

INDEX LEGEND

LOCATION: PART OF PARCEL E IN THE NE1/4 NW1/4 OF SECTION 31, T89N, R3W

REQUESTOR: KEITH FELDMANN
 PROPRIETOR: KEITH J. FELDMANN

SURVEYOR: BILL BURGER

SURVEYOR COMPANY: WM. BURGER LANDSURVEYOR

RETURN TO: BILL BURGER, 510 3RD STREET WEST COURT, WORTHINGTON, IA 52078 | (563) 855-2028

Delaware Co. Assessor

FEB 16 2023

FILED
 Delaware Co. Auditor

FEB 15 2023



Book 2023 Page 373

Document 2023 373 Type 06 002 Pages 3
 Date 2/16/2023 Time 8:00:55AM
 Rec Amt \$17.00

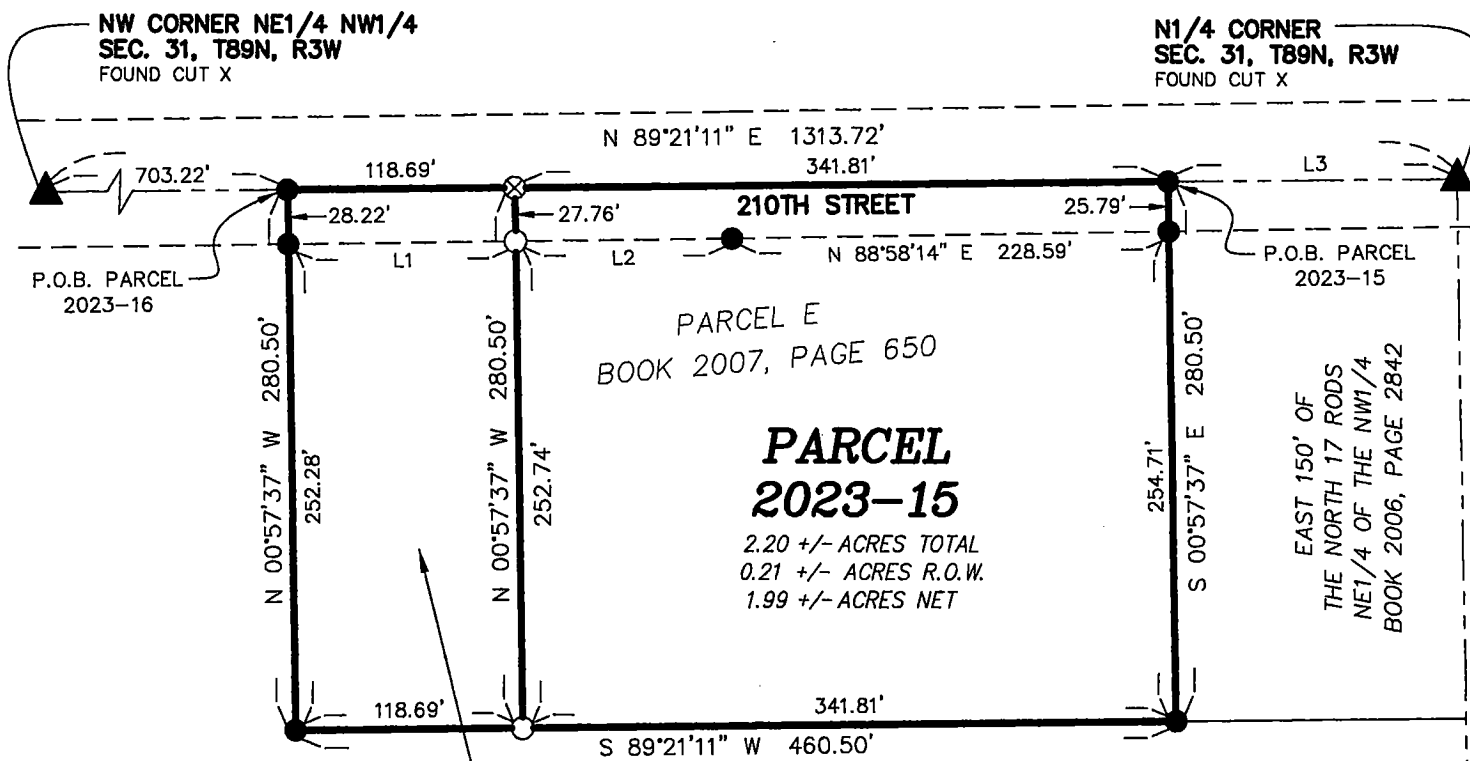
Daneen Schindler, RECORDER/REGISTRAR
 DELAWARE COUNTY IOWA

PREPARED BY BILL BURGER 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 (563) 855 2028

PLAT OF SURVEY

PARCEL 2023-15 PART OF PARCEL E IN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL 2023-16 PART OF PARCEL E IN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA



