

INDEX LEGEND:

LOCATION: PART OF SE1/4 NE1/4 AND PART OF NE1/4 NE1/4, ALL IN SEC. 11, T87N, R4W  
 PROPRIETORS: JOHN M. BEITZ FAMILY TRUST 1/2%, BEITZ FAMILY FARM LLC 1/2% - THAT PART OF SE1/4 NE1/4 THAT LIES SOUTH OF THE BAY SETTLEMENT AND HOPKINTON ROAD AND WEST OF RAILROAD R.O.W.  
 KRISTINE L. SUPPLE - NE1/4 NE1/4 LYING WEST OF RAILROAD R.O.W. AND SE1/4 NE1/4 EXCEPT THAT PART LYING SOUTH OF THE CENTER OF THE BAY SETTLEMENT AND HOPKINTON ROAD AND WEST OF RAILROAD R.O.W. AND EXCEPT RAILROAD R.O.W.  
 REQUESTOR: NANCY LUBBEN  
 SURVEYOR: BILL BURGER  
 COMPANY: WM. BURGER LANDSURVEYOR  
 BILL BURGER, 510 3RD STREET WEST COURT, WORTHINGTON, IA 52078 | (563) 855-2028  
 RETURN TO: WORTHINGTON, IA 52078 | (563) 855-2028

FILED  
 Delaware Co. Assessor  
 JUN 02 2026



Book 2026 Page 1462  
 Document 2026 1462 Type 06 002 Pages 3  
 Date 6/02/2026 Time 9:53:25AM  
 Rec Amt \$17.00

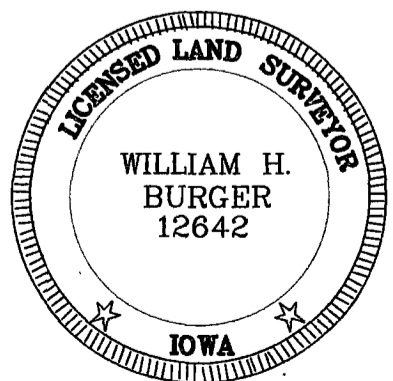
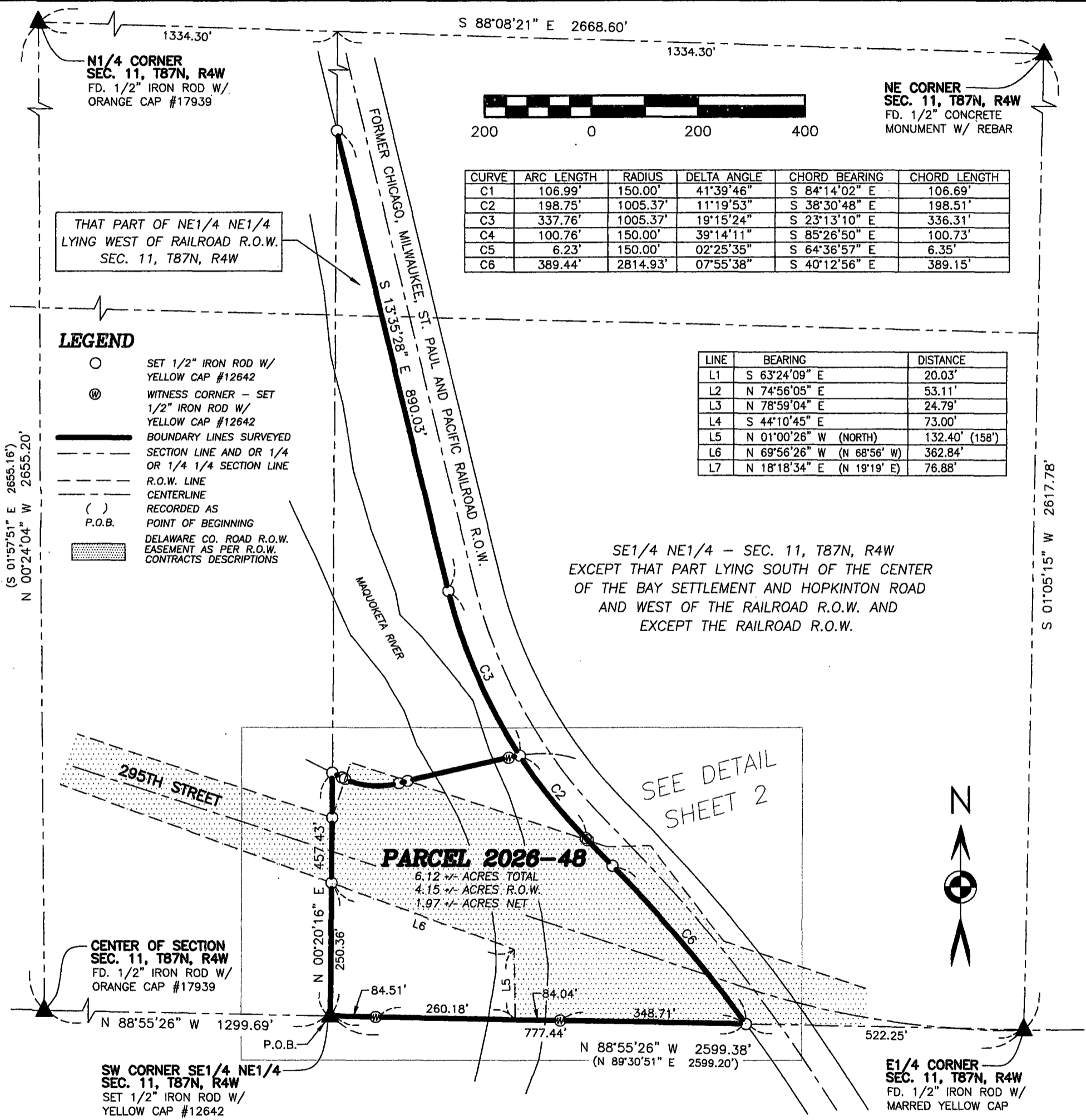
FILED  
 Delaware Co. Auditor  
 JUN 02 2026

