PLAT OF SURVEY

PARCEL 2020–42

PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4), PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) AND PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4), ALL IN SECTION EIGHT (8), TOWNSHIP EIGHTY–EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	6.13'	4503.70'	00°04'41"	S 23°54'57" E	6.13'
C2	963.42'	4503.70'	12°15'24"	S 17°44'55" E	961.59'

LINE	BEARING		DISTANCE
L1	S 28°45'09" E	(S 29°17' E)	467.89'
L2	S 28°45'09" E	(N 29°17' W)	461.49'
L3	N 00°34'41" E		407.33'
L4	S 35°29'52" E	(N 36°03' W)	201.00'
L5	S 28°45'09" E	(N 29°17' W)	349.19'

W1/4 CORNER
SEC. 8, T88N, R4W
FD. 1/2" IRON ROD W/
YELLOW CAP #14417
POINT OF BEGINNING

S1/2 NW1/4
SEC. 8, T88N, R4W

S 89°16'31" E 3960.23'
3293.59'
3184.67'

40.00'
407.33'
L3
40.00'

PARCEL 2020–42
31.87 +/- ACRES TOTAL
1.02 +/- ACRES R.O.W.
30.85 +/- ACRES NET

3413.27'
N 89°16'31" W 3522.79'

N 00°34'41" E 2648.40'
2241.07'
230TH AVENUE

NW1/4 SW1/4
SEC. 8, T88N, R4W

NE1/4 SW1/4
SEC. 8, T88N, R4W

ACREAGE SUMMARY

PARCEL	NW1/4 SW1/4		NE1/4 SW1/4		NW1/4 SE1/4	
	TOTAL ACRES	R.O.W. ACRES	TOTAL ACRES	R.O.W. ACRES	TOTAL ACRES	R.O.W. ACRES
2020–42	12.35 +/-	0.37 +/-	12.35 +/-	0.00	7.17 +/-	0.65 +/-

SW CORNER
SEC. 8, T88N, R4W
FD. 1/2" IRON ROD
WITH MARRED CAP

BOOK 101, PAGE 276

L4

BOOK 101, PAGE 276

EXISTING ℄ IOWA HIGHWAY 38

NW1/4 SE1/4
SEC. 8, T88N, R4W
THAT LIES WEST OF THE
ANAMOSA GARNAVILLO
STATE ROAD

L5

NE CORNER NW1/4 SE1/4
SEC. 8, T88N, R4W
FD. 1/2" IRON ROD W/
YELLOW CAP #12642

FORMER ℄ OF HIGHWAY

68.92'

R.O.W. EASEMENT
BOOK 66, PAGE 643

60.0'

L2

L1

BOOK 101, PAGE 122

69.52'

DETAIL

L2

L1

C1

3413.27'

C2

NO SCALE

BOOK 101, PAGE 276

C2

PARCEL A
BOOK 1999,
PAGE 4355

NW1/4 SE1/4 – SEC. 8, T88N, R4W
THAT LIES WEST OF THE ANAMOSA
GARNAVILLO STATE ROAD

LEGEND

- ○ SET 1/2" IRON ROD W/ YELLOW CAP #12642
- ■ FD. R.O.W. RAIL
- BOUNDARY LINE SURVEYED
- SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE
- EXISTING CENTER LINE OF ROAD
- FORMER CENTER LINE OF ROAD
- R.O.W. LINE
- ( ) RECORDED AS

N

300 0 300 600

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

NO. OF SHEETS COVERED BY THIS SEAL: 1

DATE OF SURVEY: 3/30/2020 | SHEET 1 OF 2

PROPRIETOR: SEE INDEX LEGEND | SCALE: 1" = 300'

I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND RELATED SURVEY WORK WAS PREFORMED 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, 2020

William H. Burger 4/23/2020
WILLIAM M. BURGER #12642 DATE

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

INDEX LEGEND

LOCATION: NW OF SW OF SECTION 8, T88N, R4W
NE OF SW OF SECTION 8, T88N, R4W
NW OF SE OF SECTION 8, T88N, R4W

PROPRIETORS: RALPH D. AND REVA C. NIEMAN

REQUESTOR: RALPH NIEMAN

SURVEYOR: BILL BURGER

SURVEYOR COMPANY: WM. BURGER LANDSURVEYOR

RETURN TO: BILL BURGER, 510 3RD STREET WEST COURT, WORTHINGTON, IA 52078 | (563) 855–2028

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

FILED
Delaware Co. Assessor
APR 23 2020

FILED
Delaware Co. Auditor
APR 23 2020

Book 2020 Page 1199
Document 2020 1199 Type 06 002 Pages 2
Date 4/23/2020 Time 2:18:33PM
Rec Amt $12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

LEGAL DESCRIPTION

PARCEL 2020-42 – part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4), part of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4), and part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4), all in Section Eight (8), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 31.87 acres more or less, including 1.02 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 West Quarter (W1/4) corner of Section Eight (8), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

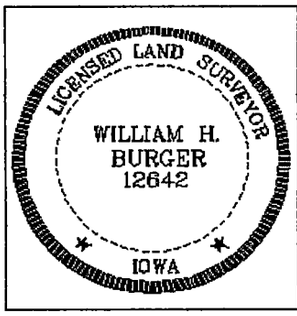
Thence South 89°-16'-31" East 3293.59 feet along the North line of the Southwest Quarter (SW1/4) of said Section Eight (8) and along the North line of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of said Section Eight (8) to the former centerline of Highway 38, formerly known as the Anamosa and Garnavillo State Road;

Thence South 28°-45'-09" East 467.89 feet along said former centerline;

Thence North 89°-16'-31" West 3522.79 feet to the West line of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section Eight (8);

Thence North 00°-34'-41" East 407.33 feet along the West line of said Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) to the **POINT OF BEGINNING,** containing a total of 31.87 acres more or less, including 1.02 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 Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Eight (8), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear North 00°-34'-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, 2020

William H Burger 4/23/2020

William H. Burger Date Reg. No. 12642

Sheet No. 2 covered by this seal