

INDEX LEGEND

Location: E1/2 SW1/4 of Section 21, T87N, R4W
NE1/4 NW1/4 of Section 28, T87N, R4W
Proprietors: Richard L. Jurgens Jr. & Michelle A. Jurgens
Requestor: Tanner Fellingner
Surveyor: Bill Burger
Surveyor Company: Wm. Burger Land Surveyor
Return to: Bill Burger, 510 3rd Street West Court,
Worthington, Iowa 52078 (563) 855-2028



Book 2021 Page 2284
Document 2021 2284 Type 06 002 Pages 3
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FILED
Delaware Co. Auditor

FILED
Delaware Co. Assessor

JUN 23 2021

JUN 23 2021

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

PLAT OF SURVEY

PARCEL 2021-87 AND PARCEL 2021-88
SECTIONS 21 & 28, T87N, R4W, DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION

PARCEL 2021-87 – part of the East Half (E1/2) of the Southwest Quarter (SW1/4) of Section Twenty-one (21). Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 3.55 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 South Quarter (S1/4) corner of Section Twenty-one (21), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 89°-57'-01" West 375.39 feet along the South line of the East Half (E1/2) of the Southwest Quarter (SW1/4) of said Section Twenty-one (21);

Thence North 00°-28'-37" West 333.89 feet;

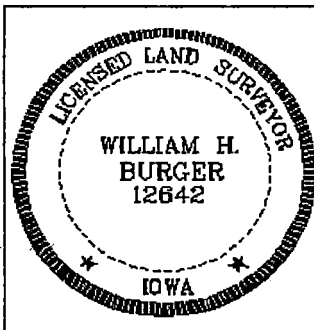
Thence North 89°-15'-49" East 344.63 feet;

Thence North 00°-36'-11" West 953.81 feet;

Thence North 89°-23'-42" East 30.00 feet to the East line of the East Half (E1/2) of the Southwest Quarter (SW1/4) of said Section Twenty-one (21);

Thence South 00°-36'-11" East 1292.78 feet along the East line of said East Half (E1/2) of the Southwest Quarter (SW1/4) to the **POINT OF BEGINNING**, containing a total of 3.55 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

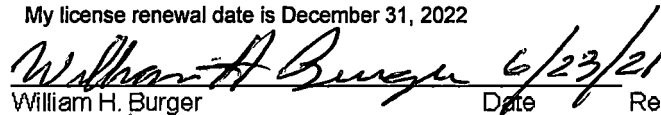
The East line of the East Half (E1/2) of the Southwest Quarter (SW1/4) of Section Twenty-one (21), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 00°-36'-11" East.



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

 6/23/21

William H. Burger Date Reg. No. 12642
Sheet No. 123 covered by this seal

LEGAL DESCRIPTION

PARCEL 2021-88 – part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Twenty-eight (28). Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 1.23 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 North Quarter (N1/4) corner of Section Twenty-eight (28), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

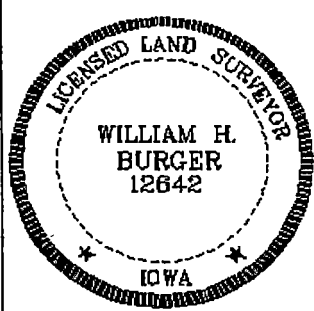
Thence South 00°-19'-31" East 139.80 feet along the East line of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of said Section Twenty-eight (28);

Thence South 89°-15'-49" West 375.00 feet;

Thence North 00°-28'-37" West 144.95 feet to the North line of said Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4);

Thence South 89°-57'-01" East 375.39 feet along the North line of said Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) to the **POINT OF BEGINNING**, containing a total of 1.23 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The East line of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Twenty-eight (28), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 00°-19'-31" East.

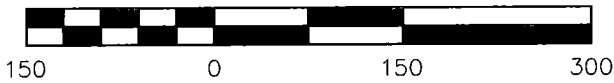
	<u>SURVEYORS CERTIFICATE</u> I hereby certify that this land survey document was prepared and related survey work was performed by me or under my direct personal supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa; My license renewal date is December 31, 2022 <i>William H. Burger</i> 6/23/21 _____ William H. Burger Date Reg. No. 12642 Sheet No. 2 covered by this seal
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PLAT OF SURVEY

PARCEL 2021-87 PART OF THE EAST HALF (E1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL 2021-88 PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

SCALE: 1" = 150'



NOTE: THIS PLAT IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND NOT OF RECORD.

DATE OF SURVEY: 6/8/2021

CENTER OF SECTION
SEC. 21, T87N, R4W
FD. 5/8" TWISTED
REBAR BENT

N 89°23'42" E
30.00'

315TH STREET

LEGEND

- SET 1/2" IRON ROD W/
YELLOW CAP #12642
- BOUNDARY LINE SURVEYED
- SECTION LINE AND OR 1/4
OR 1/4 1/4 SECTION LINE
- R.O.W. LINE
- CENTER LINE OF ROAD
- () RECORDED AS
P.O.B. POINT OF BEGINNING

E1/2 SW1/4
SEC. 21, T87N, R4W

**PARCEL
2021-87**
3.55 +/- ACRES TOTAL

**PARCEL
2021-88**
1.23 +/- ACRES TOTAL

NW CORNER
SEC. 28, T87N, R4W
FD. 1/2" IRON ROD W/
ORANGE CAP #8419

S1/4 CORNER
SEC. 21, T87N, R4W
FD. 1/2" IRON ROD W/
YELLOW CAP #12642
P.O.B. PARCEL 2021-87
& PARCEL 2021-88

NE1/4 NW1/4
SEC. 28, T87N, R4W

CENTER OF SECTION
SEC. 28, T87N, R4W
SET 1/2" IRON ROD W/
YELLOW CAP #12642