

COUNTY: DELAWARE
SECTION 35, T 88 N, R 4 W
ALIQUOT PART: SW 1/4 - NW 1/4, NW 1/4 - SW 1/4, NW 1/4 - NW 1/4
CITY:
SURVEY: PARCEL 2024-35, PARCEL 2024-36, PARCEL 2024-37
BLOCK: LOTS:
PROPRIETOR: HOEGER FAMILY REVOCABLE TRUST
SURVEYED ON: 4/24 & 5/3/2024
REQUESTED BY: JOSEPH HOEGER
SURVEYOR: RANDALL L. RATTENBORG
COMPANY: BURRINGTON GROUP, INC.
105 W. MAIN STREET, MANCHESTER, IA 52057
INFO@BURRINGTONGROUP.COM 563-927-2434

FILED
Delaware Co. Assessor
MAY 24 2024



Book 2024 Page 1118

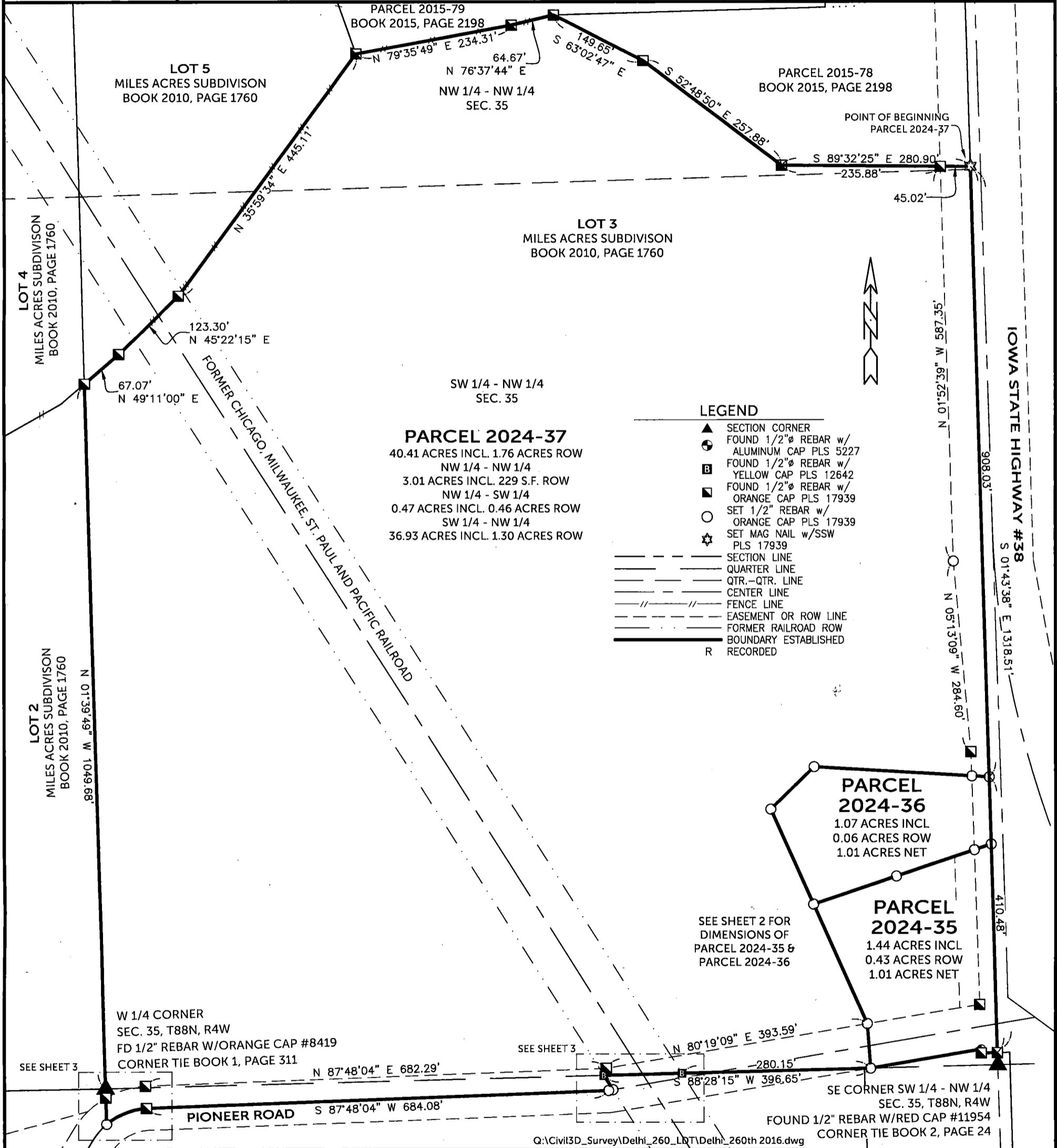
Document 2024 1118 Type 06 002 Pages 5
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Rec Amt \$27.00

