

PARCEL 2023-25 PART OF PARCEL 2016-03 IN THE SOUTH HALF (S1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY (20), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL 2023-26 PART OF PARCEL 2016-03 IN THE SOUTH HALF (S1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY (20), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PLAT OF SURVEY

NW CORNER SW1/4 NE1/4
SEC. 20, T87N, R3W
FD. 1/2" IRON ROD W/
ORANGE CAP #17939

PARCEL 2023-25
- 0.56 +/- ACRES TOTAL

(N 02°20'34" W 1330.01')
N 00°47'09" W 1330.07'

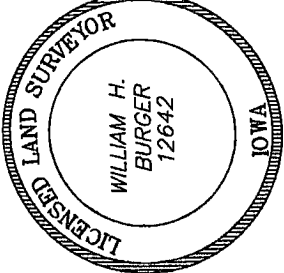
FD. 2.7' S'ERLY OF TRUE
CORNER, DIMENSIONS
ARE TO TRUE CORNER

DEED
BOOK 82,
PAGE 246

CENTER OF SECTION
SEC. 20, T87N, R3W
FD. 1/2" IRON ROD
W/ NO CAP

FD. 57' N'ERLY OF TRUE
CORNER, DIMENSIONS
ARE TO TRUE CORNER

SEE DETAIL



DATE OF SURVEY: 3/9/2023
PROPRIETOR: 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.

William H. Burger
WILLIAM M. BURGER
#12642
DATE 4/5/23

Wm. Burger
LandSurveyor
510 3rd Street West Court
Worthington, Iowa 52078

SHEET 1 OF 3
SCALE: 1" = 200'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	216.71' (216.97')	58303.10'	00°12'47"	S 89°54'16" E (N 88°32'17" E)	216.71' (216.97')

LINE	BEARING	DISTANCE
L1	S 00°47'09" E	132.90'
L2	N 89°38'06" E	184.07'
L3	S 89°13'49" W (S 87°39'26" W)	184.06' (184.00')
L4	S 78°08'59" W (N 76°37'22" E)	95.88' (95.78')
L5	S 04°05'33" W (N 02°30'22" E)	290.04' (290.10')
L6	N 00°47'09" W (S 02°20'34" E)	16.09' (16.14')

PARCEL 2023-26

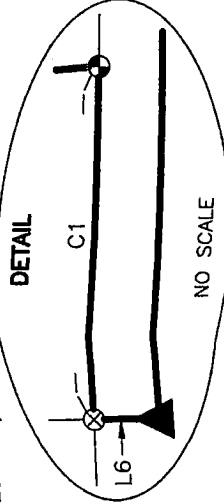
78.29 +/- ACRES TOTAL
6.22 +/- ACRES R.O.W.
72.07 +/- ACRES NET

PARCEL 2016-03
BOOK 2016, PAGE 105

(N 88°43'22" E 2293.40')
N 89°43'23" W 2293.34'

IOWA HIGHWAY 38

S 89°37'33" W 2647.33'
(S 88°03'58" W 2647.42')



ACREAGE SUMMARY

PARCEL	SW1/4 NE1/4 SEC. 20, T87N, R3W	SE1/4 NE1/4 SEC. 20, T87N, R3W
2023-26	37.73 +/-	40.56 +/-
TOTAL ACRES	2.67 +/-	3.55 +/-

INDEX LEGEND

LOCATION: PARCEL 2016-03 IN THE S1/2 OF THE NE1/4 OF SECTION 20, T87N, R3W

PROPRIETORS: MARK WELTER (1/2 INT) & DIANE WELTER (1/2 INT)

REQUESTOR: MARK WELTER

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

APR 06 2023

FILED
Delaware Co. Auditor

APR 06 2023

Book 2023 Page 734

Document 2023 734 Type 06 002 Pages 3

Date 4/06/2023 Time 12:42:14PM

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

LEGAL DESCRIPTION

PARCEL 2023-25 Part of Parcel 2016-03 in the South Half (S1/2) of the Northeast Quarter (NE1/4) of Section Twenty (20), Township Eighty-seven North (T87N), Range Three West (R3W), of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 0.56 acres more or less, **subject to easements of record** and more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section Twenty (20), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 00°-47'-09" East 726.73 feet along a West line of Parcel 2016-03 as recorded in Book 2016, Page 105 in the Office of the Delaware County Recorder to the **POINT OF BEGINNING**;

Thence North 89°-38'-06" East 184.07 feet;

Thence South 00°-47'-09" East 132.90 feet to a Westerly corner of said Parcel 2016-03;

Thence South 89°-13'-49" West 184.06 feet along a Southerly line and to a Southwesterly corner of said Parcel 2016-03;

Thence North 00°-47'-09" West 134.20 feet along said West line to the **POINT OF BEGINNING** containing a total of 0.56 acres more or less, **subject to easements of record**;

The West line of the South Half (S1/2) of the Northeast Quarter (NE1/4) of Section Twenty (20), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear North 00°-47'-09" 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, 2024</p> <p><i>William H. Burger</i> 4/5/23 _____ William H. Burger Date Reg. No. 12642</p> <p>Sheet No. 2 covered by this seal</p>
---	--

LEGAL DESCRIPTION

PARCEL 2023-26 Part of Parcel 2016-03 in the South Half (S1/2) of the Northeast Quarter (NE1/4) of Section Twenty (20), Township Eighty-seven North (T87N), Range Three West (R3W), of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 78.29 acres more or less, including 6.22 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:

BEGINNING at the East Quarter (E1/4) corner of Section Twenty (20), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 89°-37'-33" West 2647.33 feet along the South line of Parcel 2016-03 as recorded in Book 2016, Page 105 in the Office of the Delaware County Recorder to the Center of said Section Twenty (20);

Thence North 00°-47'-09" West 16.09 feet along a West line of said Parcel 2016-03;

Thence along a Northerly line of said Parcel 2016-03 and along a circular curve concave Southernly for an arc length of 216.71 feet, said circular curve having a central angle of 00°-12'-47", a radius of 58303.10 feet, a chord bearing of South 89°-54'-16" East and a chord length of 216.71 feet;

Thence North 04°-52'-29" West 457.49 feet along a Westerly line of said Parcel 2016-03;

Thence North 00°-47'-09" West 132.90 feet;

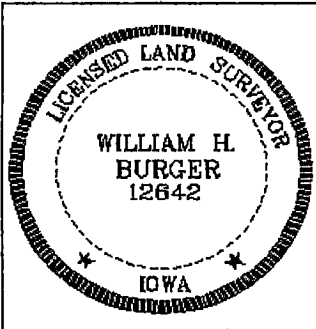
Thence South 89°-38'-06" West 184.07 feet to a West line of said Parcel 2016-03;

Thence North 00°-47'-09" West 726.73 feet along a West line of said Parcel 2016-03 to the Northwest corner of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of said Section Twenty (20);

Thence North 89°-38'-06" East 2655.64 feet along a North line of said Parcel 2016-03 to the Northeast corner of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of said Section Twenty (20);

Thence South 00°-25'-40" East 1329.62 feet along the East line of said Parcel 2016-03 to the **POINT OF BEGINNING** containing a total of 78.29 acres more or less including 6.22 acres more or less of public road right of way, **subject to easements of record**;

The South line of the South Half (S1/2) of the Northeast Quarter (NE1/4) of Section Twenty (20), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear South 89°-37'-33" West.



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, 2024

William H. Burger 4/5/23
William H. Burger Date Reg. No. 12642
Sheet No. 3 covered by this seal