FILED
JUL 9 2014
DELAWARE COUNTY AUDITOR

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ANDREA SCHMIDT
DELAWARE COUNTY ASSESSOR

Book 2014 Page 1621
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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

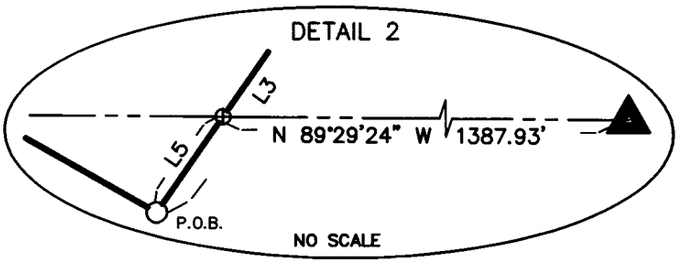
PREPARED BY BILL BURGER 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 (563) 855 2028

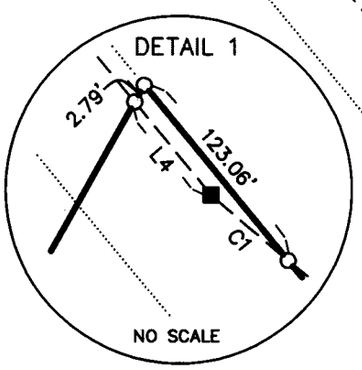
PLAT OF SURVEY

PARCEL 2014–44 PART OF LOT B AND PART OF THE 100 FOOT WIDE FORMER RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY ALL IN SECTION NINETEEN (19), TOWNSHIP EIGHTY–SEVEN NORTH (T87N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	20.53	00°36'01"	1960.00	20.53	N 47°23'16" W

LINE	BEARING	( )	DISTANCE
L1	S 50°22'00" W		100.00
L2	S 39°38'00" E	S 38°39' E	91.76
L3	S 35°01'00" W	S 36°00' W	158.80
L4	N 39°32'32" W	N 38°39' W	101.72
L5	S 35°01'00" W	S 36°00' W	7.45





NE1/4
LYING NE'ERLY OF IOWA HWY. 38
SEC. 19, T87N, R3W

LEGEND

- SET 1/2" IRON ROD W/ ORANGE LS CAP #20251
- FD. 2" GAS PIPE
- FD. R.O.W. BENT
- ANGLE POINT – NOTHING FOUND OR SET
- PARCEL LINE SURVEYED
- EXISTING R.O.W. LINE
- 1/4, 1/4 1/4 OR SECTION LINE
- CENTERLINE OF ROAD
- ABANDONED RAILROAD R.O.W. LINE
- ( ) RECORDED AS
- P.O.B. POINT OF BEGINNING

℄ IOWA HIGHWAY 38

ABANDONED RAILROAD R.O.W.

LOT B
SEC. 19, T87N, R3W
PLAT BOOK 2, PAGE 41

123.06'
see detail 1
S 39°38'00" E 381.20'
258.14'
N 29°24'36" E 420.59'

PARCEL 2014–44
3.00 ACRES +/– TOTAL
0.01 ACRES +/– R.O.W.
2.99 ACRES +/– NET

L1
L2
L3

PART OF THE NE1/4
SEC. 19, T87N, R3W

CENTER OF SECTION
SEC. 19, T87N, R3W
SET 1/2" IRON ROD W/
YELLOW LS CAP #12642

(N 59°36' W)
N 60°35'24" W
390.39'

see detail 2

1387.93'

N 89°29'24" W 2656.09'

N1/2 SE1/4
SEC. 19, T87N, R3W

E1/4 CORNER
SEC. 19, T87N, R3W
FD. 1/2" IRON ROD
W/ NO CAP

200 0 200 400

ACREAGE SUMMARY

PARCEL	SW1/4 NE1/4 SEC. 19		SE1/4 NE1/4 SEC. 19		NW1/4 SE1/4 SEC. 19	
	TOTAL	R.O.W.	TOTAL	R.O.W.	TOTAL	R.O.W.
2014–??	2.91	0.01	0.08	0.00	0.01	0.00

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

NO. OF SHEETS COVERED BY THIS SEAL 1

DATE OF SURVEY: 5/1/2014 | SHEET 1 OF 2

PROPRIETORS: NORMAN L. & KATHLEEN R. MILES | SCALE: 1" = 200'

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, 2014

William H. Burger 7/9/14

WILLIAM H. BURGER #12642 DATE

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

LEGAL DESCRIPTION

PARCEL 2014-44 – Part of Lot B and part of the 100 foot wide former right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, all in Section Nineteen (19), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 3.00 acres more or less, including 0.01 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;

COMMENCING at the East Quarter (E1/4) corner of Section Nineteen (19), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 89°-29'-24" West 1387.93 feet along the South line of the Northeast Quarter (NE1/4) of said Section Nineteen (19) to a point on the Southeasterly line of Lot B in said Section Nineteen (19) as recorded in the Office of the Delaware County Recorder in Plat Book 2, Page 41;

Thence South 35°-01'-00" West 7.45 feet along said Southeasterly line of Lot B to the **POINT OF BEGINNING**;

Thence North 60°-35'-24" West 390.39 feet along a Southwesterly line of said Lot B;

Thence North 29°-24'-36" East 420.59 feet to the Northerly line of the former right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company;

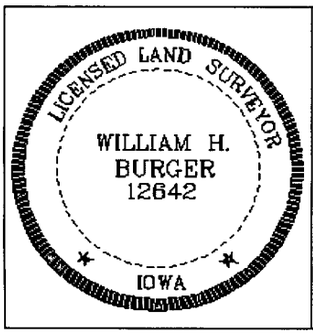
Thence South 39°-38'-00" East 381.20 feet along and to a point on said Northerly line of the former railroad right of way at the Railroad Company's Survey Station 4038+33 as measured along the centerline of main track of said Chicago, Milwaukee, St. Paul and Pacific Railroad Company as formerly there laid;

Thence South 50°-22'-00" West 100.00 feet to a point on the Southerly line of said former railroad right of way at said Railroad Company's Survey Station 4038+33 as measured along the centerline of main track of said Chicago, Milwaukee, St. Paul and Pacific Railroad Company as formerly there laid;

Thence South 39°-38'-00" East 91.76 feet along said Southerly line of the former railroad right of way to a Southerly corner of said Lot B;

Thence South 35°-01'-00" West 158.80 feet along said Southeasterly line of Lot B to the **POINT OF BEGINNING**; containing a total of 3.00 acres more or less, including 0.01 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 Northeast Quarter (NE1/4) of Section Nineteen (19), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear North 89°-29'-24" 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, 2014

William H. Burger 7/9/14

William H. Burger Date Reg. No. 12642

Sheet No. 2 covered by this seal