INDEX LEGEND	
LOCATION:	PARCEL 2015-05 LOCATED IN THE S1/2 OF SECTION 30, T89N, R3W
PROPRIETORS:	MARK J. WAGNER AND MICHELLE WAGNER
REQUESTOR:	MARK WAGNER
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
AUG 14 2026

FILED
Delaware Co. Auditor
AUG 14 2026

Book 2026 Page 2391
Document 2026 2391 Type 06 002 Pages 5
Date 8/14/2026 Time 12:33:50PM
Rec Amt $27.00

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 2026-75 PART OF PARCEL 2015-05 LOCATED IN THE SOUTH HALF (S1/2) OF SECTION THIRTY (30), TOWNSHIP EIGHT-NINE NORTH (T89N), RANGE THREE WEST (R3W) OIF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL 2026-76 PART OF PARCEL 2015-05 LOCATED IN THE SOUTH HALF (S1/2) OF SECTION THIRTY (30), TOWNSHIP EIGHT-NINE NORTH (T89N), RANGE THREE WEST (R3W) OIF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL 2026-77 PART OF PARCEL 2015-05 LOCATED IN THE SOUTH HALF (S1/2) OF SECTION THIRTY (30), TOWNSHIP EIGHT-NINE NORTH (T89N), RANGE THREE WEST (R3W) OIF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

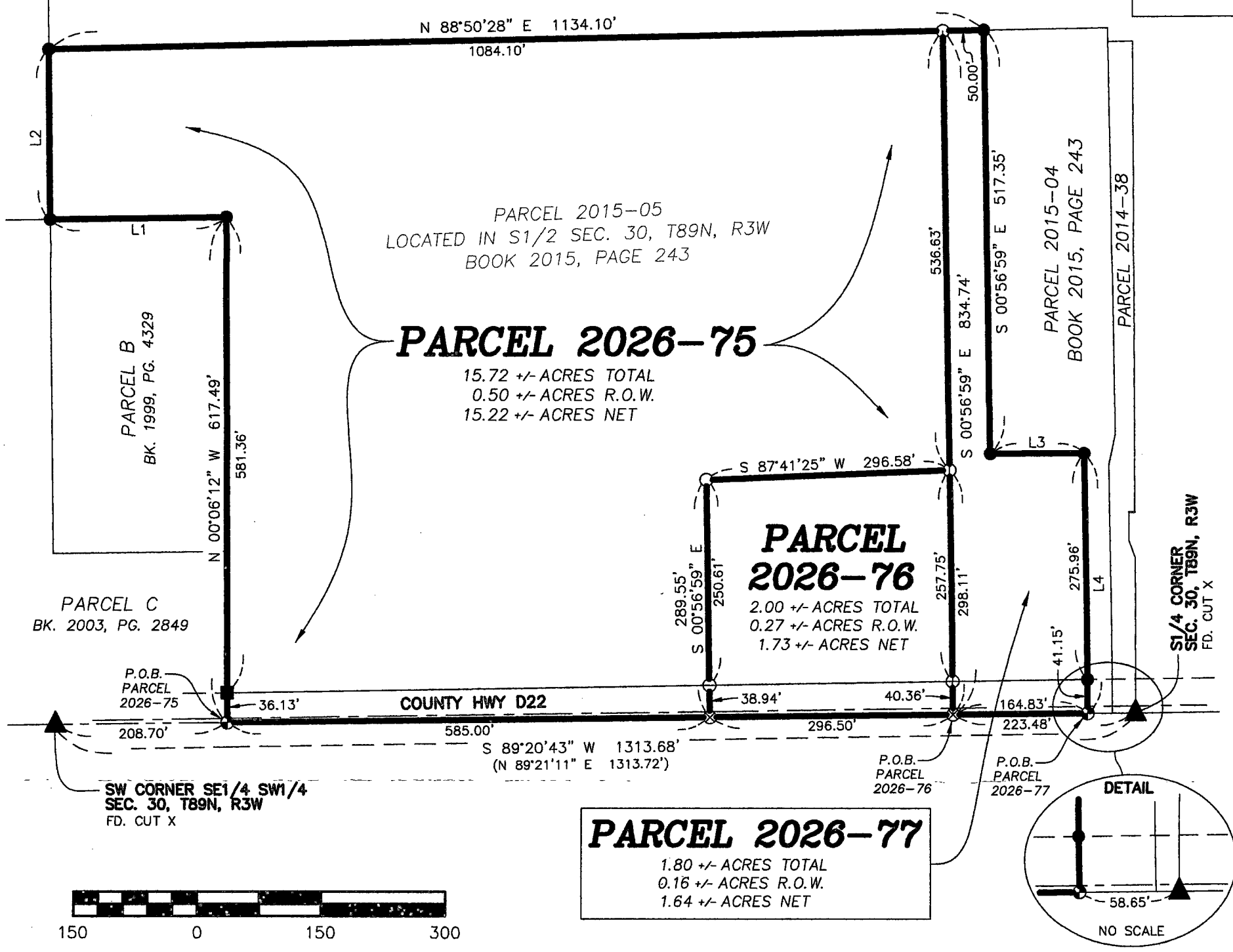
LINE	BEARING	DISTANCE
L1	S 89°21'19" W	213.19'
L2	N 00°32'39" W	207.69'
L3	N 89°42'21" E	114.84'
L4	S 00°56'59" E	317.11'

