

INDEX LEGEND

LOCATION: SE1/4 NE1/4 OF SECTION 16, T89N, R4W
 PROPRIETORS: PARCEL 2023-75 - JOHN F. RECKER
 PROPRIETORS: PARCEL 2023-74 - KENNETH J. DAVIDSHOFER & RENEE R. DAVIDSHOFER
 REQUESTOR: JOHN RECKER
 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

AUG 24 2023

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 Delaware Co. Auditor

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Book 2023 Page 2033

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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 2023-74 PART OF THE ABANDONED RAILROAD RIGHT OF WAY LYING ACROSS THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL 2023-75 PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION SIXTEEN (16), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

LEGEND

- SET 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
- × × × FENCE LINE
- - - EASEMENT LINE
- () RECORDED AS

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	211.54'	2914.93'	04°09'29"	S 70°29'58" E	211.50'
C2	175.24'	2964.93'	03°23'11"	N 74°16'18" W	175.22'
C3	172.26'	2914.93'	03°23'09"	S 74°16'18" E	172.23'

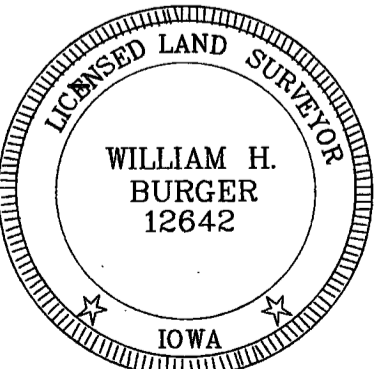
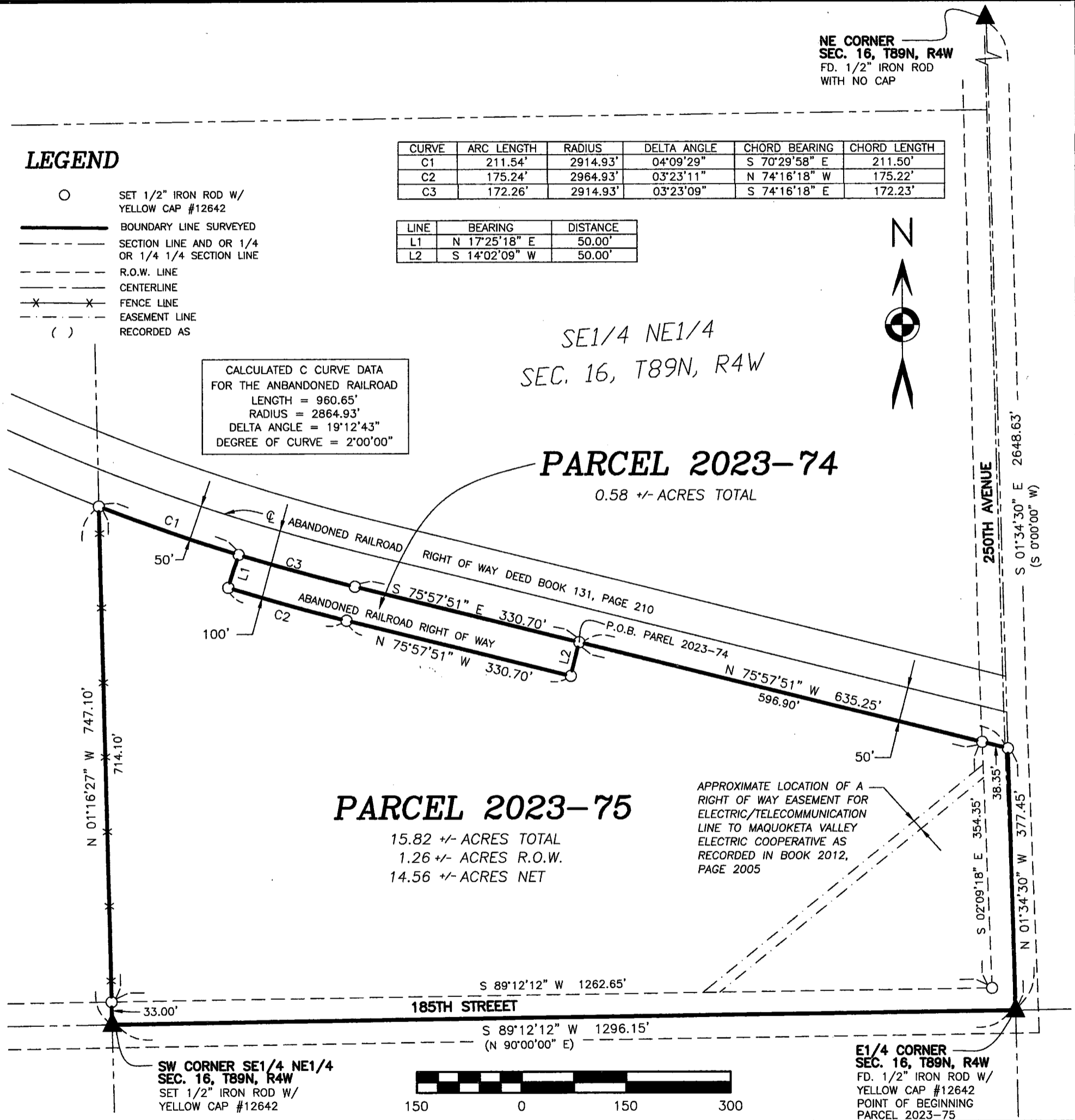
LINE	BEARING	DISTANCE
L1	N 17°25'18" E	50.00'
L2	S 14°02'09" W	50.00'

