INDEX LEGEND	
LOCATION:	NW1/4 OF SE1/4 – SECTION 6, T87N, R3W
PROPRIETORS:	JOSH R. VALENTINE
REQUESTOR:	JOSH VALENTINE
SURVEYOR:	BILL BURGER
SURVEYOR COMPANY:	WM. BURGER LANDSURVEYOR
RETURN TO:	BILL BURGER, 510 3RD STREET WEST COURT, WORTHINGTON, IA 52078 | (563) 855-2028

FILED
Delaware Co. Assessor
OCT 16 2020

FILED
Delaware Co. Auditor
OCT 16 2020

Book 2020 Page 3655
Document 2020 3655 Type 06 002 Pages 2
Date 10/16/2020 Time 1:23:41PM
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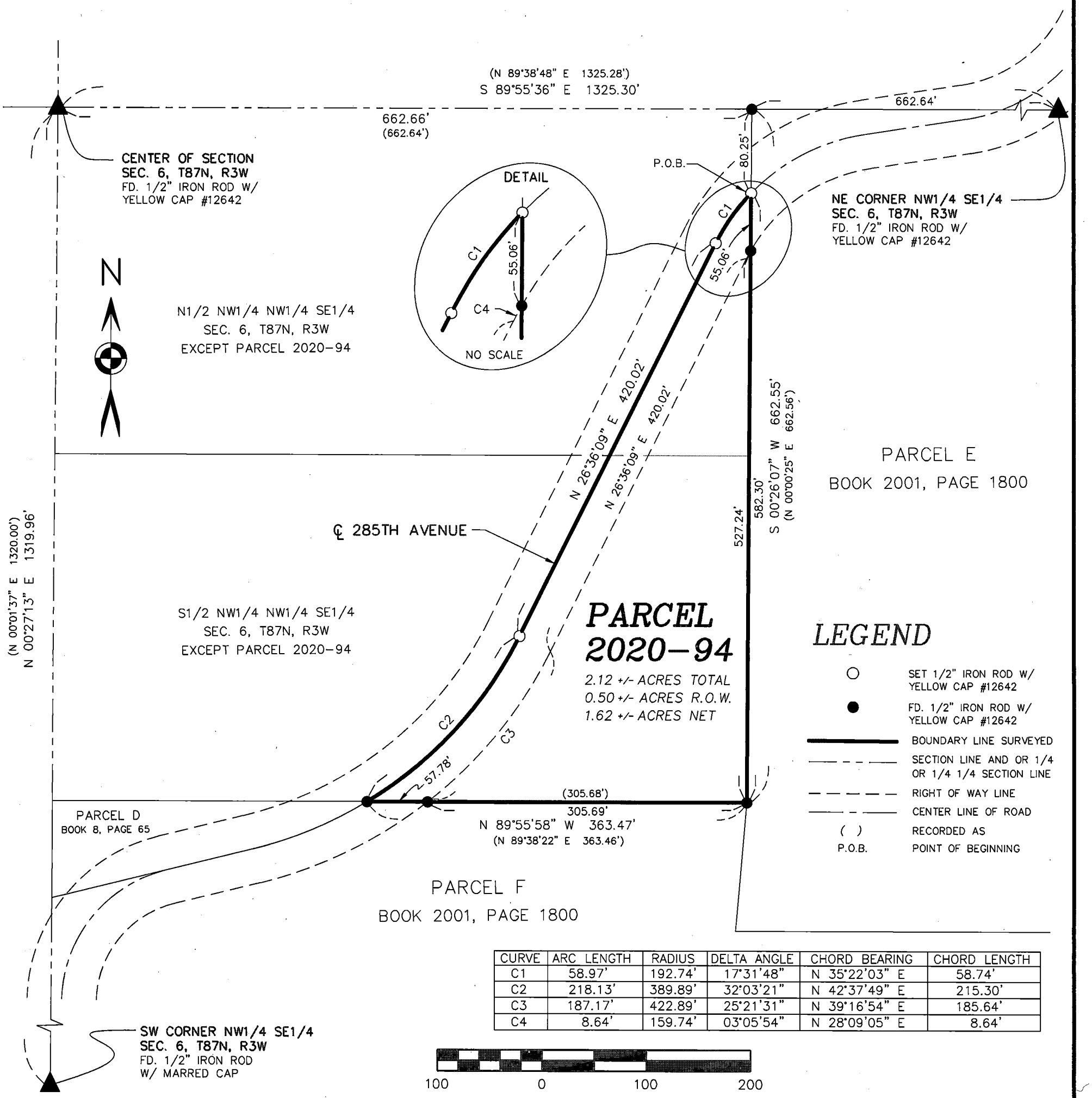
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

PLAT OF SURVEY

PARCEL 2020–94

PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION SIX (6), TOWNSHIP EIGHTY–SEVEN NORTH (T87N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA



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
– – – –	RIGHT OF WAY LINE
—— – ——	CENTER LINE OF ROAD
( )	RECORDED AS
P.O.B.	POINT OF BEGINNING

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	58.97'	192.74'	17°31'48"	N 35°22'03" E	58.74'
C2	218.13'	389.89'	32°03'21"	N 42°37'49" E	215.30'
C3	187.17'	422.89'	25°21'31"	N 39°16'54" E	185.64'
C4	8.64'	159.74'	03°05'54"	N 28°09'05" E	8.64'

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

NO. OF SHEETS COVERED BY THIS SEAL: 1

DATE OF SURVEY: 8/17/2020 | SCALE: 1" = 100' | SHEET 1 OF 2

PROPRIETORS: SEE INDEX LEGEND

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, 2020

William H Burger 10/16/2020

WILLIAM H. BURGER #12642 DATE

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

LEGAL DESCRIPTION

PARCEL 2020-94 – part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) 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 2.12 acres more or less, including 0.50 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 Center of Section Six (6), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 89°-55'-36" East 662.66 feet along the North line of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of said Section Six (6) to the Northwest corner of Parcel E as recorded in the Office of the Delaware County Recorder in Book 2001, Page 1800;

Thence South 00°-26'-07" West 80.25 feet along a West line of Parcel E to the **POINT OF BEGINNING**;

Thence continuing along said West line of Parcel E South 00°-26'-07" West 582.30 feet to a Northerly corner of Parcel F as recorded in the Office of the Delaware County Recorder in Book 2001, Page 1800;

Thence North 89°-55'-58" West 363.47 feet along a North line of said Parcel F to the centerline of 285th Avenue;

Thence along the centerline of said 285th Avenue and along a circular curve concave Northwesterly for an arc length of 218.13 feet, said circular curve having a central angle of 32°-03'-21", a radius of 389.89 feet, a chord bearing of North 42°-37'-49" East and a chord length of 215.30 feet;

Thence continuing along said centerline North 26°-36'-09" East 420.02 feet;

Thence continuing along said centerline and along a circular curve concave Southeasterly for an arc length of 58.97 feet, said circular curve having a central angle of 17°-31'-48", a radius of 192.74 feet, a chord bearing of North 35°-22'-03" East and a chord length of 58.74 feet to the **POINT OF BEGINNING,** containing a total of 2.12 acres more or less, including 0.50 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 Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) 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°-55'-36" East.

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

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 10/16/2020

William H. Burger Date Reg. No. 12642

Sheet No. 2 covered by this seal