INDEX LEGEND	
LOCATION:	PART OF THE NW1/4 NE1/4 OF SEC. 4, T90N, R3W PART OF LOT 1 OF THE SW1/4 NE1/4 OF SEC. 4, T90N, R3W IN THE CITY OF COLEBURG, DELAWARE COUNTY, IOWA
PROPRIETORS:	DYERSVILLE READY MIX INC. DBA BARD MATERIALS
REQUESTOR:	REID KUHLMAN
SURVEYOR:	BILL BURGER
SURVEYOR COMPANY:	WM. BURGER LANDSURVEYOR
RETURN TO:	BILL BURGER, 510 3RD STREET WEST COURT, WORTHINGTON, IA 52078 I (563) 855-2028

FILED
Delaware Co. Assessor
FEB 24 2021

FILED
Delaware Co. Auditor
FEB 24 2021

Book 2021 Page 676

Document 2021 676 Type 06 002 Pages 3
Date 2/24/2021 Time 12:28:24PM
Rec Amt $17.00

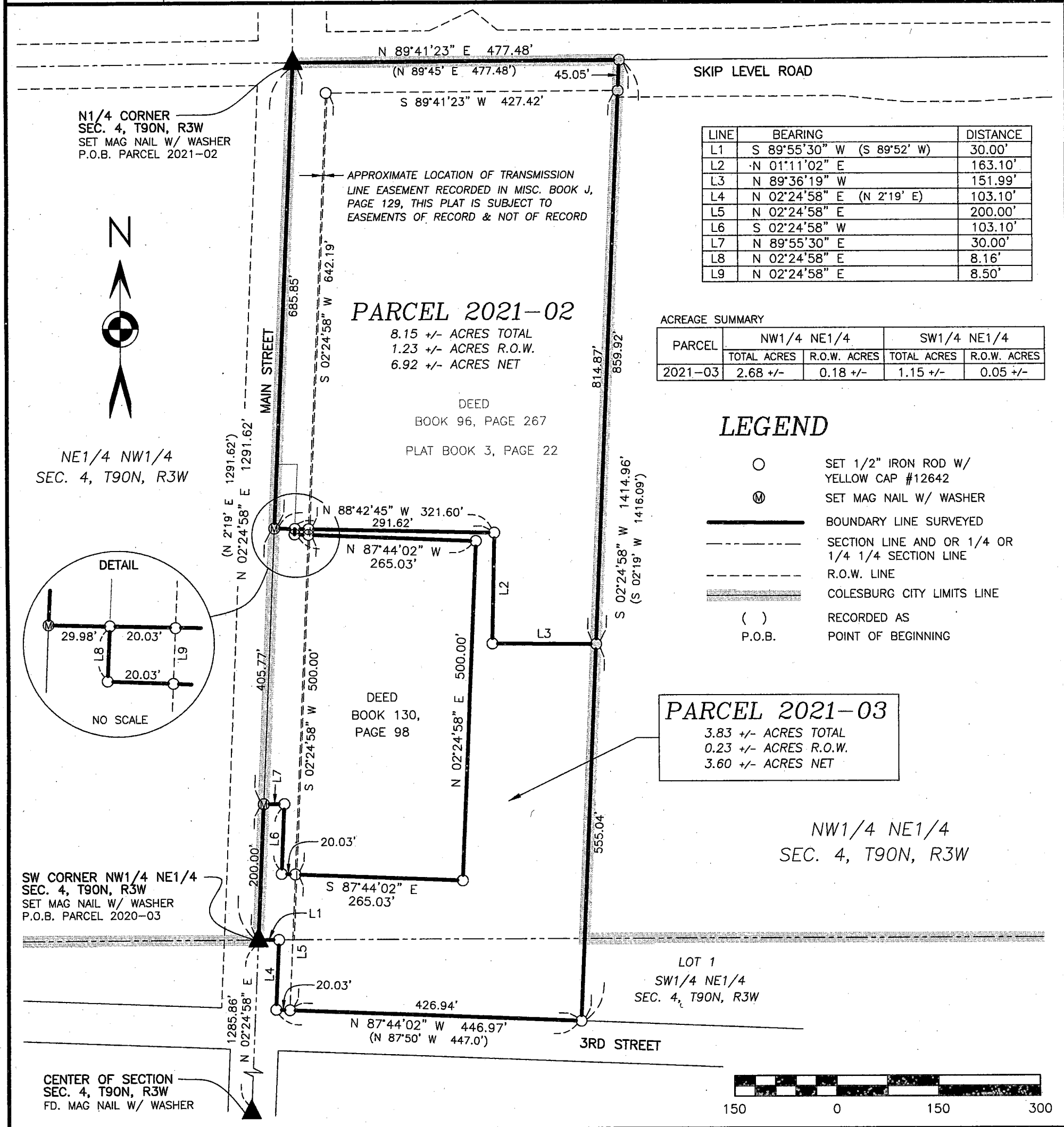
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

PLAT OF SURVEY

PARCEL 2021–02 PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) IN SECTION FOUR (4), TOWNSHIP NINETY NORTH (T90N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF COLESBURG, DELAWARE COUNTY, IOWA

PARCEL 2021–03 PART OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) AND PART OF LOT 1 OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4), ALL IN SECTION FOUR (4), TOWNSHIP NINETY NORTH (T90N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF COLESBURG, DELAWARE COUNTY, IOWA



LINE	BEARING	DISTANCE
L1	S 89°55'30" W (S 89°52' W)	30.00'
L2	N 01°11'02" E	163.10'
L3	N 89°36'19" W	151.99'
L4	N 02°24'58" E (N 2°19' E)	103.10'
L5	N 02°24'58" E	200.00'
L6	S 02°24'58" W	103.10'
L7	N 89°55'30" E	30.00'
L8	N 02°24'58" E	8.16'
L9	N 02°24'58" E	8.50'