CALCULATED C CURVE DATA FOR THE ANBANDONED RAILROAD
 LENGTH = 960.65'
 RADIUS = 2864.93'
 DELTA ANGLE = 19°12'43"
 DEGREE OF CURVE = 2°00'00"

SE1/4 NE1/4
 SEC. 16, T89N, R4W

PARCEL 2023-74
 0.58 +/- ACRES TOTAL

PARCEL 2023-75
 15.82 +/- ACRES TOTAL
 1.26 +/- ACRES R.O.W.
 14.56 +/- ACRES NET



DATE OF SURVEY: 7/20/2023 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

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

WILLIAM H. BURGER #12642 8/24/23 DATE

LEGAL DESCRIPTION

PARCEL 2023-74 Part of the abandoned railroad right of way lying across the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Sixteen (16), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 0.58 acres more or less, **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 East Quarter (E1/4) corner of Section Sixteen (16), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 01°-34'-30" West 377.45 feet along the East line of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of said Section Sixteen (16) to the Southerly line of the abandoned Railroad right of way;

Thence North 75°-57'-51" West 635.25 feet along the Southerly line of said abandoned Railroad right of way to the **POINT OF BEGINNING**;

Thence continuing along the abandoned Railroad right of way South 14°-02'-09" West 50.00 feet;

Thence continuing along the Southerly line of said abandoned Railroad right of way North 75°-57'-51" West 330.70 feet;

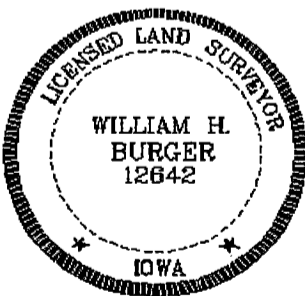
Thence continuing along the Southerly line of said abandoned Railroad right of way and along a circular curve concave Northeasterly for an arc length of 175.24 feet, said circular curve having a central angle of 03°-23'-11", a radius of 2964.93 feet, a chord bearing of North 74°-16'-18" West and a chord length of 175.22 feet;

Thence continuing along the abandoned Railroad right of way North 17°-25'-18" East 50.00 feet;

Thence along a circular curve concave Northeasterly for an arc length of 172.26 feet, said circular curve having a central angle of 03°-23'-09", a radius of 2914.93 feet, a chord bearing of South 74°-16'-18" East and a chord length of 172.23 feet;

Thence South 75°-57'-51" East 330.70 feet to the **POINT OF BEGINNING**, containing a total of 0.58 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The South line of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Sixteen (16), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear South 89°-12'-12" 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> 8/29/23 William H. Burger Date Reg. No. 12642 Sheet No. 2 covered by this seal</p>
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LEGAL DESCRIPTION

PARCEL 2023-75 Part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Sixteen (16), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 15.82 acres more or less, including 1.26 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 East Quarter (E1/4) corner of Section Sixteen (16), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 89°-12'-12" West 1296.15 feet along the South line and to the Southwest corner of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of said Section Sixteen (16)

Thence North 01°-16'-27" West 747.10 feet along the West line of said Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) to the Southerly line of the abandoned Railroad right of way;

Thence along the Southerly line of said abandoned Railroad right of way and along a circular curve concave Northeasterly for an arc length of 211.54 feet, said circular curve having a central angle of 04°-09'-29", a radius of 2914.93 feet, a chord bearing of South 70°-29'-58" East and a chord length of 211.50 feet;

Thence continuing along the Southerly line of said abandoned Railroad right of way South 17°-25'-18" West 50.00 feet;

Thence continuing along the Southerly line of said abandoned Railroad right of way and along a circular curve concave Northeasterly for an arc length of 175.24 feet, said circular curve having a central angle of 03°-23'-11", a radius of 2964.93 feet, a chord bearing of South 74°-16'-18" East and a chord length of 175.22 feet;

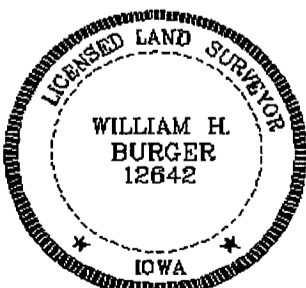
Thence continuing along the Southerly line of said abandoned Railroad right of way South 75°-57'-51" East 330.70 feet;

Thence continuing along the Southerly line of said abandoned Railroad right of way North 14°-02'-09" East 50.00 feet;

Thence continuing along the Southerly line of said abandoned Railroad right of way South 75°-57'-51" East 635.25 feet to the East line of said Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4);

Thence South 01°-34'-30" East 377.45 feet along the East line of said Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) to the **POINT OF BEGINNING**, containing a total of 15.82 acres more or less, including 1.26 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 Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Sixteen (16), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear South 89°-12'-12" 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> 8/24/23 Date Reg. No. 12642</p> <p>William H. Burger Sheet No. 3 covered by this seal</p>
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