INDEX LEGEND	
LOCATION:	PARCEL F IN THE SE1/4 SE1/4 OF SECTION 17, T88N, R3W
PROPRIETORS:	WILLIS J. & DOROTHY M. ELGIN REVOCABLE TRUST
CONTRACT BUYER –	KENNETH J. BELL AND MICHELLE K. BELL
REQUESTOR:	KEN BELL
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
DEC 21 2022

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Delaware Co. Auditor
DEC 21 2022

Book 2022 Page 3744

Document 2022 3744 Type 06 002 Pages 3
Date 12/21/2022 Time 3:42:07PM
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 2022–158

PART OF PARCEL F IN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION SEVENTEEN (17), TOWNSHIP EIGHTY–EIGHT NORTH (T88N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

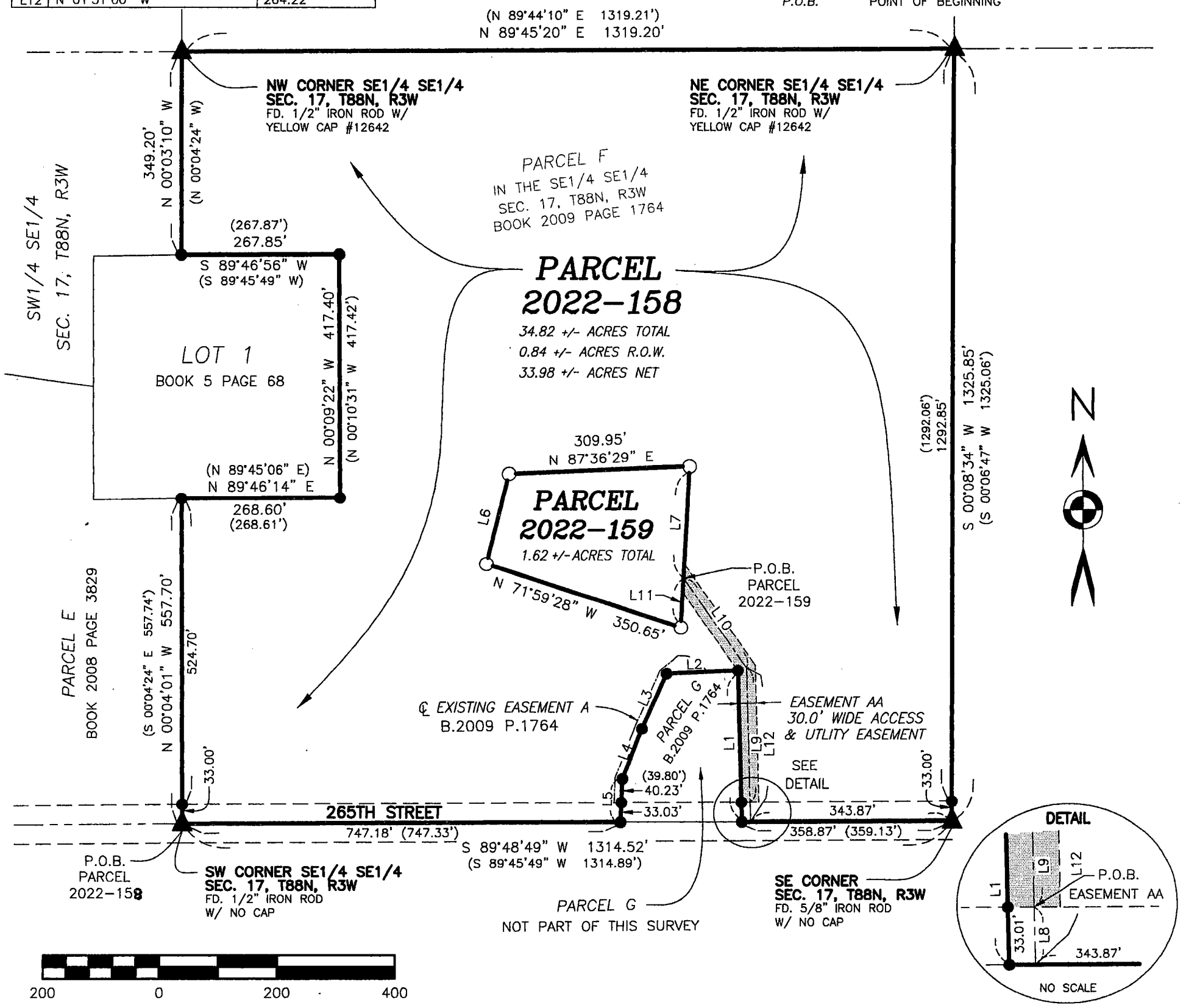
PARCEL 2022–159

PART OF PARCEL F IN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION SEVENTEEN (17), TOWNSHIP EIGHTY–EIGHT NORTH (T88N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

LINE	BEARING	DISTANCE
L1	N 01°31'00" W (S 01°32'06" E)	259.32' (258.76')
L2	S 87°32'19" W (N 87°31'08" E)	122.88' (122.89')
L3	S 23°59'22" W (N 23°58'07" E)	103.94'
L4	S 21°10'43" W (N 21°09'35" E)	92.71'
L5	S 02°24'39" W (N 02°23'30" E)	73.26' (72.83')
L6	N 14°06'34" E	159.89'
L7	S 03°08'37" W	192.83'
L8	N 01°31'00" W	33.01'
L9	N 01°31'00" W	231.21'
L10	N 35°13'21" W	187.53'
L11	S 03°08'37" W	84.00'
L12	N 01°31'00" W	264.22'

