INDEX LEGEND

Location:	Parcel 2025-63 and Parcel 2025-64 in the W1/2-SE1/4-SW1/4 of Sec. 7-T90N-R3W 5th P.M., Delaware County, Iowa.
Proprietor(s):	Jason Diers & Kari Fitzpatrick
Requestor(s):	Jason Diers
Surveyor:	Ryland R. Benzing, PLS 22572
Prepared By & Return to:	Benzing Surveying, LLC 808 5th Ave SW Waukon, IA 52172 Ph. 563-568-2136

Recorded: 11/12/2025 at 3:08:05.0 PM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 3064

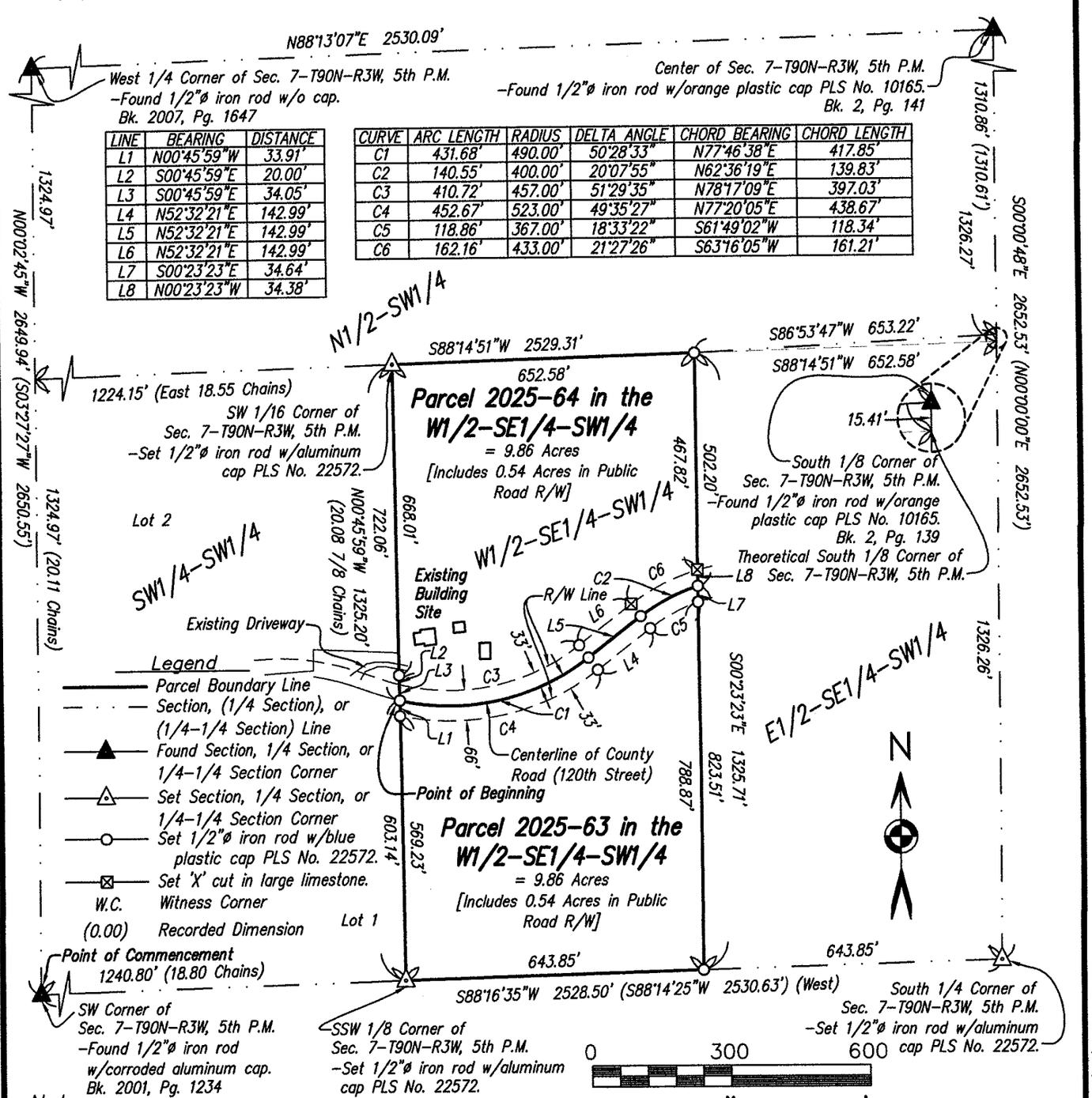
FILED
DELAWARE CO ASSESSOR
NOV 12 2025

FILED
DELAWARE CO AUDITOR
NOV 12 2025

PLAT OF SURVEY

of

PARCEL 2025-63 AND PARCEL 2025-64 IN THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (W1/2-SE1/4-SW1/4) OF SECTION 7, TOWNSHIP 90 NORTH, RANGE 3 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA.



