

Recorded: 1/23/2024 at 3:35:21.0 PM
 County Recording Fee: \$12.00
 Iowa E-Filing Fee: \$3.22
 Combined Fee: \$15.22
 Revenue Tax: \$0.00
 Delaware County, Iowa
 Daneen Schindler RECORDER
 BK: 2024 PG: 205

Index Legend
 Description: NE 1/4, Section 10-T90N-R04W
 SE 1/4, Section 03-T90N-R04W
 SW 1/4, Section 02-T90N-R04W
 Surveyor: Matthew Kofa, PLS 22561
 Company: VJ Engineering
 1501 Technology Parkway, Suite 100
 Cedar Falls, IA 50613
 319-266-5829
 Proprietor: BIAWK LLC
 Survey Requested by: BIAWK LLC

Filed 1/23/2024 Delaware Co. Assessor
 Filed 1/23/2024 Delaware Co. Auditor

Plat of Survey
Parcel 2024-03
 Part of the SW 1/4, Section 02-T90N-R04W
 & SE 1/4, Section 03-T90N-R04W
 & NE 1/4, Section 10-T90N-R04W
 Delaware County, Iowa

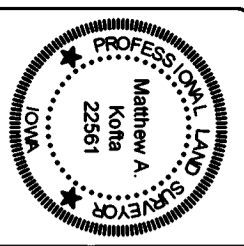
Parcel 2024-03 Legal Description:

That part of the South one-fourth (S1/4) of the Northwest Quarter (NW 1/4) and of the Southwest Quarter (SW 1/4) of Section Two (2) lying North of Iowa Highway No. 3 and West of the County Road; and the Southeast Quarter (SE 1/4) of the South one-half (S 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Three (3); and that part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Ten (10) lying North of the right-of-way of Iowa Highway No. 3, all in Township Ninety (90) North, Range Four (4), West of the Fifth Principal Meridian, in Delaware County, Iowa, except highways, described as follows:

Commencing at the Northeast Corner of said Section 10; thence S88°14'19"W 201.19 feet along the North line of the NE 1/4 of the NE 1/4 of said Section 10 to the Northernly right-of-way of Iowa Highway No. 3 and the Point of Beginning; thence Southwesterly along said right-of-way 185.99 feet along a 2925.00 foot radius curve, concave Southeastly, said curve having a long chord of 185.96 feet that bears S55°31'42"W; thence S63°23'00"W 107.63 along said right-of-way; thence S51°35'51"W 126.96 feet along said right-of-way; thence S41°17'15"W 101.57 feet along said right-of-way; thence S53°36'55"W 283.45 feet along said right-of-way; thence N14°58'05"W 60.22 feet; thence N00°39'44"E 318.96 feet; thence N10°14'29"E 490.80 feet; thence N09°15'56"E 599.44 feet; thence N74°46'20"E 291.87 feet; thence N22°53'17"W 663.34 feet; thence N89°14'51"E 668.62 feet; thence N87°54'35"E 881.28 feet; thence N86°29'06"E 95.66 feet to the centerline of Pilot Road; thence Southwesterly along said centerline 263.92 feet along a 499.10 foot radius curve, concave Northwesterly, said curve having a long chord of 260.86 feet that bears S32°38'38"W; thence S47°44'46"W 146.54 feet along said centerline; thence Southwesterly along said centerline 295.47 feet along a 410.30 foot radius curve, concave Southeastly, said curve having a long chord of 289.13 feet that bears S27°06'56"W; thence S06°29'37"W 173.79 feet along said centerline; thence Southeastly along said centerline 499.57 feet along a 425.40 foot radius curve, concave Northwesterly, said curve having a long chord of 471.35 feet that bears S27°08'56"E; thence S60°47'29"E 89.84 feet along said centerline to the Northernly right-of-way of Iowa Highway No. 3; thence S11°19'06"E 43.42 feet along said Northernly right-of-way; thence S32°23'30"W 42.50 feet along said Northernly right-of-way; thence S78°37'24"W 75.09 feet along said Northernly right-of-way; thence Southwesterly along said Northernly right-of-way 1086.02 feet along a 2925.00 foot radius curve, concave Southeastly, said curve having a long chord of 1079.80 feet that bears S67°59'12"W, to the Point of Beginning, containing 50.84 acres, exclusive of 1.14 acres of existing Pilot Road right-of-way.

