

LOCATION: PART OF THE SW1/4 NW1/4 OF SECTION 12,
T87N, R3W, DELAWARE COUNTY, IOWA

REQUESTOR: DALE JAEGER

PROPRIETOR: DALE J. JAEGER AND MARLENE R. JAEGER

SURVEYOR: BILL BURGER

SURVEYOR COMPANY: WM. BURGER LANDSURVEYOR

BILL BURGER, 510 3RD STREET WEST COURT,
RETURN TO: WORTHINGTON, IA 52078 | (563) 855-2028

Delaware Co. Assessor

APR 18 2024

FILED
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Book 2024 Page 838

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA
(563) 855 2028

PREPARED BY BILL BURGER

510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078

PLAT OF
SURVEY

PARCEL 2024-26 PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE
NORTHWEST QUARTER (NW1/4) OF SECTION TWELVE (12), TOWNSHIP EIGHTY-SEVEN NORTH (T87N),
RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

(N 89°45'09" E 1330.76')
N 89°37'01" E 1330.93'

329.39'
(329.56')

NW CORNER
SEC. 12, T87N, R3W
FD. 5/8" IRON ROD W/
YELLOW CAP #4016
BOOK 1999, PG. 446

LEGEND

- SET 1/2" IRON ROD W/ YELLOW CAP #12642
- FD. 1/2" IRON ROD W/ YELLOW CAP #12642
- MC FD. 1/2" IRON ROD W/ MARRED CAP
- BENT FD. 5/8" IRON ROD W/ NO CAP BENT

- BOUNDARY LINE SURVEYED
- - - SECTION LINE AND OR 1/4
OR 1/4 1/4 SEC. LINE
- - - R.O.W. LINE
- - - CENTERLINE
- () RECORDED AS

NE CORNER NW1/4 NW1/4
SEC. 12, T87N, R3W
FD. 5/8" IRON ROD W/
BENT YELLOW MARRED CAP
BOOK 2000, PG. 2837

LINE	BEARING	DISTANCE
L1	S 84°57'17" E	207.58'
L2	N 89°00'11" E	286.91'
L3	S 05°44'49" W	310.33'

NW1/4 NW1/4
SEC. 12, T87N, R3W

332ND AVENUE

SW1/4 NW1/4
SEC. 12, T87N, R3W

358.29'
N 79°14'46" E

L1 L2
246.98' 39.94'

POINT OF
BEGINNING

PARCEL 2024-26

5.68 +/- ACRES TOTAL
0.29 +/- ACRES R.O.W.
5.39 +/- ACRES NET

250.11'
BENT

(773.60')
773.97'
N 89°38'37" W 813.99'
(S 89°28'58" E 813.61')

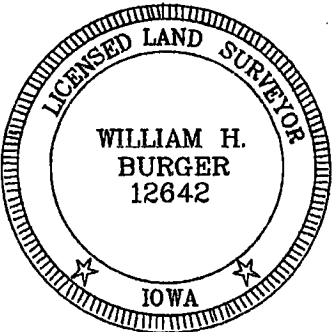
(40.01')
40.02'

MC

PARCEL F
BOOK 2001, PAGE 4356

W1/4 CORNER
SEC. 12, T87N, R3W
FD. 1/2" IRON ROD
WITH NO CAP - BENT
BOOK 1, PG. 241

200 0 200 400



DATE OF SURVEY: 3/27/2024

SCALE: 1" = 200'

SHEET 1 OF 2

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 4/12/24
WILLIAM H. BURGER #12642 DATE

LEGAL DESCRIPTION

PARCEL 2024-26 – Part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Twelve (12), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 5.68 acres more or less, including 0.29 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 Northwest corner of Section Twelve (12), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 89°-37'-01" East 329.39 feet along the North line of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of said Section Twelve (12) to the Northeast corner of Parcel F as recorded in Book 2001, Page 4356 in the Office of the Delaware County Recorder;

Thence South 00°-08'-02" East 1547.69 feet along an Easterly line of said Parcel F to the **POINT OF BEGINNING**;

Thence North 79°-14'-46" East 358.29 feet;

Thence South 84°-57'-17" East 207.58 feet;

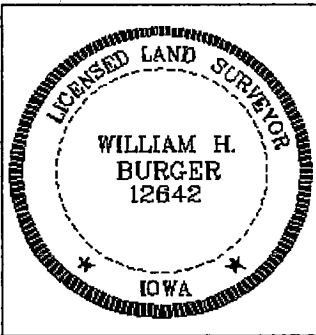
Thence North 89°-00'-11" East 286.91 feet to the centerline of 332nd Avenue;

Thence South 05°-44'-49" West 310.33 feet along said centerline to a Northeasterly corner of said Parcel F;

Thence North 89°-38'-37" West 813.99 feet along a Northerly line and to an Easterly corner of said Parcel F;

Thence North 00°-08'-02" West 250.11 feet along an Easterly line of said Parcel F to the **POINT OF BEGINNING**, containing a total of 5.68 acres more or less, including 0.29 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 Twelve (12), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear North 89°-37'-01" 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> 9/12/24 _____ William H. Burger Date Reg. No. 12642</p> <p>Sheet No. <u>2</u> covered by this seal</p>
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