

MAY 04 2026

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Book 2026 Page 1108  
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Date 5/04/2026 Time 3:39:52PM  
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Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

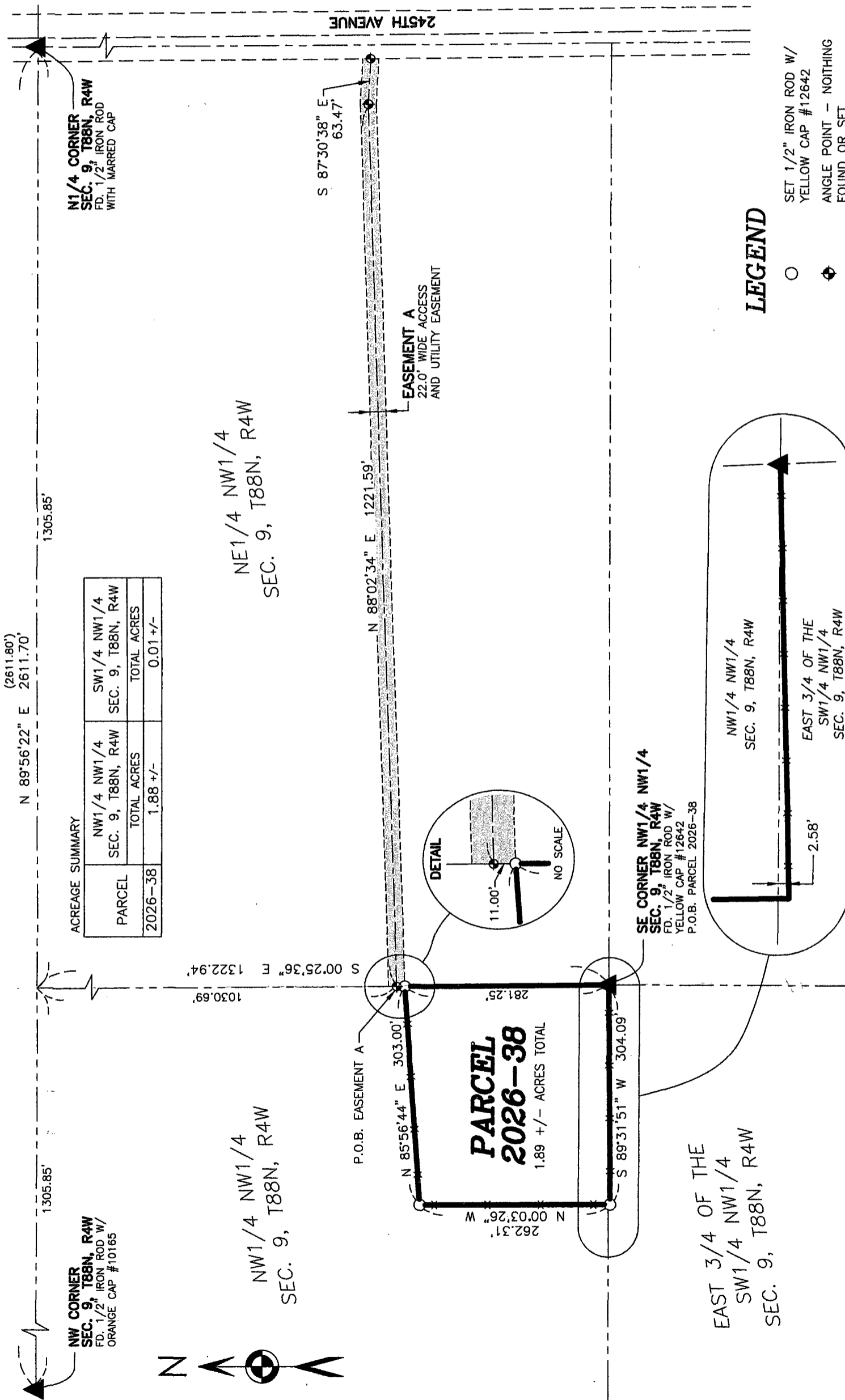
| INDEX LEGEND      |   |
|-------------------|---|
| LOCATION:         | PART OF THE NW1/4 NW1/4 AND PART OF THE E3/4 OF THE SW1/4 NW1/4, ALL IN SEC. 9, T88N, R4W |
| PROPRIETORS:      | ALAN J. HOEGER  |
| REQUESTOR:        | TROY LOUWAGIE   |
| SURVEYOR:         | BILL BURGER   |
| SURVEYOR COMPANY: | WM. BURGER LANDSURVEYOR   |
| RETURN TO:        | BILL BURGER, 510 3RD STREET WEST COURT, WORTHINGTON, IA 52078   (563) 590-1964            |