LINE	BEARING	DISTANCE
L1	N00°45'59"W	33.91'
L2	S00°45'59"E	20.00'
L3	S00°45'59"E	34.05'
L4	N52°32'21"E	142.99'
L5	N52°32'21"E	142.99'
L6	N52°32'21"E	142.99'
L7	S00°23'23"E	34.64'
L8	N00°23'23"W	34.38'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	431.68'	490.00'	50°28'33"	N77°46'38"E	417.85'
C2	140.55'	400.00'	20°07'55"	N62°36'19"E	139.83'
C3	410.72'	457.00'	51°29'35"	N78°17'09"E	397.03'
C4	452.67'	523.00'	49°35'27"	N77°20'05"E	438.67'
C5	118.86'	367.00'	18°33'22"	S61°49'02"W	118.34'
C6	162.16'	433.00'	21°27'26"	S63°16'05"W	161.21'

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

LICENSED PROFESSIONAL LAND SURVEYOR
Ryland R. Benzing
22572
IOWA

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.

Ryland R. Benzing 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 2 through 2 of 2.

Survey Completed: July 14, 2025

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

October 23, 2025 Drawn By: SPL

Sheet No. 1 of 2

Z:\Drawings\2025\DELAWARE\DIERS-J\Diers-J.dwg 10/23/2025 11:31 AM

PLAT OF SURVEY:
PARCEL 2025-63 AND PARCEL 2025-64 IN THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (W1/2-SE1/4-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 2025-63 IN THE W1/2-SE1/4-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 Southwest Quarter of the Southwest Quarter of Section 7;

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

thence 431.68 feet along a 490.00 foot radius curve concave northerly with a central angle of 50°28'33" and a chord which bears N77°46'38"E, 417.85 feet along the centerline of County Road (120th Street);

thence N52°32'21"E, 142.99 feet along the centerline of County Road (120th Street);

thence 140.55 feet along a 400.00 foot radius curve concave southerly with a central angle of 20°07'55" and a chord which bears N62°36'19"E, 139.83 feet along the centerline of County Road (120th Street);

thence S00°23'23"E, 823.51 feet along the west line of the East half of the Southeast Quarter of the Southwest Quarter of Section 7;

thence S88°16'35"W, 643.85 feet along the south line of the Southeast Quarter of the Southwest Quarter of Section 7;

thence N00°45'59"W, 603.14 feet along the east line of the Southwest Quarter of the Southwest Quarter of Section 7 to the Point of Beginning. Said described parcel contains 9.86 Acres which includes 0.54 Acres in Public Road (120th) Right-of-Way.

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

PARCEL 2025-64 IN THE W1/2-SE1/4-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 Southwest Quarter of the Southwest Quarter of Section 7;

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

thence 431.68 feet along a 490.00 foot radius curve concave northerly with a central angle of 50°28'33" and a chord which bears N77°46'38"E, 417.85 feet along the centerline of County Road (120th Street);

thence N52°32'21"E, 142.99 feet along the centerline of County Road (120th Street);

thence 140.55 feet along a 400.00 foot radius curve concave southerly with a central angle of 20°07'55" and a chord which bears N62°36'19"E, 139.83 feet along the centerline of County Road (120th Street);

thence N00°23'23"W, 502.20 feet along the west line of the East half of the Southeast Quarter of the Southwest Quarter of Section 7;

thence S88°14'51"W, 652.58 feet along the north line of the Southeast Quarter of the Southwest Quarter of Section 7;

thence S00°45'59"E, 722.06 feet along the east line of the Southwest Quarter of the Southwest Quarter of Section 7 to the Point of Beginning. Said described parcel contains 9.86 Acres which includes 0.54 Acres in Public Road (120th) Right-of-Way.

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