, Iowa, Section Twenty-Three (23), Township Eighty-eight North (T88N), Range Two West (R2W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 17°-08'-26" 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, 2022

William H. Burger 11/21/22

William H. Burger Date Reg. No. 12642

Sheet No. 3 covered by this seal