

PLAT OF SURVEY

INDEX LEGEND

LOCATION:	PARCEL "2023-116" LOCATED IN THE SW1/4 OF THE NE1/4 OF SECTION 35, TOWNSHIP 88 NORTH, RANGE 5 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA
PROPRIETOR:	WAYNE R BURBRIDGE
REQUESTED BY:	CONNIE FELDMAN
PREPARED BY:	CLAPSADDLE-GARBER ASSOCIATES, INC,
RETURN TO:	5106 NORDIC DRIVE
TRAVIS R. STEWART, PLS	CEDAR FALLS, IOWA 50613
	PHONE 319-266-0258
	CGA@CGACONSULTANTS.COM

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Document 2024 16 Type 06 002 Pages 1  
Date 1/02/2024 Time 3:44:30PM  
Rec Amt \$7.00

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

FILED  
Delaware Co. Auditor  
JAN 02 2024

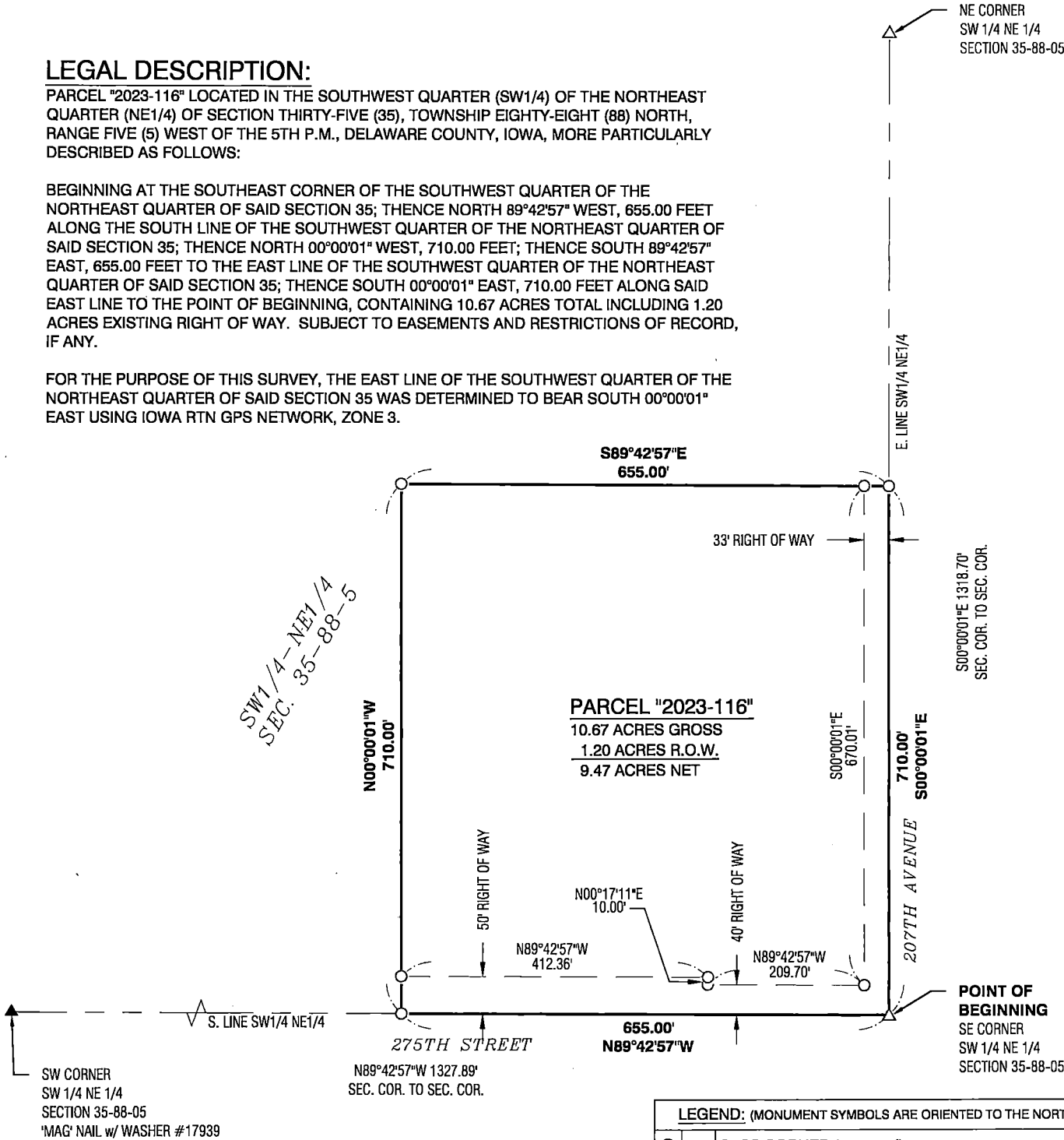
FILED  
Delaware Co. Assessor  
JAN 02 2024

LEGAL DESCRIPTION:

PARCEL "2023-116" LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-EIGHT (88) NORTH, RANGE FIVE (5) WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE NORTH 89°42'57" WEST, 655.00 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE NORTH 00°00'01" WEST, 710.00 FEET; THENCE SOUTH 89°42'57" EAST, 655.00 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE SOUTH 00°00'01" EAST, 710.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING, CONTAINING 10.67 ACRES TOTAL INCLUDING 1.20 ACRES EXISTING RIGHT OF WAY. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

FOR THE PURPOSE OF THIS SURVEY, THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35 WAS DETERMINED TO BEAR SOUTH 00°00'01" EAST USING IOWA RTN GPS NETWORK, ZONE 3.



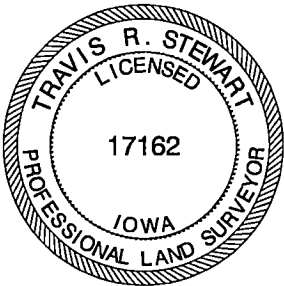
LEGEND: (MONUMENT SYMBOLS ARE ORIENTED TO THE NORTH)	
FOUND	▲ PLSS CORNER (as noted)
	● PARCEL OR LOT CORNER
SET	△ PLSS CORNER - 1/2" DIAMETER x 30" IRON REBAR w/ORANGE PLASTIC ID CAP (#17162)
	○ 1/2" DIAMETER x 30" IRON REBAR w/ORANGE PLASTIC ID CAP (#17162)

( ) = RECORDED AS

BURBRIDGE SURVEY, DELAWARE COUNTY, IOWA



SCALE 1"=200'  
0 200'



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

*Travis R. Stewart* 12/28/2023  
date

Travis R. Stewart, PLS  
Iowa License Number 17162  
My License Renewal Date is December 31, 2023  
Pages or sheets covered by this seal: THIS SHEET



PN: 23-SB-0489  
DATE OF SURVEY: 12-18-23  
DRAWN BY: JJL  
FIELD CREW: DCM, NLP  
SHEET NO. 1 OF 1