

LEGAL DESCRIPTION

PARCEL 2024-86 – Part of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) and part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4), all in Section Twelve (12), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa. Containing a total of 4.33 acres more or less, including 0.91 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 Twelve (12), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 01°-50'-05" West 908.54 feet along the East line of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of said Section Twelve (12) to the **POINT OF BEGINNING**;

Thence continuing along said East line and along the East line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of said Section Twelve (12) South 01°-50'-05" West 1028.64 feet to the centerline of Iowa Highway 38;

Thence North 14°-44'-12" West 59.63 feet along the centerline of said Iowa Highway 38;

Thence continuing along said centerline and along a circular curve concave Southwesterly for an arc length of 598.05 feet, said circular curve having a central angle of 11°-57'-14", a radius of 2866.50 feet, a chord bearing of North 20°-42'-49" West and a chord length of 596.97 feet to the South line of said Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4);

Thence South 89°-18'-11" East 77.77 feet along said South line to the Easterly right of way line of Iowa Highway 38;

Thence North 30°-32'-46" West 471.25 feet along the Easterly right of way line of Iowa Highway 38;

Thence North 89°-01'-32" East 421.05 feet to the **POINT OF BEGINNING**, containing a total of 4.33 acres more or less, including 0.91 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 East line of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Twelve (12), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian Delaware County, Iowa is assumed to bear South 01°-50'-05" West.

	<p>SURVEYORS CERTIFICATE</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> 10/10/24 William H. Burger Date Reg. No. 12642</p> <p>Sheet No. 2 covered by this seal</p>
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