

INDEX LEGEND

LOCATION: NW FRL.1/4 NW FRL.1/4 & SW FRL.1/4 NW FRL.1/4
SECTION 19, T87N, R3W

PROPRIETORS: SHIRLEY A. GATES REVOCABLE TRUST DATED
SEPTEMBER 26, 2019

REQUESTOR: GARY GATES

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 13 2022

FILED
Delaware Co. Auditor

JUL 13 2022



Book 2022 Page 2132

Document 2022 2132 Type 06 002 Pages 3
Date 7/13/2022 Time 12:41:43PM
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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 2022-94

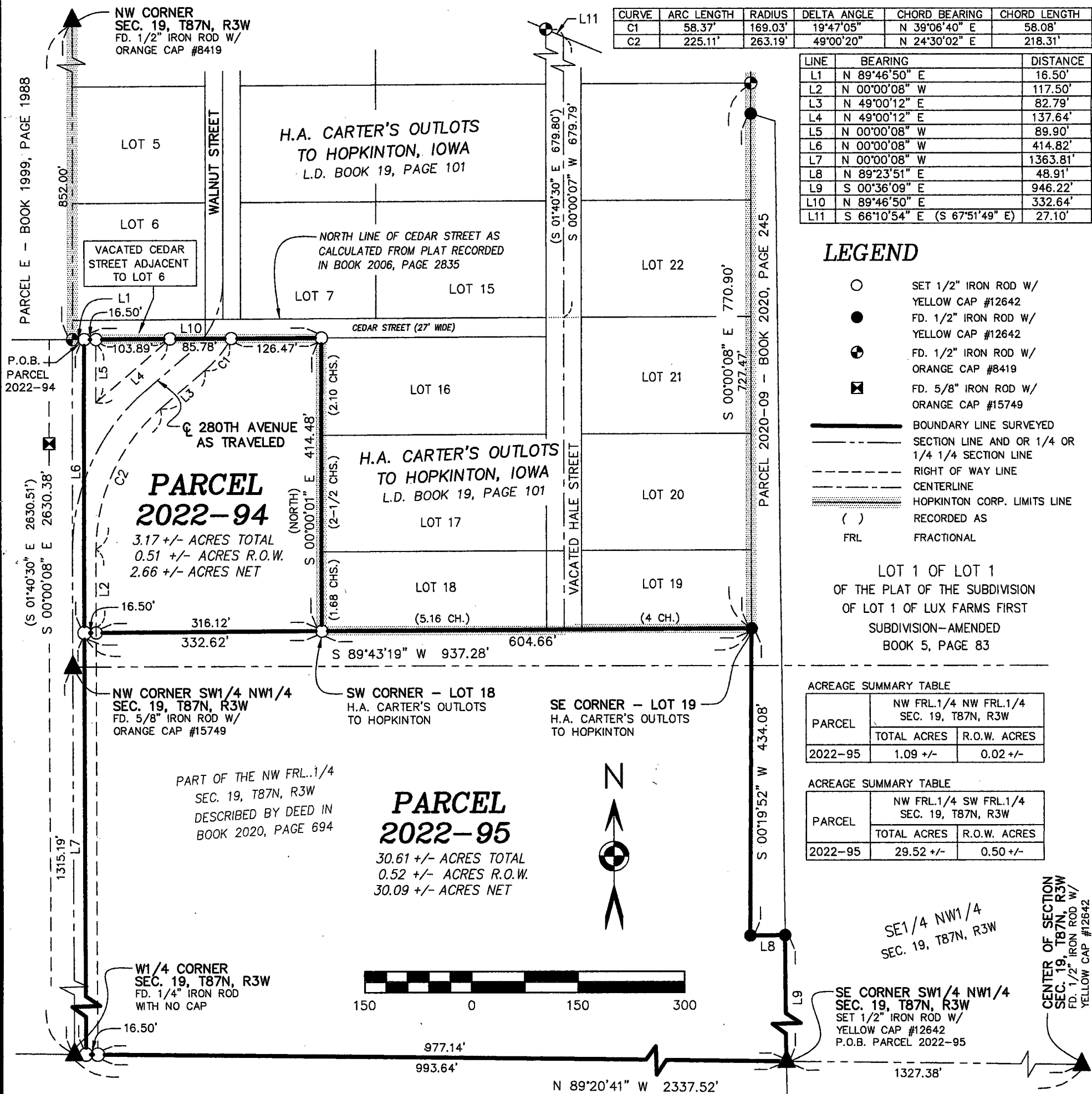
PART OF THE NORTHWEST FRACTIONAL QUARTER (NW FRL.1/4) OF THE NORTHWEST

FRACTIONAL QUARTER (NW FRL.1/4) OF SECTION NINETEEN (19), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL 2022-95

PART OF THE NORTHWEST FRACTIONAL QUARTER (NW FRL.1/4) OF THE NORTHWEST

FRACTIONAL QUARTER (NW FRL.1/4) AND THE SOUTHWEST FRACTIONAL QUARTER (SW FRL.1/4) OF THE NORTHWEST FRACTIONAL QUARTER (NW FRL.1/4) OF SECTION NINETEEN (19), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA



LEGEND

- SET 1/2" IRON ROD W/
YELLOW CAP #12642
- FD. 1/2" IRON ROD W/
YELLOW CAP #12642
- ⊕ FD. 1/2" IRON ROD W/
ORANGE CAP #8419
- ⊗ FD. 5/8" IRON ROD W/
ORANGE CAP #15749
- BOUNDARY LINE SURVEYED
- - - SECTION LINE AND OR 1/4 OR
1/4 1/4 SECTION LINE
- - - RIGHT OF WAY LINE
- - - CENTERLINE
- - - HOPKINTON CORP. LIMITS LINE
RECORDED AS
- () FRL FRACTIONAL

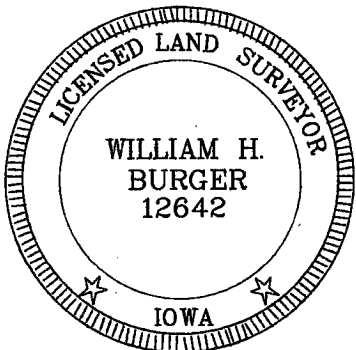
LOT 1 OF LOT 1
OF THE PLAT OF THE SUBDIVISION
OF LOT 1 OF LUX FARMS FIRST
