COUNTY: DELAWARE
SECTION 6, T87N, R3W & SECTION 1, T87N, R4W
ALIQUOT PART: NE1/4 SE1/4 – SEC. 1, T87N, R4W NW FRL.1/4 SW FRL.1/4, SW FRL.1/4 SW FRL.1/4, & NE1/4 SW FRL.1/4 – SEC. 6, T87N, R3W
PROPRIETORS: KTT INVESTMENTS LLC
REQUESTED BY: TIM MOONEY

FILED
Delaware Co. Auditor
JAN 12 2017
FILED
Delaware Co. Assessor
JAN 12 2017

Book 2017 Page 146
Document 2017 146 Type 06 002 Pages 4
Date 1/12/2017 Time 12:34:54PM
Rec Amt $22.00

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 2017–03
PART OF THE NORTHWEST FRACTIONAL QUARTER (NW FRL.1/4) OF THE SOUTHWEST FRACTIONAL QUARTER (SW FRL.1/4) OF SECTION SIX (6), TOWNSHIP EIGHTY–SEVEN NORTH (T87N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA.

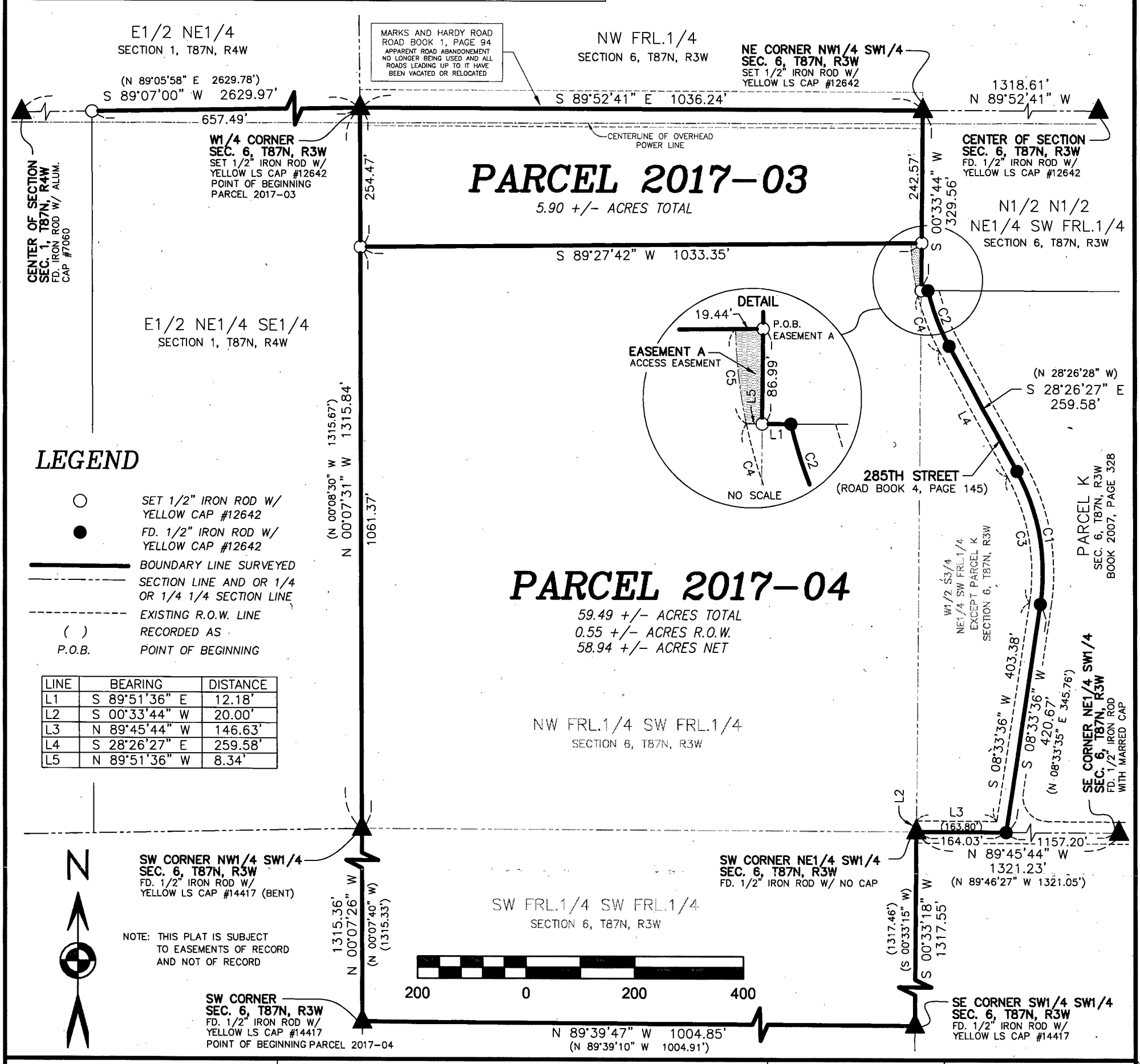
PARCEL 2017–04
PART OF THE NORTHWEST FRACTIONAL QUARTER (NW FRL.1/4) OF THE SOUTHWEST FRACTIONAL QUARTER (SW FRL.1/4), PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST FRACTIONAL QUARTER (SW FRL.1/4), AND COMPRISED OF THE SOUTHWEST FRACTIONAL QUARTER (SW FRL.1/4) OF THE SOUTHWEST FRACTIONAL QUARTER (SW FRL.1/4), ALL IN SECTION SIX (6), TOWNSHIP EIGHTY–SEVEN NORTH (T87N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