FILED
Delaware Co. Auditor
MAY 24 2024

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

PARCEL 2024-35, PART OF LOT 3 OF MILES ACRES SUB.; PARCEL 2024-36, PART OF LOT 3 OF MILES ACRES SUB.;
PARCEL 2024-37, PART OF LOT 3 OF MILES ACRES SUB.;
ALL IN SECTION 35, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



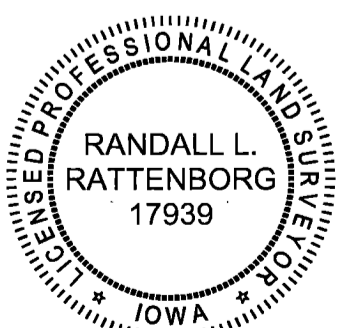
PARCEL 2024-37
40.41 ACRES INCL. 1.76 ACRES ROW
NW 1/4 - NW 1/4
3.01 ACRES INCL. 229 S.F. ROW
NW 1/4 - SW 1/4
0.47 ACRES INCL. 0.46 ACRES ROW
SW 1/4 - NW 1/4
36.93 ACRES INCL. 1.30 ACRES ROW

- LEGEND**
- ▲ SECTION CORNER
 - FOUND 1/2" REBAR w/ ALUMINUM CAP PLS 5227
 - FOUND 1/2" REBAR w/ YELLOW CAP PLS 12642
 - FOUND 1/2" REBAR w/ ORANGE CAP PLS 17939
 - SET 1/2" REBAR w/ ORANGE CAP PLS 17939
 - ☆ SET MAG NAIL w/SSW PLS 17939
 - SECTION LINE
 - - - QUARTER LINE
 - - - QTR.-QTR. LINE
 - - - CENTER LINE
 - - - FENCE LINE
 - - - EASEMENT OR ROW LINE
 - - - FORMER RAILROAD ROW
 - - - BOUNDARY ESTABLISHED
 - R RECORDED

PARCEL 2024-36
1.07 ACRES INCL
0.06 ACRES ROW
1.01 ACRES NET

PARCEL 2024-35
1.44 ACRES INCL
0.43 ACRES ROW
1.01 ACRES NET

SEE SHEET 2 FOR DIMENSIONS OF PARCEL 2024-35 & PARCEL 2024-36



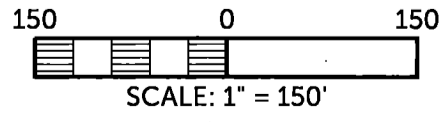
PROPRIETORS: HOEGER FAMILY REVOCABLE TRUST

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.

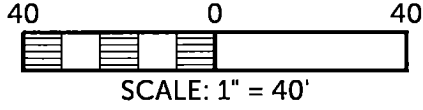
RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE 5/24/2024
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

PROJECT NO. 24-051
SCALE: 1" = 150'
DATE: 5/5/2024
DRAWN BY: RLR
CHECKED BY: DDK
GPS BOX: DELHI-260th
SHEET 1 OF 5



PARCEL 2024-35, PART OF LOT 3 OF MILES ACRES SUB.; PARCEL 2024-36, PART OF LOT 3 OF MILES ACRES SUB.;
 PARCEL 2024-37, PART OF LOT 3 OF MILES ACRES SUB.;
 ALL IN SECTION 35, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



PARCEL 2024-37

PARCEL 2024-36
 1.07 ACRES INCL
 0.06 ACRES ROW
 1.01 ACRES NET

PARCEL 2024-35
 1.44 ACRES INCL
 0.43 ACRES ROW
 1.01 ACRES NET

IOWA STATE HIGHWAY #38

POINT OF BEGINNING
 PARCEL 2024-36

S 01°43'38" E 310.50'

