

PARCEL 2024-113
EIGHTY-EIGHT NORTH (T88N), RANGE FOUR

PARCEL 2024-114
EIGHTY-EIGHT NORTH (T88N), RANGE FOUR

PART OF THE SOUTH HALF (S1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWO (2), TOWNSHIP
WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PART OF THE SOUTH HALF (S1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWO (2), TOWNSHIP
WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

LINE	BEARING	DISTANCE
L1	S 00°04'52" E	244.45'
L2	S 00°04'52" E	138.19'
L3	N 89°48'16" W	20.00'
L4	N 00°04'52" W	138.09'
L5	N 89°55'08" E	20.00'

PARCEL
2024-114
19.46 +/- ACRES TOTAL
0.21 +/- ACRES R.O.W.
19.25 +/- ACRES NET

NW CORNER SE1/4 SE1/4
SEC. 2, T88N, R4W
FD. 1/2" IRON ROD W/
MARRED YELLOW CAP
P.O.B. PARCEL 2024-114

NORTH 665' OF THE EAST 1700' OF THE S1/2
OF THE SOUTHEAST QUARTER (SE1/4), SECTION
TWO (2), TOWNSHIP EIGHTY-EIGHT NORTH
(T88N), RANGE FOUR WEST (R4W)

PARCEL
2024-113
6.49 +/- ACRES TOTAL
0.29 +/- ACRES R.O.W.
6.20 +/- ACRES NET

NE CORNER SE1/4 SE1/4
SEC. 2, T88N, R4W
FD. 1 1/2" IRON ROD W/
MARRED YELLOW CAP
P.O.B. PARCEL 2024-113

PARCEL	SW1/4 SE1/4 SEC. 2, T88N, R4W	SE1/4 SE1/4 SEC. 2, T88N, R4W
2024-114	5.62 +/- 0.00	TOTAL ACRES 13.84 +/- 0.21 +/-

SE1/4 SE1/4
SEC. 2, T88N, R4W

LEGEND

○ SET 1/2" IRON ROD W/
YELLOW LS CAP #12642
● FD. 1/2" IRON ROD W/
YELLOW LS CAP #12642
----- PARCEL BOUNDARY SURVEY
----- R.O.W. LINE
----- SECTION LINE AND OR 1/
1/4 1/4 SECTION LINE
() RECORDED AS
P.O.B. POINT OF BEGINNING

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

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024

William H. Burger DATE *12/30/24*

WILLIAM H. BURGER #12642

NO OF SHEETS COVERED BY THIS SEAL- 1

510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 (563) 855 2028

LOCATION:	PART OF THE SE1/4 SE1/4, SEC. 2, T88N, R4W PART OF THE SW1/4 SE1/4, SEC. 2, T88N, R4W
PROPRIETORS:	STEVEN E. GIBBS AND LAURIE A. GIBBS
REQUESTOR:	STEVE GIBBS
SURVEYOR:	BILL BURGER
SURVEYOR COMPANY:	WM. BURGER LANDSURVEYOR
RETURN TO:	BILL BURGER, 510 3RD STREET WEST COURT, WORTHINGTON, IA 52078 1 (563) 855-2028

FILED
Delaware Co. Assessor

DEC 30 2024

FILED
Delaware Co. Auditor

DEC 30 2024



Book 2024 Page 3242

Document 2024 3242 Type 06 002 Pages 3
Date 12/30/2024 Time 2:03:11PM
Rec Amt \$17.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

LEGAL DESCRIPTION

PARCEL 2024-113 – part of the South Half (S1/2) of the Southeast Quarter (SE1/4) of Section Two (2), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 6.49 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:

BEGINNING at the Northeast corner of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Two (2), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

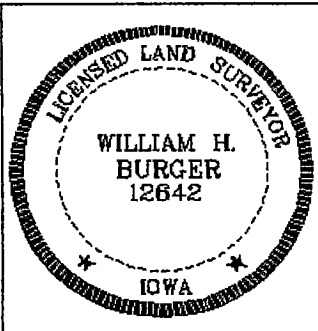
Thence South 00°-04'-52" East 382.64 feet along the East line of the South Half (S1/2) of the Southeast Quarter (SE1/4) of said Section Two (2);

