

INDEX LEGEND

Location: SE of SW, Section 20, T90N, R4W
NE of NW, Section 29, T90N, R4W

Proprietors: Steve Cornwell

Requestor: Steve Cornwell

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

JAN 21 2022

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Delaware Co. Auditor

JAN 21 2022



Book 2022 Page 241

Document 2022 241 Type 06 002 Pages 8
Date 1/21/2022 Time 12:00:07PM
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Daneen 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 2022-02 – part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Twenty (20), Township Ninety North (T90N), Range Four West (R4W) of the Fifth Principal Meridian, in the City of Greeley, Delaware County, Iowa

PARCEL 2022-03 – part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Twenty (20), Township Ninety North (T90N), Range Four West (R4W) of the Fifth Principal Meridian, in the City of Greeley, Delaware County, Iowa

PARCEL 2022-04 – part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Twenty (20), Township Ninety North (T90N), Range Four West (R4W) of the Fifth Principal Meridian, in the City of Greeley, Delaware County, Iowa

PARCEL 2022-05 – part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Twenty (20), Township Ninety North (T90N), Range Four West (R4W) of the Fifth Principal Meridian, in the City of Greeley, Delaware County, Iowa

PARCEL 2022-06 – part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Twenty-nine (29), Township Ninety North (T90N), Range Four West (R4W) of the Fifth Principal Meridian, in the City of Greeley, Delaware County, Iowa

PARCEL 2022-07 – part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Twenty-nine (29), Township Ninety North (T90N), Range Four West (R4W) of the Fifth Principal Meridian, in the City of Greeley, Delaware County, Iowa

LEGAL DESCRIPTION

PARCEL 2022-02 – part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Twenty (20), Township Ninety North (T90N), Range Four West (R4W) of the Fifth Principal Meridian, in the City of Greeley, Delaware County, Iowa, containing a total of 0.12 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:

COMMENCING at the South Quarter (S1/4) corner of Section Twenty (20), Township Ninety North (T90N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 88°-41'-43" West 414.75 feet along the South line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of said Section Twenty (20) to the Easterly line of the former Chicago, Milwaukee, St. Paul and Pacific Railroad right of way;

Thence along said Easterly line and along a circular curve concave Southwesterly for an arc length of 601.54 feet, said circular curve having a central angle of 23°-17'-29", a radius of 1479.77 feet, a chord bearing of North 22°-36'-31" West and a chord length of 597.41 feet;

Thence continuing along said Easterly line North 34°-15'-16" West 253.25 feet to the **POINT OF BEGINNING**;

Thence North 85°-34'-54" West 128.09 feet along the Southerly right of way line of Moody Street in the City of Greeley, Iowa to the Westerly line of said former Chicago, Milwaukee, St. Paul and Pacific Railroad right of way;

Thence North 34°-15'-16" West 50.67 feet along said Westerly line to the centerline of said Moody Street;

Thence along said centerline of Moody Street and along a circular curve concave Northerly for an arc length of 123.69 feet, said circular curve having a central angle of 00°-45'-57", a radius of 9252.79 feet, a chord bearing of South 88°-12'-13" East and a chord length of 123.69 feet to said Easterly line;

Thence South 34°-15'-16" East 57.92 feet along said Easterly line to the **POINT OF BEGINNING**, containing a total of 0.12 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The South line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Twenty (20), Township Ninety North (T90N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 88°-41'-43" West.

