



PLAT OF SURVEY  
PARCEL 2024-107 AND 2024-108 PART OF  
THE SE<sup>1</sup>/<sub>4</sub> OF SE<sup>1</sup>/<sub>4</sub> OF SECTION 3-90-6  
DELAWARE COUNTY, IOWA

PARCEL 2024-107 LEGAL DESCRIPTION

PARCEL 2024-107 BEING PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 90 NORTH, RANGE 6 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA DESCRIBED AS;

BEGINNING AT THE SOUTHWEST CORNER OF THE SE 1/4 OF SAID SE 1/4; THENCE N00°24'05"E, 225.14 FEET; THENCE N88°32'08"E, 196.75 FEET; THENCE S40°24'37"E, 85.96 FEET; THENCE N88°32'08"E, 230.09 FEET; THENCE S16°26'26"E, 163.72 FEET; THENCE S88°32'08"W, 530.51 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 2.19 ACRES INCLUDING 0.58 OF PUBLIC ROAD EASEMENT AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.

PARCEL 2024-108 LEGAL DESCRIPTION

PARCEL 2024-108 BEING PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 3, TOWNSHIP 90 NORTH, RANGE 6 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA DESCRIBED AS;

BEGINNING AT THE NORTHWEST CORNER OF THE SE 1/4 OF SAID SE 1/4; THENCE S00°24'05"W, 1098.34 FEET; THENCE N88°32'08"E, 196.75 FEET; THENCE S40°24'37"E, 85.96 FEET; THENCE N88°32'08"E, 230.09 FEET; THENCE N16°26'26"W, 1205.42 FEET; THENCE S88°35'47"W, 133.60 FEET THE POINT OF BEGINNING.


DESCRIBED PARCEL CONTAINS 7.90 ACRES INCLUDING 1.76 OF PUBLIC ROAD EASEMENT AND IS SUBJECT TO EASEMENTS AND OTHER RESTRICTIONS OF RECORD.


AREA TABLE


SE 1/4 OF THE SE 1/4 EXCEPT PARCELS 2024-107 AND 2024-108  
30.45 acres  
1.90 acres public road easement (110th Street and 140th Ave)  
28.55 acres net


PARCEL 2024-108  
7.90 acres  
1.76 acres public road easement  
6.14 acres net

PARCEL 2024-107  
2.19 acres  
0.58 acres public road easement  
1.61 acres net













OPC









(R)

LEGEND

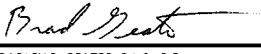
SECTION CORNER-AS LABELED  
OR 1/2" Ø REBAR W ALUM CAP #7060  
SET 3/4" Ø PIPE OPC #19828  
CALCULATED POSITION  
FOUND-AS LABELED  
ORANGE PLASTIC CAP  
PROPOSED BOUNDARY  
EXISTING PROPERTY LINE  
EXISTING EASEMENT  
SECTION LINE  
EXISTING FENCE  
PREVIOUSLY RECORDED AS

PROFESSIONAL LAND SURVEYOR

BRADLEY R. GEATER  
19828

IOWA


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.



11-25-2024

DATE

BRADLEY R. GEATER, P.L.S., P.E.  
LICENSE NUMBER 19828  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025.  
PAGES OR SHEETS COVERED BY THIS SEAL: THIS PLAT



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SHEET TITLE:  
PARCEL 2024-107 AND 2024-108

PROJECT NAME:  
PLAT OF SURVEY LINCOLN FARM

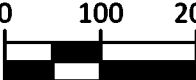
PROJECT MANAGER:  
BRG

DATE ISSUED:  
11/25/2024

CURRENT REV:  
C

PROJECT NO.:  
240146

SHEET NUMBER:  
2



1" = 200'

