

INDEX LEGEND

LOCATION: PARCEL 2018-125 IN SECTION 27, T87N, R3W

PROPRIETORS: PARCEL 2019-33 - DANA R. PICRAY & CATHERINE ANN PICRAY
PARCEL 2019-34 - DANA R. PICRAY & CATHERINE ANN PICRAY

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

MAY 15 2019

FILED
Delaware Co. Auditor

MAY 15 2019

Book 2019 Page 1076

2019 1076 Type 06 002 Pages 3
Date 5/15/2019 Time 2:28:47PM
Rec Amt \$17.00Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARED BY BILL BURGER

510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078

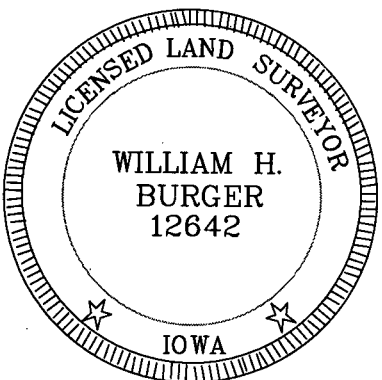
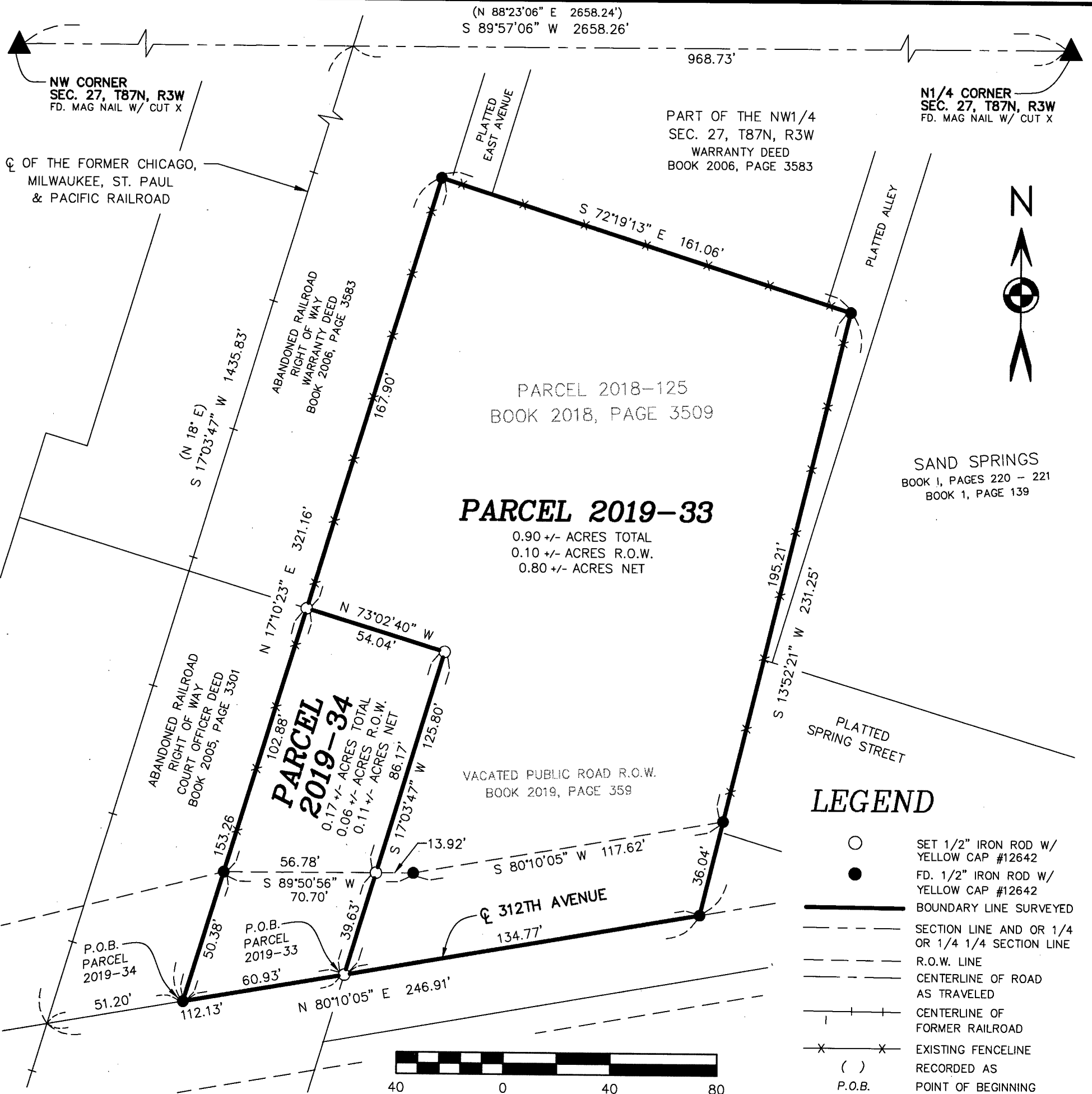
(563) 855 2028

