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MAY 29 2015
DELAWARE COUNTY ASSESSOR

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MAY 29 2015
DELAWARE COUNTY AUDITOR

Book 2015 Page 1317
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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

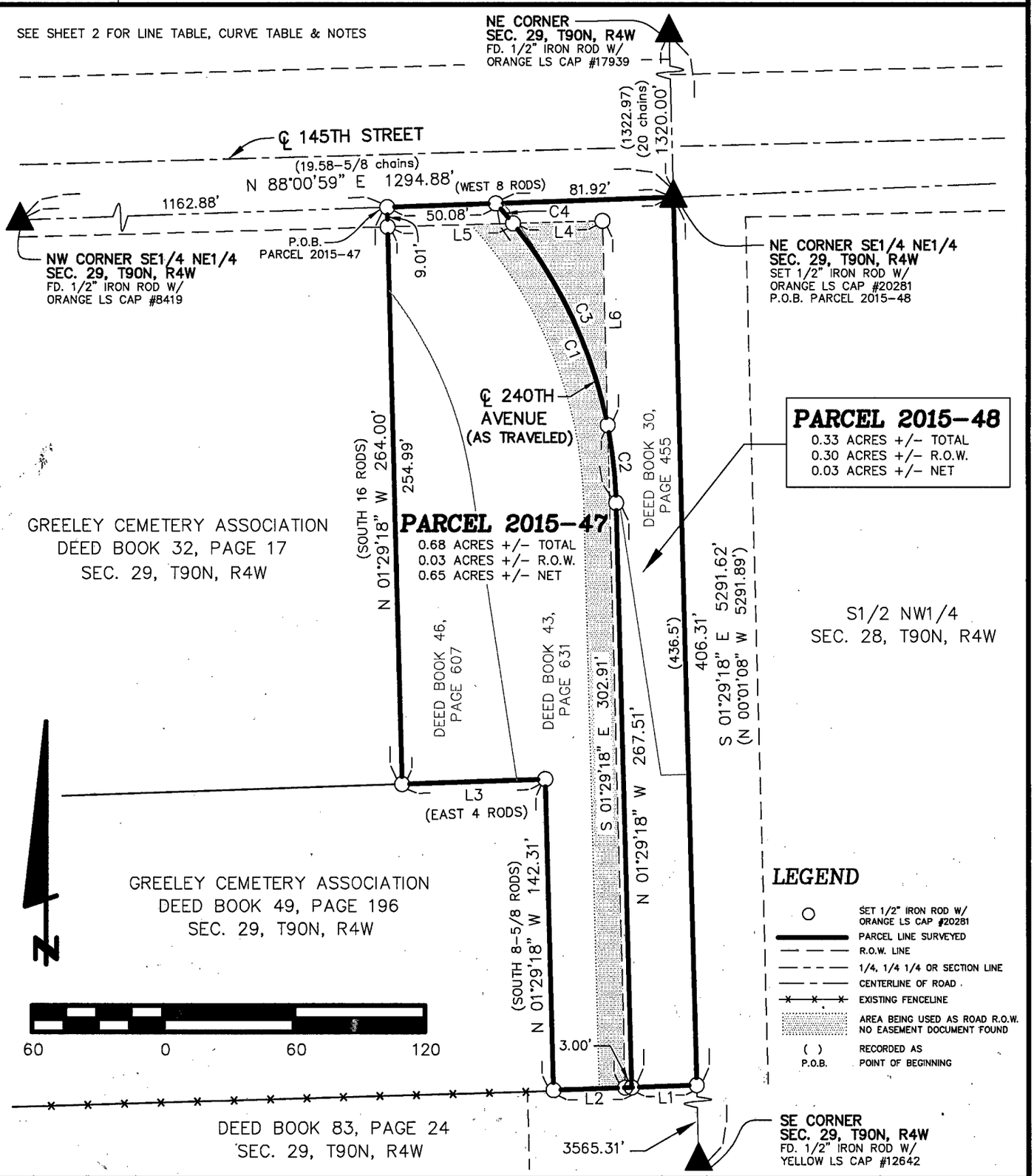
PREPARED BY BRAD BURGER DELAWARE COUNTY ENGINEER'S OFFICE 2139 HIGHWAY 38, MANCHESTER, IOWA 52057 (563) 927 3505

PLAT OF SURVEY

PARCEL 2015-47 PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP NINETY NORTH (T90N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL 2015-48 PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP NINETY NORTH (T90N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

SEE SHEET 2 FOR LINE TABLE, CURVE TABLE & NOTES



LICENSED LAND SURVEYOR
BRAD J. BURGER
20281
IOWA

SHEET NO. 1 & 2 COVERED BY THIS SEAL

DATE OF SURVEY: 6/6/2014 | SCALE: 1" = 60' | SHEET 1 OF 4

PROPRIETORS: JAMES WINNARD, C.S. CARROLL & W.S. MARSHALL

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

Brad J. Burger 5/29/15

BRAD J. BURGER #20281 DATE

Delaware County Engineer's Office
2139 Highway 38
Manchester, Iowa 52057

NOTES:

- Survey requested by Carla Becker, Delaware County Auditor.
- This plat is subject to easements of record and not of record.
- The center of the road right of way for 240th Avenue was established on the Section line between Section 29, T90N, R4W and Section 28, T90N, R4W according to Road Book 3, Page 16 in the Office of the County Auditor. The actual centerline of 240th Avenue as traveled is 30 feet Westerly of the Section line. I did not find any additional right of way acquired by the County for the area lying directly East of the cemetery and West of the Section line.