NOTE: This plat is subject to easements, reservations, restrictions, and rights of way of record and not of record, including an electric/ telecommunications facilities easement recorded in Book 2016, Page 2572 in the Office of the Delaware County Recorder.

PARCEL 2
GIBBS SUBDIVISION
BOOK 6, PAGE 63

LEGEND

- ● SET 1/2" IRON ROD W/ YELLOW CAP #12642
- ⊗ SET CUT X
- ● FD. 1/2" IRON ROD W/ YELLOW CAP #12642
- ■ FD. 1/2" IRON ROD W/ NO CAP
- ⊕ FD. CUT X
- ——— BOUNDARY LINES SURVEYED
- — - — - — SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE
- — — — R.O.W. LINE
- — - — CENTER 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: 7/6/2026 | SCALE: 1" = 150' | SHEET 1 OF 4

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, 2026

William H. Burger 7/29/26
WILLIAM H. BURGER #12642 DATE

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

LEGAL DESCRIPTION

PARCEL 2026-75 – part of Parcel 2015-05 located in the South Half (S1/2) of Section Thirty (30), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 15.72 acres more or less, including 0.50 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 Southwest corner of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Thirty (30), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 89°-20'-43" East 208.70 feet along the South line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of said Section Thirty (30) to the **POINT OF BEGINNING**, corner also being the Southwesterly corner of Parcel 2015-05 as recorded in the Office of the Delaware County Recorder in Book 2015, Page 243;

Thence North 00°-06'-12" West 617.49 feet along a Westerly line and to a Westerly corner of said Parcel 2015-05;

Thence South 89°-21'-19" West 213.19 feet along a Westerly line and to a Westerly corner of said Parcel 2015-05;

Thence North 00°-32'-39" West 207.69 feet along a Westerly line and to the Northwesterly corner of said Parcel 2015-05;

Thence North 88°-50'-28" East 1084.10 feet along the Northerly line of said Parcel 2015-05;

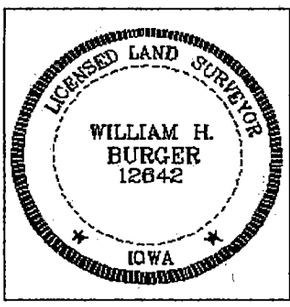
Thence South 00°-56'-59" East 536.63 feet;

Thence South 87°-41'-25" West 296.58 feet;

Thence South 00°-56'-59" East 289.55 feet to the South line of said Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4);

Thence South 89°-20'-43" West 585.00 feet along the South line of said Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) to the **POINT OF BEGINNING**, containing a total of 15.72 acres more or less, including 0.50 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 Southeast Quarter (SE1/4) of the Southwest quarter (SW1/4) of Section Thirty (30), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 89°-20'-43" 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, 2026