LEGAL DESCRIPTION

PARCEL 2022-03 – part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Twenty (20), Township Ninety North (T90N), Range Four West (R4W) of the Fifth Principal Meridian, in the City of Greeley, Delaware County, Iowa, containing a total of 1.09 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:

COMMENCING at the South Quarter (S1/4) corner of Section Twenty (20), Township Ninety North (T90N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 88°-41'-43" West 414.75 feet along the South line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of said Section Twenty (20) to the Easterly line of the former Chicago, Milwaukee, St. Paul and Pacific Railroad right of way;

Thence along said Easterly line and along a circular curve concave Southwesterly for an arc length of 390.98 feet, said circular curve having a central angle of 15°-08'-18", a radius of 1479.77 feet, a chord bearing of North 18°-31'-56" West and a chord length of 389.84 feet to the **POINT OF BEGINNING**, corner also being on the North line of Beckner Street in the City of Greeley, Iowa;

Thence South 88°-49'-11" West 111.14 feet to the point of intersection with the Westerly line of said former Chicago, Milwaukee, St. Paul and Pacific Railroad right of way and the North line of said Beckner Street;

Thence along said Westerly line and along a circular curve concave Southwesterly for an arc length of 149.50 feet, said circular curve having a central angle of 06°-12'-29", a radius of 1379.77 feet, a chord bearing of North 31°-09'-01" West and a chord length of 149.42 feet;

Thence continuing along said Westerly line North 34°-15'-16" West 333.29 feet to the Southerly right of way line of Moody Street in the City of Greeley, Iowa;

Thence South 85°-34'-54" East 128.09 feet along said Southerly right of way line of Moody Street to the Easterly line of said former Chicago, Milwaukee, St. Paul and Pacific Railroad right of way;

Thence South 34°-15'-16" East 253.25 feet along said Easterly line;

Thence continuing along said Easterly line and along a circular curve concave Southwesterly for an arc length of 210.57 feet, said circular curve having a central angle of 08°-09'-11", a radius of 1479.77 feet, a chord bearing of South 30°-10'-40" East and a chord length of 210.39 feet to the **POINT OF BEGINNING**, containing a total of 1.09 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The South line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Twenty (20), Township Ninety North (T90N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 88°-41'-43" West.

LEGAL DESCRIPTION

PARCEL 2022-04 – part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Twenty (20), Township Ninety North (T90N), Range Four West (R4W) of the Fifth Principal Meridian, in the City of Greeley, Delaware County, Iowa, containing a total of 0.17 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:

COMMENCING at the South Quarter (S1/4) corner of Section Twenty (20), Township Ninety North (T90N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 88°-41'-43" West 414.75 feet along the South line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of said Section Twenty (20) to the Easterly line of the former Chicago, Milwaukee, St. Paul and Pacific Railroad right of way;

Thence along said Easterly line and along a circular curve concave Southwesterly for an arc length of 318.98 feet, said circular curve having a central angle of 12°-21'-03", a radius of 1479.77 feet, a chord bearing of North 17°-08'-18" West and a chord length of 318.37 feet to the **POINT OF BEGINNING**, corner also being on the South line of Beckner Street in the City of Greeley, Iowa;

Thence South 88°-49'-11" West 108.61 feet to the point of intersection of the Westerly line of said former Chicago, Milwaukee, St. Paul and Pacific Railroad right of way with the South line of said Beckner Street;

Thence along said Westerly line and along a circular curve concave Southwesterly for an arc length of 73.04 feet, said circular curve having a central angle of 03°-01'-59", a radius of 1379.77 feet, a chord bearing of North 26°-31'-48" West and a chord length of 73.03 feet to the point of intersection with said Westerly line and the North line of said Beckner Street;

Thence North 88°-49'-11" East 111.14 feet to the point of intersection of the Easterly line of said former Chicago, Milwaukee, St. Paul and Pacific Railroad right of way with the North line of said Beckner Street;

Thence along said Easterly line and along a circular curve concave Southwesterly for an arc length of 71.99 feet, said circular curve having a central angle of 02°-47'-15", a radius of 1479.77 feet, a chord bearing of South 24°-42'-27" East and a chord length of 71.98 feet to the **POINT OF BEGINNING**, containing a total of 0.17 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The South line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Twenty (20), Township Ninety North (T90N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 88°-41'-43" West.

