

INDEX LEGEND:
LOCATION: NW1/4 NW1/4 OF SEC. 28, T87N, R5W
PROPRIETORS: GREGORY M. CARROLL AND PAMELA S. CARROLL
REQUESTOR: GREGORY CARROLL
SURVEYOR: BILL BURGER
SURVEYOR COMPANY: WM. BURGER LANDSURVEYOR
RETURN TO: BILL BURGER, 510 3RD STREET WEST COURT, WORTHINGTON, IA 52078 I (563) 590-1964

FILED
Delaware Co. Assessor

JUL 29 2025

FILED
Delaware Co. Auditor

JUL 29 2025



Book 2025 Page 1998

Document 2025 1998 Type 06 002 Pages 2
Date 7/29/2025 Time 11:59:03AM
Rec Amt \$12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARED BY BILL BURGER

510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078

(563) 855 2028

PLAT OF
SURVEY

PARCEL 2025-54 PART OF THE NORTHWEST QUARTER (NW1/4) OF THE
NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTY-SEVEN NORTH
(T87N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

NW CORNER
SEC. 28, T87N, R5W
FD. 1/2" IRON ROD
W/ MARRED CAP
BK. 2013, PAGE 413



LEGEND

- SET 1/2" IRON ROD W/
YELLOW CAP #12642
- BOUNDARY LINE SURVEYED
- - - SECTION LINE AND OR 1/4 OR
1/4 1/4 SECTION LINE
- - - R.O.W. LINE
- - - CENTER LINE GRAVEL ROAD
- x - FENCE LINE
- () RECORDED AS

LINE	BEARING	DISTANCE
L1	N 01°02'32" W	93.62'
L2	N 88°57'28" E	119.57'
L3	N 01°57'04" W	124.07'
L4	S 01°02'32" E	220.04'

NW1/4 NW1/4
SEC. 28, T87N, R5W

S 89°53'11" E 349.97'

**PARCEL
2025-54**

2.02 +/- ACRES TOTAL
0.15 +/- ACRES R.O.W.
1.87 +/- ACRES NET

396.51'

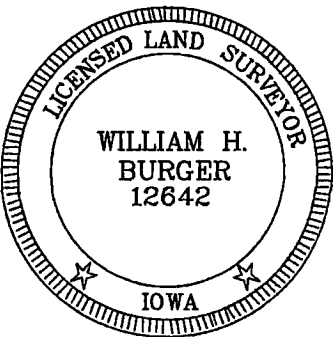
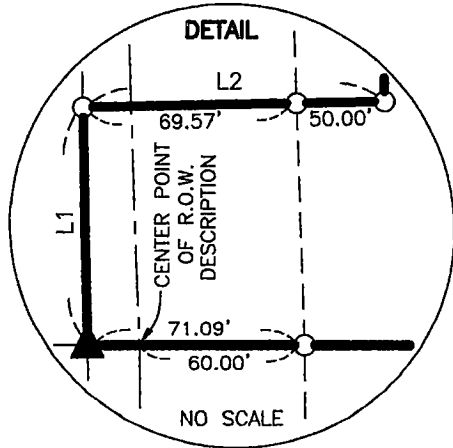
N 89°53'11" W 467.60'

POINT CALCULATED TO ITS
THEORETICAL POSITION

SW CORNER NW1/4 NW1/4
SEC. 28, T87N, R5W
SET 1/2" IRON ROD W/
YELLOW CAP #12642
POINT OF BEGINNING

SW1/4 NW1/4
SEC. 28, T87N, R5W

W1/4 CORNER
SEC. 28, T87N, R5W
FD. 1/2" IRON ROD
W/ NO CAP
BK. 1999, PAGE 3940



DATE OF SURVEY: 6/5/2025

SCALE: 1" = 150'

SHEET 1 OF 2

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, 2026

WILLIAM H. BURGER

#12642

DATE

**Wm. Burger
LandSurveyor**

510 3rd Street West Court
Worthington, Iowa 52078

LEGAL DESCRIPTION

PARCEL 2025-54 – part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Twenty-eight (28), Township Eighty-seven North (T87N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 2.02 acres more or less, including 0.13 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 Southwest corner of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Twenty-eight (28), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 01°-02'-32" West 93.62 feet along the West line of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of said Section Twenty-eight (28);

Thence North 89°-57'-28" East 119.57 feet;

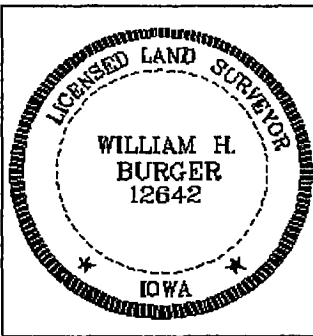
Thence North 01°-57'-04" West 124.07 feet;

Thence South 89°-53'-11" East 349.97 feet;

Thence South 01°-02'-32" East 220.04 feet to the South line of said Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4);

Thence North 89°-53'-11" West 467.60 feet along the South line of said Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) to the **POINT OF BEGINNING**, containing a total of 2.02 acres more or less, including 0.13 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 West line of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Twenty-eight (28), Township Eighty-seven North (T87N), Range Five West (R5W) of the Fifth Principal Meridian Delaware County, Iowa is assumed to bear North 01°-02'-32" 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, 2026

William H. Burger 7/28/25
William H. Burger Date Reg. No. 12642
Sheet No. **2** covered by this seal