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 2026-48** A RETRACEMENT SURVEY OF SE1/4 NE1/4 THAT LIES SOUTH OF THE BAY SETTLEMENT AND HOPKINTON ROAD AND WEST OF RAILROAD R.O.W. ALL IN SECTION (11), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA  
**RETRACEMENT SURVEY** THE WESTERLY LINE OF THE FORMER CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD RIGHT OF WAY IN THE SOUTHWEST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) AND IN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4), ALL IN SECTION ELEVEN (11), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA



DATE OF SURVEY: 4/1/2026 SCALE: 1" = 200' SHEET 1 OF 3

PROPRIETORS: SEE INDEX LEGEND

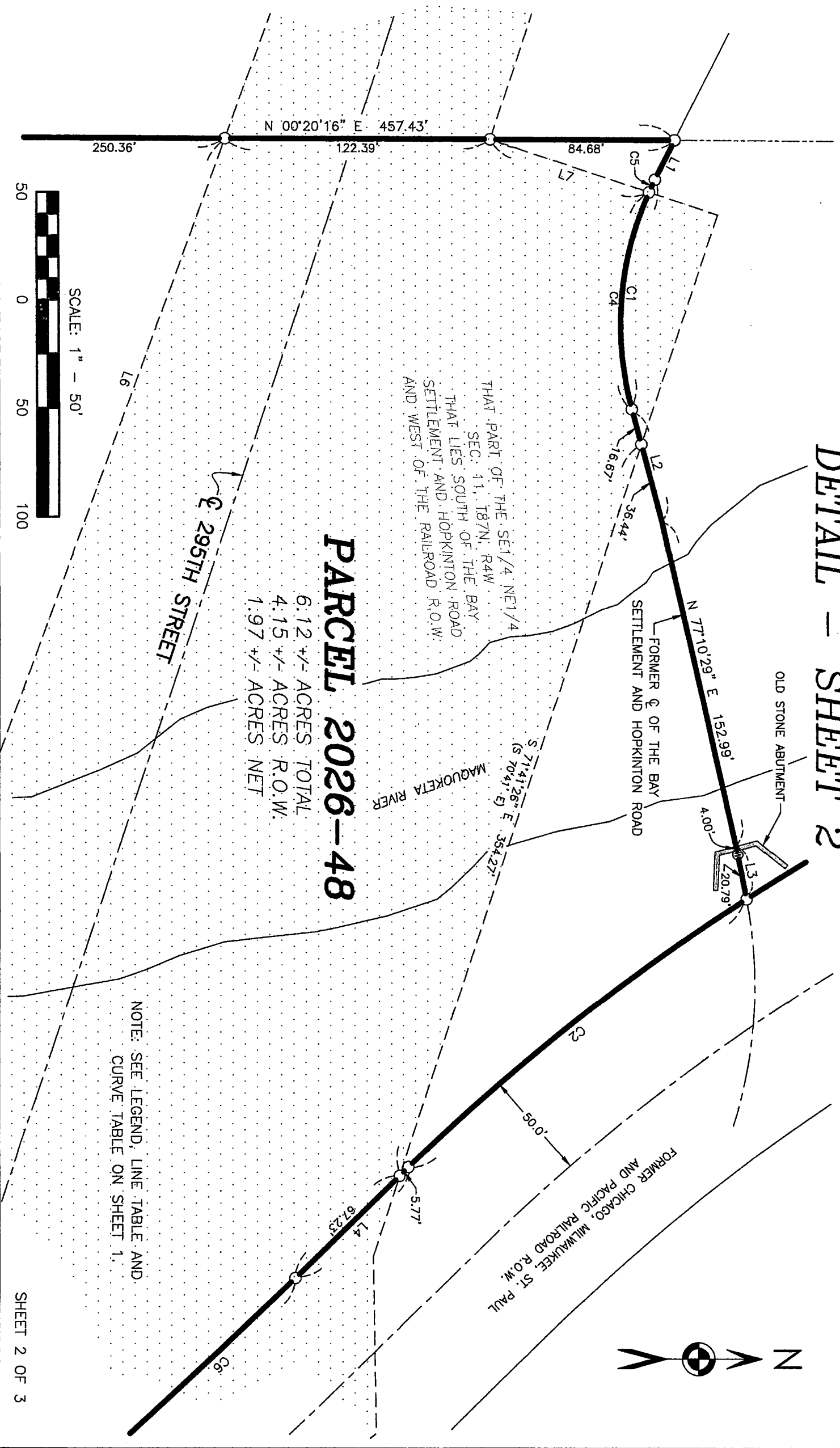
I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