LEGAL DESCRIPTION

PARCEL 2022-05 – part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Twenty (20), Township Ninety North (T90N), Range Four West (R4W) of the Fifth Principal Meridian, in the City of Greeley, Delaware County, Iowa, containing a total of 0.73 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:

COMMENCING at the South Quarter (S1/4) corner of Section Twenty (20), Township Ninety North (T90N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 88°-41'-43" West 414.75 feet along the South line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of said Section Twenty (20) to the **POINT OF BEGINNING**, corner also being on the Easterly line of the former Chicago, Milwaukee, St. Paul and Pacific Railroad right of way;

Thence continuing along said South line South 88°-41'-43" West 101.55 feet to the Westerly line of said former Chicago, Milwaukee, St. Paul and Pacific Railroad right of way;

Thence along said Westerly line and along a circular curve concave Southwesterly for an arc length of 321.32 feet, said circular curve having a central angle of 13°-20'-35", a radius of 1379.77 feet, a chord bearing of North 18°-20'-31" West and a chord length of 320.59 feet to the point of intersection with said Westerly line and the South line of Beckner Street in the City of Greeley, Iowa;

Thence North 88°-49'-11" East 108.61 feet to the point of intersection of the Easterly line of said former Chicago, Milwaukee, St. Paul and Pacific Railroad right of way with the South line of said Beckner Street;

Thence along said Easterly line and along a circular curve concave Southwesterly for an arc length of 318.98 feet, said circular curve having a central angle of 12°-21'-03", a radius of 1479.77 feet, a chord bearing of South 17°-08'-18" East and a chord length of 318.37 feet to the **POINT OF BEGINNING**, containing a total of 0.73 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The South line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Twenty (20), Township Ninety North (T90N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 88°-41'-43" West.

LEGAL DESCRIPTION

PARCEL 2022-06 – part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Twenty-nine (29), Township Ninety North (T90N), Range Four West (R4W) of the Fifth Principal Meridian, in the City of Greeley, Delaware County, Iowa, containing a total of 1.40 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:

COMMENCING at the South Quarter (S1/4) corner of Section Twenty (20), Township Ninety North (T90N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 88°-41'-43" West 414.75 feet along the North line of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of said Section Twenty-nine (29) to the **POINT OF BEGINNING**, corner also being on the Easterly line of the former Chicago, Milwaukee, St. Paul and Pacific Railroad right of way;

Thence along said Easterly line and along a circular curve concave Southwesterly for an arc length of 169.19 feet, said circular curve having a central angle of 06°-33'-04", a radius of 1479.77 feet, a chord bearing of South 07°-41'-14" East and a chord length of 169.10 feet;

Thence continuing along said Easterly line South 04°-24'-42" East 152.54 feet to the Southerly line Lot 7 of Block 1 of Baker's Addition to Greeley, Iowa as recorded in L.D. Book 19, Page 10 in the Office of the Delaware County Recorder, corner also being on the Northerly line of West 2nd Street in the City of Greeley, Iowa;

Thence North 89°-29'-31" West 200.74 feet along the Northerly line of said West 2nd Street to the Westerly line of a strip of land 100 feet wide through said Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) lying West of the former railroads 100 foot wide right of way located between said 2nd Street and the North line of said Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4);

Thence North 04°-24'-42" West 135.33 feet along said Westerly line;

Thence continuing along said Westerly line and along a circular curve concave Southwesterly for an arc length of 15.80 feet, said circular curve having a central angle of 00°-42'-27", a radius of 1279.77 feet, a chord bearing of North 04°-45'-56" West and a chord length of 15.80 feet to the South line of Lot 5 of Block 4 of said Baker's Addition to Greeley, Iowa;

Thence North 89°-37'-12" East 13.43 feet along the South line and to the Southeast corner of said Lot 5;

Thence North 01°-05'-51" East 130.58 feet along the East line and to the Northeast corner of said Lot 5;

Thence South 88°-45'-09" West 34.32 feet along the North line of said Lot 5 to the Westerly line of said strip of land 100 feet wide;

Thence along said Westerly line and along a circular curve concave Southwesterly for an arc length of 33.40 feet, said circular curve having a central angle of 01°-29'-42", a radius of 1279.77 feet, a chord bearing of North 11°-44'-34" West and a chord length of 33.39 feet to the North line of said Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4);

Thence North 88°-41'-43" East 203.34 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 1.40 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The North line of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Twenty-nine (29), Township Ninety North (T90N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 88°-41'-43" West.

