

INDEX LEGEND

LOCATION: LOT 5, LOT 6, PART OF LOT 3 AND PART OF LOT 7,  
ALL IN THE SUBDIVISION OF THE SW1/4 SW1/4,  
SECTION 25, T89N, R4W

PROPRIETORS: JEREMY J NEFZGER & TERESA NEFZGER – PART OF LOTS  
3 AND 7 OF THE SW1/4 SW1/4, SEC. 25, T89N, R4W  
AS DESCRIBED BY DEED IN BOOK 2021, PAGE 4030  
SHIRLEY A. NEFZGER – LOTS 5 AND 6 OF SW1/4 SW1/4  
SEC. 25, T89N, R4W

REQUESTOR: TIM NEFZGER

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

OCT 13 2022



Book 2022 Page 3100

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OCT 13 2022

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

PREPARED BY BILL BURGER

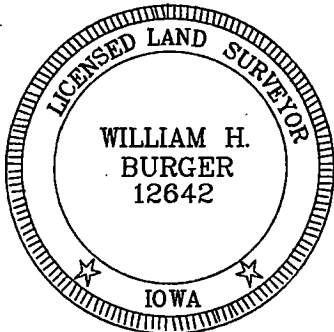
510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078

(563) 855 2028

# RETRACEMENT PLAT OF SURVEY

LOT 5 OF THE SUBDIVISION OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4),  
LOT 6 OF THE SUBDIVISION OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4),  
THE NORTH 11 FEET OF LOT 7 OF THE SUBDIVISION OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST  
QUARTER (SW1/4) EXCEPT THE EAST 20 FEET THEREOF, THE WEST 46 FEET OF THE EAST 66 FEET OF LOT 7  
OF THE SUBDIVISION OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) EXCEPT THE  
NORTH 11 FEET THEREOF, LOT 3 OF THE SUBDIVISION OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST  
QUARTER (SW1/4) EXCEPT THAT PORTION USED FOR ROAD, DESCRIBED AS COMMENCING AT THE SOUTHEAST  
CORNER OF LOT 7 OF THE SUBDIVISION OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER  
(SW1/4), AND RUNNING THENCE NORTH TO A POINT 20 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 4  
OF THE SUBDIVISION OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4), THENCE  
WEST 20 FEET, THENCE SOUTH TO THE SOUTH LINE OF LOT 7, THENCE EAST 20 FEET TO THE POINT OF  
BEGINNING, AND EXCEPT THAT PART OF LOT 3 OF THE SUBDIVISION OF THE SOUTHWEST QUARTER (SW1/4)  
OF THE SOUTHWEST QUARTER (SW1/4) DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF LOT 2  
OF THE SUBDIVISION OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4), AND  
RUNNING THENCE SOUTH 143 FEET, THENCE EAST 180 FEET, THENCE NORTH 143 FEET, THENCE WEST 180 FEET  
TO THE POINT OF BEGINNING, ALL IN TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FOUR WEST (R4W) OF THE  
FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF EARLVILLE, DELAWARE COUNTY, IOWA

## SEE SHEET 2 FOR PLAT



NO. OF SHEETS COVERED BY THIS SEAL 2

DATE OF SURVEY: 8/14/2022

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* 10/12/22  
WILLIAM H. BURGER #12642 DATE

**Wm. Burger**  
**LandSurveyor**

510 3rd Street West Court  
Worthington, Iowa 52078



LEGEND

- SET 1/2" IRON ROD W/  
YELLOW CAP #12642
- ⊗ SET CUT X IN CONCRETE
- FD. 1/2" IRON ROD W/  
YELLOW CAP #7474
- ⊙ FD. CUT X IN CONCRETE
- FD. 1/2" IRON ROD W/  
REC CAP #7060
- BOUNDARY LINE SURVEYED
- - - CENTER LINE OF ROAD
- - - R.O.W. LINE
- - - EXISTING EASEMENT LINE
- ( ) RECORDED AS