30.0'
 ACCESS EASEMENT FOR
 PARCEL 2024-36

LEGEND

- ▲ SECTION CORNER
- ⊕ FOUND 1/2"Ø REBAR w/
ALUMINUM CAP PLS 5227
- ⊕ FOUND 1/2"Ø REBAR w/
YELLOW CAP PLS 12642
- ⊕ FOUND 1/2"Ø REBAR w/
ORANGE CAP PLS 17939
- SET 1/2" REBAR w/
ORANGE CAP PLS 17939
- ☆ SET MAG NAIL w/SSW
PLS 17939
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- CENTER LINE
- FENCE LINE
- EASEMENT OR ROW LINE
- FORMER RAILROAD ROW
- BOUNDARY ESTABLISHED
RECORDED

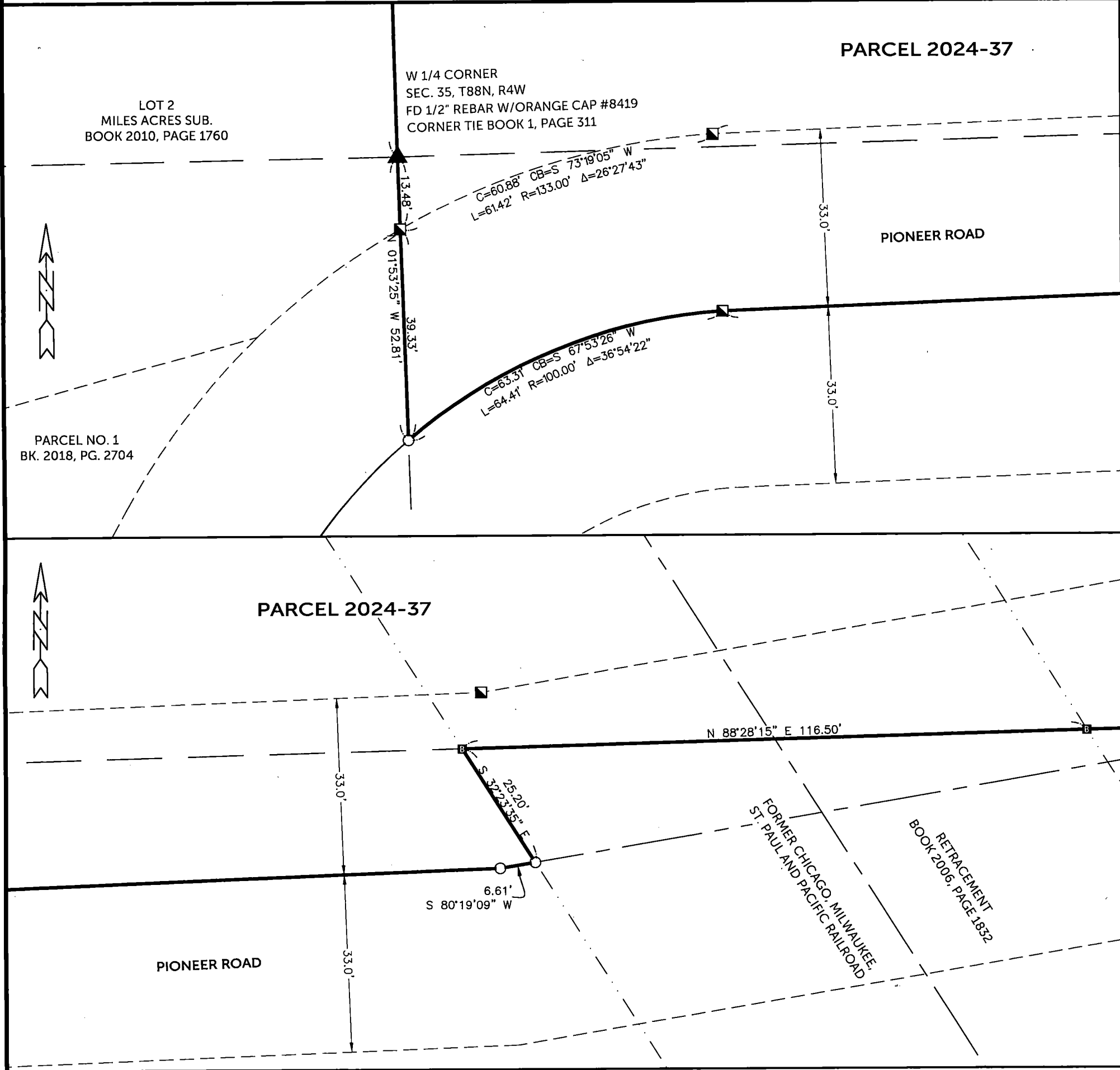
PIONEER ROAD

POINT OF BEGINNING
 PARCEL 2024-35

SE CORNER SW 1/4 - NW 1/4
 SEC. 35, T88N, R4W
 FOUND 1/2" REBAR W/RED CAP #11954
 CORNER TIE BOOK 2, PAGE 24

PARCEL A
 PLAT BK. 6, PG. 146

PARCEL 2024-35, PART OF LOT 3 OF MILES ACRES SUB.; PARCEL 2024-36, PART OF LOT 3 OF MILES ACRES SUB.;
 PARCEL 2024-37, PART OF LOT 3 OF MILES ACRES SUB.;
 ALL IN SECTION 35, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



