## INDEX LEGEND

| | |
|---|---|
| Location: | Parcel 2025-70 in Lot 1 of the Frl. SW1/4-SW1/4 of Sec. 7-T90N-R3W 5th P.M., Delaware County, Iowa |
| Proprietor(s): | Grace M. Maifeld |
| Requestor(s): | Jason Diers |
| Surveyor: | Ryland R. Benzing, PLS 22572 |
| Prepared By & Return to: | Benzing Surveying, LLC<br>808 5th Ave SW<br>Waukon, IA 52172<br>Ph. 563-568-2136 |

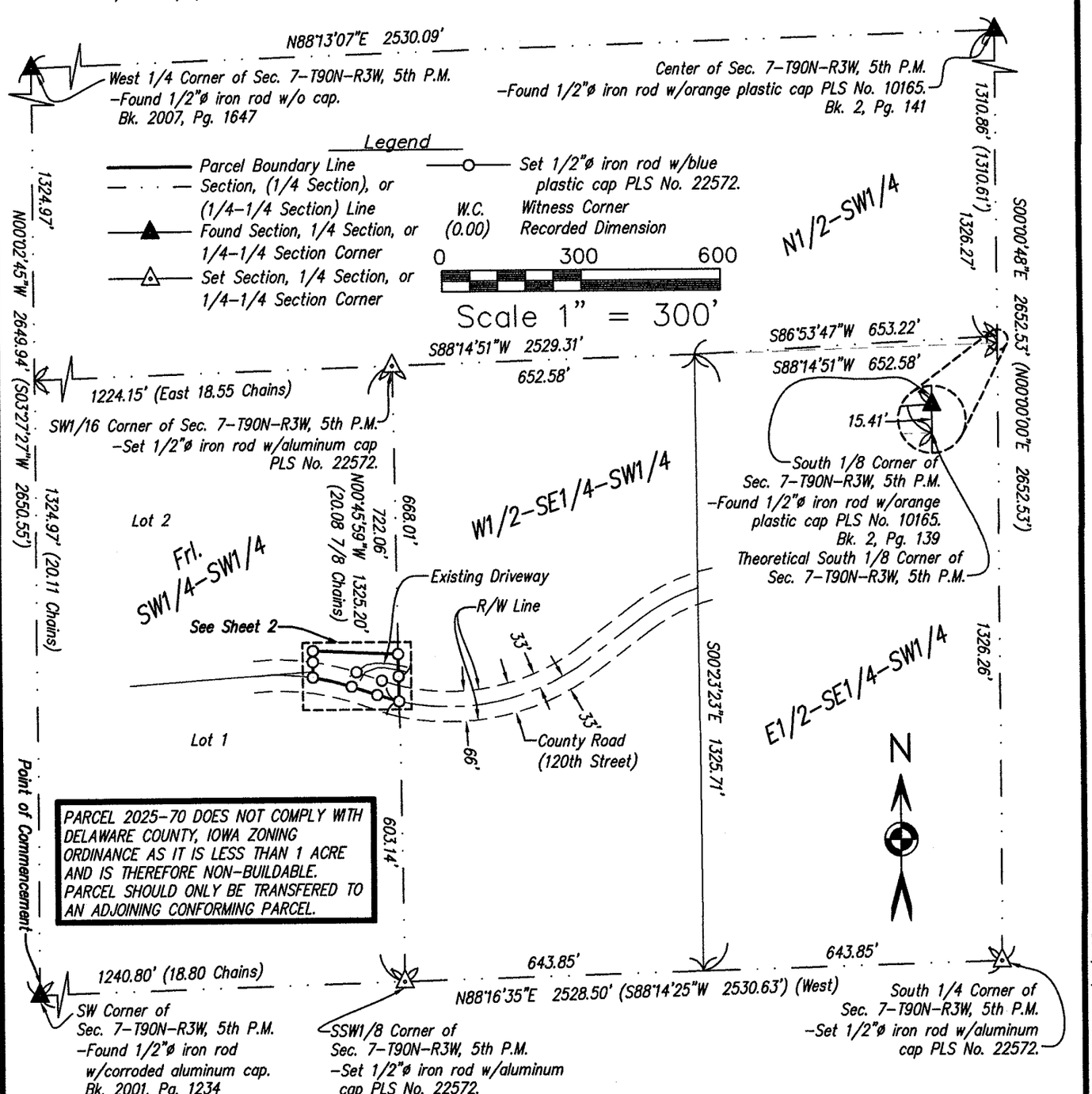

Recorded: 11/12/2025 at 3:07:29.0 PM
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 3063

Filed Delaware County Assessor 11/12/2025
Filed Delaware County Auditor 11/12/2025


# PLAT OF SURVEY

of

PARCEL 2025-70 IN LOT 1 OF THE FRACTIONAL SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (FRL. SW1/4-SW1/4) OF SECTION 7, TOWNSHIP 90 NORTH, RANGE 3 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA




## Notes

1. All easements of record may not be shown on this Plat of Survey.
2. Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (2011), U.S. Survey Foot.

