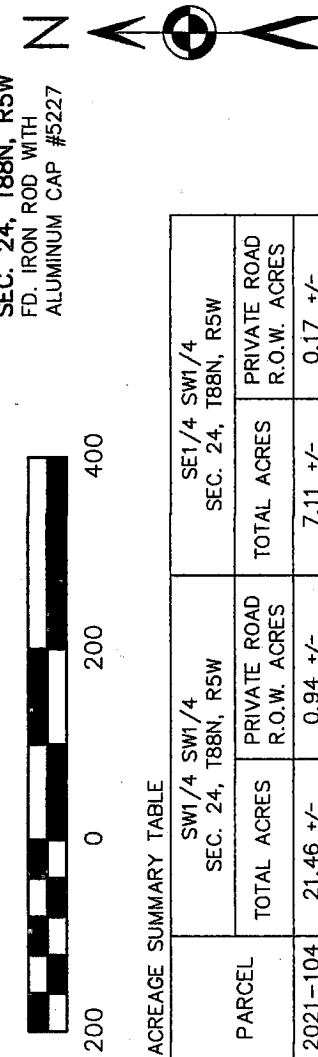




LEGAL DESCRIPTION

PARCEL 2021-103 – Part of the South Half (S1/2) of the Southwest Quarter (SW1/4) of Section Twenty-four (24), Township Eighty-eight North (T88N), Range Five West (R5W), of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 4.16 acres more or less, including 0.25 acres more or less of private 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 Northeast corner of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-four (24), Township Eighty-eight North (T88N), Range Five West (R5W), of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 89°-02'-59" East 28.00 feet along the North line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of said Section Twenty-four (24) to the **POINT OF BEGINNING**, corner also being the Northwest corner of Easement B as described in Plat Book 7, Page 6 in the Office of the Delaware County Recorder;

Thence North 89°-02'-59" East 464.44 feet along the North line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of said Section Twenty-four (24) to the Southeasterly corner of Parcel C as recorded in Plat Book 6, Page 199 in the Office of the Delaware County Recorder, corner also being on the Northwesternly line of Lot 24 of Cedar Acres Subdivision as recorded in Plat Book 4, Page 135 in the Office of the Delaware County Recorder;

Thence South 51°-46'-09" West 4.75 feet along the Northwesternly line and to the Northwest corner of said Lot 24;

Thence South 50°-45'-20" East 388.51 feet along the Southwesterly line and to the Southwest corner of said Lot 24;

Thence South 71°-13'-41" West 87.10 feet along the Northerly line and to the Northwesternly corner of Lot 18 of said Cedar Acres Subdivision;

Thence South 20°-25'-04" West 71.81 feet along the Westerly line of Lots 18, 17 and 16 of said Cedar Acres Subdivision to the Northeast corner of Lot 23 of said Cedar Acres Subdivision;

Thence North 77°-34'-56" West 222.50 feet along a Northerly line and to a Northerly corner of said Lot 23;

Thence South 75°-45'-04" West 95.30 feet along a Northerly line and to a Northwesternly corner of said Lot 23;

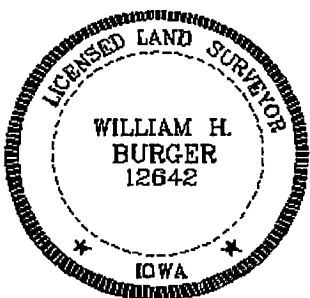
Thence North 71°-07'-56" West 169.78 feet along the centerline of Easement C as described in Plat Book 7, Page 6 in the Office of the Delaware County Recorder;

Thence North 84°-41'-28" West 170.30 feet along the centerline of said Easement C;

Thence South 87°-59'-14" West 10.00 feet along centerline of Easement A as described in Plat Book 7, Page 6 in the Office of the Delaware County Recorder to the Southerly extension of the West line of Easement B as described in Plat Book 7, Page 6 in the Office of the Delaware County Recorder;

Thence North 00°-58'-39" West 241.67 feet to the **POINT OF BEGINNING**, containing a total of 4.16 acres more or less, including 0.25 acres more or less of private road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The North line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Twenty-four (24), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear North 89°-02'-59" 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> 8/23/24 _____ William H. Burger Date Reg. No. 12642 Sheet No. <u>2</u> covered by this seal
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LEGAL DESCRIPTION