LEGAL DESCRIPTION

PARCEL 2022-07 – part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Twenty-nine (29), Township Ninety North (T90N), Range Four West (R4W) of the Fifth Principal Meridian, in the City of Greeley, Delaware County, Iowa, containing a total of 0.08 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:

COMMENCING at the South Quarter (S1/4) corner of Section Twenty (20), Township Ninety North (T90N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 88°-41'-43" West 414.75 feet along the North line of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of said Section Twenty-nine (29) to the Easterly line of the former Chicago, Milwaukee, St. Paul and Pacific Railroad right of way;

Thence along said Easterly line and along a circular curve concave Southwesterly for an arc length of 169.19 feet, said circular curve having a central angle of 06°-33'-04", a radius of 1479.77 feet, a chord bearing of South 07°-41'-14" East and a chord length of 169.10 feet;

Thence continuing along said Easterly line South 04°-24'-42" East 152.54 feet to the **POINT OF BEGINNING**, corner also being on the Northerly line of West 2nd Street in the City of Greeley, Iowa;

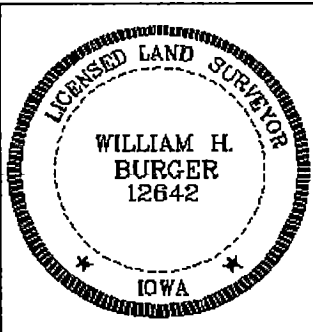
Thence continuing along said Easterly line South 04°-24'-42" East 33.12 feet to the centerline of said West 2nd Street;

Thence North 89°-29'-31" West 100.37 feet along said centerline to the Westerly line of the former Chicago, Milwaukee, St. Paul, and Pacific Railroad Company's 100 foot wide right of way;

Thence North 04°-24'-42" West 33.12 feet along said Westerly line to the Northerly line of said West 2nd Street;

Thence South 89°-29'-31" East 100.37 feet along the North line of said West Second Street to the **POINT OF BEGINNING**, containing a total of 0.08 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The North line of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Twenty-nine (29), Township Ninety North (T90N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 88°-41'-43" 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, 2022 <i>William H. Burger</i> 1/21/22 _____ William H. Burger Date Reg. No. 12642 Sheet No. 1 - 7 covered by this seal
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PLAT OF SURVEY

PARCEL 2022-02 PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY (20), TOWNSHIP NINETY NORTH (T90N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF GREELEY, DELAWARE COUNTY, IOWA