PARCEL 2024-37

PARCEL 2024-37

LOT 2
MILES ACRES SUB.
BOOK 2010, PAGE 1760

W 1/4 CORNER
SEC. 35, T88N, R4W
FD 1/2" REBAR W/ORANGE CAP #8419
CORNER TIE BOOK 1, PAGE 311

PIONEER ROAD

PARCEL NO. 1
BK. 2018, PG. 2704

PIONEER ROAD

N 88°28'15" E 116.50'

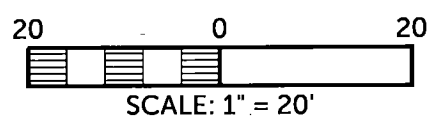
S 80°19'09" W

FORMER CHICAGO, MILWAUKEE,
ST. PAUL AND PACIFIC RAILROAD

RETRACEMENT
BOOK 2006, PAGE 1832

LEGEND

- ▲ SECTION CORNER
- FOUND 1/2" Ø REBAR w/
ALUMINUM CAP PLS 5227
- FOUND 1/2" Ø REBAR w/
YELLOW CAP PLS 12642
- FOUND 1/2" Ø REBAR w/
ORANGE CAP PLS 17939
- SET 1/2" REBAR w/
ORANGE CAP PLS 17939
- ☆ SET MAG NAIL w/SSW
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- SECTION LINE
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- BOUNDARY ESTABLISHED
RECORDED



LEGAL DESCRIPTION:

PARCEL 2024-35, Part of Lot 3 of Miles Acres Subdivision in the SW 1/4 of the NW 1/4 of Section 35, T88N, R4W of the 5th Principal Meridian, Delaware County, Iowa, containing 1.44 acres, including 0.43 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the southeasterly most corner of Lot 3 of Miles Acres Subdivision, as recorded in Book 2010, Page 1760, being on the easterly line of the SW 1/4 of the NW 1/4 of said Section 35, and also being on the northerly line of Parcel A, as recorded in Plat Book 6, Page 146;

THENCE along the southerly line of said Lot 3, also being the northerly line of said Parcel A, South 88° 53' 54" West, 23.85 feet;

THENCE continuing along the southerly line of said Lot 3, also being the northerly line of said Parcel A, North 01° 45' 24" West, 5.63 feet;

THENCE continuing along the southerly line of said Lot 3, also being the northerly line of said Parcel A, South 80° 19' 09" West, 167.34 feet;

THENCE North 04° 17' 52" West, 66.29 feet, to the northerly right of way line of Pioneer Road;

THENCE North 24° 10' 48" West, 195.00 feet;

THENCE North 71° 20' 07" East, 279.14 feet, to the easterly line of said Lot 3, also being on the easterly line of the SW 1/4 of the NW 1/4;

THENCE along the easterly line of said Lot 3, also being the easterly line of the said SW 1/4 of the NW 1/4, South 01° 43' 38" East, 310.50 feet, to the **POINT OF BEGINNING**;

The easterly line of the SW 1/4 of the NW 1/4 of Section 35, T88N, R4W of the 5th Principal Meridian, Delaware County, Iowa is assumed to bear South 01° 43' 38" East.

LEGAL DESCRIPTION:

PARCEL 2024-36, Part of Lot 3 of Miles Acres Subdivision in the SW 1/4 of the NW 1/4 of Section 35, T88N, R4W of the 5th Principal Meridian, Delaware County, Iowa, containing 1.07 acres, including 0.06 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the southeasterly most corner of Lot 3 of Miles Acres Subdivision, as recorded in Book 2010, Page 1760, being on the easterly line of the SW 1/4 of the NW 1/4 of said Section 35;

THENCE along the easterly line of said Lot 3 and easterly line of the said SW 1/4 of the NW 1/4, North 01° 43' 38" West, 310.50 feet to the **POINT OF BEGINNING**;

THENCE South 71° 20' 07" West, 279.14 feet;

THENCE North 24° 10' 48" West, 155.00 feet;

THENCE North 45° 37' 52" East, 90.00 feet;

THENCE South 86° 41' 33" East, 261.03 feet to the easterly line of said Lot 3 and easterly line of the said SW 1/4 of the NW 1/4;

THENCE along the easterly line of said Lot 3 and easterly line of the said SW 1/4 of the NW 1/4, South 01° 43' 38" East, 99.99 feet, to the **POINT OF BEGINNING**;

The easterly line of the SW 1/4 of the NW 1/4 of Section 35, T88N, R4W of the 5th Principal Meridian, Delaware County, Iowa is assumed to bear South 01° 43' 38" East.

