INDEX LEGEND

Location: NE1/4 of the NE1/4 and the SE1/4 of the NE1/4, all in Section 14, T87N, R3W
Proprietors: Steven Hunt & Ellen E. Hunt
Requestor: Steve Hunt
Surveyor: Bill Burger
Surveyor Company: Wm. Burger Land Surveyor
Return to: Bill Burger, 510 3rd Street West Court, Worthington, Iowa 52078 (563) 855-2028

FILED
Delaware Co. Assessor
APR 26 2021

FILED
Delaware Co. Auditor
APR 26 2021

Book 2021 Page 1507
Document 2021 1507 Type 06 002 Pages 3
Date 4/26/2021 Time 1:33:05PM
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 2021-49 – part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) and part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4), all in Section Fourteen (14), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa

LEGAL DESCRIPTION

PARCEL 2021-49 – part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) and part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4), all in Section Fourteen (14), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 6.64 acres more or less, including 1.37 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 Northeast corner of Section Fourteen (14), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa.

Thence South 00°-01'-13" West 1822.04 feet along the East line of the Northeast Quarter (NE1/4) of said Section Fourteen (14) to the centerline of 330th Avenue;

Thence along said centerline and along a circular curve concave Southwesterly for an arc length of 276.70 feet, said circular curve having a central angle of 54°-52'-55", a radius of 288.87 feet, a chord bearing of North 27°-25'-15" West and a chord length of 266.25 feet;

Thence continuing along said centerline North 54°-51'-42" West 264.49 feet;

Thence continuing along said centerline North 51°-37'-06" West 78.95 feet;

Thence continuing along said centerline and along a circular curve concave Easterly for an arc length of 146.21 feet, said circular curve having a central angle of 73°-13'-15", a radius of 114.41 feet, a chord bearing of North 15°-00'-29" West and a chord length of 136.46 feet;

Thence continuing along said centerline North 21°-36'-09" East 47.96 feet;

Thence continuing along said centerline and along a circular curve concave Southeasterly for an arc length of 158.96 feet, said circular curve having a central angle of 15°-57'-30", a radius of 570.73 feet, a chord bearing of North 29°-34'-54" East and a chord length of 158.45 feet;

Thence continuing along said centerline North 37°-33'-39" East 117.08 feet;

Thence continuing along said centerline North 38°-57'-10" East 290.52 feet;

Thence continuing along said centerline and along a circular curve concave Northwesterly for an arc length of 210.63 feet, said circular curve having a central angle of 40°-13'-19", a radius of 300.04 feet, a chord bearing of North 18°-50'-31" East and a chord length of 206.33 feet;

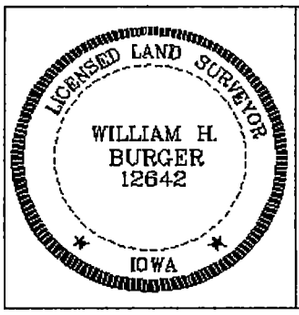
Thence continuing along said centerline North 01°-16'-09" West 86.13 feet;

Thence continuing along said centerline and along a circular curve concave Westerly for an arc length of 239.75 feet, said circular curve having a central angle of 06°-23'-29", a radius of 2149.27 feet, a chord bearing of North 04°-27'-53" West and a chord length of 239.63 feet;

Thence continuing along said centerline North 07°-39'-37" West 233.76 feet to the North line of said Northeast Quarter (NE1/4);

Thence South 89°-39'-17" East 71.96 feet along the North line of said Northeast Quarter (NE1/4) to the **POINT OF BEGINNING,** containing a total of 6.64 acres more or less, including 1.37 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 East line of the Northeast Quarter (NE1/4) of Section Fourteen (14), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear South 00°-01'-13" 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 4/26/21

William H. Burger Date Reg. No. 12642

Sheet No. 1-2-3 covered by this seal

PLAT OF SURVEY

PARCEL 2021–49

PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) AND PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4), ALL IN SECTION FOURTEEN (14), TOWNSHIP EIGHTY–SEVEN NORTH (T87N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