Thence North 89°-48'-16" West 738.63 feet;

Thence North 00°-04'-52" West 382.64 feet to the North line of said South Half (S1/2) of the Southeast Quarter (SE1/4);

Thence South 89°-48'-16" East 738.63 feet along the North line of said South Half (S1/2) of the Southeast Quarter (SE1/4) to the **POINT OF BEGINNING**, containing a total of 6.49 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 East line of the South Half (S1/2) of the Southeast Quarter (SE1/4) of Section Two (2), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian Delaware County, Iowa is assumed to bear South 00°-04'-52" 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> 12/20/24 _____ William H. Burger Date Reg. No. 12642</p> <p>Sheet No. <u>2</u> covered by this seal</p>
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LEGAL DESCRIPTION

PARCEL 2024-114 -- part of the South Half (S1/2) of the Southeast Quarter (SE1/4) of Section Two (2), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 19.46 acres more or less, including 0.21 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 Northwest corner of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Two (2), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 89°-48'-16" East 596.77 feet along the North line of the South Half (S1/2) of the Southeast Quarter (SE1/4) of said Section Two (2);

Thence South 00°-04'-52" East 382.64 feet;

Thence South 89°-48'-16" East 738.63 feet to the East line of said South Half (S1/2) of the Southeast Quarter (SE1/4);

Thence South 00°-04'-52" East 282.35 feet along said East line to the Southeast corner of the North 665 feet of the East 1700 feet of said South Half (S1/2) of the Southeast Quarter (SE1/4);

Thence North 89°-48'-16" West 1700.00 feet along the South line and to the Southwest corner of the North 665 feet of the East 1700 feet of said South Half (S1/2) of the Southeast Quarter (SE1/4);

Thence North 00°-04'-52" West 665.00 feet along the West line and to the Northwest corner of the North 665 feet of the East 1700 feet of said South Half (S1/2) of the Southeast Quarter (SE1/4);

Thence South 89°-48'-16" East 364.60 feet along the North line of said South Half (S1/2) of the Southeast Quarter (SE1/4) to the **POINT OF BEGINNING**, containing a total of 19.46 acres more or less, including 0.21 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 South Half (S1/2) of the Southeast Quarter (SE1/4) of Section Two (2), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian Delaware County, Iowa is assumed to bear South 00°-04'-52" East.

EASEMENT A – A 20.0' wide access easement is hereby created for the benefit of Parcel 2024-114, said easement being described metes and bounds as follows:

COMMENCING at the Northeast corner of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Two (2), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 00°-04'-52" East 382.64 feet along the East line of the South Half (S1/2) of the Southeast Quarter (SE1/4) of said Section Two (2) to the Southeast corner of Parcel 2024-113;

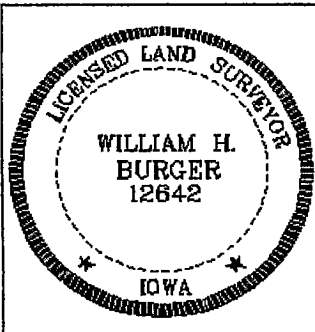
Thence North 89°-48'-16" West 33.00 feet along the South line of said Parcel 2024-113 to the West right of way line of 270th Avenue and the **POINT OF BEGINNING**;

Thence continuing along the South line of said Parcel 2024-113 North 89°-48'-16" West 20.00 feet;

Thence North 00°-04'-52" West 138.09 feet;

Thence North 89°-55'-08" East 20.00 feet to the West right of way line of said 270th Avenue;

Thence South 00°-04'-52" East 138.19 feet along the West right of way line of said 270th Avenue to the **POINT OF BEGINNING**;



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 12/30/24
William H. Burger Date Reg. No. 12642
Sheet No. 3 covered by this seal