

AUG 15 2023



Book 2023 Page 1927

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AUG 15 2023

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

INDEX LEGEND	
LOCATION:	NE1/4 NE1/4 OF SEC. 21, T87N, R4W NW1/4 NW1/4 OF SEC. 22, T87N, R4W
PROPRIETORS:	LESTER P. HERSHBERGER AND MARTHA H. HERSHBERGER
REQUESTOR:	RICHARD JURGENS JR.
SURVEYOR:	BILL BURGER
SURVEYOR COMPANY:	WM. BURGER LANDSURVEYOR
RETURN TO:	BILL BURGER, 510 3RD STREET WEST COURT, WORTHINGTON, IA 52078 (563) 855-2028

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

PLAT OF SURVEY

PARCEL 2023-70 PART OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-ONE (21), AND PART OF THE WEST HALF (W1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-TWO (22), ALL IN TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN DELAWARE COUNTY, IOWA

PARCEL 2023-71 PART OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-ONE (21), AND PART OF THE WEST HALF (W1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-TWO (22), ALL IN TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE FOUR WEST (R4W) 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
- 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.

PARCEL 2023-70

17.07 +/- ACRES TOTAL
0.60 +/- ACRES R.O.W.
16.47 +/- ACRES NET

PARCEL 2023-71

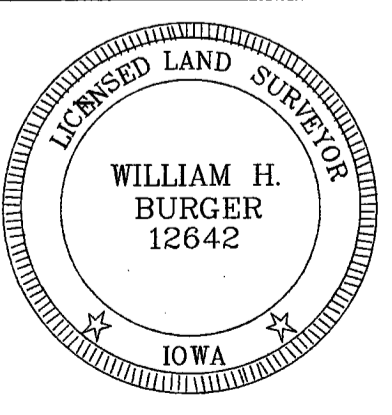
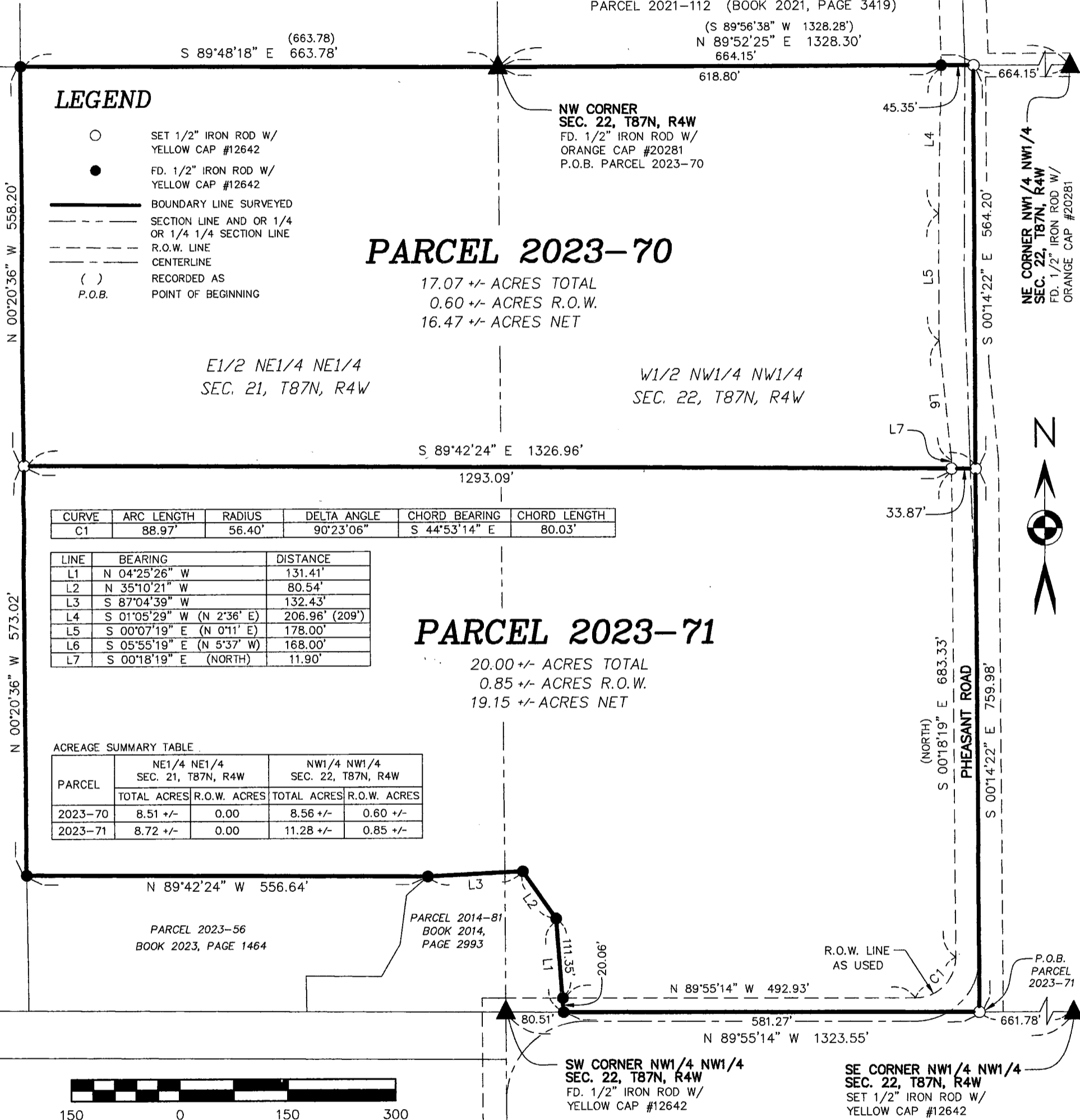
20.00 +/- ACRES TOTAL
0.85 +/- ACRES R.O.W.
19.15 +/- ACRES NET