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

# PLAT OF SURVEY

## PARCEL 2026-38

PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) AND PART OF THE EAST THREE-FOURTHS (E3/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4), ALL IN SECTION NINE (9), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA



### LEGEND

- SET 1/2" IRON ROD W/ YELLOW CAP #12642
- ◊ ANGLE POINT - NOTHING FOUND OR SET
- BOUNDARY LINE SURVEYED
- - - SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE
- R.O.W. LINE
- CENTERLINE
- FENCE LINE
- RECORDED AS
- ( ) POINT OF BEGINNING



DATE OF SURVEY: 4/18/2026 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 5/4/26  
WILLIAM H. BURGER

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

NO. OF SHEETS COVERED BY THIS SEAL: 1

**LEGAL DESCRIPTION**

**PARCEL 2026-38** – part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) , and part of the East Three-Fourths (E 3/4) of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) all in Section Nine (9), Township Eighty-eight North (T88N), Range four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 1.89 acres more or less, **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 Southeast corner of the Northwest quarter (NW1/4) of the Northwest Quarter (NW1/4) Section Nine (9), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

**Thence** South 89°-31'-51" West 304.09 feet;

**Thence** North 00°-03'-26" West 262.31 feet;

**Thence** North 85°-56'-44" East 303.00 feet to the East line of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of said Section Nine (9);

**Thence** South 00°-25'-36" East 281.25 feet along the East line of said Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) to the **POINT OF BEGINNING**, containing a total of 1.89 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record.**

The East line of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Nine (9), Township Eighty-eight North (T88N), Range four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 00°-25'-36" East.

**EASEMENT A** – a 22.0 foot wide access and utility easement is hereby created across the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4), Section Nine (9), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, from the West right of way line of 254<sup>th</sup> Avenue to the East line of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of said Section Nine (9) for the benefit of the Proprietor of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Nine (9), Township Eighty-eight North (T88N), Range four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, said easement being 11.0' wide on each side of the following described centerline;

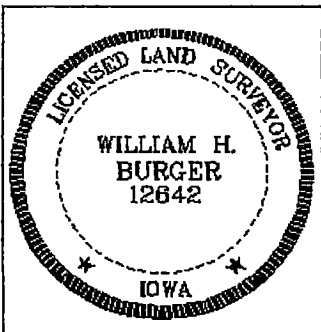
**COMMENCING** at the Northwest corner of Section Nine (9), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

**Thence** North 89°-56'-22" East 1305.85 feet along the North line and to the Northeast corner of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of said Section Nine (9);

**Thence** South 00°-25'-36" East 1030.69 feet along the East line of said Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) to the **POINT OF BEGINNING**;

**Thence** along the centerline North 88°-02'-34" East 1221.59 feet;

**Thence** South 87°-30'-38" East 63.47 feet to the West right of way line of 245th Avenue.

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|  | <p><b><u>SURVEYORS CERTIFICATE</u></b></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, 2026</p> <p><i>William H. Burger</i> 5/4/26<br/>         William H. Burger Date Reg. No. 12642</p> <p>Sheet No. 2 covered by this seal</p> |
|---|--|