ACREAGE SUMMARY

PARCEL	NW1/4 NE1/4		SW1/4 NE1/4	
	TOTAL ACRES	R.O.W. ACRES	TOTAL ACRES	R.O.W. ACRES
2021–03	2.68 +/-	0.18 +/-	1.15 +/-	0.05 +/-

LEGEND

○	SET 1/2" IRON ROD W/ YELLOW CAP #12642
Ⓜ	SET MAG NAIL W/ WASHER
———	BOUNDARY LINE SURVEYED
— - — - —	SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE
- - - - -	R.O.W. LINE
▒▒▒	COLESBURG CITY LIMITS LINE
( )	RECORDED AS
P.O.B.	POINT OF BEGINNING

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

NO. OF SHEETS COVERED BY THIS SEAL: 1

DATE OF SURVEY: 12/06/2020 | SCALE: 1" = 150' | SHEET 1 OF 3

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 2/24/21

WILLIAM H. BURGER #12642 DATE

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

LEGAL DESCRIPTION

PARCEL 2020-02 – part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) in Section Four (4), Township Ninety North (T90N), Range Three West (R3W) of the Fifth Principal Meridian, in the City of Colesburg, Delaware County, Iowa; containing a total of 8.15 acres more or less, including 1.23 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:

BEGINNING at the North Quarter (N1/4) corner of Section Four (4), Township Ninety North (T90N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 89°-41'-23" East 477.48 feet along the North line of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of said Section Four (4) to the Northeast corner of a parcel described by deed recorded in Book 96, Page 267 in the Office of the Delaware County Recorder;

Thence South 02°-24'-58" West 859.92 feet along said East line of said parcel described by deed recorded in Book 96, Page 267;

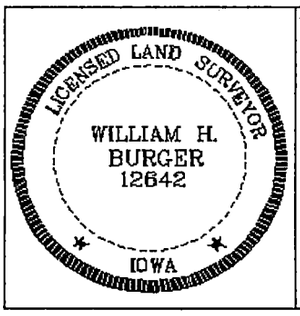
Thence North 89°-36'-19" West 151.99 feet;

Thence North 01°-11'-02" East 163.10 feet;

Thence North 88°-42'-45" West 321.60 feet to the West line of said Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4);

Thence North 02°-24'-58" East 685.85 feet along the West line of said Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) to the **POINT OF BEGINNING,** containing a total of 8.15 acres more or less, including 1.23 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 West line of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Four (4), Township Ninety North (T90N), Range Three West (R3W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear North 02°-24'-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 2/24/21

William H. Burger Date Reg. No. 12642

Sheet No. 2 covered by this seal

LEGAL DESCRIPTION

PARCEL 2020-03 – part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) and part of Lot 1 of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4), all in Section Four (4), Township Ninety North (T90N), Range Three West (R3W) of the Fifth Principal Meridian, in the City of Colesburg, Delaware County, Iowa; containing a total of 3.83 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:

BEGINNING at the Southwest corner of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Four (4), Township Ninety North (T90N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 02°-24'-58" East 200.00 feet along the West line of the Northwest Quarter (NW1/4) of the Northeast Quarter (SE1/4) of said Section Four (4) to the Southwest corner of a parcel described by deed recorded in Book 130, Page 98 in the Office of the Delaware County Recorder;

Thence North 89°-55'-30" East 30.00 feet along a South line of said parcel described by deed recorded in Book 130, Page 98;

Thence South 02°-24'-58" West 103.10 feet along a West line of said parcel described by deed recorded in Book 130, Page 98;

Thence South 87°-44'-02" East 265.03 feet along a South line and to the Southeast corner of said parcel described by deed recorded in Book 130, Page 98;

Thence North 02°-24'-58" East 500.00 feet along an East line and to the Northeast corner of said parcel described by deed recorded in Book 130, Page 98;

Thence North 87°-44'-02" West 265.03 feet along a North line said parcel described by deed recorded in Book 130, Page 98;

Thence North 02°-24'-58" East 8.16 feet along an East line said parcel described by deed recorded in Book 130, Page 98;

Thence South 88°-42'-45" East 291.62 feet;

Thence South 01°-11'-02" West 163.10 feet;

Thence South 89°-36'-19" East 151.99 feet to the East line of a parcel described by deed recorded in Book 96, Page 267 in the Office of the Delaware County Recorder;

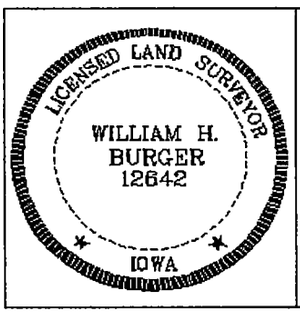
Thence South 02°-24'-58" West 555.04 feet along the East line and to the Southeast corner of said parcel described by deed recorded in Book 96, Page 267, corner also being on the South line of Lot 1 of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of said Section Four (4);

Thence North 87°-44'-02" West 446.97 feet along the South line of said Lot 1 of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) to the Southwest corner of said parcel described by deed recorded in Book 96, Page 267;

Thence North 02°-24'-58" East 103.10 feet along a West line and to a Westerly corner of said parcel described by deed recorded in Book 96, Page 267;

Thence South 89°-55'-30" West 30.00 feet along a Southerly line of said parcel described by deed recorded in Book 96, Page 267 to the **POINT OF BEGINNING,** containing a total of 3.83 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 West line of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Four (4), Township Ninety North (T90N), Range Three West (R3W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear North 02°-24'-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 2/24/21

William H. Burger Date Reg. No. 12642

Sheet No. 3 covered by this seal