PARCEL 2021-104 – Part of the South Half (S1/2) of the Southwest Quarter (SW1/4) of Section Twenty-four (24), Township Eighty-eight North (T88N), Range Five West (R5W), of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 28.57 acres more or less, including 1.11 acres more or less of private 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:

BEGINNING at the Northwest corner of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-four (24), Township Eighty-eight North (T88N), Range Five West (R5W), of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 89°-07'-18" East 1312.30 feet along the North line and to the Northeast corner of said Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4);

Thence North 89°-02'-59" East 28.00 feet along the North line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of said Section Twenty-four (24) to the Northwest corner of Easement B as described in Plat Book 7, Page 6 in the Office of the Delaware County Recorder;

Thence South 00°-58'-39" East 241.67 feet along the West line of said Easement B and the Southerly extension thereof to the centerline of Easement A as described in Plat Book 7, Page 6 in the Office of the Delaware County Recorder's Office;

Thence North 87°-59'-14" East 10.00 feet along the centerline of said Easement A;

Thence South 84°-41'-28" East 170.30 feet along the centerline of Easement C as described in Plat Book 7, Page 6 in the Office of the Delaware County Recorder;

Thence continuing along the centerline of said Easement C South 71°-07'-56" East 169.78 feet to the Northwesterly corner of Lot 22 of Cedar Acres Subdivision as recorded in Plat Book 4, Page 135 in the Office of the Delaware County Recorder;

Thence South 10°-45'-04" West 209.50 feet along the Westerly line of Lots 22 and 21 of said Cedar Acres Subdivision to the Southwesterly corner of said Lot 21;

Thence South 57°-24'-36" East 192.84 feet along the Southerly line and to the Southeasterly corner of said Lot 21;

Thence South 20°-24'-59" West 2.30 feet along a Westerly line of Lot 13C of said Cedar Acres Subdivision;

Thence South 01°-53'-29" West 162.20 feet along a Westerly line of Lots 13C, 13B, 13A and 12 of said Cedar Acres Subdivision to the Northeasterly corner of Lot 20 of said Cedar Acres Subdivision;

Thence North 65°-42'-06" West 199.37 feet along the Northerly line and to the Northwesterly corner of said Lot 20;

Thence South 20°-06'-25" West 660.73 feet along the Westerly line of said Lot 20 and along the Westerly line of Parcel W and Parcel X as recorded in the Office of the Delaware County Recorder in Book 2007, Page 3364 and along the Westerly line and to the Southwesterly corner of Lot 19 of said Cedar Acres Subdivision;

Thence South 88°-58'-12" West 80.83 feet along the South line and to the Southwest corner of said Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4);

Thence South 88°-48'-41" West 507.83 feet along the South line of said Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) to the Southeast corner of Parcel A as recorded in Plat Book 6, Page 149 in the Office of the Delaware County Recorder;

Thence North 06°-37'-37" West 371.30 feet along an Easterly line of said Parcel A;

Thence North 49°-27'-44" East 63.27 feet along an Easterly line of said Parcel A;

Thence North 01°-40'-32" West 93.50 feet along an Easterly line of said Parcel A;

Thence North 40°-52'-08" West 96.64 feet along an Easterly line of said Parcel A;

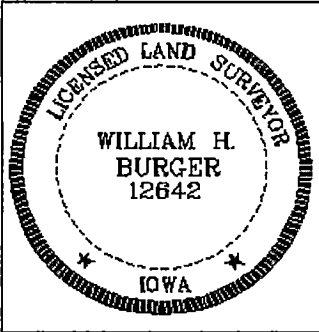
Thence North 08°-55'-01" West 393.96 feet along an Easterly line and to the Northeasterly corner of said Parcel A;

Thence North 78°-21'-56" West 290.36 feet along a Northerly line of said Parcel A;

Thence North 63°-25'-33" West 445.54 feet along a Northerly line and to the Northwesterly corner of said Parcel A;

Thence North 00°-12'-04" East 92.20 feet along the West line of said Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) to the **POINT OF BEGINNING, containing a total of 28.57 acres more or less, including 1.11 acres more or less of private road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record;****

The North line of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-four (24), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear North 89°-07'-18" 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> <u>8/23/21</u> William H. Burger Date Reg. No. 12642 Sheet No. <u>354</u> covered by this seal
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