

SEP 21 2023



Book 2023 Page 2382

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Delaware Co. Auditor

SEP 21 2023

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

INDEX LEGEND
LOCATION: NW1/4 SE1/4 OF SECTION 27, T87N, R3W
REQUESTOR: MARK WELTER
PROPRIETOR: MARK L. WELTER AND DIANE M. WELTER
SURVEYOR: BILL BURGER
SURVEYOR COMPANY: WM. BURGER LANDSURVEYOR
BILL BURGER, 510 3RD STREET WEST COURT,
RETURN TO: WORTHINGTON, IA 52078 | (563) 855-2028

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

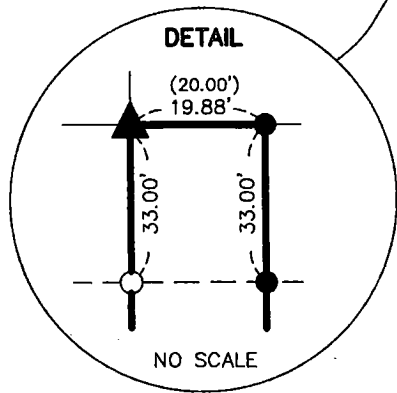
PLAT OF
SURVEY

PARCEL 2023-85 PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST
QUARTER (SE1/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE THREE
WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL 2023-86 PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST
QUARTER (SE1/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE THREE
WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

CENTER OF SECTION
SEC. 27, T87N, R3W
FD. 1/2" IRON ROD W/
ORANGE CAP #8419
BOOK 2006, PAGE 2557
P.O.B. PARCEL 2023-85

E1/4 CORNER
SEC. 27, T87N, R3W
FD. 1-1/4" IRON PIPE
BOOK 2006, PAGE 2557



LEGEND

- SET 1/2" IRON ROD W/
YELLOW CAP #12642
- FD. 1/2" IRON ROD W/
ORANGE CAP #8419
- BOUNDARY LINE SURVEYED
- - - SECTION LINE AND OR 1/4 OR
1/4 1/4 SECTION LINE
- - - R.O.W. LINE
- () RECORDED AS
P.O.B. POINT OF BEGINNING

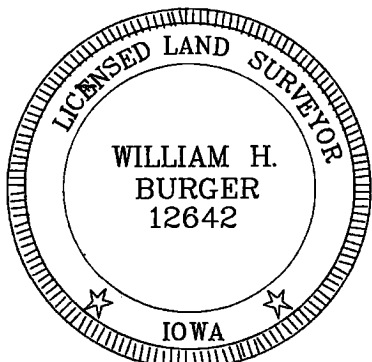
PARCEL D
BOOK 2006,
PAGE 2583

**PARCEL
2023-86**
5.24 +/- ACRES TOTAL
0.32 +/- ACRES R.O.W.
4.92 +/- ACRES NET

**PARCEL
2023-85**
3.55 +/- ACRES TOTAL
0.01 +/- ACRES R.O.W.
3.54 +/- ACRES NET

NW1/4 SE1/4
SEC. 27, T87N, R3W

S1/4 CORNER
SEC. 27, T87N, R3W
FD. 1-1/4" IRON PIPE
BOOK 2006, PAGE 2558



DATE OF SURVEY: 8/28/2023

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
WILLIAM H. BURGER #12642

9/21/23
DATE

LEGAL DESCRIPTION

PARCEL 2023-85 - Part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Twenty-seven (27), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 3.55 acres more or less, including 0.01 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 Center of Section Twenty-seven (27), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 89°-58'-13" East 19.88 feet along the North line of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of said Section Twenty-seven (27) to the Northwest corner of Parcel D as recorded in Book 2006, Page 2583 in the Office of the Delaware County Recorder;

Thence South 00°-35'-20" East 290.19 feet along the West line and to the Southwest corner of said Parcel D;

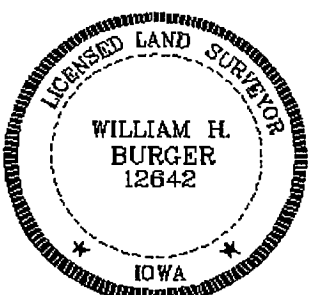
Thence North 89°-57'-06" East 267.97 feet along the South line and to the Southeast corner of said Parcel D;

Thence South 00°-34'-22" East 508.48 feet;

Thence South 86°-18'-07" West 288.32 feet to the West line of said Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4);

Thence North 00°-34'-30" West 817.03 feet along the West line of said Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) to the **POINT OF BEGINNING**, containing a total of 3.55 acres more or less, including 0.01 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 Southeast Quarter (SE1/4) of Section Twenty-seven (27), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear North 89°-58'-13" 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> 9/21/23 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 2023-86 - Part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Twenty-seven (27), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 5.24 acres more or less, including 0.32 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-seven (27), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 89°-58'-13" East 287.93 feet along the North line of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of said Section Twenty-seven (27) to the **POINT OF BEGINNING**, corner also being the Northeast corner of Parcel D as recorded in Book 2006, Page 2583 in the Office of the Delaware County Recorder;

Thence continuing along the North line of said Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) North 89°-58'-13" East 415.02 feet;

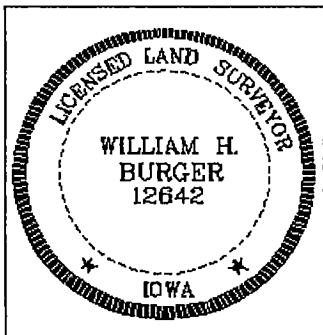
Thence South 01°-52'-13" West 549.08 feet;

Thence South 84°-56'-04" West 392.81 feet;

Thence North 00°-34'-22" West 293.18 feet to the Southeast corner of said Parcel D;

Thence North 00°-34'-22" West 290.10 feet along the East line of said Parcel D to the **POINT OF BEGINNING**, containing a total of 5.24 acres more or less, including 0.32 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 Southeast Quarter (SE1/4) of Section Twenty-seven (27), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear North 89°-58'-13" East.

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