Book 2015 Page 243

Document 2015 243 Type 06 002 Pages 3
Date 1/26/2015 Time 3:13:27PM
Rec Amt $17.00

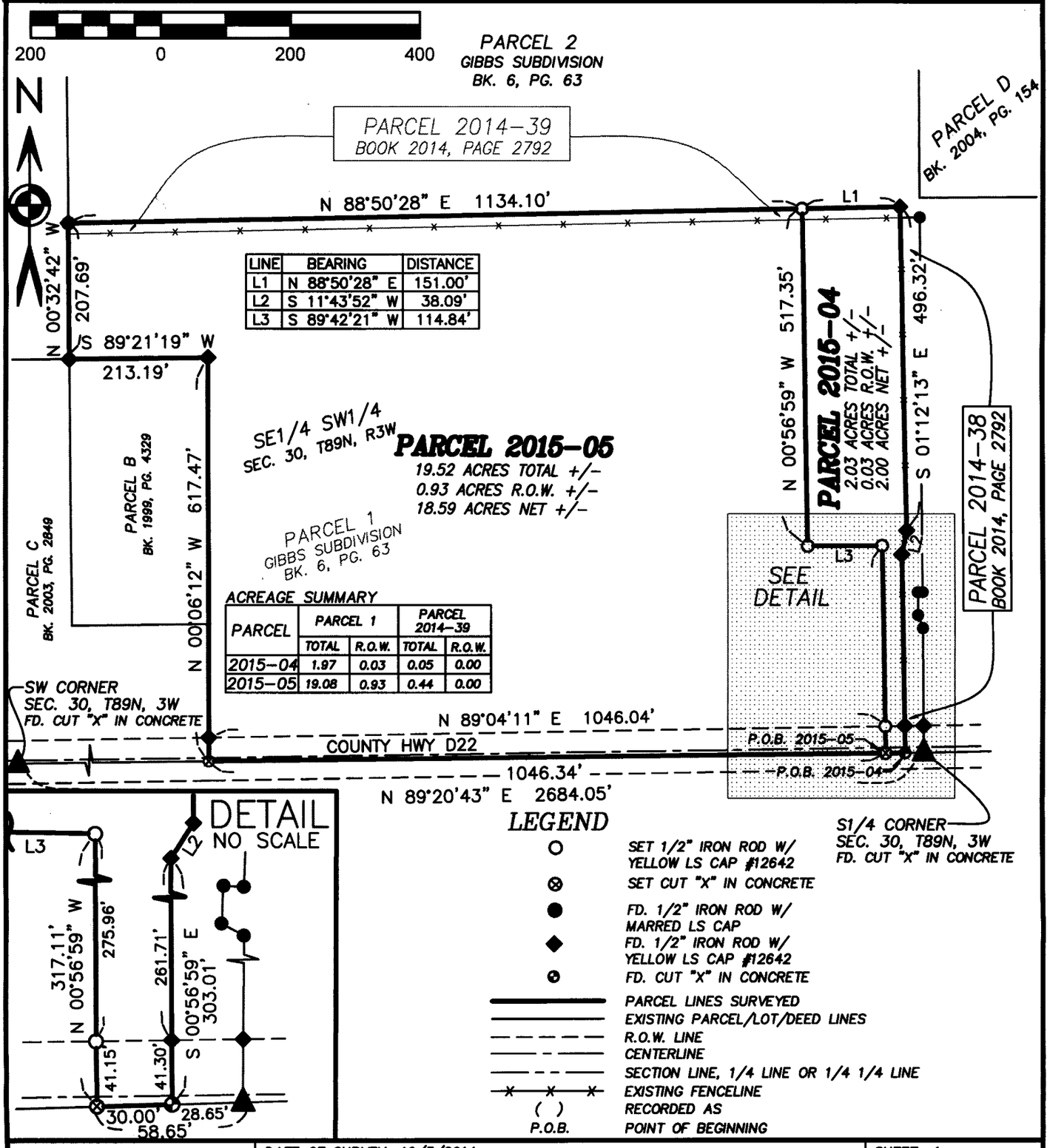
DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

PLAT OF SURVEY

PARCEL 2015–04 PART OF PARCEL 1 OF GIBBS' SUBDIVISION AND PART OF PARCEL 2014–39 ALL LOCATED IN THE SOUTH HALF (S1/2), SECTION THIRTY (30), TOWNSHIP EIGHTY–NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL 2015–05 PART OF PARCEL 1 OF GIBBS' SUBDIVISION AND PART OF PARCEL 2014–39 ALL LOCATED IN THE SOUTH HALF (S1/2), SECTION THIRTY (30), TOWNSHIP EIGHTY–NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA



LINE	BEARING	DISTANCE
L1	N 88°50'28" E	151.00'
L2	S 11°43'52" W	38.09'
L3	S 89°42'21" W	114.84'