SUBDIVISION-AMENDED
BOOK 5, PAGE 83

ACREAGE SUMMARY TABLE

PARCEL	NW FRL.1/4 NW FRL.1/4 SEC. 19, T87N, R3W	
	TOTAL ACRES	R.O.W. ACRES
2022-95	1.09 +/-	0.02 +/-

ACREAGE SUMMARY TABLE

PARCEL	NW FRL.1/4 SW FRL.1/4 SEC. 19, T87N, R3W	
	TOTAL ACRES	R.O.W. ACRES
2022-95	29.52 +/-	0.50 +/-



NO. OF SHEETS COVERED BY THIS SEAL: 1

DATE OF SURVEY: 7/2/2022

SCALE: 1" = 150'

SHEET 1 OF 3

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 7/13/22
WILLIAM H. BURGER #12642 DATE

Wm. Burger
LandSurveyor

510 3rd Street West Court
Worthington, Iowa 52078

LEGAL DESCRIPTION

PARCEL 2022-94 – Part of the Northwest Fractional Quarter (NW Fr.1/4) of the Northwest Fractional Quarter (NW Fr.1/4) of Section Nineteen (19), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 3.17 acres more or less, including 0.51 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 Section Nineteen (19), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 00°-00'-08" East 852.00 feet along the West line of the Northwest Fractional Quarter (NW Fr.1/4) of said Section Nineteen (19) to the South line of vacated Cedar Street in Hopkinton, Iowa as described in Book 8, Page 6 in the Office of the Delaware County Recorder;

Thence North 89°-46'-50" East 16.50 feet along the South line of said vacated Cedar Street to the **POINT OF BEGINNING**, corner also being the Northwest corner of a parcel of land described by warranty deed recorded in Book 2020, Page 694 in the Office of the Delaware County Recorder;