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
- — — — — — R.O.W. 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: 11/17/2022 | SCALE: 1" = 200' | 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 12/21/22

WILLIAM H. BURGER #12642 DATE

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

LEGAL DESCRIPTION

PARCEL 2022-158 – Part of Parcel F in the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4), Section Seventeen (17), Township Eighty-eight North (T88N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 34.82 acres including 0.84 acres of public road right of way, **subject to easements of record and not of record** and more particularly described by metes and bounds as follows;

BEGINNING at the Southwest corner of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4), Section Seventeen (17), Township Eighty-eight North (T88N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 00°-04'-01" West 557.70 feet along the West line of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of said Section Seventeen (17) to the South line of Lot 1 as recorded in the office of the Delaware County Recorder in Plat Book 5, page 68;

Thence North 89°-46'-14" East 268.60 feet along the South line of said Lot 1 to the Southeast corner of Lot 1;

Thence North 00°-09'-22" West 417.40 feet along the East line of said Lot 1 to the Northeast corner of Lot 1;

Thence South 89°-46'-56" West 267.85 feet along the North line of said Lot 1 to the West line of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of said Section Seventeen (17);

Thence North 00°-03'-10" West 349.20 feet along West line of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of said Section Seventeen (17) to the Northwest corner of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of said Section Seventeen (17);

Thence North 89°-45'-20" East 1319.20 feet along the North line of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) to the Northeast corner of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of said Section Seventeen (17);

Thence South 00°-08'-34" West 1325.75 feet along the East line of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) to the Southeast corner of said Section Seventeen (17);

Thence South 89°-48'-49" West 358.87 feet along the South line of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Seventeen (17);

Thence North 01°-31'-00" West 259.32 feet;

Thence South 87°-32'-19" West 122.88 feet;

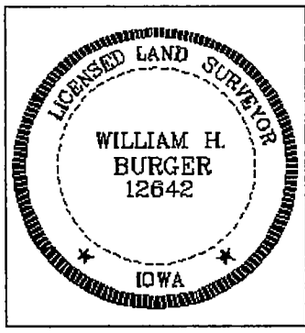
Thence South 23°-59'-22" West 103.94 feet;

Thence South 21°-10'-43" West 92.71 feet;

Thence South 02°-24'-39" West 73.26 feet to the South line of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of said Section Seventeen (17);

Thence South 89°-48'-49" West 747.18 feet along South line of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of said Section Seventeen (17) to the **POINT OF BEGINNING; EXCEPT PARCEL 2022-159;** Parcel 2022-158 containing a total of 34.82 acres including 0.84 acres of public road right of way, **subject to easements of record and not of record;**

The South line of Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4), Section Seventeen (17), Township Eighty-eight North (T88N), Range Three West (R3W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear South 89°-48'-49" 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, 2010

William H. Burger 12/21/22

William H. Burger Date Reg. No. 12642

Sheet No. 2 covered by this seal

LEGAL DESCRIPTION

PARCEL 2022-159 – Part of Parcel F in the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4), Section Seventeen (17), Township Eighty-eight North (T88N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 1.62 acres, **subject to easements of record and not of record** and more particularly described by metes and bounds as follows;

COMMENCING at the Southeast corner of Section Seventeen (17), Township Eighty-eight North (T88N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 89°-48'-49" West 343.87 feet along the South line of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Seventeen (17);

Thence North 01°-31'-00" West 264.22 feet;

Thence North 35°-13'-21" West 187.53 feet to the **POINT OF BEGINNING**;

Thence South 03°-08'-37" West 84.00 feet;

Thence North 71°-59'-28" West 350.65 feet;

Thence North 14°-06'-34" East 159.89 feet;

Thence North 87°-36'-29" East 309.95 feet;

Thence South 03°-08'-37" West 192.83 feet to the **POINT OF BEGINNING**;

Parcel 2022-159 containing a total of 1.62 acres, **subject to easements of record and not of record;**

The South line of Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4), Section Seventeen (17), Township Eighty-eight North (T88N), Range Three West (R3W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear South 89°-48'-49" West.

EASEMENT AA – A thirty foot (30.0') wide access and utility easement across Parcel 2022-158 for the benefit of Parcel 2022-159 is hereby created as shown on the attached plat being 15.0' on each side of the following described centerline;

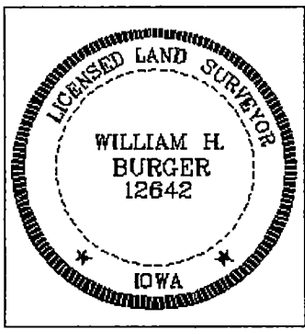
COMMENCING at the Southeast corner of Section Seventeen (17), Township Eighty-eight North (T88N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 89°-48'-49" West 343.87 feet along the South line of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Seventeen (17);

Thence North 01°-31'-00" West 33.01 feet to the **POINT OF BEGINNING**;

Thence North 01°-31'-00" West 231.21 feet;

Thence North 35°-13'-21" West 187.53 feet to the East line of Parcel 2022-159;



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, 2010

William H. Burger 12/21/22

William H. Burger Date Reg. No. 12642

Sheet No. 3 covered by this seal