

INDEX LEGEND

Location: NW of NE and SW of NE all in

Section 19, T87N, R3W

Proprietors: Norman L. Miles and Kathleen R. Miles

Requestor: Norman Miles

Surveyor: Bill Burger

Surveyor Company: Wm. Burger Land Surveyor

Return to: Bill Burger, 510 3rd Street West Court,
Worthington, Iowa 52078 (563) 855-2028

FILED
Delaware Co. Assessor

JUN 23 2021



Book 2021 Page 2278

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FILED
Delaware Co. Auditor

JUN 23 2021

Prepared by Bill Burger 510 3rd Street West Court, Worthington, Iowa 52078 (563) 855 2028

PLAT OF SURVEY

PARCEL 2021-76 AND PARCEL 2021-77 SECTION 19, T87N, R3W, DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION

PARCEL 2021-76 – part of Parcel 2019-82 in the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) and in the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4), all in Section Nineteen (19), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 16.84 acres more or less, including 0.57 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 Nineteen (19), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 00°-41'-14" East 888.42 feet along the West line of the Northeast Quarter (NE1/4) of said Section Nineteen (19) to the **POINT OF BEGINNING**, corner also being the Northwest corner of Parcel 2019-82 as recorded in Book 2019, Page 3708 in the Office of the Delaware County Recorder;

Thence South 64°-56'-09" East 207.75 feet along the Northerly line and to the Northeasterly corner of said Parcel 2019-82;

Thence South 39°-23'-56" East 76.55 feet along an Easterly line of said Parcel 2019-82;

Thence North 64°-56'-09" West 62.63 feet along the a Southerly line of said Parcel 2019-82;

Thence South 39°-23'-56" East 759.69 feet along an Easterly line of said Parcel 2019-82;

Thence South 40°-15'-58" East 252.66 feet along an Easterly line of said Parcel 2019-82;

Thence South 43°-19'-25" East 338.60 feet along an Easterly line of said Parcel 2019-82;

Thence South 39°-23'-56" East 147.99 feet along an Easterly line and to a Easterly corner of said Parcel 2019-82;

Thence South 29°-33'-24" West 417.81 feet along an Easterly line and to a Southerly corner of said Parcel 2019-82;

Thence North 60°-26'-12" West 699.26 feet along a Southerly line and to a Southwesterly corner of said Parcel 2019-82;

Thence North 01°-08'-59" East 279.88 feet along a Westerly line of said Parcel 2019-82;

Thence North 16°-54'-08" West 24.52 feet along a Westerly line of said Parcel 2019-82;

Thence North 00°-41'-14" West 253.29 feet;

Thence South 89°-18'-46" West 324.21 feet to the West line of said Northeast Quarter (NE1/4) of said Section Nineteen (19), also being the West line of said Parcel 2019-82;

Thence North 00°-41'-14" West 726.87 feet along the West line of said Section Nineteen (19), also being the West line of Parcel 2019-82 to the **POINT OF BEGINNING**, containing a total of 16.84 acres more or less, including 0.57 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 the Northeast Quarter (NE1/4) of Section Nineteen (19), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 00°-41'-14" West.

LEGAL DESCRIPTION

PARCEL 2021-77 – part of Parcel 2019-82 in the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) and in the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4), all in Section Nineteen (19), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 1.60 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 Center of Section Nineteen (19), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 00°-41'-14" West 886.64 feet along the West line of the Northeast Quarter (NE1/4) of said Section Nineteen (19) to the **POINT OF BEGINNING**, corner also being a Southwesterly corner of Parcel 2019-82 as recorded in Book 2019, Page 3708 in the Office of the Delaware County Recorder;

Thence North 00°-41'-14" West 183.14 feet along the West line of said Northeast Quarter (NE1/4), also being the West line of said Parcel 2019-82;

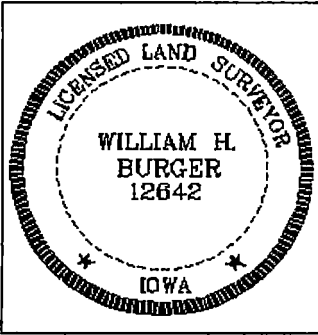
Thence North 89°-18'-46" East 324.21 feet;

Thence South 00°-41'-14" East 253.29 feet to a Southerly corner of said Parcel 2019-82;

Thence North 61°-19'-42" West 23.76 feet along a Southerly line of said Parcel 2019-82;

Thence North 79°-46'-34" West 309.09 feet along a Southerly line of said Parcel 2019-82 to the **POINT OF BEGINNING**, containing a total of 1.60 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 West line of the Northeast Quarter (NE1/4) of Section Nineteen (19), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 00°-41'-14" West.

	<u>SURVEYORS CERTIFICATE</u> 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 <i>William H. Burger</i> 6/23/21 _____ William H. Burger Date Reg. No. 12642 Sheet No. <u>1, 2, 3</u> covered by this seal
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PLAT OF SURVEY

PARCEL 2021-76

PART OF PARCEL 2019-82 IN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) AND IN THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4), ALL IN SECTION NINETEEN (19), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL 2021-77

PART OF PARCEL 2019-82 IN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) AND IN THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4), ALL IN SECTION NINETEEN (19), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

LEGEND

- SET 1/2" IRON ROD W/
YELLOW CAP #12642
- FD. 1/2" IRON ROD W/
YELLOW CAP #12642
- ⊕ FD. 2" GAS PIPE
- ⊠ FD. CUT X IN PAVEMENT
- BOUNDARY LINE SURVEYED
- - - SECTION LINE AND OR 1/4
OR 1/4 1/4 SECTION LINE
- - - R.O.W. LINE
- - - CENTERLINE OF ROAD
- - - EXISTING ELECTRIC
EASEMENT LINE
- () RECORDED AS
P.O.B.
- POINT OF BEGINNING

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	187.05'	4438.72'	02°24'52"	N 00°43'08" E	187.04'
C2	9.77'	4438.72'	00°07'34"	N 00°33'05" W	9.77'

LINE	BEARING	DISTANCE
L1	S 64°56'09" E	207.75'
L2	S 39°23'56" E	76.55'
L3	N 64°56'09" W (S 63°59'-3/4' E)	62.63' (63.2')
L4	N 16°54'08" W	24.52'
L5	N 61°19'42" W	23.76'
L6	S 64°56'09" E	170.05'
L7	S 39°23'56" E	147.99'

ACREAGE SUMMARY TABLE

PARCEL	NW1/4 NE1/4 SEC. 19, T87N, R3W		SW1/4 NE1/4 SEC. 19, T87N, R3W	
	TOTAL ACRES	R.O.W. ACRES	TOTAL ACRES	R.O.W. ACRES
2021-76	2.79 +/-	0.42 +/-	14.05 +/-	0.15 +/-

NOTES:

- THIS PLAT IS SUBJECT TO EASEMENTS
OF RECORD AND NOT OF RECORD, SHOWN
OR NOT SHOWN ON THIS PLAT
- DATE OF SURVEY: 06/01/2021

NW1/4 NE1/4
SEC. 19, T87N, R3W

SW1/4 NE1/4
SEC. 19, T87N, R3W



SCALE: 1" = 150'

