

INDEX LEGEND

LOCATION: PARCEL F - PART OF LOT 2 OF THE NE1/4 SW1/4 OF SECTION 23, T87N, R4W

REQUESTOR: THOMAS THOMPSON

PROPRIETOR: THOMAS L. THOMPSON AND MEGHAN THOMPSON

SURVEYOR: BILL BURGER

SURVEYOR COMPANY: WM. BURGER LANDSURVEYOR

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

FILED
Delaware Co. Assessor

MAY 18 2023

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Book 2023 Page 1088

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA
510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 (563) 855 2028

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

PLAT OF SURVEY

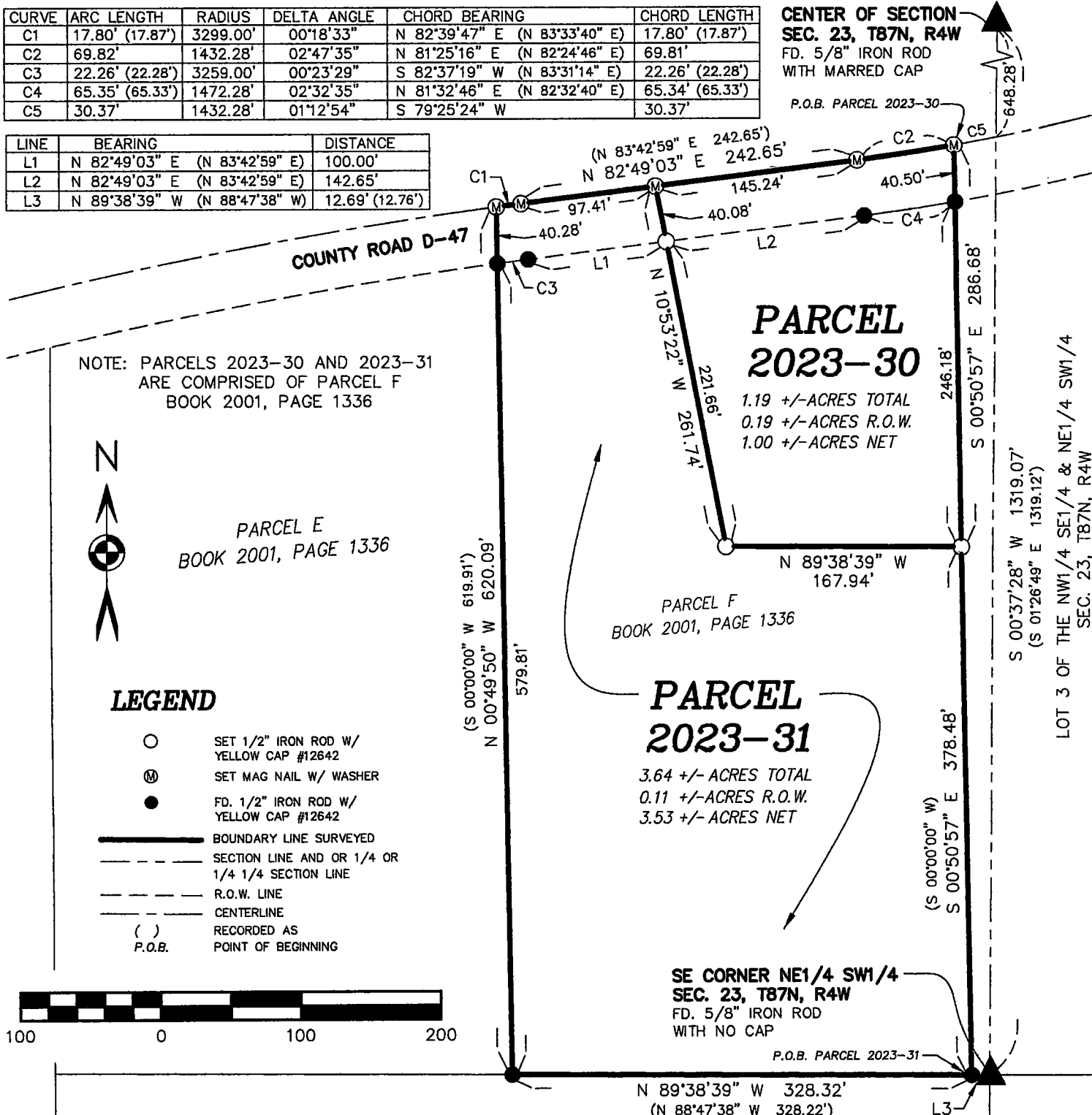
PARCEL 2023-30 IN THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

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

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.80' (17.87')	3299.00'	00°18'33"	N 82°39'47" E (N 83°33'40" E)	17.80' (17.87')
C2	69.82'	1432.28'	02°47'35"	N 81°25'16" E (N 82°24'46" E)	69.81'
C3	22.26' (22.28')	3259.00'	00°23'29"	S 82°37'19" W (N 83°31'14" E)	22.26' (22.28')
C4	65.35' (65.33')	1472.28'	02°32'35"	N 81°32'46" E (N 82°32'40" E)	65.34' (65.33')
C5	30.37'	1432.28'	01°12'54"	S 79°25'24" W	30.37'

LINE	BEARING	DISTANCE
L1	N 82°49'03" E (N 83°42'59" E)	100.00'
L2	N 82°49'03" E (N 83°42'59" E)	142.65'
L3	N 89°38'39" W (N 88°47'38" W)	12.69' (12.76')

CENTER OF SECTION
SEC. 23, T87N, R4W
FD. 5/8" IRON ROD
WITH MARRED CAP



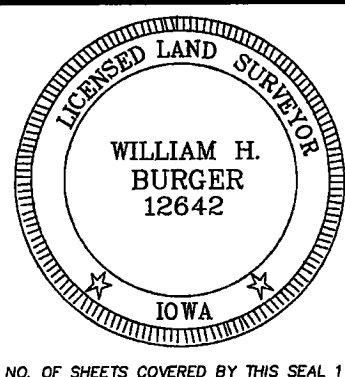
NOTE: PARCELS 2023-30 AND 2023-31 ARE COMPRISED OF PARCEL F BOOK 2001, PAGE 1336



PARCEL E
BOOK 2001, PAGE 1336

LEGEND

- SET 1/2" IRON ROD W/ YELLOW CAP #12642
- ⊙ SET MAG NAIL W/ WASHER
- FD. 1/2" IRON ROD W/ YELLOW CAP #12642
- BOUNDARY LINE SURVEYED
- - - SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE
- - - R.O.W. LINE
- - - CENTERLINE
- () RECORDED AS P.O.B.
- POINT OF BEGINNING



DATE OF SURVEY: 5/5/2023 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

William H. Burger 5/18/23
WILLIAM H. BURGER #12642 DATE

Wm. Burger
LandSurveyor

510 3rd Street West Court
Worthington, Iowa 52078

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, Iowa;

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;

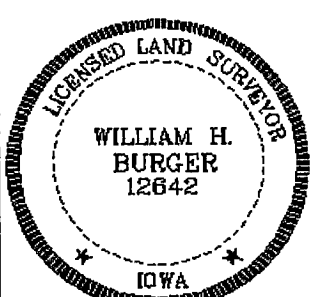
Thence North 89°-38'-39" West 167.94 feet;

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.

	<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> 5/18/23 William H. Burger Date Reg. No. 12642</p> <p>Sheet No. Z covered by this seal</p>
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