

INDEX LEGEND
LOCATION: NW1/4 SE1/4 OF SECTION 21, T88N, R4W
REQUESTOR: MARJORIE A. BILLINGS
PROPRIETOR: MARJORIE A. BILLINGS
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

JUL 01 2021

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Delaware Co. Auditor

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Book 2021 Page 2385

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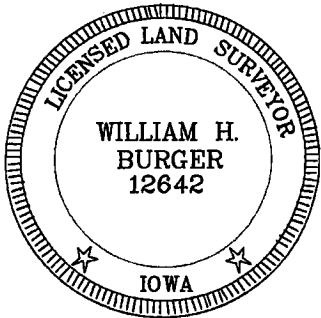
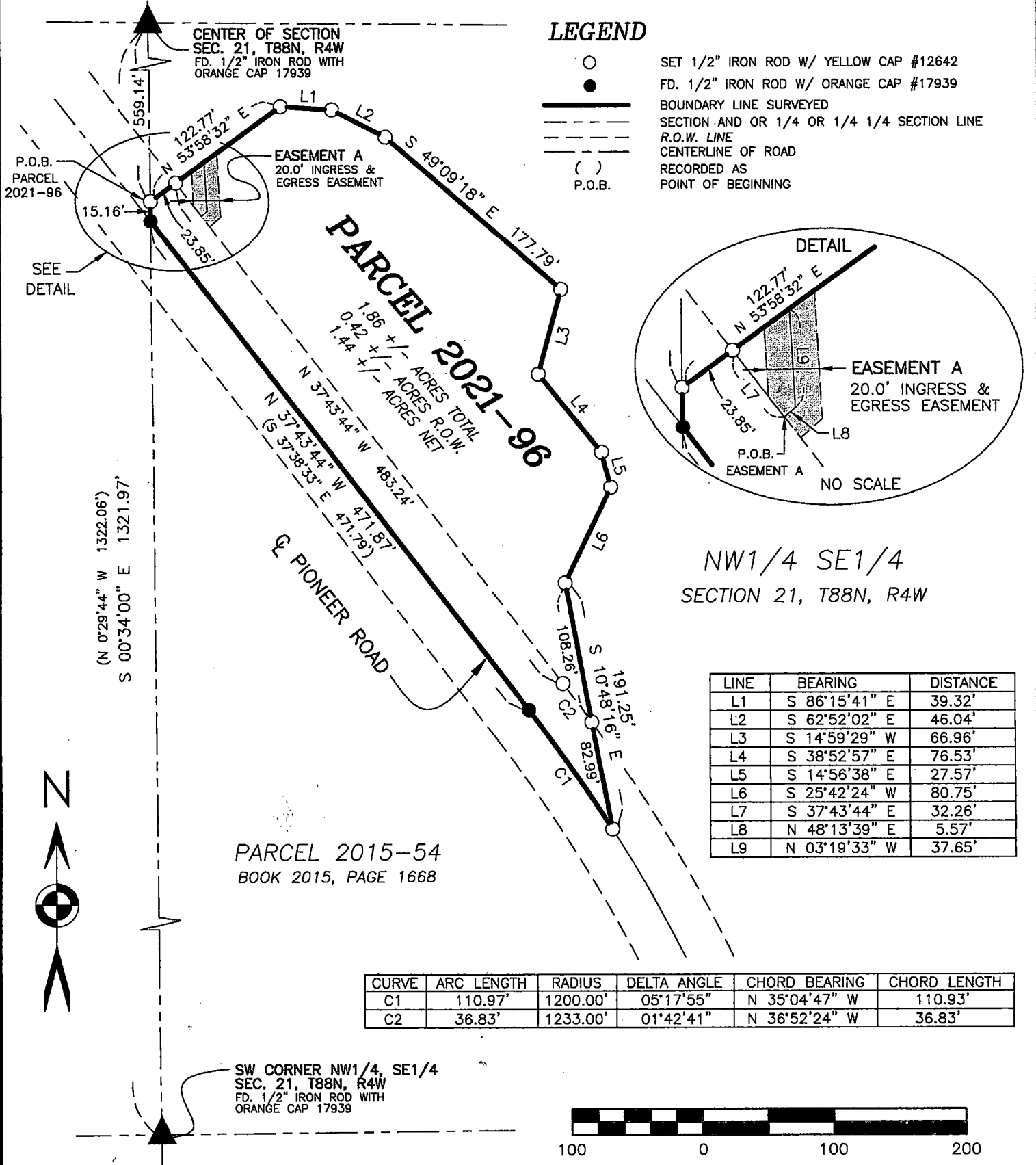
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

