INDEX LEGEND	
LOCATION:	NW1/4 OF THE SW1/4, NE1/4 OF THE SW1/4 AND THE SW1/4 OF THE SW1/4 ALL IN SECTION 6, T87N, R3W
PROPRIETORS:	KTT INVESTMENTS, LLC
REQUESTOR:	TIM MOONEY
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
MAY 19 2021

FILED
Delaware Co. Auditor
MAY 19 2021

Book 2021 Page 1862

Document 2021 1862 Type 06 002 Pages 3
Date 5/20/2021 Time 8:00:51AM
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

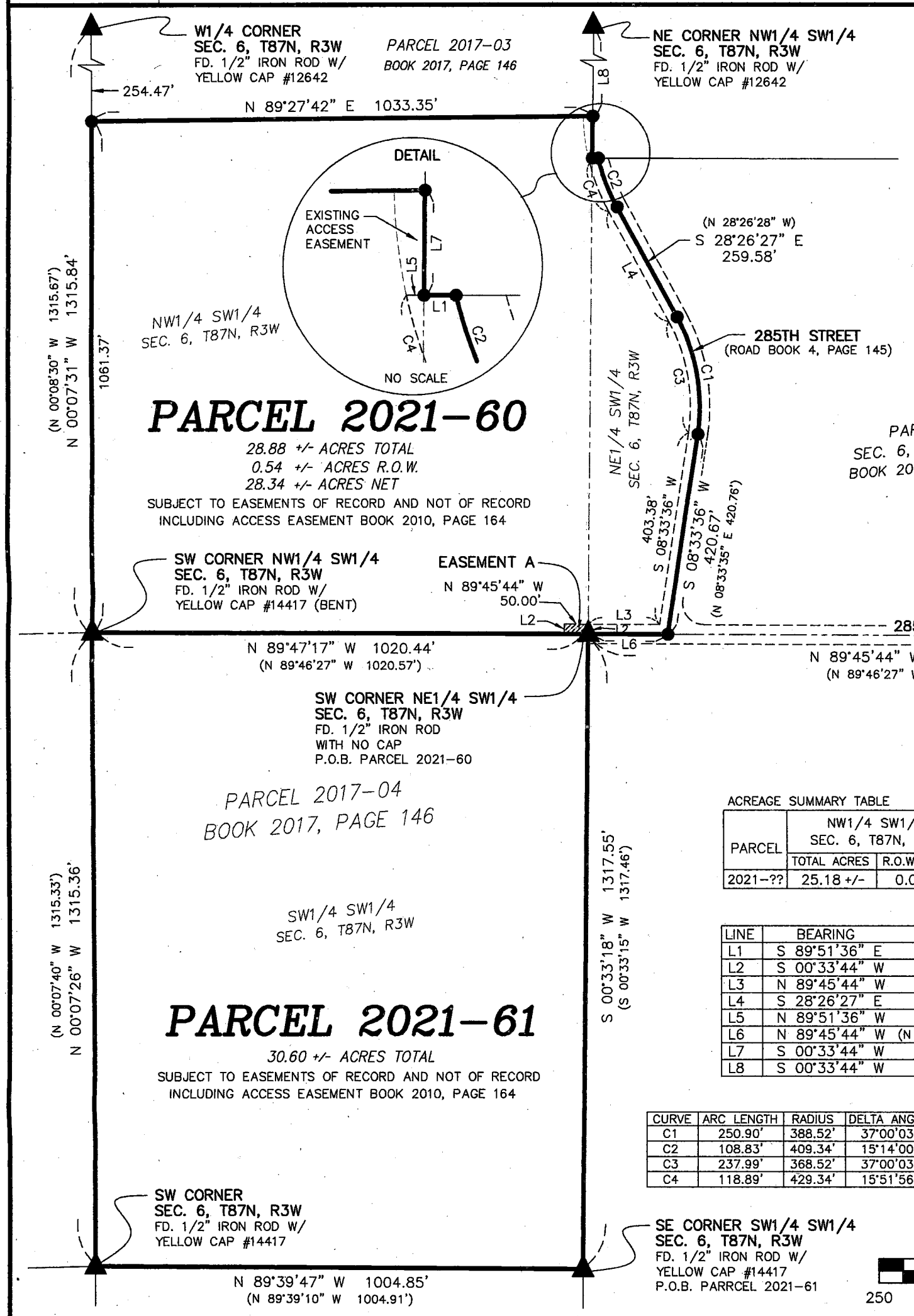
PLAT OF SURVEY

PARCEL 2021-60

PART OF PARCEL 2017-04 IN THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) AND IN THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4), ALL IN SECTION SIX (6), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL 2021-61

PART OF PARCEL 2017-04 IN THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) 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
- EXISTING R.O.W. LINE
- ( ) RECORDED AS
- P.O.B. POINT OF BEGINNING

PARCEL 2021-60

28.88 +/- ACRES TOTAL
0.54 +/- ACRES R.O.W.
28.34 +/- ACRES NET

SUBJECT TO EASEMENTS OF RECORD AND NOT OF RECORD INCLUDING ACCESS EASEMENT BOOK 2010, PAGE 164

PARCEL 2021-61

30.60 +/- ACRES TOTAL

SUBJECT TO EASEMENTS OF RECORD AND NOT OF RECORD INCLUDING ACCESS EASEMENT BOOK 2010, PAGE 164

ACREAGE SUMMARY TABLE

PARCEL	NW1/4 SW1/4 SEC. 6, T87N, R3W		NE1/4 SW1/4 SEC. 6, T87N, R3W	
	TOTAL ACRES	R.O.W. ACRES	TOTAL ACRES	R.O.W. ACRES
2021-??	25.18 +/-	0.003 +/-	3.70 +/-	0.54 +/-

