FILED Delaware Co. Assessor NDEX LEGEND PARCEL F - PART OF LOT 2 OF THE NE1/4 SW1/4 LOCATION: OF SECTION 23, T87N, R4W MAY 18 2023 Document 2023 1088 Type 06 002 Pages 3 Date 5/18/2023 Time 12:22:21PM THOMAS THOMPSON REQUESTOR: PROPRIETOR: THOMAS L. THOMPSON AND MEGHAN THOMPSON **FILED** Rec Amt \$17.00 BILL BURGER SURVEYOR: Delaware Co. Auditor SURVEYOR WM. BURGER LANDSURVEYOR MAY 18 2023 COMPANY: BILL BURGER, 510 3RD STREET WEST COURT, WORTHINGTON, IA 52078 [(563) 855-2028 Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA
510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 (563) 855 2028 RETURN TO: PREPARED BY BILL BURGER $PARCEL \,\,\, 2023{-30}$ in the northeast quarter (ne1/4) of the SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHTY-SEVEN NORTH PLAT OF (T87N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA SURVEY $PARCEL \,\, 2023{-31}\,$ in the northeast quarter (ne1/4) of the SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA DELTA ANGLE 00"18"33" 02"47"35" 00"23"29" ARC LENGTH RADIUS 17.80' (17.87') 3299.00' 69.82' 1432.28' CHORD BEARING N 82'39'47" E (I N 81'25'16" E (I CENTER OF SECTION CURVE CHORD LENGTH **SEC. 23, T87N, R4W** FD. 5/8" IRON ROD (N 83°33'40" E) 17.80' (17.87') | S 82'37'19" W (N 83'31'14" E) | 69.81' | S 82'37'19" W (N 83'31'14" E) | 22.26' (22.28') | N 81'32'46" E (N 82'32'40" E) | 65.34' (65.33') | S 79'25'24" W | 30 27' C2 WITH MARRED CAP 18 22.26' (22.28') 3259.00 C3 65.35' (65.33') 1472.28 C4 02'32'35 P.O.B. PARCEL 2023-30 011254 30.37 1432.28 (N 83'42'59" E 242.65') N 82'49'03" E 242.6 C2 LINE DISTANC BEARING 242.65 N 82'49'03" (N 83°42'59" E) 100.00° N 82'49'03" (N 83°42'59" E) 142.65 40.50 C1 145.24 N 89'38'39' W (N 88'47'38" W) 12.69' (12.76') 97.41 40.08 - C4 40.28 COUNTY ROAD D-47 L1 Z 286. **`**_Ç3 PARCELш SW1/4 2023-30 57" NOTE: PARCELS 2023-30 AND 2023-31 ARE COMPRISED OF PARCEL F 00.20 1.19 +/-ACRES TOTAL BOOK 2001, PAGE 1336 NE1/4 261 0.19 +/- ACRES R.O.W. 1.00 +/-ACRES NET S 1319.07' 1319.12') & 1 R4W SE1/4 or T87N, R PARCEL E BOOK 2001, PAGE 1336 620.09 THE NW1/4 SEC. 23, T 00°37'28" (s 01°26'49" E N 89°38'39" 619.91,) 167.94 PARCEL F BOOK 2001, PAGE 1336 **≥** ≥ (n) (s 00.00'00" 00'49'50" 8 Я **PARCEL** 3 LEGEND Ö ğ 2023–31 SET 1/2" IRON ROD W/ YELLOW CAP #12642 0 378. 3.64 +/- ACRES TOTAL SET MAG NAIL W/ WASHER (M) 0.11 +/-ACRES R.O.W. FD. 1/2" IRON ROD W/ YELLOW CAP #12642 3.53 +/- ACRES NET . 00.00'00" W BOUNDARY LINE SURVEYED SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE R.O.W. LINE s s CENTERLINE RECORDED AS () P.O.B. POINT OF BEGINNING SE CORNER NE1/4 SW1/4 SEC. 23, T87N, R4W FD. 5/8" IRON ROD WITH NO CAP 100 200 P.O.B. PARCEL 2023-31 N 89'38'39" W 328.32 (N 88'47'38" W 328.22') LEGISED LAND SUPLE SCALE: 1" = 100" SHEET 1 OF 3 DATE OF SURVEY: 5/5/2023 PROPRIETORS: SEE INDEX LEGEND I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND RELATED SURVEY WORK WAS PERFORMED BY ME OR WILLIAM H. Wm. Burger BURGER UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY 12642 LandSurveyor LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024 510 3rd Street West Court IOWA Worthington, Iowa 52078 Wellen #12642 WILLIAM H. BURGER NO. OF SHEETS COVERED BY THIS SEAL 1

