INDEX LEGEND	
LOCATION:	NE1/4 SW1/4 – SECTION 21, T87N, R4W
PROPRIETORS:	NORMAN G. BEITZ & VERNA L. BEITZ
REQUESTOR:	TRAVIS BEITZ
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
FEB 22 2021

FILED
Delaware Co. Auditor
FEB 22 2021

Book 2021 Page 652

Document 2021 652 Type 06 002 Pages 4
Date 2/22/2021 Time 3:40:59PM
Rec Amt $22.00

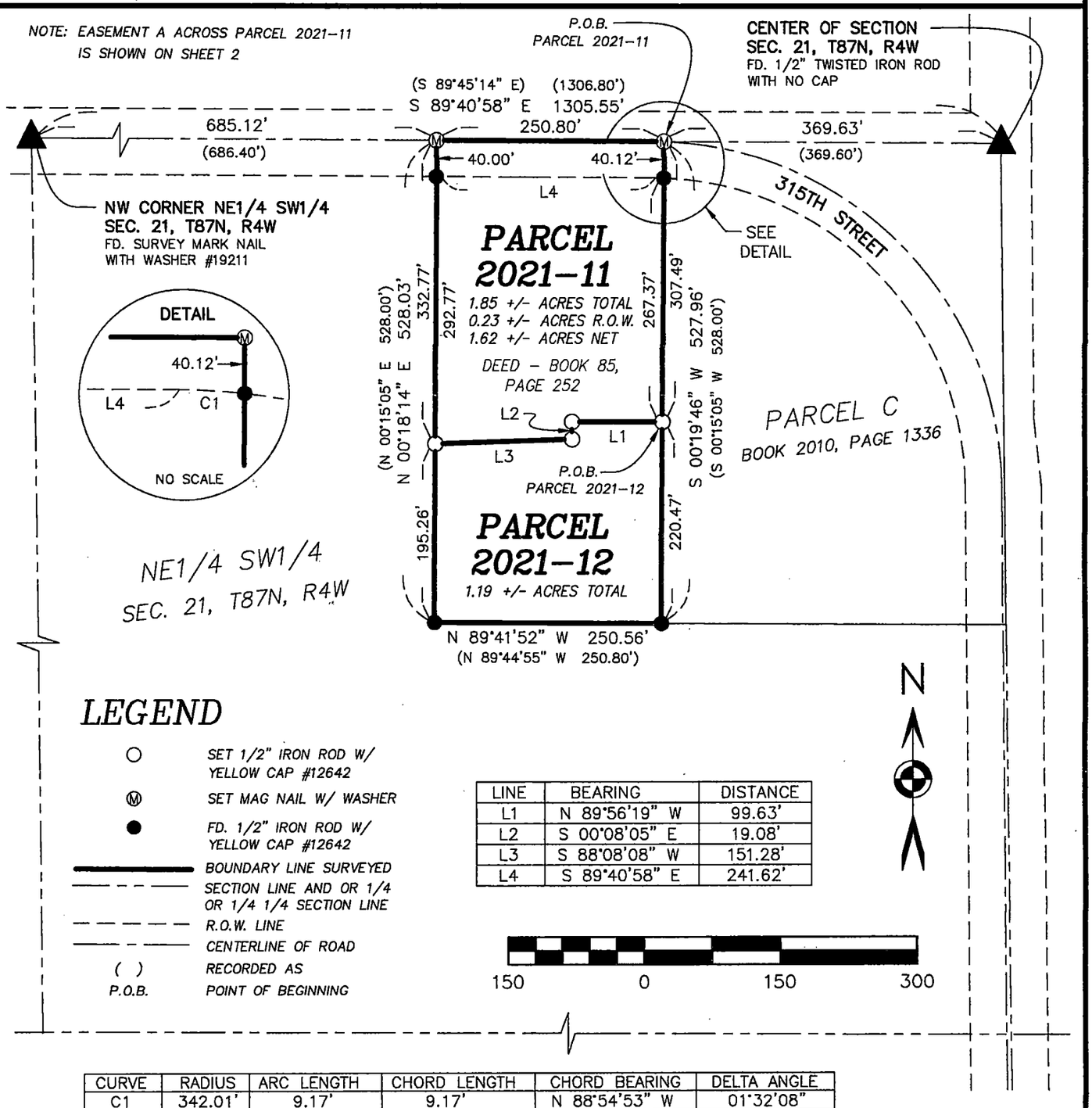
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

PLAT OF SURVEY

PARCEL 2021–11 PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY–ONE (21), TOWNSHIP EIGHTY–SEVEN NORTH (T87N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL 2021–12 PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY–ONE (21), TOWNSHIP EIGHTY–SEVEN NORTH (T87N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA