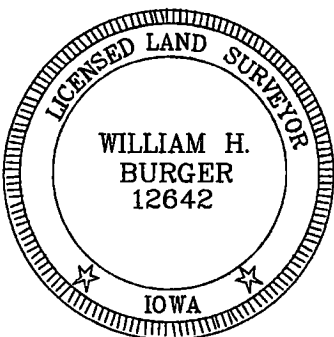
LEGEND

- SET 1/2" IRON ROD W/ YELLOW CAP #12642
- FD. 1/2" IRON ROD W/ YELLOW CAP #12642
- ⊗ SET CUT X
- 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

PARCEL 2023-16
 0.77 +/- ACRES TOTAL
 0.08 +/- ACRES R.O.W.
 0.69 +/- ACRES NET

NE1/4 NW1/4
 SECTION 31, T89N, R3W

LINE	BEARING	DISTANCE
L1	N 89°07'41" E	118.69'
L2	N 89°07'41" E	113.21'
L3	S 89°21'11" W	150.00'



DATE OF SURVEY: 1/24/2023 SCALE: 1" = 100' 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, 2024

Wm. Burger
 LandSurveyor

510 3rd Street West Court
 Worthington, Iowa 52078

William H. Burger 2/13/23
 WILLIAM H. BURGER #12642 DATE

LEGAL DESCRIPTION

PARCEL 2023-15 Part of Parcel E in the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Three West (R3W), of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 2.20 acres more or less, including 0.21 acres more or less of public road right of way, **subject to easements of record** and more particularly described by metes and bounds as follows:

COMMENCING at the North Quarter corner (N1/4) of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 89°-21'-11" West 150.00 feet along North line of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of said Section Thirty-one (31) to the **POINT OF BEGINNING**, corner also being the Northeast corner of Parcel E as recorded in Book 2007, Page 650 in the Office of the Delaware County Recorder;

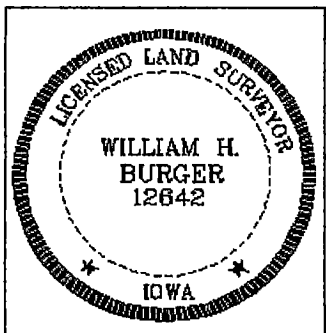
Thence South 00°-57'-37" East 280.50 feet along the East line and to the Southeast corner of said Parcel E;

Thence South 89°-21'-11" West 341.81 feet along the South line of said Parcel E;

Thence North 00°-57'-37" West 280.50 feet to the North line of said Parcel E, also being the North line of said Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4);

Thence North 89°-21'-11" East 341.81 feet along said North line to the **POINT OF BEGINNING** containing a total of 2.20 acres more or less including 0.21 acres more or less of public road right of way, **subject to easements of record**;

The North line of the Northeast Quarter (NE1/4) of the Northwest quarter (NW1/4) of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear North 89°-21'-11" 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, 2024</p> <p><i>William H. Burger</i> <i>2/13/23</i> _____ William H. Burger Date Reg. No. 12642</p> <p>Sheet No. <u>2</u> covered by this seal</p>
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LEGAL DESCRIPTION

PARCEL 2023-16 Part of Parcel E in the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Three West (R3W), of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 0.77 acres more or less, including 0.08 acres more or less of public road right of way, **subject to easements of record** and more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 89°-21'-11" East 703.22 feet along North line of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of said Section Thirty-one (31) to the **POINT OF BEGINNING**, corner also being the Northwest corner of Parcel E as recorded in Book 2007, Page 650 in the Office of the Delaware County Recorder;

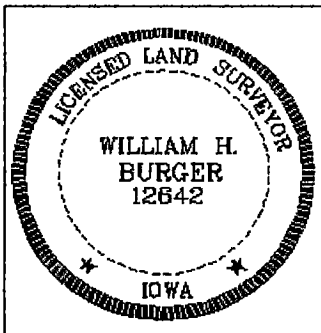
Thence continuing along said North line North 89°-21'-11" East 118.69 feet;

Thence South 00°-57'-37" East 280.50 feet to the South line of said Parcel E;

Thence South 89°-21'-11" West 118.69 feet along the South line and to the Southwest corner of said Parcel E;

Thence North 00°-57'-37" West 280.50 feet along the West line of said Parcel E to the **POINT OF BEGINNING** containing a total of 0.77 acres more or less including 0.08 acres more or less of public road right of way, **subject to easements of record**;

The North line of the Northeast Quarter (NE1/4) of the Northwest quarter (NW1/4) of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear North 89°-21'-11" 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, 2024</p> <p><i>William H. Burger</i> 2/13/23 William H. Burger Date Reg. No. 12642</p> <p>Sheet No. 3 covered by this seal</p>
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