INDEX LEGEND

Location: Parcel 2021-49 located in the NE1/4 of the NE1/4 and the SE1/4 of the NE1/4, all in Section 14, T87N, R3W
Proprietors: Nicholas J. Hunt
Requestor: Nicholas 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. Auditor
APR 29 2024

FILED
Delaware Co. Assesso
APR 29 2024

Book 2024 Page 920

Document 2024 920 Type 06 002 Pages 3
Date 4/29/2024 Time 2:37:29PM
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 2024-30 – part of Parcel 2021-49 located in the Northeast Quarter (NE1/4) of Section Fourteen (14), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa

PARCEL 2024-31 – part of Parcel 2021-49 located in the Northeast Quarter (NE1/4) of Section Fourteen (14), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa

LEGAL DESCRIPTION

PARCEL 2024-30 – part of Parcel 2021-49 located in the Northeast Quarter (NE1/4) of Section Fourteen (14), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 1.02 acres more or less, including 0.57 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 863.64 feet along the East line of the Northeast Quarter (NE1/4) of said Section Fourteen (14), also being the East line of Parcel 2021-49 as recorded in the Office of the Delaware County Recorder in Book 2021, Page 1507;

Thence North 89°-41'-48" West 176.46 feet to a Westerly line of said Parcel 2021-49;

Thence North 38°-57'-10" East 142.98 feet along a Westerly line of said Parcel 2021-49;

Thence along a Westerly line of said Parcel 2021-49 and along a circular curve concave Westerly 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 North 01°-16'-09" West 86.13 feet along a Westerly line of said Parcel 2021-49;

Thence along a Westerly line of said Parcel 2021-49 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 North 07°-39'-37" West 233.76 feet along a Westerly line and to the Northwest corner of said Parcel 2021-49;

Thence South 89°-39'-17" East 71.96 feet along the North line of said Parcel 2021-49, also being the North line of the Northeast Quarter (NE1/4) of said Section Fourteen (14) to the **POINT OF BEGINNING,** containing a total of 1.02 acres more or less, including 0.57 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.

LEGAL DESCRIPTION

PARCEL 2024-31 – part of Parcel 2021-49 located in the Northeast Quarter (NE1/4) of Section Fourteen (14), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 5.62 acres more or less, including 0.79 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 East Quarter (E1/4) corner of Section Fourteen (14), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa.

Thence North 00°-01'-13" East 821.69 feet along the East line of the Northeast Quarter (NE1/4) of said Section Fourteen (14) to the **POINT OF BEGINNING**, corner also being the Southerly corner of Parcel 2021-49 as recorded in the Office of the Delaware County Recorder in Book 2021, Page 1507;

Thence along a Southerly line of said Parcel 2021-49 and along a circular curve concave Westerly 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 266.28 feet;

Thence North 54°-51'-42" West 264.49 feet along a Southerly line of said Parcel 2021-49;

Thence North 51°-37'-06" West 78.95 feet along a Southerly line of said Parcel 2021-49;

Thence along a Westerly line of said Parcel 2021-49 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 North 21°-36'-09" East 47.96 feet along a Westerly line of said Parcel 2021-49;

Thence along a Westerly line of said Parcel 2021-49 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 North 37°-33'-39" East 117.08 feet along a Westerly line of said Parcel 2021-49;

Thence North 38°-57'-10" East 147.54 feet along a Westerly line of said Parcel 2021-49;

Thence South 89°-41'-48" East 176.46 feet to the East line of said Parcel 2021-49 and the East line of the Northeast Quarter (NE1/4) of said Section Fourteen (14);

Thence South 00°-01'-13" West 958.39 feet along the East line of said Parcel 2021-49 and the East line of said Northeast Quarter (NE1/4) to the **POINT OF BEGINNING,** containing a total of 5.62 acres more or less, including 0.79 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.