ACREAGE SUMMARY

PARCEL	PARCEL 1		PARCEL 2014–39	
	TOTAL	R.O.W.	TOTAL	R.O.W.
2015–04	1.97	0.03	0.05	0.00
2015–05	19.08	0.93	0.44	0.00

LEGEND

○	SET 1/2" IRON ROD W/ YELLOW LS CAP #12642
⊗	SET CUT "X" IN CONCRETE
●	FD. 1/2" IRON ROD W/ MARRED LS CAP
◆	FD. 1/2" IRON ROD W/ YELLOW LS CAP #12642
⊙	FD. CUT "X" IN CONCRETE
———	PARCEL LINES SURVEYED
———	EXISTING PARCEL/LOT/DEED LINES
– – – –	R.O.W. LINE
———	CENTERLINE
———	SECTION LINE, 1/4 LINE OR 1/4 1/4 LINE
–x–x–x–	EXISTING FENCELINE
( )	RECORDED AS
P.O.B.	POINT OF BEGINNING

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

NO. OF SHEETS COVERED BY THIS SEAL 1

DATE OF SURVEY: 10/3/2014 | SHEET 1

PROPRIETORS: MARK J. & MICHELLE WAGNER | 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, 2016

William H Burger 1/26/15

WILLIAM H. BURGER #12642 DATE

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

LEGAL DESCRIPTION

PARCEL 2015-04 – Part of Parcel 1 of Gibbs' Subdivision as recorded in the Office of the Delaware County Recorder in Book 6, Page 63 and part of Parcel 2014-39 as recorded in the Office of the Delaware County Recorder in Book 2014, Page 2792, all located in the South Half (S1/2) of Section Thirty (30), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 2.03 acres more or less including 0.03 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 South Quarter (S1/4) corner of Section Thirty (30), Township Eighty-nine North (T89N), Range Three West (R3W), of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 89°-20'-43" West 28.65 feet along the South line of the Southwest Quarter (SW1/4) of said Section Thirty (30) to the **POINT OF BEGINNING**;

Thence continuing along the South line of said Southwest Quarter (SW1/4) South 89°-20'-43" West 30.00 feet;

Thence North 00°-56'-59" West 317.11 feet;

Thence South 89°-42'-21" West 114.84 feet;

Thence North 00°-56'-59" West 517.35 feet;

Thence North 88°-50'-28" East 151.00 feet;

Thence South 01°-12'-13" East 496.32 feet;

Thence South 11°-43'-52" West 38.09 feet;

Thence South 00°-56'-59" East 303.01 feet to the **POINT OF BEGINNING** containing a total of 2.03 acres more or less including 0.03 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 Southwest Quarter (SW1/4) of Section Thirty (30), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear North 89°-20'-43" East.



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, 2016

William H. Burger 1/26/15

William H. Burger Date Reg. No. 12642

Sheet No. 2 covered by this seal

LEGAL DESCRIPTION

PARCEL 2015-05 – Part of Parcel 1 of Gibbs' Subdivision as recorded in the Office of the Delaware County Recorder in Book 6, Page 63 and part of Parcel 2014-39 as recorded in the Office of the Delaware County Recorder in Book 2014, Page 2792, all located in the South Half (S1/2) of Section Thirty (30), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 19.52 acres more or less including 0.93 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 South Quarter (S1/4) corner of Section Thirty (30), Township Eighty-nine North (T89N), Range Three West (R3W), of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 89°-20'-43" West 58.65 feet along the South line of the Southwest Quarter (SW1/4) of said Section Thirty (30) to the **POINT OF BEGINNING**;

Thence continuing along the South line of said Southwest Quarter (SW1/4) South 89°-20'-43" West 1046.34 feet to the Southeast corner of Parcel C as recorded in the Office of the Delaware County Recorder in Book 2003, Page 2849;

Thence North 00°-06'-12" West 617.47 feet along the East line of said Parcel C and along the East line of Parcel B as recorded in the Office of the Delaware County Recorder in Book 1999, Page 4329 to the Northeast corner of said Parcel B;

Thence South 89°-21'-19" West 213.19 feet along the North line and to the Northwest corner of said Parcel B, said corner also being on a Westerly Line of said Parcel 1 of Gibbs Subdivision;

Thence North 00°-32'-42" West 207.69 feet along the West line of said Parcel 1 of Gibbs Subdivision and along the West line of said Parcel 2014-39 to the Northwest corner of said Parcel 2014-39;

Thence North 88°-50'-28" East 1134.10 feet along the North line of said Parcel 2014-39;

Thence South 00°-56'-59" East 517.35 feet;

Thence North 89°-42'-21" East 114.84 feet;

Thence South 00°-56'-59" East 317.11 feet to the **POINT OF BEGINNING** containing a total of 19.52 acres more or less including 0.93 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 Southwest Quarter (SW1/4) of Section Thirty (30), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear North 89°-20'-43" East.



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My license renewal date is December 31, 2016

William H Burger 1/26/15

William H. Burger Date Reg. No. 12642

Sheet No. 3 covered by this seal