William H. Burger 7/23/26

William H. Burger Date Reg. No. 12642

Sheet No. 2 covered by this seal

LEGAL DESCRIPTION

PARCEL 2026-76 – part of Parcel 2015-05 located in the South Half (S1/2) of Section Thirty (30), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 2.00 acres more or less, including 0.27 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 South Quarter (S1/4) corner of Section Thirty (30), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 89°-20'-43" West 223.48 feet along the South line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of said Section Thirty (30) to the **POINT OF BEGINNING**;

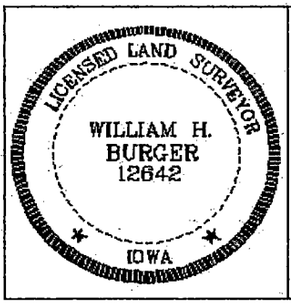
Thence continuing along said South line South 89°-20'-43" West 296.50 feet;

Thence North 00°-56'-59" West 289.55 feet;

Thence North 87°-41'-25" East 296.58 feet;

Thence South 00°-56'-59" East 298.11 feet to the **POINT OF BEGINNING**, containing a total of 2.00 acres more or less, including 0.27 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 Southeast Quarter (SE1/4) of the Southwest quarter (SW1/4) of Section Thirty (30), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 89°-20'-43" 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, 2026

William H. Burger 7/29/26

William H. Burger Date Reg. No. 12642

Sheet No. 3 covered by this seal

LEGAL DESCRIPTION

PARCEL 2026-77 – part of Parcel 2015-05 located in the South Half (S1/2) of Section Thirty (30), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 1.80 acres more or less, including 0.16 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 South Quarter (S1/4) corner of Section Thirty (30), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 89°-20'-43" West 58.65 feet along the South line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of said Section Thirty (30) to the **POINT OF BEGINNING**, corner also being the Southeasterly corner of Parcel 2015-05 as recorded in the Office of the Delaware County Recorder in Book 2015, Page 243;

Thence continuing along said South line South 89°-20'-43" West 164.83 feet;

Thence North 00°-56'-59" West 834.74 feet to the Northerly line of said Parcel 2015-05;

Thence North 88°-50'-28" East 50.00 feet along the Northerly line and to the Northeasterly corner of said Parcel 2015-05;

Thence South 00°-56'-59" East 517.35 feet along an Easterly line and to an Easterly corner of said Parcel 2015-05;

Thence North 89°-42'-21" East 114.84 feet along an Easterly line and to an Easterly corner of said Parcel 2015-05;

Thence South 00°-56'-59" East 317.11 feet along an Easterly line of said Parcel 2015-05 to the **POINT OF BEGINNING**, containing a total of 1.80 acres more or less, including 0.16 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 Southeast Quarter (SE1/4) of the Southwest quarter (SW1/4) of Section Thirty (30), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 89°-20'-43" 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, 2026

William H. Burger 7/29/26

William H. Burger Date Reg. No. 12642

Sheet No. 4 covered by this seal

CITY OF EARLVILLE, IOWA WAIVING RIGHT TO REVIEW

The Final Plat of **Parcel 2026-75, Parcel 2026-76 and Parcel 2026-77** have been submitted to the City of Earlville, Delaware County, Iowa. Said Parcels are located in the outer fringe of the 1-mile radius of the City of Earlville and that the proposed land division does not conflict with the City's comprehensive plan, major street plan, or future growth interests, therefore be it resolved by the City Council of the City of Earlville, Delaware County, Iowa hereby waives our right to review.

Mayor

ATTEST:

City Clerk

STATE OF IOWA)
)ss
COUNTY OF DELAWARE)

On this 11 day of August, 2026, before me, Elaine Hermsen, a Notary Public in and for the State of Iowa, personally appeared Shannon Richardson and Linda Gaul, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Earlville, Iowa; ~~that the seal affixed to the foregoing instrument is the Corporate seal of the corporation,~~ and that the instrument was signed ~~and sealed~~ on behalf of the corporation, by authority of its City Council, adopted by the City Council on the 10 day of August, 2026, and that Shannon Richardson and Linda Gaul acknowledged the execution of the instrument to be their voluntary act and deed of the corporation, by it voluntarily executed.

Elaine Hermsen
Notary Public

ELAINE HERMSEN
Commission Number 177512
My Commission Expires
1-19-2028