X PREPARED BY BILL BURGER WM. BURGER LAND SURVEYOR 510 3RD STREET WEST COURT WORTHINGTON, IOWA 52078 (563) 855 2028

PLAT OF SURVEY

PARCEL 2021-96

PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA



DATE OF SURVEY: 6/17/2021

SCALE: 1" = 100'

SHEET 1 OF 2

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 #12642 DATE 7/1/21

Wm. Burger
LandSurveyor

510 3rd Street West Court
Worthington, Iowa 52078

LEGAL DESCRIPTION

PARCEL 2021-96 – part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Twenty-one (21), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 1.86 acres more or less, including 0.42 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 Twenty-one (21), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 00°-34'-00" East 559.14 feet along the West line of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of said Section Twenty-one (21) to the **POINT OF BEGINNING**;

Thence North 53°-58'-32" East 122.77 feet;

Thence South 86°-15'-41" East 39.32 feet;

Thence South 62°-52'-02" East 46.04 feet;

Thence South 49°-09'-18" East 177.79 feet;

Thence South 14°-59'-29" West 66.96 feet;

Thence South 38°-52'-57" East 76.53 feet;

Thence South 14°-56'-38" East 27.57 feet;

Thence South 25°-42'-24" West 80.75 feet;

Thence South 10°-48'-16" East 191.25 feet to the center line of Pioneer Road, also being an Easterly line of Parcel 2015-54 as recorded in the Office of the Delaware County Recorder in Book 2015, Page 1668;

Thence along said centerline, also being an Easterly line of said Parcel 2015-54 and along a circular curve concave Southwesterly for an arc length of 110.97 feet, said circular curve having a central angle of 05°-17'-55", a radius of 1200.00 feet, a chord bearing of North 35°-04'-47" West and a chord length of 110.93 feet;

Thence North 37°-43'-44" West 471.87 feet along said centerline and an Easterly line of said Parcel 2015-54 to the Northerly corner of said Parcel 2015-54;

Thence North 00°-34'-00" West 15.16 feet along the West line of said Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) to the **POINT OF BEGINNING**, containing a total of 1.86 acres more or less, including 0.42 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 Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Twenty-one (21), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear South 00°-34'-00" East.

EASEMENT A – A 20.0' wide ingress and egress easement is hereby created across Parcel 2021-96 in the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Twenty-one (21), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, said easement being 10.0' wide on each side of the following described centerline:

COMMENCING at the Center of Section Twenty-one (21), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

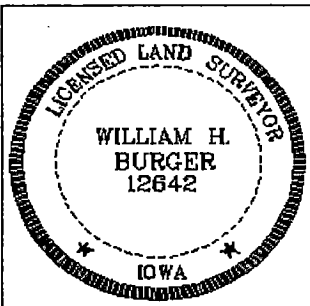
Thence South 00°-34'-00" East 559.14 feet along the West line of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of said Section Twenty-one (21) to the Northwest corner of Parcel 2021-96;

Thence North 53°-58'-32" East 23.85 feet along a Northerly line of said Parcel 2021-96 to the Easterly right of way line of Pioneer Road;

Thence South 37°-43'-44" East 32.26 feet along said Easterly right of way line to the **POINT OF BEGINNING**;

Thence North 48°-13'-39" East 5.57 feet;

Thence North 03°-19'-33" West 37.65 feet to said Northerly line of Parcel 2021-96;



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 7/1/21
William H. Burger Date Reg. No. 12642
Sheet No. 2 covered by this seal