

LEGAL DESCRIPTION

PARCEL 2022-145 – Part of Parcel 2021-103 of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4), Section Twenty-four (24), Township Eighty-eight North (T88N), Range Five West (R5W), of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 3.92 acres more or less, including 0.22 acres more or less of private 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 Southwest Quarter (SW1/4) of Section Twenty-four (24), Township Eighty-eight North (T88N), Range Five West (R5W), of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 89°-02'-57" East 28.00 feet along the North line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of said Section Twenty-four (24) to the **POINT OF BEGINNING**, corner also being the Northwest corner of Easement B as described in Plat Book 7, Page 6 in the Office of the Delaware County Recorder;

Thence North 89°-02'-57" East 464.45 feet along the North line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of said Section Twenty-four (24) to the Southeasterly corner of Parcel C as recorded in Plat Book 6, Page 199 in the Office of the Delaware County Recorder, corner also being on the Northwesterly line of Lot 24 of Cedar Acres Subdivision as recorded in Plat Book 4, Page 135 in the Office of the Delaware County Recorder;

Thence South 51°-46'-09" West 4.75 feet along the Northwesterly line and to the Northwest corner of said Lot 24;

Thence South 50°-45'-48" East 243.45 feet along the Southwesterly line of said Lot 24;

Thence South 07°-18'-22" West 182.44 feet to the Northerly line of Lot 23 of said Cedar Acres Subdivision;

Thence North 77°-34'-56" West 193.82 feet along a Northerly line and to a Northerly corner of said Lot 23;

Thence South 75°-45'-04" West 95.30 feet along a Northerly line and to a Northwesterly corner of said Lot 23;

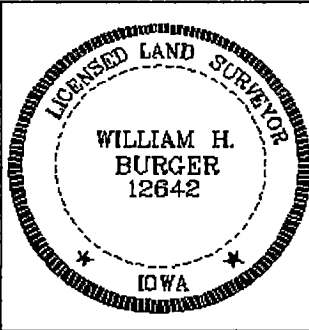
Thence North 71°-07'-56" West 169.78 feet along the centerline of Easement C as described in Plat Book 7, Page 6 in the Office of the Delaware County Recorder;

Thence North 84°-41'-28" West 170.30 feet along the centerline of said Easement C;

Thence South 87°-59'-14" West 10.00 feet along centerline of Easement A as described in Plat Book 7, Page 6 in the Office of the Delaware County Recorder to the Southerly extension of the West line of Easement B as described in Plat Book 7, Page 6 in the Office of the Delaware County Recorder;

Thence North 00°-58'-39" West 241.65 feet to the **POINT OF BEGINNING**, containing a total of 3.92 acres more or less, including 0.22 acres more or less of private 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 Southwest Quarter (SW1/4) of Section Twenty-four (24), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear North 89°-02'-57" 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 12/31/22

William H. Burger Date

Reg. No. 12642

Sheet No. 2 covered by this seal

LEGAL DESCRIPTION

PARCEL 2022-146 – Part of Parcel 2021-103 of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4), Section Twenty-four (24), Township Eighty-eight North (T88N), Range Five West (R5W), of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 0.24 acres more or less, including 0.03 acres more or less of private 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 Southwesterly corner of Lot 24 of Cedar Acres Subdivision as recorded in Plat Book 4, Page 135 in the Office of the Delaware County Recorder;

Thence South 71°-13'-41" West 87.16 feet along the Northerly line and to the Northwesterly corner of Lot 18 of said Cedar Acres Subdivision;

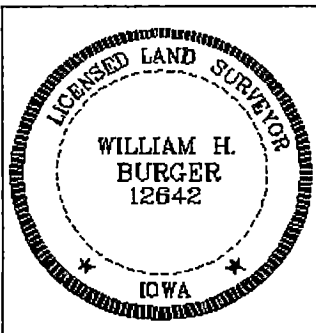
Thence South 20°-25'-04" West 71.81 feet along the Westerly line of Lot 18 and the Westerly line of Lot 17 to the Northeasterly corner of Lot 23, all aforesaid lots being part of said Cedar Acres Subdivision;

Thence North 77°-34'-56" West 28.68 feet along a Northerly line of said Lot 23;

Thence North 07°-18'-22" East 182.44 feet to the Southwesterly line of Lot 24 of said Cedar Acres Subdivision;

Thence South 50°-45'-48" East 145.11 feet along the Southwesterly line of said Lot 24 to the **POINT OF BEGINNING**, containing a total of 0.24 acres more or less, including 0.03 acres more or less of private 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 Southwest Quarter (SW1/4) of Section Twenty-four (24), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear North 89°-02'-57" East.

	<p><u>SURVEYORS CERTIFICATE</u></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> 12/2/22 _____ William H. Burger Date Reg. No. 12642</p> <p>Sheet No. 3 covered by this seal</p>
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