SEAL




I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

10-23-25

Ryland R. Benzing — Date

License Number 22572

My license renewal date is December 31, 2026

Pages or sheets covered by this seal: Sheet 1 of 3 through 3 of 3.

Survey Completed: July 14, 2025


BENZING SURVEYING, LLC
BOUNDARY • MAPPING • CONSTRUCTION
563-568-2136
WAUKON, IOWA


October 23, 2025 Drawn By: SPL, IJC

Sheet No. 1 of 3

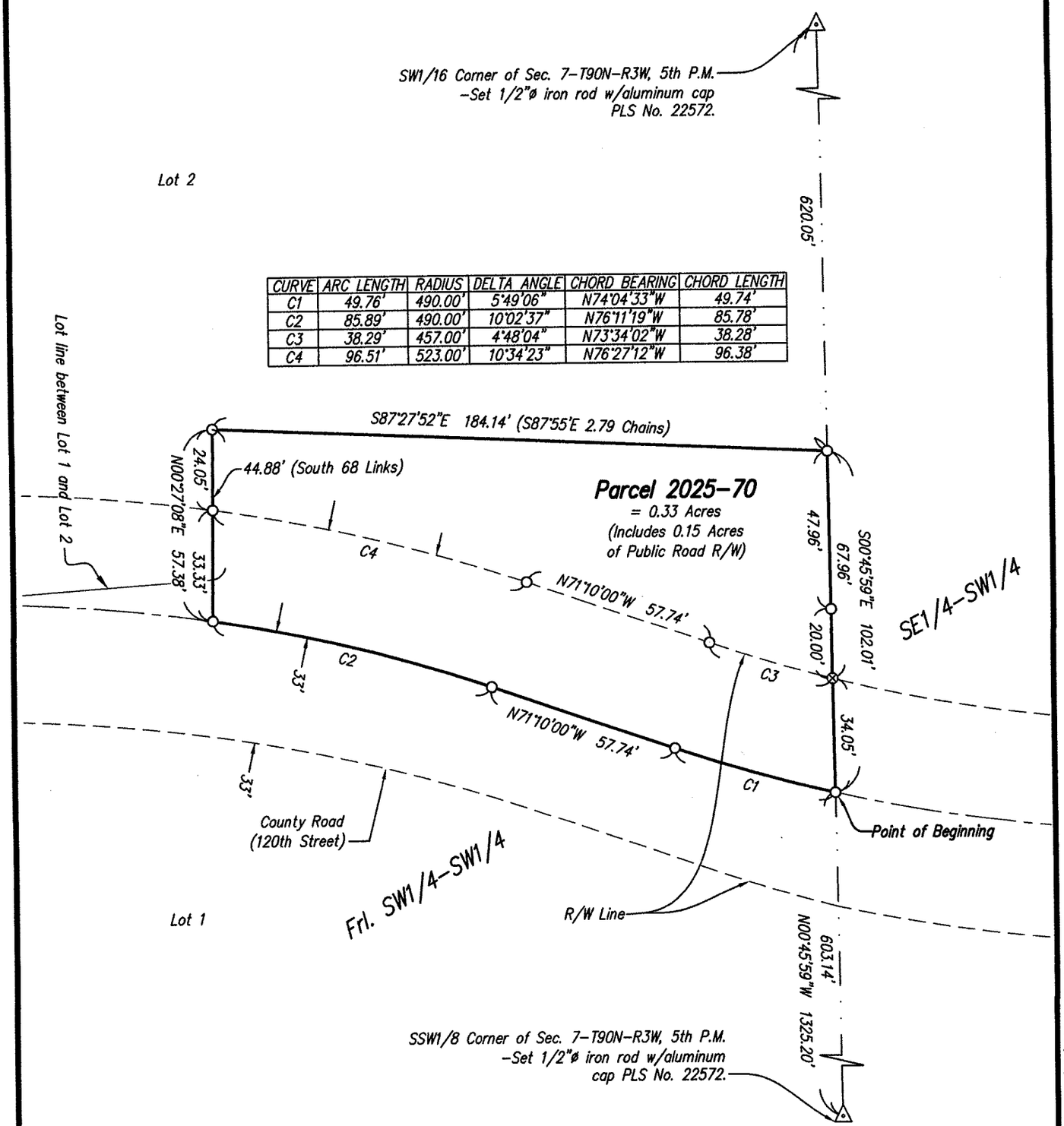
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# PLAT OF SURVEY