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	88.97'	56.40'	90°23'06"	S 44°53'14" E	80.03'

LINE	BEARING	DISTANCE
L1	N 04°25'26" W	131.41'
L2	N 35°10'21" W	80.54'
L3	S 87°04'39" W	132.43'
L4	S 01°05'29" W (N 2°36' E)	206.96' (209')
L5	S 00°07'19" E (N 0°11' E)	178.00'
L6	S 05°55'19" E (N 5°37' W)	168.00'
L7	S 00°18'19" E (NORTH)	11.90'

ACREAGE SUMMARY TABLE

PARCEL	NE1/4 NE1/4 SEC. 21, T87N, R4W		NW1/4 NW1/4 SEC. 22, T87N, R4W	
	TOTAL ACRES	R.O.W. ACRES	TOTAL ACRES	R.O.W. ACRES
2023-70	8.51 +/-	0.00	8.56 +/-	0.60 +/-
2023-71	8.72 +/-	0.00	11.28 +/-	0.85 +/-



DATE OF SURVEY: 6/16/2023

SCALE: 1" = 150'

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 8/15/23
WILLIAM H. BURGER #12642 DATE

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

LEGAL DESCRIPTION

PARCEL 2023-70 Part of the East Half (E1/2) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section Twenty-one (21), and part of the West Half (W1/2) of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Twenty-two (22), all in Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 17.07 acres more or less, including 0.60 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:

BEGINNING at the Northwest corner of Section Twenty-two (22), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 89°-52'-25" East 664.15 feet along the North line and to the Northeast corner of the West Half (W1/2) of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of said Section Twenty-two (22);

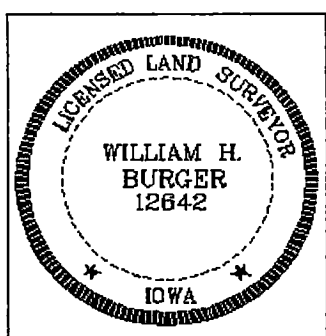
Thence South 00°-14'-22" East 564.20 feet along the East line of said West Half (W1/2) of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4);

Thence North 89°-42'-24" West 1326.96 feet to the West line of the East Half (E1/2) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section Twenty-one (21), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 00°-20'-36" West 558.20 feet along the West line and to the Northwest corner of said East Half (E1/2) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4);

Thence South 89°-48'-18" East 663.78 feet along the North line of said East Half (E1/2) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) to the **POINT OF BEGINNING**, containing a total of 17.07 acres more or less, including 0.60 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 North line of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Twenty-two (22), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear North 89°-52'-25" 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> 8/15/23 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 2023-71 Part of the East Half (E1/2) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section Twenty-one (21), and part of the West Half (W1/2) of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Twenty-two (22), all in Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 20.00 acres more or less, including 0.85 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 Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Twenty-two (22), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 89°-55'-14" West 661.78 feet along the South line of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of said Section Twenty-two (22) to the **POINT OF BEGINNING**, corner also being the Southeast corner of the West Half (W1/2) of said Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4);

Thence continuing along said South line North 89°-55'-14" West 581.27 feet to the Southeast corner of Parcel 2014-81 as recorded in Book 2014, Page 2993 in the Office of the Delaware County Recorder;

Thence North 04°-25'-26" West 131.41 feet along an Easterly line and to an Easterly corner of said Parcel 2014-81;

Thence North 35°-10'-21" West 80.54 feet along an Easterly line and to the Northeasterly corner of said Parcel 2014-81;

Thence South 87°-04'-39" West 132.43 feet along the Northerly line and to a Northerly corner of said Parcel 2014-81, corner also being the Northeasterly corner of Parcel 2023-56 as recorded in Book 2023, Page 1464 in the Office of the Delaware County Recorder;

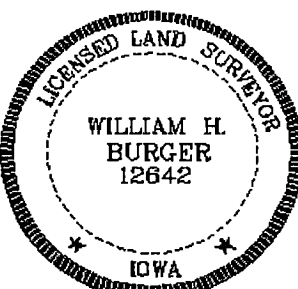
Thence North 89°-42'-24" West 556.64 feet along the North line and to a Northwest corner of said Parcel 2023-56;

Thence North 00°-20'-36" West 573.02 feet along the West line of the East Half (E1/2) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section Twenty-one (21), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 89°-42'-24" East 1326.96 feet to the East line of the West Half (W1/2) of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of said Section Twenty-two (22);

Thence South 00°-14'-22" East 759.98 feet along the East line of said West Half (W1/2) of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) to the **POINT OF BEGINNING** containing a total of 20.00 acres more or less, including 0.85 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 South line of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Twenty-two (22), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear North 89°-55'-14" 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> 3/15/23 William H. Burger Date Reg. No. 12642 Sheet No. 3 covered by this seal</p>
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