Notes:

- Bearings are based on the Iowa State Plane Coordinate System, North Zone 1401.
- Projected Coordinates to Ground
 N: 3700703.86'
 E: 5515543.03'
 Scale Factor: 1.0000885526
 BK: 2023, Pg. 1940
- Parcel is subject to a Conservation Easement
- All dimensions are in US Survey feet and decimals thereof.
- The error of closure is better than 1:10,000
- Field work was completed: 01/05/2024



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 Land Surveyor under the laws of the State of Iowa.

Matthew A. Kofa, P.L.S. 01/23/24 Date
 License number 22561
 My license renewal date is December 31, 2024
 Pages or sheets covered by this seal: 1 & 2

Parcel Area Table			
	Net	R-O-W	Gross
1/4 - 1/4			
NW 1/4 - SW 1/4	6.16 ac.	0.34 ac.	6.50 ac.
2-90-4			
SW 1/4 - SW 1/4	15.92 ac.	0.80 ac.	16.72 ac.
2-90-4			
NE 1/4-SE 1/4	4.50 ac.	0.00 ac.	4.50 ac.
3-90-4			
SE 1/4 - SE 1/4	20.91 ac.	0.00 ac.	20.91 ac.
3-90-4			
NE 1/4 - NE 1/4	3.35 ac.	0.00 ac.	3.35 ac.
10-90-4			
Total	50.84 ac.	1.14 ac.	51.98 ac.

Parcel Curve Table				
Curve #	Length	Radius	Chord	Bearing
C1	185.99'	2925.00'	185.96'	S55°31'42"W
C2	233.73'	466.10'	231.29'	S33°25'37"W
C3	319.24'	443.30'	312.38'	S27°06'56"W
C4	538.32'	458.40'	507.92'	S27°08'56"E
C5	1086.02'	2925.00'	1079.80'	S67°59'12"W

Parcel Line Table			
Line #	Bearing	Length	Record
L1	S88°14'19"W	201.19'	
L2	S63°23'00"W	107.63'	(107.6)
L3	S51°35'51"W	126.96'	(126.8)
L4	S41°17'15"W	101.57'	(101.7)
L5	S53°36'55"W	283.45'	
L6	N14°58'05"W	60.22'	
L7	N86°29'06"E	60.13'	
L8	S47°44'46"W	146.57'	
L9	S6°29'37"W	173.78'	
L10	S60°47'29"E	118.06'	
L11	S32°23'30"W	42.50'	
L12	S78°37'24"W	75.09'	

Pilot Road Curve Table				
Curve #	Length	Radius	Chord	Bearing
C8	263.92'	499.10'	260.86'	S32°38'38"W
C9	295.47'	410.30'	289.13'	S27°06'56"W
C10	499.57'	425.40'	471.35'	S27°08'56"E
C11	64.49'	75.00'	62.53'	S36°09'23"E

Pilot Road Line Table			
Line #	Bearing	Length	
L16	S47°44'46"W	146.54'	
L17	S6°29'37"W	173.79'	
L18	S60°47'29"E	89.84'	
L19	S60°47'29"E	83.71'	
L20	N11°31'16"W	22.88'	
L21	S11°19'06"E	43.42'	

Hwy No. 3 Curve Table				
Curve #	Length	Radius	Chord	Bearing
C6	662.96'	2865.00'	661.48'	S71°59'39"W
C7	1349.24'	2865.00'	1336.81'	S65°07'55"W

Hwy No. 3 Line Table			
Line #	Bearing	Length	
L13	S78°37'24"W	292.87'	
L14	S51°38'26"W	510.07'	
L15	S38°21'34"E	71.42'	



page #	1/2
scale	1"=300'
drawn by	MAK
date	1/19/24
revisions	
date	

NORTH



N01°19'16"E
1341.63'
(1341.38') A

Center 1/4 Corner
Section 3-T90N-R4W
Fnd MAG Nail in 7"x7"x18" Limestone
per Bk. 1999, Pg. 466

