

LOCATION: NE1/4 OF THE NE1/4, SECTION 7, T89N, R3W
OF THE 5TH P.M. DELAWARE COUNTY, IOWA

REQUESTOR: GARY MENSEN

PROPRIETOR: BERNICE E. THOLE

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

SEP 12 2022

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Delaware Co. Auditor

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Book 2022 Page 2730

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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 2022-114

PART OF THE NORTHEAST QUARTER (NE1/4) OF
THE NORTHEAST QUARTER (NE1/4) OF SECTION SEVEN (7), TOWNSHIP EIGHTY-NINE NORTH
(T89N) RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

N1/4 CORNER
SEC. 7, T89N, R3W
FD. 1/2" IRON ROD W/
ORANGE CAP #17939

NE CORNER
SEC. 7, T89N, R3W
FD. 1/2" IRON ROD
WITH NO CAP

(N 87°06'40" E 2582.76')
S 88°40'18" W 2582.67'

1756.31'

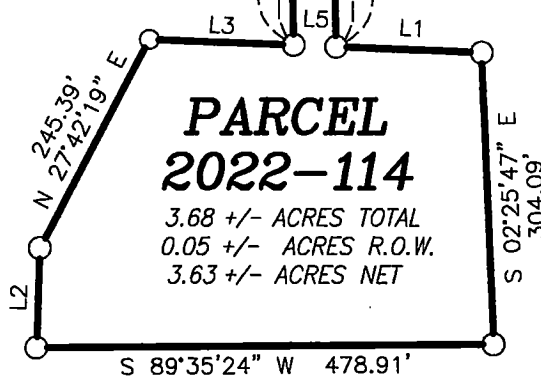
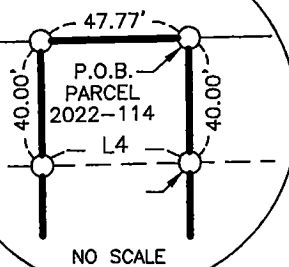
778.59'

170TH STREET

N 00°52'14" W 548.36'
508.36'

S 00°31'02" E 551.18'
511.18'

DETAIL

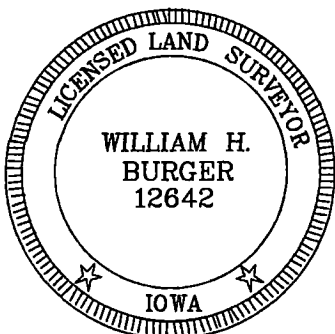


LEGEND

- SET 1/2" IRON ROD W/
YELLOW CAP #12642
- BOUNDARY LINE SURVEYED
- RIGHT OF WAY LINE
- SECTION LINE AND OR 1/4
OR 1/4 1/4 SECTION LINE
- () RECORDED AS
P.O.B. POINT OF BEGINNING

LINE	BEARING	DISTANCE
L1	S 87°44'55" E	153.17'
L2	N 02°02'22" E	103.75'
L3	S 87°44'55" E	150.88'
L4	N 88°40'18" E	47.52'
L5	S 87°44'55" E	44.43'

NOTE: THIS PLAT IS SUBJECT TO EASEMENT RECORDED IN BOOK J, PAGE 500
AND OTHER EASEMENTS OF RECORD AND NOT OF RECORD



DATE OF SURVEY: 8/10/2022

SCALE: 1" = 200'

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
9/12/22

Wm. Burger
LandSurveyor

510 3rd Street West Court
Worthington, Iowa 52078

LEGAL DESCRIPTION

PARCEL 2022-114 – Part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section Seven (7), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 3.68 acres more or less, including 0.05 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 Northeast corner of Section Seven (7), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 88°-40'-18" West 778.59 feet along the North line of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of said Section Seven (7) to the **POINT OF BEGINNING**;

Thence South 00°-31'-02" East 551.18 feet;

Thence South 87°-44'-55" East 153.17 feet;

Thence South 02°-25'-47" East 304.09 feet;

Thence South 89°-35'-24" West 478.91 feet;

Thence North 02°-02'-22" East 103.75 feet;

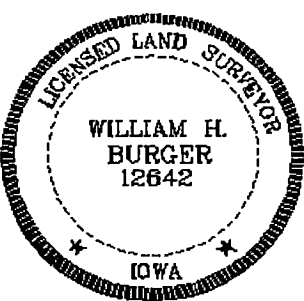
Thence North 27°-42'-19" East 245.39 feet;

Thence South 87°-44'-55" East 150.88 feet;

Thence North 00°-52'-14" West 548.36 feet to the North line of said Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4);

Thence North 88°-40'-18" East 47.77 feet along the North line of said Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) to the **POINT OF BEGINNING**, containing a total of 3.68 acres more or less, including 0.05 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 Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section Seven (7), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 88°-40'-18" West.

	<p>SURVEYORS CERTIFICATE</p> <p>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;</p> <p>My license renewal date is December 31, 2022</p> <p><i>William H. Burger</i> 9/12/22 William H. Burger Date Reg. No. 12642</p> <p>Sheet No. <u>2</u> covered by this seal</p>
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