LINE	BEARING	DISTANCE
L1	S 89°51'36" E	12.18'
L2	S 00°33'44" W	20.00'
L3	N 89°45'44" W	146.63'
L4	S 28°26'27" E	259.58'
L5	N 89°51'36" W	8.34'
L6	N 89°45'44" W (N 89°46'27" W)	164.03' (163.80')
L7	S 00°33'44" W	86.99'
L8	S 00°33'44" W	242.57'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	250.90'	388.52'	37°00'03"	S 09°56'26" E (N 09°56'27" W)	246.56'
C2	108.83'	409.34'	15°14'00"	S 20°49'36" E (N 20°49'37" W)	108.51'
C3	237.99'	368.52'	37°00'03"	S 09°56'26" E	233.87'
C4	118.89'	429.34'	15°51'56"	S 20°30'29" E	118.51'

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

NO. OF SHEETS COVERED BY THIS SEAL: 1

DATE OF SURVEY: 5/6/2021 | SCALE: 1" = 250' | 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 5/19/21

WILLIAM H. BURGER #12642 DATE

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

LEGAL DESCRIPTION

PARCEL 2021-60 – part of Parcel 2017-04 in the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) and in the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4), all in Section Six (6), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 28.88 acres more or less, including 0.54 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 Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Six (6), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 89°-47'-17" West 1020.44 feet along the South line and to the Southwest corner of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section Six (6);

Thence North 00°-07'-31" West 1061.39 feet along the West line of said Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4), also being a West line of Parcel 2017-04 as recorded in the Office of the Delaware County Recorder in Book 2017, Page 146 to the Northwest corner of said Parcel 2017-04;

Thence North 89°-27'-42" East 1033.35 feet along the North line and to the Northeast corner of said Parcel 2017-04;

Thence South 00°-33'-44" West 86.99 feet along an Easterly line of said Parcel 2017-04;

Thence South 89°-51'-36" East 12.18 feet along a Northerly line of said Parcel 2017-04;

Thence along an Easterly line of said Parcel 2017-04 and along a circular curve concave Northeasterly for an arc length of 108.83 feet, said circular curve having a central angle of 15°-14'-00", a radius of 409.34 feet, a chord bearing of South 20°-49'-36" East and a chord length of 108.51 feet;

Thence South 28°-26'-27" East 259.58 feet along an Easterly line of said Parcel 2017-04;

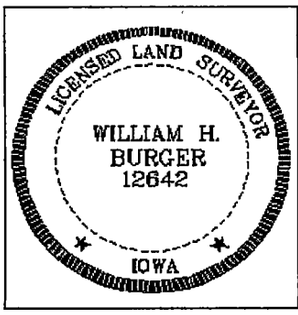
Thence along an Easterly line of said Parcel 2017-04 and along a circular curve concave Westerly for an arc length of 250.90 feet, said circular curve having a central angle of 37°-00'-03", a radius of 388.52 feet, a chord bearing of South 09°-56'-26" East and a chord length of 246.56 feet;

Thence South 08°-33'-36" West 420.67 feet along an Easterly line and to a Southeasterly corner of said Parcel 2017-04, corner also being on the South line of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of said Section Six (6);

Thence North 89°-45'-44" West 164.03 feet along a Southerly line of said Parcel 2017-04, also being the South line of said Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) to the **POINT OF BEGINNING,** containing a total of 28.88 acres more or less, including 0.54 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 South line of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) 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 North 89°-47'-17" West.

EASEMENT A – Access and Utility easement is created for the benefit of **PARCEL 2021-61** as shown on the attached Plat



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 5/19/21

William H. Burger Date Reg. No. 12642

Sheet No. 2 covered by this seal

LEGAL DESCRIPTION

PARCEL 2021-61 – part of Parcel 2017-04 in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) 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 30.60 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:

BEGINNING at the Southeast corner of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Six (6), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

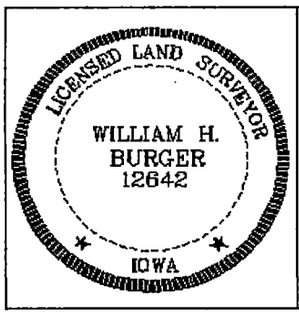
Thence North 89°-39'-47" West 1004.85 feet along the South line of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of said Section Six (6) also being the South line of Parcel 2017-04 as recorded in the Office of the Delaware County Recorder in Book 2017, Page 146 to the Southwest corner of said Section Six (6);

Thence North 00°-07'-26" West 1315.36 feet along the West line of said Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4), also being a West line of said Parcel 2017-04 to the Southwest corner of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section Six (6);

Thence South 89°-47'-17" East 1020.44 feet along the North line and to the Northeast corner of said Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4);

Thence South 00°-33'-18" West 1317.55 feet along the East line of said Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4), also being an East line of said Parcel 2017-04 to the **POINT OF BEGINNING,** containing a total of 30.60 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The South line of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) 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 North 89°-39'-47" 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 5/19/21

William H. Burger Date Reg. No. 12642

Sheet No. 3 covered by this seal