LEGAL DESCRIPTION:

PARCEL 2024-37, Part of Lot 3 of Miles Acres Subdivision in the NW 1/4 of the NW 1/4, part of the SW 1/4 of the NW 1/4, and part of the NW 1/4 of the SW 1/4 in Section 35, T88N, R4W, of the 5th Principal Meridian, Delaware County, Iowa, containing 40.41 acres, including 1.76 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the northeasterly most corner of Lot 3 of Miles Acres Subdivision, as recorded in Book 2010, Page 1760, being on the easterly line of the NW 1/4 of the NW 1/4 of said Section 35;

THENCE along the easterly line of said Lot 3, the easterly line of the NW 1/4 of the NW 1/4, and the easterly line of the SW 1/4 of the NW 1/4 of said Section 35, South 01° 43' 38" East, 908.03 feet;

THENCE North 86° 41' 33" West, 261.03 feet;

THENCE South 45° 37' 52" West, 90.00 feet;

THENCE South 24° 10' 48" East, 350.00 feet, to the northerly right of way line of Pioneer Road;

THENCE South 04° 17' 52" East, 66.29 feet, to the southerly line of said Lot 3 and the southerly line of the said SW 1/4 of the NW 1/4;

THENCE along the southerly line of said Lot 3 and the southerly line of the said SW 1/4 of the NW 1/4, South 88° 28' 15" West, 396.65 feet, to the southwesterly right of way line of the former Chicago, Milwaukee, Saint Paul and Pacific Railroad;

THENCE along the southwesterly line of said former railroad and continuing along the southerly line of said Lot 3, South 32° 23' 35" East, 25.20 feet, to the center line of Pioneer Road;

THENCE continuing along the southerly line of said Lot 3, and the center line of Pioneer Road, South 80° 19' 09" West, 6.61 feet;

THENCE continuing along the southerly line of said Lot 3, and the center line of Pioneer Road, South 87° 48' 04" West, 684.08 feet;

THENCE continuing along the southerly line of said Lot 3, and the center line of Pioneer Road along a circular curve having an arc length of 64.41 feet, a radius of 100.00 feet, the central angle of 36° 54' 22", a chord length of 63.31 feet, and a chord bearing of South 67° 53' 26" West, to the westerly line of said Lot 3, also being the westerly line of the NW 1/4 of the SW 1/4 of said Section 35;

THENCE along the westerly line of said Lot 3 and westerly line of the NW 1/4 of the SW 1/4, North 01° 53' 25" West, 52.81 feet, to the westerly line of the SW 1/4 of the NW 1/4;

THENCE continuing along the westerly line of said Lot 3 and the westerly line of the SW 1/4 of the NW 1/4, North 01° 39' 49" West, 1049.68 feet, to the northerly line of said Lot 3;

THENCE along the northerly line of said Lot 3, North 49° 11' 00" East, 67.07 feet;

THENCE continuing along the northerly line of said Lot 3, North 45° 22' 15" East, 123.30 feet;

THENCE continuing along the northerly line of said Lot 3, North 35° 59' 34" East, 445.11 feet;

THENCE continuing along the northerly line of said Lot 3, North 79° 35' 49" East, 234.31 feet;

THENCE continuing along the northerly line of said Lot 3, North 76° 37' 44" East, 64.67 feet;

THENCE continuing along the northerly line of said Lot 3, South 63° 02' 47" East, 149.65 feet;

THENCE continuing along the northerly line of said Lot 3, South 52° 48' 50" East, 257.88 feet;

THENCE continuing along the northerly line of said Lot 3, South 89° 32' 25" East, 280.90 feet to the **POINT OF BEGINNING**;

The easterly line of the SW 1/4 of the NW 1/4 of Section 35, T88N, R4W of the 5th Principal Meridian, Delaware County, Iowa is assumed to bear South 01° 43' 38" East.