of

PARCEL 2025-70 IN LOT 1 OF THE FRACTIONAL SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (FRL. SW1/4-SW1/4) OF SECTION 7, TOWNSHIP 90 NORTH, RANGE 3 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA

PARCEL 2025-70 DOES NOT COMPLY WITH DELAWARE COUNTY, IOWA ZONING ORDINANCE AS IT IS LESS THAN 1 ACRE AND IS THEREFORE NON-BUILDABLE. PARCEL SHOULD ONLY BE TRANSFERED TO AN ADJOINING CONFORMING PARCEL.




| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C1 | 49.76' | 490.00' | 5°49'06" | N74°04'33"W | 49.74' |
| C2 | 85.89' | 490.00' | 10°02'37" | N76°11'19"W | 85.78' |
| C3 | 38.29' | 457.00' | 4°48'04" | N73°34'02"W | 38.28' |
| C4 | 96.51' | 523.00' | 10°34'23" | N76°27'12"W | 96.38' |

## Legend

- Parcel Boundary Line
- Section, (1/4 Section), or (1/4-1/4 Section) Line
- Found Section, 1/4 Section, or 1/4-1/4 Section Corner
- Set Section, 1/4 Section, or 1/4-1/4 Section Corner
- Set 1/2"ø iron rod w/blue plastic cap PLS No. 22572.
- Computed Location. Falls in Dry Run. No monument Set.
- W.C. Witness Corner
- (0.00) Recorded Dimension

N

0 40 80

Scale 1" = 40'

Survey Completed: July 14, 2025


BENZING SURVEYING, LLC
BOUNDARY • MAPPING • CONSTRUCTION
563-568-2136
WAUKON, IOWA


October 23, 2025 Drawn By: IJC

## Notes

See Sheet No. 1 for Notes.



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**PLAT OF SURVEY:**
PARCEL 2025-70 IN LOT 1 OF THE FRACTIONAL SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (FRL. SW1/4-SW1/4) OF SECTION 7, TOWNSHIP 90 NORTH, RANGE 3 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PARCEL 2025-70 IN THE FRL. SW1/4-SW1/4
Commencing at the Southwest Corner of Section 7, Township 90 North, Range 3 West of the 5th P.M., thence N88°16'35"E, 1240.80 feet along the south line of the Fractional Southwest Quarter of the Southwest Quarter of Section 7;

thence N00°45'59"W, 603.14 feet along the east line of the Fractional Southwest Quarter of the Southwest Quarter of Section 7 to the Point of Beginning;

thence 49.76 feet along a 490.00 foot radius curve concave northerly with a central angle of 05°49'06" and a chord which bears N74°04'33"W, 49.74 feet along the centerline of a County Road (120th Street);

thence N71°10'00"W, 57.74 feet along the centerline of a County Road (120th Street);

thence 85.89 feet along a 490.00 foot radius curve concave southerly with a central angle of 10°02'37" and a chord which bears N76°11'19"W, 85.78 feet along the centerline of a County Road (120th Street);

thence N00°27'08"E, 12.50 feet to a corner between Lot 1 and Lot 2 in the Fractional Southwest Quarter of the Southwest Quarter of Section 7;

thence continuing N00°27'08"E, 44.88 feet along a South line of Lot 2 in the Fractional Southwest Quarter of the Southwest Quarter of Section 7;

thence S87°27'52"E, 184.14 feet along a South line of said Lot 2;

thence S00°45'59"E, 102.01 feet along the East line of the Fractional Southwest Quarter of the Southwest Quarter of Section 7 to the Point of Beginning. Said described parcel contains 0.33 Acres including 0.15 Acres of Public Road (120th Street) Right-of-Way.

Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (2011), U.S. Survey Foot.