SCALE: 1" = 100'

NOTE: THIS PLAT IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD AND NOT OF RECORD

LOT 4 OF THE SUBDIVISION OF THE  
SW1/4 OF THE SW1/4, SEC. 25, T89N, R4W  
BOOK A, PAGE 72

LINE	BEARING	DISTANCE
L1	S 89°39'06" W (WEST)	20.00'
L2	S 89°06'51" W	46.00'
L3	N 00°26'29" W	88.00'
L4	S 89°58'12" E (EAST)	180.00'
L5	N 00°15'12" W (NORTH)	143.00'
L6	S 89°58'12" E	100.49'

LOT 5 OF THE SUBDIVISION OF THE  
SW1/4 OF THE SW1/4, SEC. 25, T89N, R4W  
BOOK A, PAGE 72

PART OF LOT 3 OF THE SUBDIVISION OF THE  
SW1/4 OF THE SW1/4, SEC. 25, T89N, R4W  
DESCRIBED BY COURT OFFICER DEED  
RECORDED IN BOOK 2022, PAGE 217

LOT 3 OF THE SUBDIVISION OF THE  
SW1/4 OF THE SW1/4, SEC. 25, T89N, R4W  
BOOK A, PAGE 72  
EXCEPT THAT PART OF LOT 3 DESCRIBED BY  
WARRANTY DEED RECORDED IN BOOK 2010,  
PAGE 1411, AND EXCEPT THAT PART OF LOT 3  
DESCRIBED BY COURT OFFICER DEED RECORDED  
IN BOOK 2022, PAGE 217

393616.0 Sq. Feet  
9.04 Acres  
25966.6 Sq. Feet  
0.06 Acres

N 00°15'12" W 906.74'

558.64'

NORTHERN AVENUE

LOT 3 OF THE SUBDIVISION OF THE  
THE SW1/4 OF THE SW1/4,  
SEC. 25, T89N, R4W  
BOOK A, PAGE 72  
EXCEPT PARCEL 2015-67

EXISTING EASEMENT  
FOR WATER MAIN  
BOOK K, PAGE 218

PART OF LOT 3 OF THE  
SUBDIVISION OF THE  
SW1/4 OF THE SW1/4  
SEC. 25, T89N, R4W  
DESCRIBED BY WARRANTY  
DEED IN BOOK 2010,  
PAGE 1411

NORTH 11 FEET OF LOT 7 OF SUBDIVISION OF  
SW1/4 OF THE SW1/4 OF SEC. 25, T89N, R4W  
EXCEPT THE EAST 20 FEET THEREOF

EXISTING EASEMENT  
FOR SANITARY SEWER  
BOOK K, PAGE 218

71.24'  
36.60'  
36.60'  
143.40'

DEED  
BOOK 2002, BOOK 2019,  
PAGE 4448

DEED  
BOOK 2017,  
PAGE 2912

RETRACEMENT  
SURVEY  
BOOK 2017,  
PAGE 2912

PARCEL 2017-75

PARCEL 2017-76

DEED  
BOOK 126,  
PAGE 149

DEED  
BOOK 126,  
PAGE 149

DEED  
BOOK 2019,  
PAGE 1244

LOT 6 OF THE SUBDIVISION OF THE  
SW1/4 OF THE SW1/4, SEC. 25, T89N, R4W  
BOOK A, PAGE 72

S 89°06'51" W 599.77'  
(594')

SW CORNER  
SEC. 25, T89N, R4W  
FD. CUT X IN CONCRETE

WEST 46 FEET OF THE EAST 66 FEET OF LOT 7 OF  
SUBDIVISION OF SW1/4 OF THE SW1/4, SEC. 25,  
T89N, R4W EXCEPT THE NORTH 11 FEET THEREOF

MARGARET STREET

SE CORNER SW1/4 SW1/4  
SEC. 25, T89N, R4W  
FD. 1/2" IRON ROD W/  
YELLOW CAP #12642

S 00°35'59" E 522.48'