LEGEND

- ○ SET 1/2" IRON ROD W/ YELLOW CAP #12642
- Ⓜ SET MAG NAIL W/ WASHER
- ● 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
- R.O.W. LINE
- CENTERLINE OF ROAD
- ( ) RECORDED AS
- P.O.B. POINT OF BEGINNING

LINE	BEARING	DISTANCE
L1	N 89°56'19" W	99.63'
L2	S 00°08'05" E	19.08'
L3	S 88°08'08" W	151.28'
L4	S 89°40'58" E	241.62'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	342.01'	9.17'	9.17'	N 88°54'53" W	01°32'08"

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

NO. OF SHEETS COVERED BY THIS SEAL 1 & 2

DATE OF SURVEY: 1/11/2021 | SCALE: 1" = 150' | SHEET 1 OF 4

PROPRIETORS: SEE INDEX LEGEND

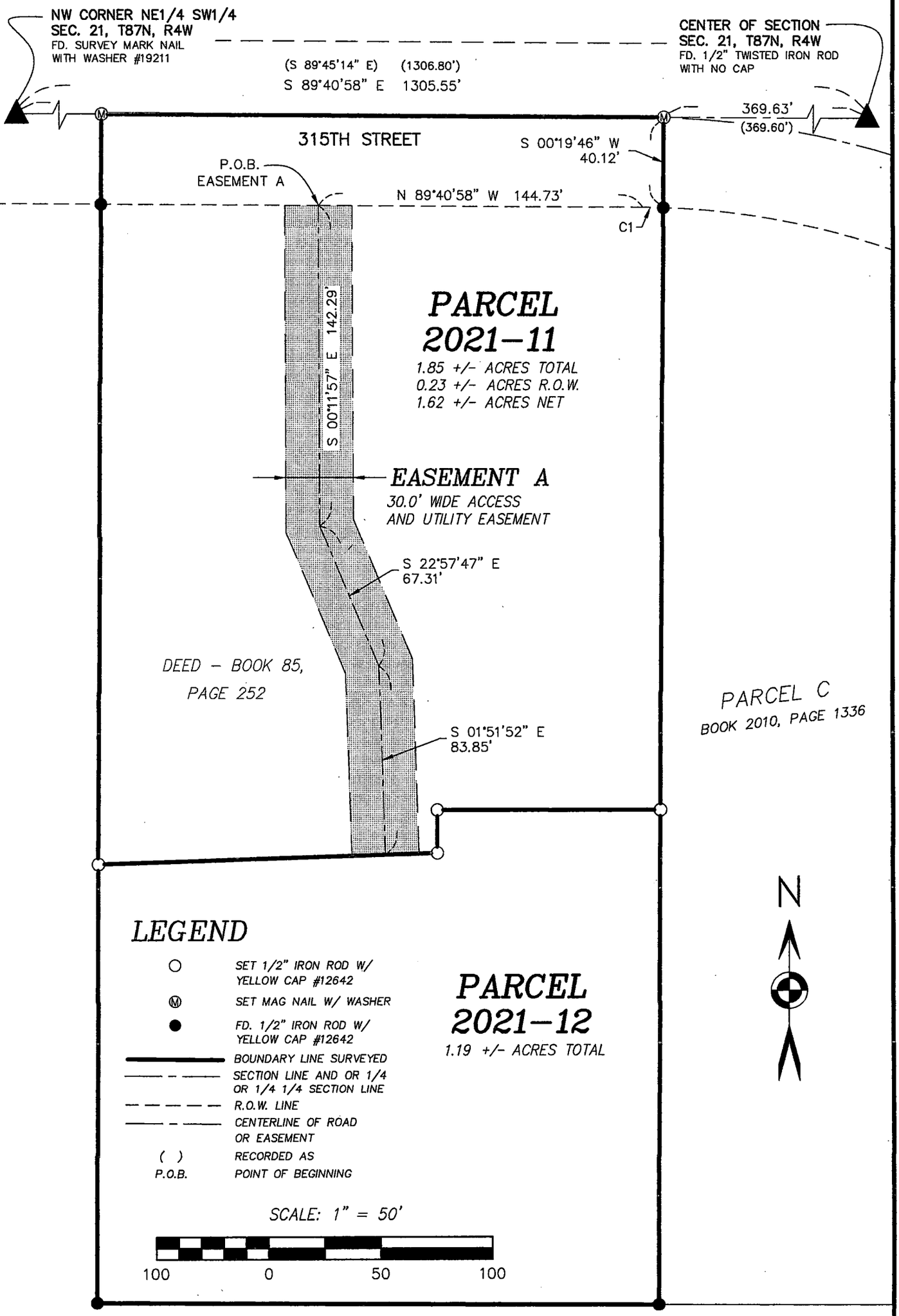
I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