RETRACEMENT SURVEY
OF THE NORTH LINE OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION ONE (1), TOWNSHIP EIGHTY–SEVEN NORTH (T87N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	250.90'	388.52'	37°00'03"	S 09°56'26" E (N 09°56'27" W)	246.56'
C2	108.83'	409.34'	15°14'00"	S 20°49'36" E (N 20°49'37" W)	108.51'
C3	237.99'	368.52'	37°00'03"	S 09°56'26" E	233.87'
C4	118.89'	429.34'	15°51'56"	S 20°30'29" E	118.51'
C5	87.54'	429.34'	11°40'56"	N 06°44'03" W	87.39'

ACREAGE SUMMARY TABLE

PARCEL	NW FRL.1/4 SW FRL.1/4 SEC. 6, T87N, R3W		SW FRL.1/4 SW FRL.1/4 SEC. 6, T87N, R3W		NE1/4 SW FRL.1/4 SEC. 6, T87N, R3W	
	TOTAL ACRES	R.O.W. ACRES	TOTAL ACRES	R.O.W. ACRES	TOTAL ACRES	R.O.W. ACRES
2017–04	25.18 +/–	0.01 +/–	30.60 +/–	0.00	3.71 +/–	0.54 +/–



LEGEND

- ○ SET 1/2" IRON ROD W/ YELLOW CAP #12642
- ● FD. 1/2" IRON ROD W/ YELLOW CAP #12642
- BOUNDARY LINE SURVEYED
- SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE
- EXISTING R.O.W. LINE
- ( ) RECORDED AS
- P.O.B. POINT OF BEGINNING

LINE	BEARING	DISTANCE
L1	S 89°51'36" E	12.18'
L2	S 00°33'44" W	20.00'
L3	N 89°45'44" W	146.63'
L4	S 28°26'27" E	259.58'
L5	N 89°51'36" W	8.34'

