

PLAT OF
SURVEY

PARCEL 2024-113
EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

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

THIS PLAT IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD AND NOT OF RECORD, INCLUDING A R.O.W. EASEMENT FOR ELECTRIC/TELECOMMUNICATIONS LINE TO MAQUOKETA VALLEY ELECTRIC COOPERATIVE, ANAMOSA, IOWA, RECORDED IN BOOK 2012, PAGE 4384 IN THE OFFICE OF THE DELAWARE COUNTY RECORDER

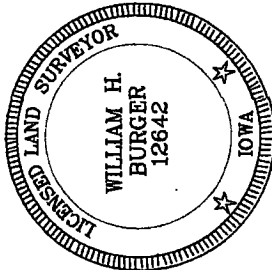
LINE	BEARING	DISTANCE
L1	S 00°04'52" E	244.45'
L2	S 00°04'52" E	138.19'
L3	N 89°48'16" W	20.00'
L4	N 00°04'52" W	138.09'
L5	N 89°55'08" E	20.00'

SW1/4 SE1/4
SEC. 2, T88N, R4W



ACREAGE SUMMARY TABLE

PARCEL	SW1/4 SE1/4 SEC. 2, T88N, R4W	SE1/4 SE1/4 SEC. 2, T88N, R4W	TOTAL ACRES (R.O.W. ACRES)
2024-114	5.62 +/-	0.00	15.40 +/-
			0.21 +/-



DATE OF SURVEY: 11/9/2024

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, 2026

William H. Burger 9/24/25
WILLIAM H. BURGER #12642 DATE

Wm. Burger
LandSurveyor
510 3rd Street West Court
Worthington, Iowa 52078

SHEET 1 OF 3

SCALE: 1" = 200'

AMENDED PLAT OF SURVEY

THIS PLAT CORRECTS AND SUPERSEDES THE PREVIOUSLY RECORDED PLAT RECORDED IN BOOK 2024, PAGE 3242

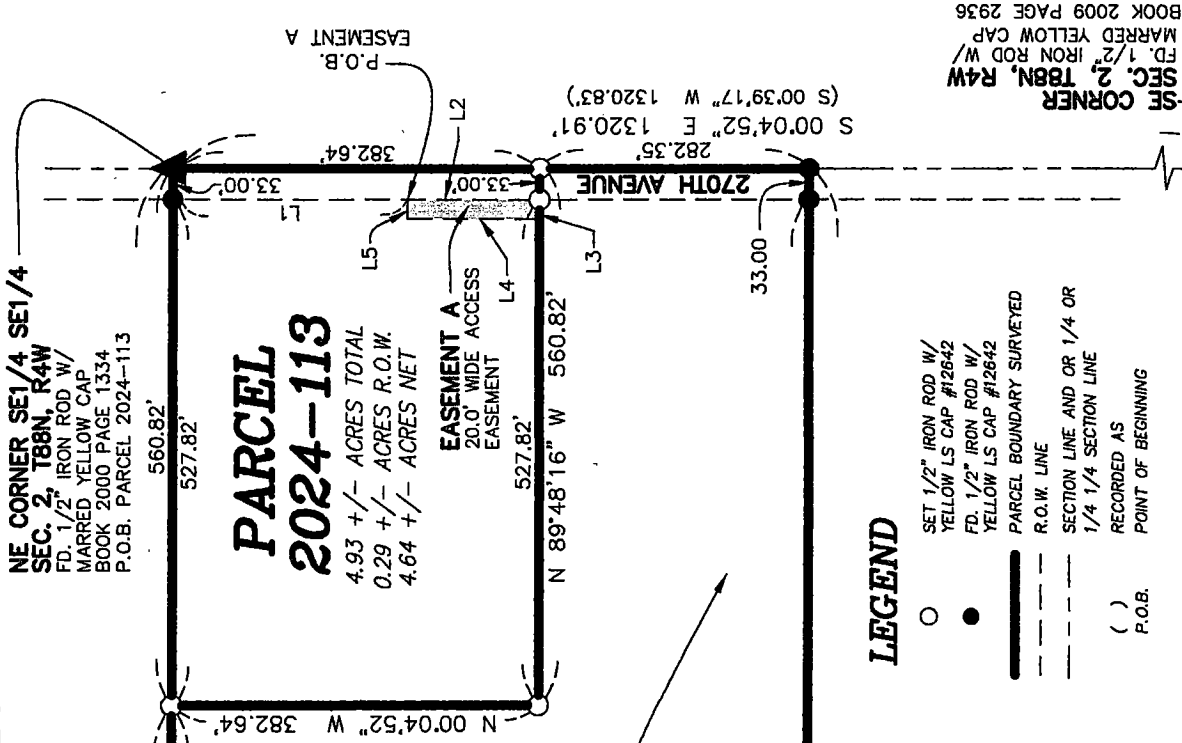
(S 89°02'50" E)
S 89°48'16" E 1700.00'

1139.18'
774.58'

NW CORNER SE1/4 SE1/4
SEC. 2, T88N, R4W
FD. 1/2" IRON ROD W/
MARRED YELLOW CAP
BOOK 2001 PAGE 2039
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 2024-114
21.02 +/- ACRES TOTAL
0.21 +/- ACRES R.O.W.
20.81 +/- ACRES NET



LEGEND

- SET 1/2" IRON ROD W/
YELLOW LS CAP #12642
- FD. 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
- () POINT OF BEGINNING
- () P.O.B.



SE CORNER
SEC. 2, T88N, R4W
FD. 1/2" IRON ROD W/
MARRED YELLOW CAP
BOOK 2009 PAGE 2936

INDEX LEGEND	
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 (563) 855-2028

PREPARED BY BILL BURGER

510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078

(563) 855 2028

FILED
Delaware Co. Assessor

SEP 26 2025

FILED
Delaware Co. Auditor

SEP 26 2025



Book 2025 Page 2582

Document 2025 2582 Type 06 002 Pages 3

Date 9/26/2025 Time 10:36:36AM

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 4.93 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;

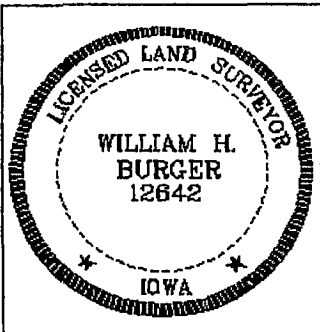
Thence South 00°-04'-52" East 382.64 feet along the East line of the South Half (S1/2) of the Southeast Quarter (SE1/4) of said Section Two (2);

Thence North 89°-48'-16" West 560.82 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 560.82 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 4.93 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.

	<u>SURVEYORS CERTIFICATE</u> 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 <i>William H. Burger</i> 9/24/25 _____ William H. Burger Date Reg. No. 12642 Sheet No. 2 covered by this seal
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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 21.02 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 774.58 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 560.82 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 21.02 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;

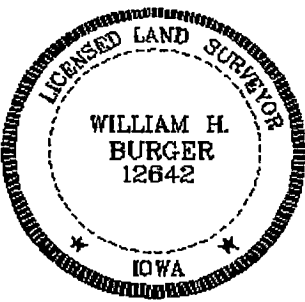
Thence North 89°-48'-16" West 33.00 feet along the South line of said Parcel 2024-113 to the West right of way line of 270th Avenue and the **POINT OF BEGINNING**;

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, 2026 <i>William H. Burger</i> 9/26/25 William H. Burger Date Reg. No. 12642 Sheet No. 3 covered by this seal
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