PLAT OF
SURVEY

PARCEL 2019-33

PART OF PARCEL 2018-125 IN SECTION TWENTY-SEVEN (27), TOWNSHIP
EIGHTY-SEVEN NORTH (T87N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL 2019-34

PART OF PARCEL 2018-125 IN SECTION TWENTY-SEVEN (27), TOWNSHIP
EIGHTY-SEVEN NORTH (T87N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

DATE OF SURVEY: 10/22/2018

SCALE: 1" = 40'

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
WILLIAM H. BURGER

#12642

DATE

Wm. Burger
LandSurveyor510 3rd Street West Court
Worthington, Iowa 52078

LEGAL DESCRIPTION

PARCEL 2019-33 – Part of Parcel 2018-125 in the unincorporated town of Sand Springs, Delaware County, Iowa, 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 0.90 acres more or less, including 0.10 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 112.13 feet along the centerline of said 312th Avenue to the POINT OF BEGINNING;

Thence North 17°-03'-47" East 125.80 feet;

Thence North 73°-02'-40" West 54.04 feet;

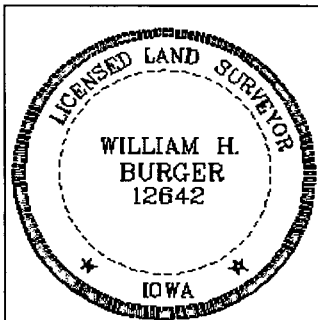
Thence North 17°-10'-23" East 167.90 feet;

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 134.77 feet along said centerline of 312th Avenue to the POINT OF BEGINNING, containing a total of 0.90 acres more or less, including 0.10 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 5/15/19
 William H. Burger Date Reg. No. 12642
 Sheet No. 2 covered by this seal

LEGAL DESCRIPTION

PARCEL 2019-34 – Part of Parcel 2018-125 in the unincorporated town of Sand Springs, Delaware County, Iowa, 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 0.17 acres more or less, including 0.06 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**;

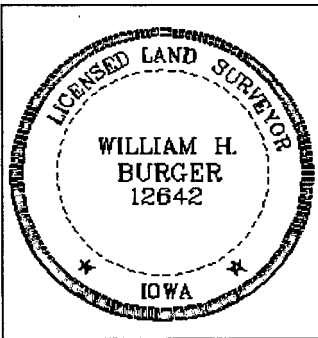
Thence North 17°-10'-23" East 153.26 feet;

Thence South 73°-02'-40" East 54.04 feet;

Thence South 17°-03'-47" West 125.80 feet to said centerline of 312th Avenue;

Thence South 80°-10'-05" West 60.93 feet along said centerline of 312th Avenue to the **POINT OF BEGINNING**, containing a total of 0.17 acres more or less, including 0.06 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;

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William H. Burger 5/15/19
William H. Burger Date Reg. No. 12642
Sheet No. 5 covered by this seal