NOTE: THIS PLAT IS SUBJECT TO EASEMENTS OF RECORD AND NOT OF RECORD

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

NO. OF SHEETS COVERED BY THIS SEAL: 1

DATE OF SURVEY: 12/23/2016 | SCALE: 1" = 200' | SHEET 1 OF 4

PROPRIETORS: KTT INVESTMENTS LLC

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, 2018

William H. Burger 1/12/17

WILLIAM H. BURGER #12642 DATE

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

LEGAL DESCRIPTION

PARCEL 2017-03 - part of the Northwest Fractional Quarter (NW Frl.1/4) of the Southwest Fractional Quarter (SW Frl.1/4) of Section Six (6), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 5.90 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 West Quarter (W1/4) corner of Section Six (6), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

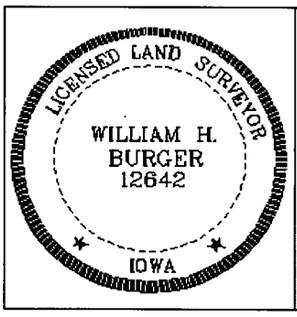
Thence South 89°-52'-41" East 1036.24 feet along the North line and to the Northeast corner of the Northwest Fractional Quarter (NW Frl.1/4) of the Southwest Fractional Quarter (SW Frl.1/4) of said Section Six (6);

Thence South 00°-33'-44" West 242.57 feet along the East line of said Northwest Fractional Quarter (NW Frl.1/4) of the Southwest Fractional Quarter (SW Frl.1/4);

Thence South 89°-27'-42" West 1033.35 feet to the West line of said Northwest Fractional Quarter (NW Frl.1/4) of the Southwest Fractional Quarter (SW Frl.1/4);

Thence North 00°-07'-31" West 254.47 feet along the West line of said Northwest Fractional Quarter (NW Frl.1/4) of the Southwest Fractional Quarter (SW Frl.1/4) to the **POINT OF BEGINNING,** containing a total of 5.90 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The North line of the Northwest Fractional Quarter (NW Frl.1/4) of the Southwest Fractional Quarter (SW Frl.1/4) of Section Six (6), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear South 89°-52'-41" 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, 2018

William H. Burger 1/12/17

William H. Burger Date Reg. No. 12642

Sheet No. 2 covered by this seal

LEGAL DESCRIPTION

PARCEL 2017-04 - part of the Northwest Fractional Quarter (NW Frl.1/4) of the Southwest Fractional Quarter (SW Frl.1/4), part of the Northeast Quarter (NE1/4) of the Southwest Fractional Quarter (SW Frl.1/4), and comprised of the Southwest Fractional Quarter (SW Frl.1/4) of the Southwest Fractional Quarter (SW Frl.1/4), all in Section Six (6), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 59.49 acres more or less, including 0.55 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 Section Six (6), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 00°-07'-26" West 1315.36 feet along the West line and to the Northwest corner of the Southwest Fractional Quarter (SW Frl.1/4) of the Southwest Fractional Quarter (SW Frl.1/4) of said Section Six (6);

Thence North 00°-07'-31" West 1061.37 feet along the West line of the Northwest Fractional Quarter (NW Frl.1/4) of the Southwest Fractional Quarter (SW Frl.1/4) of said Section Six (6);

Thence North 89°-27'-42" East 1033.35 feet to the East line of said Northwest Fractional Quarter (NW Frl.1/4) of the Southwest Fractional Quarter (SW Frl.1/4);

Thence South 00°-33'-44" West 86.99 feet along the East line of said Northwest Fractional Quarter (NW Frl.1/4) of the Southwest Fractional Quarter (SW Frl.1/4) to the Southwest corner of the North Half (N1/2) of the North Half (N1/2) of the Northeast Quarter (NE1/4) of the Southwest Fractional Quarter (SW Frl.1/4) of said Section Six (6);

Thence South 89°-51'-36" East 12.18 feet along the South line of said North Half (N1/2) of the North Half (N1/2) of the Northeast Quarter (NE1/4) of the Southwest Fractional Quarter (SW Frl.1/4) to the Northwesterly corner of Parcel K in said Section Six (6) as recorded in the Office of the Delaware County Recorder in Book 2007, Page 328;