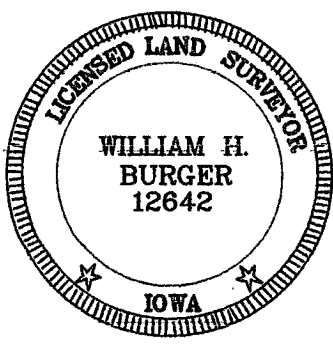
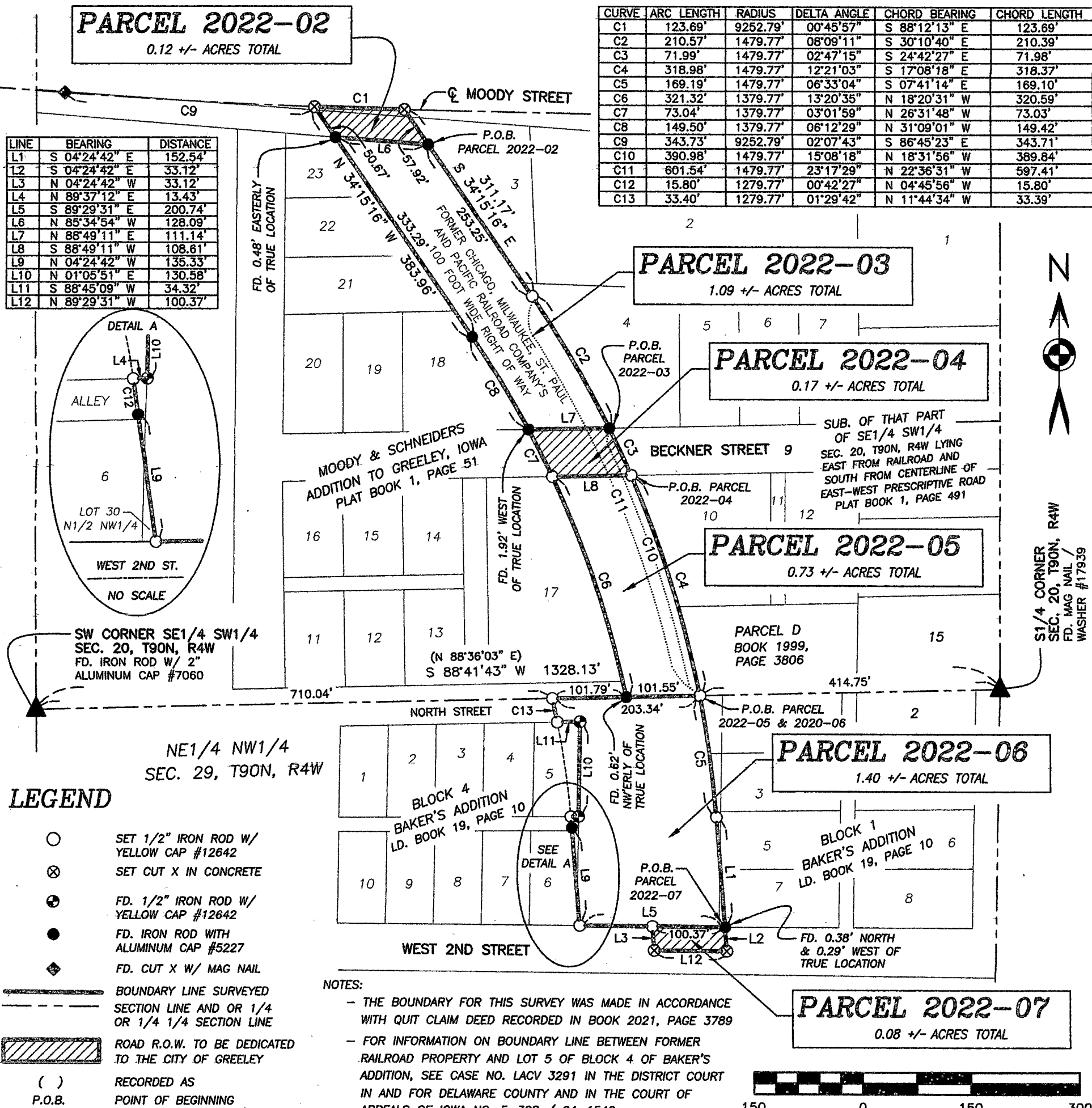
PARCEL 2022-03 PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY (20), TOWNSHIP NINETY NORTH (T90N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF GREELEY, DELAWARE COUNTY, IOWA

PARCEL 2022-04 PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY (20), TOWNSHIP NINETY NORTH (T90N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF GREELEY, DELAWARE COUNTY, IOWA

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PARCEL 2022-06 PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP NINETY NORTH (T90N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF GREELEY, DELAWARE COUNTY, IOWA

PARCEL 2022-07 PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP NINETY NORTH (T90N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF GREELEY, DELAWARE COUNTY, IOWA



DATE OF SURVEY: 12/14/2021

SCALE: 1" = 150'

SHEET 8 OF 8

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
WILLIAM H. BURGER #12642 1/21/22 DATE

Wm. Burger
LandSurveyor
510 3rd Street West Court
Worthington, Iowa 52078