*William H. Burger* 6/2/26  
 WILLIAM H. BURGER #12642 DATE

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

NO. OF SHEETS COVERED BY THIS SEAL: 1

# DETAIL - SHEET 2



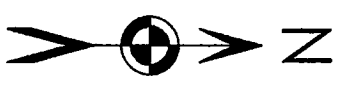
## PARCEL 2026-48

6.12 +/- ACRES TOTAL  
 4.15 +/- ACRES R.O.W.  
 1.97 +/- ACRES NET

THAT PART OF THE SE1/4 NE1/4  
 SEC. 11, T87N, R4W  
 THAT LIES SOUTH OF THE BAY  
 SETTLEMENT AND HOPKINTON ROAD  
 AND WEST OF THE RAILROAD R.O.W.

295TH STREET

NOTE: SEE LEGEND, LINE TABLE AND  
 CURVE TABLE ON SHEET 1.



SCALE: 1" = 50'

**LEGAL DESCRIPTION**

**PARCEL 2026-48** – A retracement survey the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) that lies South of the Bay Settlement and Hopkinton Road and West of the railroad right of way all in Section Eleven (11), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 6.12 acres more or less, including 4.15 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 Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Eleven (11), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

**Thence** North 00°-20'-16" East 457.43 feet along the West line of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of said Section Eleven (11) to the former centerline of the Bay Settlement and Hopkinton Road;

**Thence** South 63°-24'-09" East 20.03 feet along said former centerline;

**Thence** continuing along said former centerline and along a circular curve concave Northerly for an arc length of 106.99 feet, said circular curve having a central angle of 41°-39'-46", a radius of 150.00 feet, a chord bearing of South 84°-14'-02" East and a chord length of 106.69 feet;

**Thence** continuing along said former centerline North 74°-56'-05" East 53.11 feet;

**Thence** continuing along said former centerline North 77°-10'-29" East 152.99 feet;

**Thence** continuing along said former centerline North 78°-59'-04" East 24.79 feet to the Westerly right of way line of the former Chicago, Milwaukee, St. Paul and Pacific Railroad;

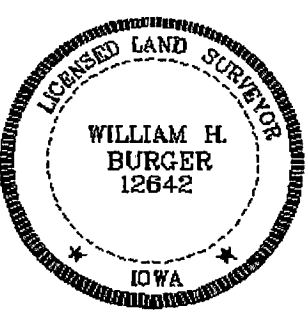
**Thence** along said Westerly right of way line and along a circular curve concave Northeasterly for an arc length of 198.75 feet, said circular curve having a central angle of 11°-19'-53", a radius of 1005.37 feet, a chord bearing of South 38°-30'-48" East and a chord length of 198.51 feet;

**Thence** continuing along said Westerly right of way line South 44°-10'-45" East 73.00 feet;

**Thence** continuing along said Westerly right of way line and along a circular curve concave Southwesterly for an arc length of 389.44 feet, said circular curve having a central angle of 07°-55'-38", a radius of 2814.93 feet, a chord bearing of South 40°-12'-56" East and a chord length of 389.15 feet to the South line of said Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4);

**Thence** North 88°-55'-26" West 777.44 feet along the South line of said Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) to the **POINT OF BEGINNING**, containing a total of 6.12 acres more or less, including 4.15 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 the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Eleven (11), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 88°-55'-26" West.

	<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> 6/2/26 Date Reg. No. 12642</p> <p>William H. Burger Sheet No. 3 covered by this seal</p>