

INDEX LEGEND

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

PROPRIETORS: GARY P. GATES & CHERYL L. GATES

REQUESTOR: DAN TUCKER

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

FILED

Delaware Co. Auditor

SEP 12 2022

Book 2022 Page 2732

Document 2022 2732 Type 06 002 Pages 3

Date 9/12/2022 Time 12:34:14PM

Rec Amt \$17.00

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 2022-117

PART OF PARCEL 2022-94 IN 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 2022-118

PART OF PARCEL 2022-94 IN 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

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	27.50'	136.03'	11°34'55"	S 43°12'45" W	27.45'
C2	154.01'	296.19'	29°47'28"	S 34°06'28" W	152.28'
C3	58.37'	169.03'	19°47'05"	S 39°06'40" W	58.08'
C4	225.11'	263.19'	49°00'20"	S 24°30'02" W	218.31'

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 16

H.A. CARTER'S OUTLOTS

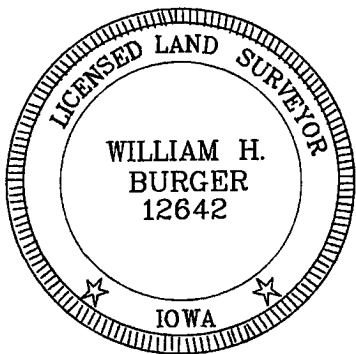
TO HOPKINTON, IOWA

L.D. BOOK 19, PAGE 101

LOT 17

LOT 18

LINE	BEARING	DISTANCE
L1	N 89°46'50" E	16.50'
L2	S 49°00'12" W	82.79'
L3	S 49°00'12" W	82.79'
L4	N 00°00'08" W	89.90'



DATE OF SURVEY: 7/2/2022

SCALE: 1" = 60'

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

Wm. Burger

LandSurveyor

510 3rd Street West Court

Worthington, Iowa 52078

WILLIAM H. BURGER

#12642

DATE

NO. OF SHEETS COVERED BY THIS SEAL: 1

LEGAL DESCRIPTION

PARCEL 2022-117 – Part of Parcel 2022-94 in 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; containing a total of 0.32 acres more or less, including 0.21 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 Frl.1/4) of the Northwest Fractional Quarter (NW Frl.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 Parcel 2022-94 as recorded in Book 2022, Page 2132 in the Office of the Delaware County Recorder;

Thence North 89°-46'-50" East 166.68 feet along the North line of said Parcel 2022-94 to the centerline of 280th Avenue as traveled;

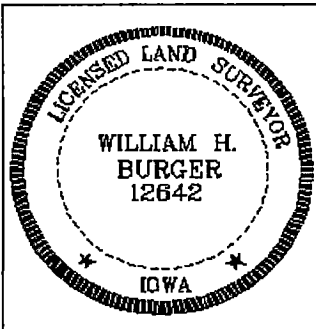
Thence along said centerline and along a circular curve concave Northwesterly for an arc length of 27.50 feet, said circular curve having a central angle of 11°-34'-55", a radius of 136.03 feet, a chord bearing of South 43°-12'-45" West and a chord length of 27.45 feet;

Thence continuing along said centerline South 49°-00'-12" West 82.79 feet;

Thence continuing along said centerline and along a circular curve concave Southeasterly for an arc length of 154.01 feet, said circular curve having a central angle of 29°-47'-28", a radius of 296.19 feet, a chord bearing of South 34°-06'-28" West and a chord length of 152.28 feet to the West line of said Parcel 2022-94;

Thence North 00°-00'-08" West 199.76 feet along the West line of said Parcel 2022-94 to the **POINT OF BEGINNING**, containing a total of 0.32 acres more or less, including 0.21 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 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 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 3/12/22
William H. Burger Date
Sheet No. 2 covered by this seal

Reg. No. 12642

LEGAL DESCRIPTION

PARCEL 2022-118 – Part of Parcel 2022-94 in the Northwest Fractional Quarter (NW Fr1.1/4) of the Northwest Fractional Quarter (NW Fr1.1/4) 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 2.85 acres more or less, including 0.30 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 Fr1.1/4) of the Northwest Fractional Quarter (NW Fr1.1/4) 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 Northwest corner of Parcel 2022-94 as recorded in Book 2022, Page 2132 in the Office of the Delaware County Recorder;

Thence South 00°-00'-08" East 199.76 feet along the West line of said Parcel 2022-94 to the centerline of 280th Avenue as traveled and the **POINT OF BEGINNING**;

Thence along said centerline and along a circular curve concave Southeasterly for an arc length of 154.01 feet, said circular curve having a central angle of 29°-47'-28", a radius of 296.19 feet, a chord bearing of North 34°-06'-28" East and a chord length of 152.28 feet;

Thence continuing along said centerline North 49°-00'-12" East 82.79 feet;

Thence continuing along said centerline and along a circular curve concave Northwesterly for an arc length of 27.50 feet, said circular curve having a central angle of 11°-34'-55", a radius of 136.03 feet, a chord bearing of North 43°-12'-45" East and a chord length of 27.45 feet to the North line of said Parcel 2022-94;

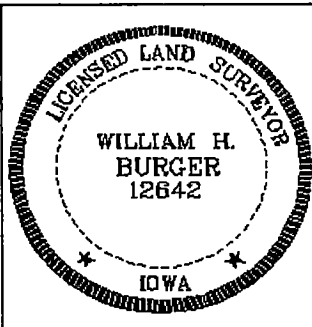
Thence North 89°-46'-50" East 165.96 feet along the North line and to the Northeast corner of said Parcel 2022-94;

Thence South 00°-00'-01" East 414.48 feet along the East line and to the Southeast corner of said Parcel 2022-94;

Thence South 89°-43'-19" West 332.62 feet along the South line and to the Southwest corner of said Parcel 2022-94;

Thence North 00°-00'-08" West 215.06 feet along the West line of said Parcel 2022-94 to the **POINT OF BEGINNING**, containing a total of 2.85 acres more or less, including 0.30 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 Fr1.1/4) of the Northwest Fractional Quarter (NW Fr1.1/4) 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 9/12/22
William H. Burger Date Reg. No. 12642

Sheet No. 3 covered by this seal