William H Burger 2/22/21

WILLIAM H. BURGER #12642 DATE

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

EASEMENT A



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	342.01'	9.17'	9.17'	N 88°54'53" W	01°32'08"

LEGAL DESCRIPTION

PARCEL 2021-11 – part of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Twenty-one (21), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 1.85 acres more or less, including 0.23 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 Twenty-one (21), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 89°-40'-58" West 369.63 feet along the North line of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of said Section Twenty-one (21) to the **POINT OF BEGINNING**, corner also being the Northeast corner of a parcel described by deed recorded in Book 85, Page 252 in the Office of the Delaware County Recorder;

Thence South 00°-19'-46" West 307.49 feet along the East line of said parcel described by deed recorded in Book 85, Page 252 also being the West line of Parcel C as recorded in Book 2010, Page 1336 in the Office of the Delaware County Recorder;

Thence North 89°-56'-19" West 99.63 feet;

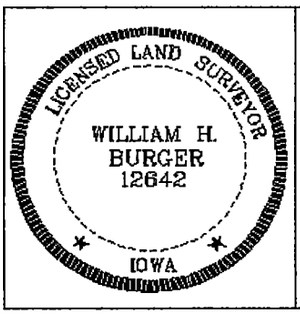
Thence South 00°-08'-05" East 19.08 feet;

Thence South 88°-08'-08" West 151.28 feet to the West line of said parcel described by deed recorded in Book 85, Page 252;

Thence North 00°-18'-14" East 332.77 feet along the West line and to the Northwest corner of said parcel described by deed recorded in Book 85, Page 252;

Thence South 89°-40'-58" East 250.80 feet along the North line of said Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) to the **POINT OF BEGINNING,** containing a total of 1.85 acres more or less, including 0.23 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 Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Twenty-one (21), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 89°-40'-58" 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, 2022

William H. Burger 2/22/21

William H. Burger Date Reg. No. 12642

Sheet No. 3 covered by this seal

LEGAL DESCRIPTION

PARCEL 2021-12 – part of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Twenty-one (21), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 1.19 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:

COMMENCING at the Center of Section Twenty-one (21), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 89°-40'-58" West 369.63 feet along the North line of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of said Section Twenty-one (21) to the Northeast corner of a parcel described by deed recorded in Book 85, Page 252 in the Office of the Delaware County Recorder;

Thence South 00°-19'-46" West 307.49 feet along the East line of said parcel described by deed recorded in Book 85, Page 252 to the **POINT OF BEGINNING**;

Thence South 00°-19'-46" West 220.47 feet along the East line and to the Southeast corner of said parcel described by deed recorded in Book 85, Page 252;

Thence North 89°-41'-52" West 250.56 feet along the South line and to the Southwest corner of said parcel described by deed recorded in Book 85, Page 252;

Thence North 00°-18'-14" East 195.26 feet along the West line of said parcel described by deed recorded in Book 85, Page 252;

Thence North 88°-08'-08" East 151.28 feet;

Thence North 00°-08'-05" West 19.08 feet;

Thence South 89°-56'-19" East 99.63 feet to the **POINT OF BEGINNING,** containing a total of 1.19 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The North line of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Twenty-one (21), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89°-40'-58" West.

EASEMENT A – A 30.0' wide access and utility easement is hereby created for the benefit of Parcel 2021-12, said easement being 15.0' wide on each side of the following described centerline:

COMMENCING at the Center of Section Twenty-one (21), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 89°-40'-58" West 369.63 feet along the North line of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of said Section Twenty-one (21) to the Northeast corner of Parcel 2021-11;

Thence South 00°-19'-46" West 40.16 feet along the East line of said Parcel 2021-11 to the South right of way line of 315th Street;

Thence along said right of way line and along a circular curve concave Southerly for an arc length of 9.17 feet, said circular curve having a central angle of 01°-32'-08", a radius of 342.01 feet, a chord bearing of North 88°-54'-53" West and a chord length of 9.17 feet;

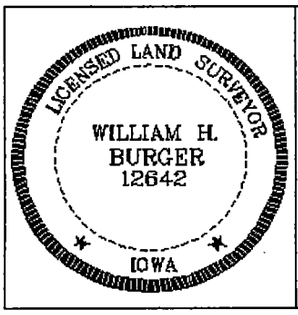
Thence continuing along said right of way line North 89°-40'-58" West 144.73 feet to the **POINT OF BEGINNING**;

Thence South 00°-11'-57" East 142.29 feet;

Thence South 22°-57'-47" East 67.31 feet;

Thence South 01°-51'-52" East 83.85 feet to the North line of Parcel 2021-12;

The North line of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Twenty-one (21), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89°-40'-58" 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, 2022

William H. Burger 2/22/24

William H. Burger Date Reg. No. 12642

Sheet No. 4 covered by this seal