

INDEX LEGEND

LOCATION: SW1/4 NE FRL1/4 AND SE1/4 NE FRL1/4,  
ALL IN SECTION 2, T88N, R4W

PROPRIETORS: SOUTHERN EARLVILLE ACRES, L.L.C.

REQUESTOR: LYLE HELLE

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

MAR 02 2022

FILED  
Delaware Co. Auditor

MAR 02 2022



Book 2022 Page 700

Document 2022 700 Type 06 002 Pages 4  
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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 2022-18

PART OF PARCEL H IN THE NORTHEAST FRACTIONAL QUARTER (NE FRL1/4) OF SECTION TWO  
(2), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

### PARCEL 2022-19

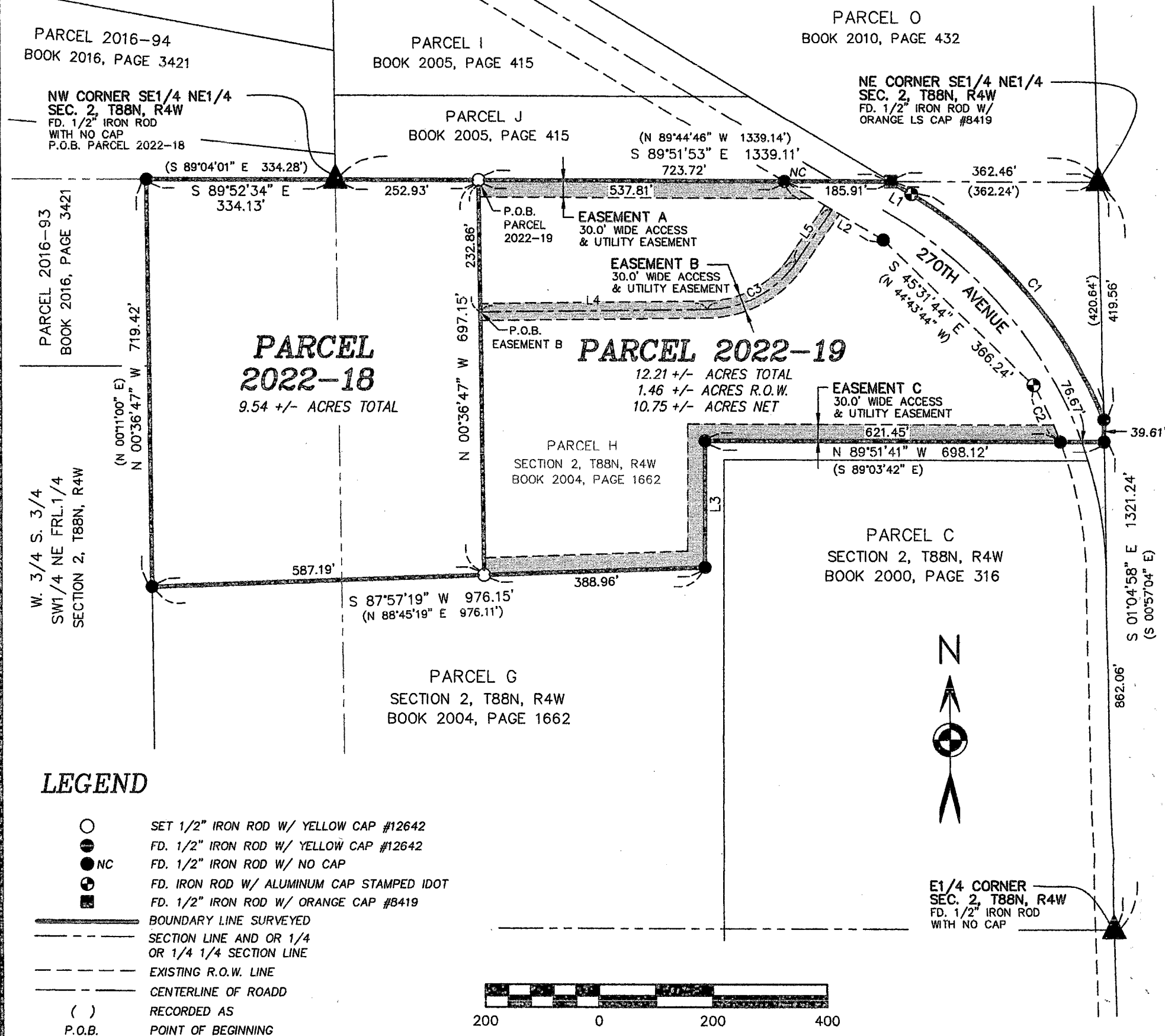
PART OF PARCEL H IN THE NORTHEAST FRACTIONAL QUARTER (NE FRL1/4) OF SECTION TWO  
(2), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