LEGAL DESCRIPTION

PARCEL 2023-30 in the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Twenty-three (23), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 1.19 acres more or less, including 0.19 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 Center of Section Twenty-three (23), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, lowa;

Thence South 00°-37'-28" West 648.28 feet along the East line of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of said Section Twenty-three (23) to the centerline of County Road D-47;

Thence along said centerline and along a circular curve concave Northerly for an arc length of 30.37 feet, said circular curve having a central angle of 01°-12'-54", a radius of 1432.28 feet, a chord bearing of South 79°-25'-24" West and a chord length of 30.37 feet to the POINT OF BEGINNING, said corner also being the Northeast corner of Parcel F as recorded in the Office of the Delaware County Recorder in Book 2001, Page 1336;

Thence South 00°-50'-57" East 286.68 feet along the East line of said Parcel F;

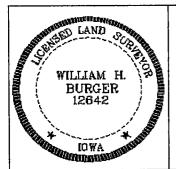
Thence North 89°-38'-39" West 167.94 feet;

Thence North 10°-53'-22" West 261.74 feet to a Northerly line of said Parcel F;

Thence North 82°-49'-03" East 145.24 feet along a Northerly line of said Parcel F;

Thence along a Northerly line of said Parcel F and along a circular curve concave Northerly for an arc length of 69.82 feet, said circular curve having a central angle of 02°-47'-35", a radius of 1432.28 feet, a chord bearing of North 81°-25'-16" East and a chord length of 69.81 feet to the POINT OF BEGINNING containing a total of 1.19 acres more or less, including 0.19 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 East line of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Twenty-three (23), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear South 00°-37'-28" 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 lowa;

nge, 5/1

Date

My license renewal date is December 31,

William H. Burger Sheet No. Z covered by this seal

Reg. No. 12642

LEGAL DESCRIPTION

PARCEL 2023-31 in the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Twenty-three (23), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 3.64 acres more or less, including 0.11 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 Southeast corner of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Twenty-three (23), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 89°-38'-39" West 12.69 feet along the South line and to the Southwest corner of Lot 3 of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) and the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) all in said Section Twenty-three (23) as recorded in the Office of the Delaware County Recorder in Plat Book 5, Page 8, said point being the **POINT OF BEGINNING**:

Thence North 89°-38'-39" West 328.32 feet along the South line and to the Southwest corner of Parcel F as recorded in the Office of the Delaware County Recorder in Book 2001, Page 1336;

Thence North 00°-49'-50" West 620.09 feet along the West line and to the Northwest corner of said Parcel F;

Thence along a Northerly line of said Parcel F and along a circular curve concave Southerly for an arc length of 17.80 feet, said circular curve having a central angle of 00°-18'-33", a radius of 3299.00 feet, a chord bearing of North 82°-39'-47" East and a chord length of 17.80 feet;

Thence North 82°-49'-03" East 97.41 feet along a Northerly line of said Parcel F;

Thence South 10°-53'-22" East 261.74 feet;

Thence South 89°-38'-39" East 167.94 feet to the East line of said Parcel F;

Thence South 00°-50'-57" East 378.48 feet along the East line of said Parcel F to the **POINT OF BEGINNING** containing a total of 3.64 acres more or less, including 0.11 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 East line of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Twenty-three (23), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear South 00°-37'-28" 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 lowa;

My license renewal date is December 31, 2024

William H. Burger Sheet No. 3 covered by this seal

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Reg. No. 12642