N88°12'30"E
2663.21'

NW 1/4 SE 1/4
Section 3-T90N-R4W

S88°13'51"W
1338.83'

Center-South 1/16 Corner
Section 3-T90N-R4W
Fnd 1/2"Ø Rebar
w/Damaged Orange Cap
per Bk. 2003, Pg. 4791

SW 1/4 SE 1/4
Section 3-T90N-R4W

N00°53'06"E
1341.90'

Southeast 1/16 Corner
Section 3-T90N-R4W
Fnd 1/2"Ø Rebar

S88°13'45"W
670.09'

NE 1/4 SE 1/4
Section 3-T90N-R4W

S00°49'44"W
335.45'

S00°49'44"W
1006.36'

N89°14'51"E
668.62'

N88°12'30"E
665.80'

N00°38'44"E
2683.74'
(2683.36') B

S00°38'44"W
1018.36'

East 1/4 Corner
Section 3-T90N-R4W
Fnd 1/2"Ø Rebar w/Damaged Yellow Cap
(1329.40') B & D & F

NW 1/4 SW 1/4
Section 2-T90N-R4W

N86°29'06"E
95.66'

N86°29'06"E
35.54'

Fnd 1/2"Ø Rebar

Center-West 1/16 Corner
Section 2-T90N-R4W
Fnd 1/2"Ø Iron Rod
per Bk. 2, Pg. 73

S88°08'16"W
1318.26'
(1318.35') B

NE 1/4 SW 1/4
Section 2-T90N-R4W

S00°37'12"W 2693.47'
(2693.32') B
(2693.66') C & E

Parcel 2024-03

NET: 50.84 acres
R-O-W: 1.14 acres
GROSS: 51.98 acres

SW 1/4 SW 1/4
Section 2-T90N-R4W

Parcel Subject to
Conservation Easement
Bk. 2023, Pg. 1940

R-O-W
Bk. 71, Pg. 637

Northerly R-O-W
Hwy No. 3

Point of Commencement
Section 10-T90N-R4W
Fnd 1/2"Ø in 4"x4" Concrete Monument
per Bk. 1, Pg. 279

Point of Beginning

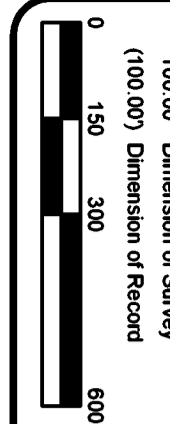
Fnd 5/8"Ø Rebar
w/1.5"Ø Aluminum
IDOT Cap
"Typical"

R-O-W
Bk. X, Pg. 131

NE 1/4 NE 1/4
Section 10-T90N-R4W

NE 1/4 NE 1/4
Section 10-T90N-R4W

East 1/16 North Corner
Section 10-T90N-R4W
Fnd 10"x6" Limestone



- Feature Legend**
- Set 5/8"Ø x 24" Rebar
 - w / Orange Cap L.S. #22561
 - Found Corner Monument
 - ▲ Set Section Corner
 - ▲ Found Section Corner
- 100.00' Dimension of Survey
(100.00') Dimension of Record

- Record Distance Legend**
- A - Plat of Survey Bk. 2003, Pg. 4856
 - B - Plat of Survey Bk. 2009, Pg. 1239
 - C - Plat of Survey Bk. 2022, Pg. 910
 - D - Plat of Survey Bk. 2019, Pg. 2932
 - E - Plat of Survey Bk. 8, Pg. 150
 - F - Plat of Survey Bk. 8, Pg. 62

Parcel 2024-03
Part of Sections 2 & 3 & 10
T90N-R04W, Delaware County, Iowa



VJ Engineering
1501 Technology Parkway
Cedar Falls, Iowa - 319-266-5829

page #	2/2	revisions	
scale	1"=300'	date	
drawn by	MAK		
date	1/19/24		

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