#### ACREAGE SUMMARY TABLE

| PARCEL  | SW1/4 NE1/4<br>SEC. 2, T88N, R4W | SE1/4 NE1/4<br>SEC. 2, T88N, R4W |
|---------|----------------------------------|----------------------------------|
|         | TOTAL ACRES                      | TOTAL ACRES                      |
| 2022-18 | 5.48 +/-                         | 4.06 +/-                         |

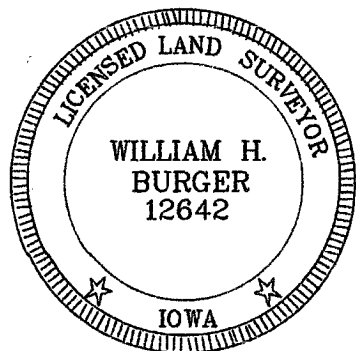
| CURVE | ARC LENGTH        | RADIUS  | DELTA ANGLE | CHORD BEARING                 | CHORD LENGTH      |
|-------|-------------------|---------|-------------|-------------------------------|-------------------|
| C1    | 529.48'           | 811.26' | 37°23'42"   | S 40°00'10" E (S 39°12'11" E) | 520.13' (520.14') |
| C2    | 110.46' (110.45') | 728.90' | 08°40'57"   | S 24°53'17" E (N 24°05'17" W) | 110.35'           |
| C3    | 184.54'           | 193.09' | 54°45'29"   | N 61°50'31" E                 | 177.60'           |

| LINE | BEARING                       | DISTANCE          |
|------|-------------------------------|-------------------|
| L1   | S 58°41'39" E (S 57°54'01" E) | 42.18' (42.15')   |
| L2   | S 59°02'32" E (N 58°14'37" W) | 201.26' (201.22') |
| L3   | S 00°08'50" W (N 00°56'49" E) | 223.26'           |
| L4   | N 89°13'16" E                 | 398.86'           |
| L5   | N 34°27'46" E                 | 111.94'           |



#### LEGEND

- SET 1/2" IRON ROD W/ YELLOW CAP #12642
- FD. 1/2" IRON ROD W/ YELLOW CAP #12642
- NC FD. 1/2" IRON ROD W/ NO CAP
- FD. IRON ROD W/ ALUMINUM CAP STAMPED IDOT
- FD. 1/2" IRON ROD W/ ORANGE CAP #8419
- BOUNDARY LINE SURVEYED
- SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE
- EXISTING R.O.W. LINE
- CENTERLINE OF ROAD
- ( ) RECORDED AS
- P.O.B. POINT OF BEGINNING



NO. OF SHEETS COVERED BY THIS SEAL: 1

DATE OF SURVEY: 1/30/2022

SCALE: 1" = 200'

SHEET 1 OF 4

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

3/2/22  
DATE

Wm. Burger  
LandSurveyor

510 3rd Street West Court  
Worthington, Iowa 52078

**LEGAL DESCRIPTION**

**PARCEL 2022-18** – Part of Parcel H in the Northeast Fractional Quarter (NE Fr.1/4) of Section Two (2), Township Eighty-eight North (T88N), Range Four West (R4W), of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 9.54 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 Northwest corner of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Two (2), Township Eighty-eight North (T88N), Range Four West (R4W), of the Fifth Principal Meridian, Delaware County, Iowa;

**Thence** South 89°-51'-53" East 252.93 feet along the North line of the Southeast Quarter (SE1/4) of the Northeast Fractional Quarter (NE Fr.1/4) of said Section Two (2), also being the North line of Parcel H as recorded in Book 2004, Page 1662 in the Office of the Delaware County Recorder;

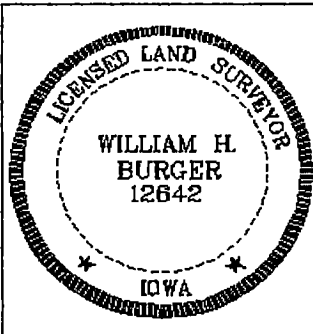
**Thence** South 00°-36'-47" East 697.15 feet to a Southerly line of said Parcel H;

**Thence** South 87°-57'-19" West 587.19 feet along a Southerly line and to the Southwest corner of said Parcel H;

**Thence** North 00°-36'-47" West 719.42 feet along the West line and to the Northwest corner of said Parcel H;

**Thence** South 89°-52'-34" East 334.13 feet along the North line of said Parcel H to the **POINT OF BEGINNING**, containing a total of 9.54 acres more or less, **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 Northeast Fractional Quarter (NE Fr.1/4) of Section Two (2), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear South 89°-51'-53" 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