Thence along a Westerly line of said Parcel K and along a circular curve concave Northeasterly for an arc length of 108.83 feet, said circular curve having a central angle of 15°-14'-00", a radius of 409.34 feet, a chord bearing of South 20°-49'-36" East and a chord length of 108.51 feet;

Thence South 28°-26'-27" East 259.58 feet along a Westerly line of said Parcel K;

Thence along a Westerly line of said Parcel K and along a circular curve concave Westerly for an arc length of 250.90 feet, said circular curve having a central angle of 37°-00'-03", a radius of 388.52 feet, a chord bearing of South 09°-56'-26" East and a chord length of 246.56 feet;

Thence South 08°-33'-36" West 420.67 feet along a Westerly line and to the Southwesterly corner of said Parcel K, corner also being on the South line of said Northeast Quarter (NE1/4) of the Southwest Fractional Quarter (SW Frl.1/4) of Section Six (6);

Thence North 89°-45'-44" West 164.03 feet along the South line and to the Southwest corner of said Northeast Quarter (NE1/4) of the Southwest Fractional Quarter (SW Frl.1/4);

Thence South 00°-33'-18" West 1317.55 feet along the East line and to the Southeast corner of the Southwest Fractional Quarter (SW Frl.1/4) of the Southwest Fractional Quarter (SW Frl.1/4) of said Section Six (6);

Thence North 89°-39'-47" West 1004.85 feet along the South line of said Southwest Fractional Quarter (SW Frl.1/4) of the Southwest Fractional Quarter (SW Frl.1/4) to the **POINT OF BEGINNING,** containing a total of 59.49 acres more or less, including 0.55 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 West line of the Southwest Fractional Quarter (SW Frl.1/4) of the Southwest Fractional Quarter (SW Frl.1/4) of Section Six (6), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear North 00°-07'-26" West.

EASEMENT A – An access easement across Parcel 2017-04 in Section Six (6), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa for the benefit of Parcel 2017-03;

COMMENCING at the Northeast corner of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Six (6), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 00°-33'-44" West 242.57 feet along the East line of the Northwest Fractional Quarter (NW Frl.1/4) of the Southwest Fractional Quarter (SW Frl.1/4) of said Section Six (6) to the **POINT OF BEGINNING**;

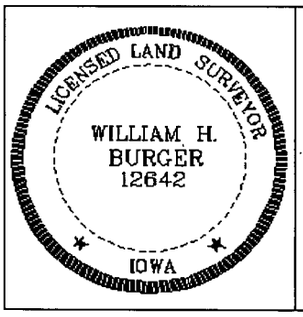
Thence South 00°-33'-44" West 86.99 feet along the East line of said Northwest Fractional Quarter (NW Frl.1/4) of the Southwest Fractional Quarter (SW Frl.1/4) to the Southwest corner of the North Half (N1/2) of the North Half (N1/2) of the Northeast Quarter (NE1/4) of the Southwest Fractional Quarter (SW Frl.1/4) of said Section Six (6), corner also being on the Northerly right of way line of 285th Street as established in Road Book 4, Page 145 in the Office of the Delaware County Auditor;

Thence North 89°-51'-36" West 8.34 feet along the Northerly right of way line and to the Northwesterly right of way corner of said 285th Street;

Thence along a circular curve concave Northeasterly for an arc length of 87.54 feet, said circular curve having a central angle of 11°-40'-56", a radius of 429.34 feet, a chord bearing of North 06°-44'-03" West and a chord length of 87.39 feet to the South line of Parcel 2017-03;

Thence North 89°-27'-42" East 19.44 feet along the South line of said Parcel 2017-03 to the **POINT OF BEGINNING**;

The East line of the Northwest Fractional Quarter (NW Frl.1/4) of the Southwest Fractional Quarter (SW Frl.1/4) of Section Six (6), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear South 00°-33'-44" 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, 2018

William H. Burger 1/12/17

William H. Burger Date Reg. No. 12642

Sheet No. 3 & 4 covered by this seal