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

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, 2024

William H. Burger 4/29/24

William H. Burger Date Reg. No. 12642

Sheet No. 1-3 covered by this seal

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

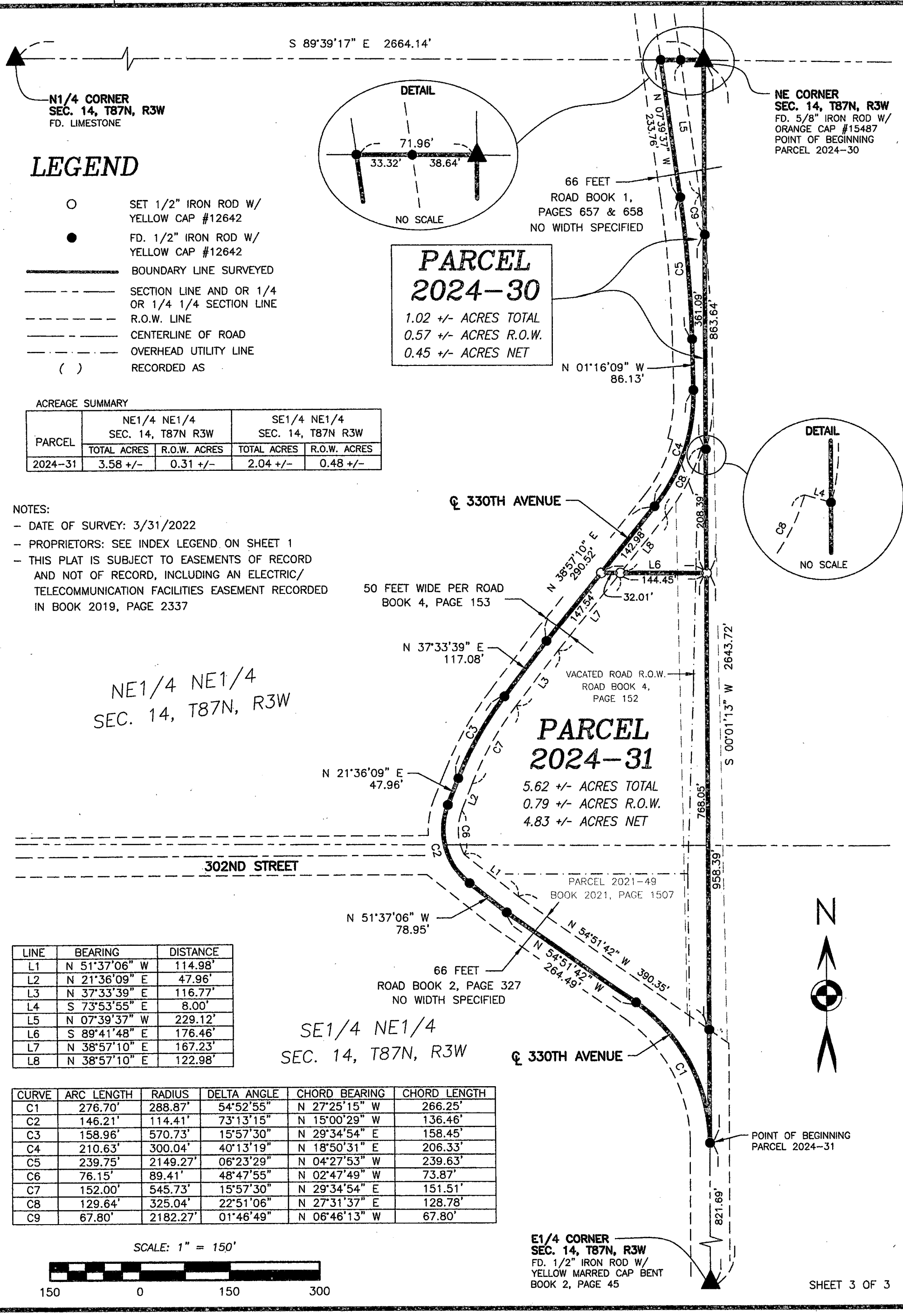
PLAT OF SURVEY

PARCEL 2024–30

PART OF PARCEL 2021–49 LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF SECTION FOURTEEN (14), TOWNSHIP EIGHTY–SEVEN NORTH (T87N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL 2024–31

PART OF PARCEL 2021–49 LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF SECTION FOURTEEN (14), 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
- 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
2024–31	3.58 +/-	0.31 +/-	2.04 +/-	0.48 +/-

NOTES:

- DATE OF SURVEY: 3/31/2022
- 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

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

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

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'
L6	S 89°41'48" E	176.46'
L7	N 38°57'10" E	167.23'
L8	N 38°57'10" E	122.98'

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