*William H. Burger* 3/2/22

William H. Burger

Date

Reg. No. 12642

Sheet No. 2 covered by this seal

## LEGAL DESCRIPTION

**PARCEL 2022-19** – Part of Parcel H in the Northeast Fractional Quarter (NE Fr.1/4) of Section Two (2), Township Eighty-eight North (T88N), Range Four West (R4W), of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 12.21 acres more or less, including 1.46 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 Northwest corner of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Two (2), Township Eighty-eight North (T88N), Range Four West (R4W), of the Fifth Principal Meridian, Delaware County, Iowa;

**Thence** South 89°-51'-53" East 252.93 feet along the North line of the Southeast Quarter (SE1/4) of the Northeast Fractional Quarter (NE Fr.1/4) of said Section Two (2), also being the North line of Parcel H as recorded in Book 2004, Page 1662 in the Office of the Delaware County Recorder to the **POINT OF BEGINNING**;

**Thence** continuing along said North line of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) and along the North line of said Parcel H South 89°-51'-53" East 723.72 feet to the Northeast corner of said Parcel H;

**Thence** South 58°-41'-39" East 42.18 feet along an Easterly line of said Parcel H;

**Thence** along an Easterly line of said Parcel H and along a circular curve concave Southwesterly for an arc length of 529.48 feet, said circular curve having a central angle of 37°-23'-42", a radius of 811.26 feet, a chord bearing of South 40°-00'-10" East and a chord length of 520.13 feet;

**Thence** South 01°-04'-58" East 39.61 feet along an Easterly line and to a Southeasterly corner of said Parcel H;

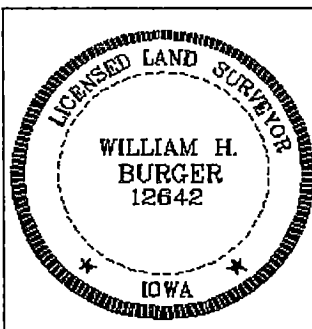
**Thence** North 89°-51'-41" West 698.12 feet along a Southerly line and to a Southerly corner of said Parcel H;

**Thence** South 00°-08'-50" West 223.26 feet along an Easterly line and to a Southeasterly corner of said Parcel H;

**Thence** South 87°-57'-19" West 388.96 feet along the Southerly line of said Parcel H;

**Thence** North 00°-36'-47" West 697.15 feet to the **POINT OF BEGINNING**, containing a total of 12.21 acres more or less, including 1.46 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 North line of the Southeast Quarter (SE1/4) of the Northeast Fractional Quarter (NE Fr.1/4) of Section Two (2), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear South 89°-51'-53" 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

*William H. Burger* 3/2/22  
\_\_\_\_\_  
William H. Burger Date

Sheet No. 34 covered by this seal Reg. No. 12642

**EASEMENT A** – A 30.0' wide access and utility easement is hereby created for the benefit of Parcel 2022-18, said easement being adjacent to and parallel with part of the North line of Parcel 2022-19 as shown on attached plat.

**EASEMENT B** – A 30.0' wide access and utility easement is hereby created for the benefit of Parcel 2022-18, said easement being 15.0' wide on each side of the following described centerline:

**COMMENCING** at the Northwest corner of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Two (2), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

**Thence** South 89°-51'-53" East 252.93 feet along the North line of the Southeast Quarter (SE1/4) of the Northeast Fractional Quarter (NE Frl.1/4) of said Section Two (2), also being the North line of Parcel 2022-18 to the Northeast corner of said Parcel 2022-18;

**Thence** South 00°-36'-47" East 232.86 feet along the East line of said Parcel 2022-18 to the **POINT OF BEGINNING**;

**Thence** North 89°-13'-16" East 398.86 feet;

**Thence** along a circular curve concave Northwesterly for an arc length of 184.54 feet, said circular curve having a central angle of 54°-45'-29", a radius of 193.09 feet, a chord bearing of North 61°-50'-31" East and a chord length of 177.60 feet;

**Thence** North 34°-27'-46" East 111.94 feet to the Westerly right of way line of 270<sup>th</sup> Avenue;

**EASEMENT C** – A 30.0' wide access and utility easement is hereby created for the benefit of Parcel 2022-18, said easement being adjacent to and parallel with part of the Southerly lines of Parcel 2022-19 as shown on attached plat.