

INDEX LEGEND

LOCATION: PART OF LOT 3 OF THE SUBDIVISION OF THE S1/2 NE1/4 OF SECTION 10, T89N, R5W

PROPRIETORS: SYLVIA D. BRADLEY TRUSTEE OF THE REVOCABLE TRUST AGREEMENT OF SYLVIA D. BRADLEY DATED MAY 8, 2013

REQUESTOR: STEVEN BRADLEY

SURVEYOR: BILL BURGER

SURVEYOR COMPANY: WM. BURGER LANDSURVEYOR

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

FILED
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DEC 06 2024

Book 2024 Page 3043

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DELAWARE COUNTY IOWA

PREPARED BY BILL BURGER 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 (563) 855 2028

PLAT OF
SURVEY

PARCEL 2024-100

PART OF LOT 3 OF THE SUBDIVISION OF THE SOUTH HALF (S1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TEN (10), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

LEGEND

- SET 1/2" IRON ROD W/
YELLOW LS CAP #12642
- PARCEL BOUNDARY SURVEYED
- R.O.W. LINE
- SECTION LINE AND OR 1/4 OR
1/4 1/4 SECTION LINE
- () RECORDED AS

ACREAGE SUMMARY PARCEL 2024-100

SOUTH 250' OF EAST 280' LOT 3 S1/2 NE1/4		LOT 3 S1/2 NE1/4 SEC. 10, T89N, R5W	
TOTAL ACRES	R.O.W. ACRES	TOTAL ACRES	R.O.W. ACRES
1.60 +/-	0.19 +/-	2.06 +/-	0.21 +/-

LOT 3 OF THE SUBDIVISION
OF THE S1/2 NE1/4
SEC. 10, T89N, R5W
LDS. DEED BOOK 34, PAGE 104



CENTER OF SECTION
SEC. 10, T89N, R5W
FD. 1/2" IRON ROD W/
ORANGE CAP #8419

N 00°24'12" W
152.87'

S 89°54'50" E
132.08'

PARCEL 2024-100

3.66 +/- ACRES TOTAL
0.40 +/- ACRES R.O.W.
3.26 +/- ACRES NET

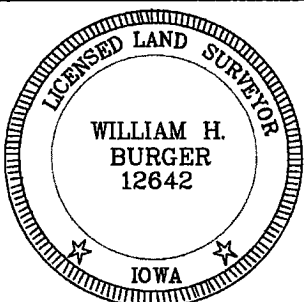
SOUTH 250' OF THE EAST 280'
OF LOT 3 OF THE SUBDIVISION
OF THE S1/2 NE1/4 OF
SEC. 10, T89N, R5W
BOOK 2003, PAGE 1257

POINT OF BEGINNING

33.00'

N 89°54'50" W 2904.20'

E1/4 CORNER
SEC. 10, T89N, R5W
SET 1/2" IRON ROD W/
YELLOW CAP #12642



NO. OF SHEETS COVERED BY THIS SEAL: 1

DATE OF SURVEY: 10/3/2024

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

WILLIAM H. BURGER

#12642

DATE

William H. Burger 12/6/24

SHEET 1 OF 2

SCALE: 1" = 100'

Wm. Burger
LandSurveyor

510 3rd Street West Court
Worthington, Iowa 52078

LEGAL DESCRIPTION

PARCEL 2024-100 – part of Lot 3 of the Subdivision of the South Half (S1/2) of the Northeast Quarter (NE1/4) of Section Ten (10), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 3.66 acres more or less, including 0.40 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:

BEGINNING at the East Quarter (E1/4) corner of Section Ten (10), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 89°-54'-50" West 344.38 feet along the South line of Lot 3 of the Subdivision of the South Half (S1/2) of the Northeast Quarter (NE1/4) of said Section Ten (10) as recorded in Lands Deed Book 34, Page 104 in the Office of the Delaware County Recorder;

Thence North 00°-24'-12" West 368.85 feet;

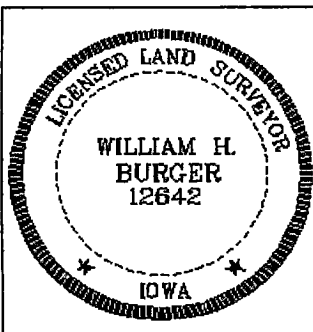
Thence South 89°-54'-50" East 132.08 feet;

Thence North 00°-24'-12" West 152.87 feet;

Thence South 89°-54'-50" East 212.30 feet to the East line of said Lot 3;

Thence South 00°-24'-12" East 521.73 feet along the East line of said Lot 3 to the **POINT OF BEGINNING**, containing a total of 3.66 acres more or less, including 0.40 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 South line of Lot 3 of the Subdivision of the South Half (S1/2) of the Northeast Quarter (NE1/4) of Section Ten (10), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89°-54'-50" West.



SURVEYORS CERTIFICATE

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;

My license renewal date is December 31, 2024

William H. Burger 12/6/24
William H. Burger Date Reg. No. 12642
Sheet No. 2 covered by this seal