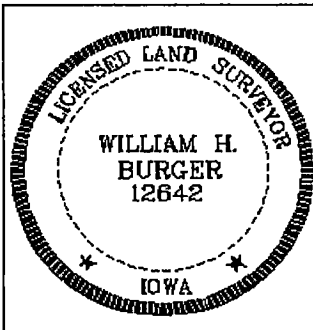
Thence North 89°-46'-50" East 332.64 feet along the South line of said vacated Cedar Street and along the South line of Cedar Street to the Northwest corner of Lot 16 of H.A. Carter's Outlots to Hopkinton, Iowa as recorded in Lands Deed Book 19, Page 101 in the Office of the Delaware County Recorder;

Thence South 00°-00'-01" East 414.48 feet along the West line of said Lot 16 and along the West line of Lots 17 and 18 of said H.A. Carter's Outlots to Hopkinton, Iowa to the Southwest corner of said Lot 18;

Thence South 89°-43'-19" West 332.62 feet to the West line of said parcel of land described by warranty deed recorded in Book 2020, Page 694;

Thence North 00°-00'-08" West 414.82 feet along the West line of said parcel of land to the **POINT OF BEGINNING**, containing a total of 3.17 acres more or less, including 0.51 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 Fractional Quarter (NW Fr.1/4) of Section Nineteen (19), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 00°-00'-08" 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 7/13/22
William H. Burger Date Reg. No. 12642
Sheet No. 2 covered by this seal

LEGAL DESCRIPTION

PARCEL 2022-95 – Part of the Northwest Fractional Quarter (NW Fr.1/4) of the Northwest Fractional Quarter (NW Fr.1/4) and the Southwest Fractional Quarter (SW Fr.1/4) of the Northwest Fractional Quarter (NW Fr.1/4), all in Section Nineteen (19), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 30.61 acres more or less, including 0.52 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:

BEGINNING at the Southeast corner Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 89°-20'-41" West 993.64 feet along the South line of the Southwest Fractional Quarter (SW Fr.1/4) of the Northwest Fractional Quarter (NW Fr.1/4) of said Section Nineteen (19) to the West line of a parcel of land described by warranty deed recorded in Book 2020, Page 694 in the Office of the Delaware County Recorder;

Thence North 00°-00'-08" West 1363.81 feet along said West line;

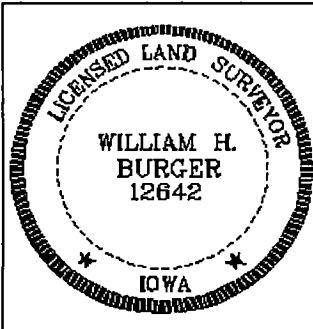
Thence North 89°-43'-19" East 937.28 feet to the Southeast corner of Lot 19 of H.A. Carter's Outlots to Hopkinton, Iowa as recorded in Lands Deed Book 19, Page 101 in the Office of the Delaware County Recorder, corner also being on the West line of Parcel 2020-09 as recorded in Book 2020, Page 245 in the Office of the Delaware County Recorder;

Thence South 00°-19'-52" West 434.08 feet along the West line and to the Southwest corner of said Parcel 2020-09;

Thence North 89°-23'-51" East 48.91 feet along the South line and to the Southeast corner of said Parcel 2020-09, corner also being on the East line of said Southwest Fractional Quarter (SW Fr.1/4) of the Northwest Fractional Quarter (NW Fr.1/4);

Thence South 00°-36'-09" East 946.22 feet along the East line of said Southwest Fractional Quarter (SW Fr.1/4) of the Northwest Fractional Quarter (NW Fr.1/4) to the **POINT OF BEGINNING**, containing a total of 30.61 acres more or less, including 0.52 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 South line of the Southwest Fractional Quarter (SW Fr.1/4) of the Northwest Fractional Quarter (NW Fr.1/4) of Section Nineteen (19), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89°-20'-41" 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

William H. Burger 7/13/22
William H. Burger Date
Sheet No. 3 covered by this seal

Reg. No. 12642