LINE	BEARING	( )	DISTANCE
L1	S 88°00'59" W	WEST	30.00
L2	S 88°00'59" W	WEST	36.00
L3	S 88°00'59" W	EAST	66.00
L4	N 88°24'05" E		41.23
L5	N 88°24'05" E		57.77
L6	S 01°29'18" E		93.72

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	151.00	41°08'19"	210.30	147.77	N 22°03'32" W
C2	35.54	09°41'02"	210.30	35.50	N 06°20'09" W
C3	103.35	28°09'31"	210.30	102.32	N 25°15'06" W
C4	12.10	03°17'46"	210.30	12.10	N 40°58'44" W

LEGAL DESCRIPTION

PARCEL 2015-47 Part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Twenty-nine (29), Township Ninety North (T90N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 0.68 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 Northwest corner of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Twenty-nine (29), Township Ninety North (T90N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 88°-00'-59" East 1162.88 feet along the North line of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of said Section Twenty-nine (29) to the **POINT OF BEGINNING**;

Thence continuing along said North line of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) North 88°-00'-59" East 50.08 feet to the centerline of 240th Avenue as traveled;

Thence along said centerline of 240th Avenue as traveled and along a circular curve concave Southwesterly for an arc length of 151.00 feet, said circular curve having a central angle of 41°-08'-19", a radius of 210.30 feet, a chord bearing of South 22°-03'-32" East and a chord length of 147.77 feet;

Thence continuing along said centerline of 240th Avenue as traveled South 01°-29'-18" East 267.51 feet to the North line a parcel of land described in Deed Book 83, Page 24 in the Office of the Delaware County Recorder;

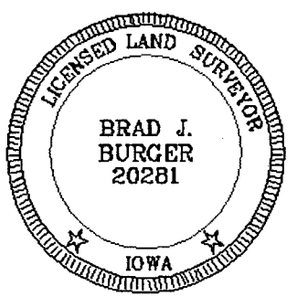
Thence South 88°-00'-59" West 36.00 feet along said North line of a parcel of land described in Deed Book 83, Page 24 to the Southeasterly corner of the Cemetery parcel described in Deed Book 49, Page 196 in the Office of the Delaware County Recorder;

Thence North 01°-29'-18" West 142.31 feet along the Easterly line and to the Northeasterly corner of said Cemetery parcel described in Deed Book 49, Page 196;

Thence South 88°-00'-59" West 66.00 feet along the Northerly line of said Cemetery parcel described in Deed Book 49, Page 196 to the Southeasterly corner of a Cemetery parcel described in Deed Book 32, Page 17 in the Office of the Delaware County Recorder;

Thence North 01°-29'-18" West 264.00 feet along the East line of said Cemetery parcel described in Deed Book 32, Page 17 to the **POINT OF BEGINNING**, containing a total of 0.68 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 North line of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Twenty-nine (29), Township Ninety North (T90N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 88°-00'-59" East.



SURVEYORS CERTIFICATE

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

My license renewal date is December 31, 2016

Brad J. Burger 5/29/15

Brad J. Burger Date Reg. No. 20281

Sheet No. 3 covered by this seal

LEGAL DESCRIPTION

PARCEL 2015-48 Part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Twenty-nine (29), Township Ninety North (T90N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 0.33 acres more or less, including 0.30 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 Northeast Quarter of Section Twenty-nine (29), Township Ninety North (T90N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 01°-29'-18" East 406.31 feet along the East line of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of said Section Twenty-nine (29) to the North line of a parcel of land described in Deed Book 83, Page 24 in the Office of the Delaware County Recorder;

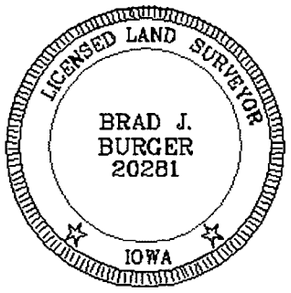
Thence South 88°-00'-59" West 30.00 feet along said North line of a parcel of land described in Deed Book 83, Page 24 to the centerline of 240th Avenue as traveled;

Thence North 01°-29'-18" West 267.51 feet along said centerline of 240th Avenue as traveled;

Thence continuing along said centerline of 240th Avenue as traveled and along a circular curve concave Southwesterly for an arc length of 151.00 feet, said circular curve having a central angle of 41°-08'-19", a radius of 210.30 feet, a chord bearing of North 22°-03'-32" West and a chord length of 147.77 feet to the North line of said Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Twenty-nine (29);

Thence North 88°-00'-59" East 81.92 feet along said North line of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Twenty-nine (29) to the **POINT OF BEGINNING**, containing a total of 0.33 acres more or less, including 0.30 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 Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Twenty-nine (29), Township Ninety North (T90N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 01°-29'-18" East.



SURVEYORS CERTIFICATE

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

My license renewal date is December 31, 2016

Brad J. Burger 5/29/15

Brad J. Burger Date Reg. No. 20281

Sheet No. 4 covered by this seal