

LEGAL DESCRIPTION

PARCEL 2018-125 – comprised of Lots 230 and 231, part of platted East Avenue, part of platted Spring Street, part of the platted alley between East Avenue and Fourth Street, and part of the abandoned railroad right of way, all in the unincorporated town of Sand Springs, Delaware County, Iowa, also part of the Northwest Quarter (NW1/4) of Section Twenty-seven (27), Township eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 1.07 acres more or less, including 0.16 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 North Quarter (N1/4) corner of Section Twenty-seven (27), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 89°-57'-06" West 968.73 feet along the North line of the Northwest Quarter (NW1/4) of said Section Twenty-seven (27) to the centerline of the former Chicago, Milwaukee, St. Paul and Pacific Railroad;

Thence South 17°-03'-47" West 1435.83 feet along said centerline of the former Chicago, Milwaukee, St. Paul and Pacific Railroad to the centerline of 312th Avenue;

Thence North 80°-10'-05" East 51.20 feet along the centerline of said 312th Avenue to the **POINT OF BEGINNING**;

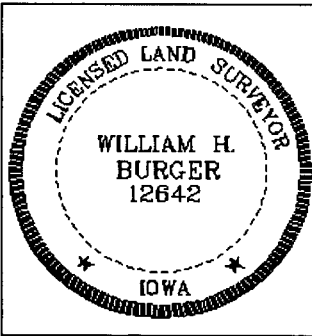
Thence North 17°-10'-23" East 321.16 feet;

Thence South 72°-19'-13" East 161.06 feet;

Thence South 13°-52'-21" West 231.25 feet to said centerline of 312th Avenue;

Thence South 80°-10'-05" West 195.70 feet along said centerline of 312th Avenue to the **POINT OF BEGINNING**, containing a total of 1.07 acres more or less, including 0.16 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 North line of the Northwest Quarter (NW1/4) of Section Twenty-seven (27), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear South 89°-57'-06" 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, 2018

William H. Burger 12/12/18
William H. Burger Date Reg. No. 12642
Sheet No. **2** covered by this seal