S 89°39'17" E 2664.14'

N1/4 CORNER
SEC. 14, T87N, R3W
FD. LIMESTONE

NE CORNER
SEC. 14, T87N, R3W
FD. 5/8" IRON ROD W/
ORANGE CAP #15487
POINT OF BEGINNING

DETAIL
71.96'
33.32'
38.64'
NO SCALE

N 07°39'37" W 233.76'
L5
66 FEET
ROAD BOOK 1,
PAGES 657 & 658
NO WIDTH SPECIFIED
C9
C5
361.09'
N 01°16'09" W
86.13'
C4
C8
℄ 330TH AVENUE
290.52'
N 38°57'10" E
N 38°57'10" E
290.22'
50 FEET WIDE PER ROAD
BOOK 4, PAGE 153
1822.04'
S 00°01'13" W 2643.73'
N 37°33'39" E
117.08'
L3
VACATED ROAD R.O.W.
ROAD BOOK 4,
PAGE 152
C3
C7
976.44'
N 21°36'09" E
47.96'
L2
C6
C2
L1
302ND STREET
PART OF THE SE1/4 NE1/4
WHICH LIES NORTH AND
EAST OF THE HIGHWAY
BK. 2004, PG. 718
N 54°51'42" W 390.35'
N 54°51'42" W
264.49'
N 51°37'06" W
78.95'
66 FEET
ROAD BOOK 2, PAGE 327
NO WIDTH SPECIFIED
℄ 330TH AVENUE
C1
821.69'
E1/4 CORNER
SEC. 14, T87N, R3W
FD. 1/2" IRON ROD W/
YELLOW MARRED CAP BENT

DETAIL
L4
C8
NO SCALE

N

NE1/4 NE1/4
SEC. 14, T87N, R3W

SE1/4 NE1/4
SEC. 14, T87N, R3W

LEGEND

○	SET 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
——— — ———	OVERHEAD UTILITY LINE
( )	RECORDED AS

ACREAGE SUMMARY

PARCEL	NE1/4 NE1/4 SEC. 14, T87N R3W		SE1/4 NE1/4 SEC. 14, T87N R3W	
	TOTAL ACRES	R.O.W. ACRES	TOTAL ACRES	R.O.W. ACRES
2021–49	4.60 +/–	0.88 +/–	2.04 +/–	0.49 +/–

PARCEL 2021–49
6.64 +/– ACRES TOTAL
1.37 +/– ACRES R.O.W.
5.27 +/– ACRES NET

NOTES:
- DATE OF SURVEY: 4/6/2021
- PROPRIETORS: SEE INDEX LEGEND ON SHEET 1
- THIS PLAT IS SUBJECT TO EASEMENTS OF RECORD AND NOT OF RECORD, INCLUDING AN ELECTRIC/ TELECOMMUNICATION FACILITIES EASEMENT RECORDED IN BOOK 2019, PAGE 2337

LINE	BEARING	DISTANCE
L1	N 51°37'06" W	114.98'
L2	N 21°36'09" E	47.96'
L3	N 37°33'39" E	116.77'
L4	S 73°53'55" E	8.00'
L5	N 07°39'37" W	229.12'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	276.70'	288.87'	54°52'55"	N 27°25'15" W	266.25'
C2	146.21'	114.41'	73°13'15"	N 15°00'29" W	136.46'
C3	158.96'	570.73'	15°57'30"	N 29°34'54" E	158.45'
C4	210.63'	300.04'	40°13'19"	N 18°50'31" E	206.33'
C5	239.75'	2149.27'	06°23'29"	N 04°27'53" W	239.63'
C6	76.15'	89.41'	48°47'55"	N 02°47'49" W	73.87'
C7	152.00'	545.73'	15°57'30"	N 29°34'54" E	151.51'
C8	129.64'	325.04'	22°51'06"	N 27°31'37" E	128.78'
C9	67.80'	2182.27'	01°46'49"	N 06°46'13" W	67.80'

SCALE: 1" = 150'

150 0 150 300