INDEX LEGEND	
LOCATION:	IN THE NE1/4 NW1/4 OF SECTION 31, T89N, R3W
REQUESTOR:	KEITH FELDMANN
PROPRIETOR:	KEITH J. FELDMANN
SURVEYOR:	BILL BURGER
SURVEYOR COMPANY:	WM. BURGER LANDSURVEYOR
RETURN TO:	BILL BURGER, 510 3RD STREET WEST COURT, WORTHINGTON, IA 52078 I (563) 855-2028

FILED
Delaware Co. Assessor
NOV 23 2026

FILED
Delaware Co. Auditor
NOV 23 2026

Book 2026 Page 3407
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Date 11/23/2026 Time 8:16:37AM
Rec Amt $17.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARED BY BILL BURGER 510 3RD STREET WEST COURT, WORTHINGTON, I

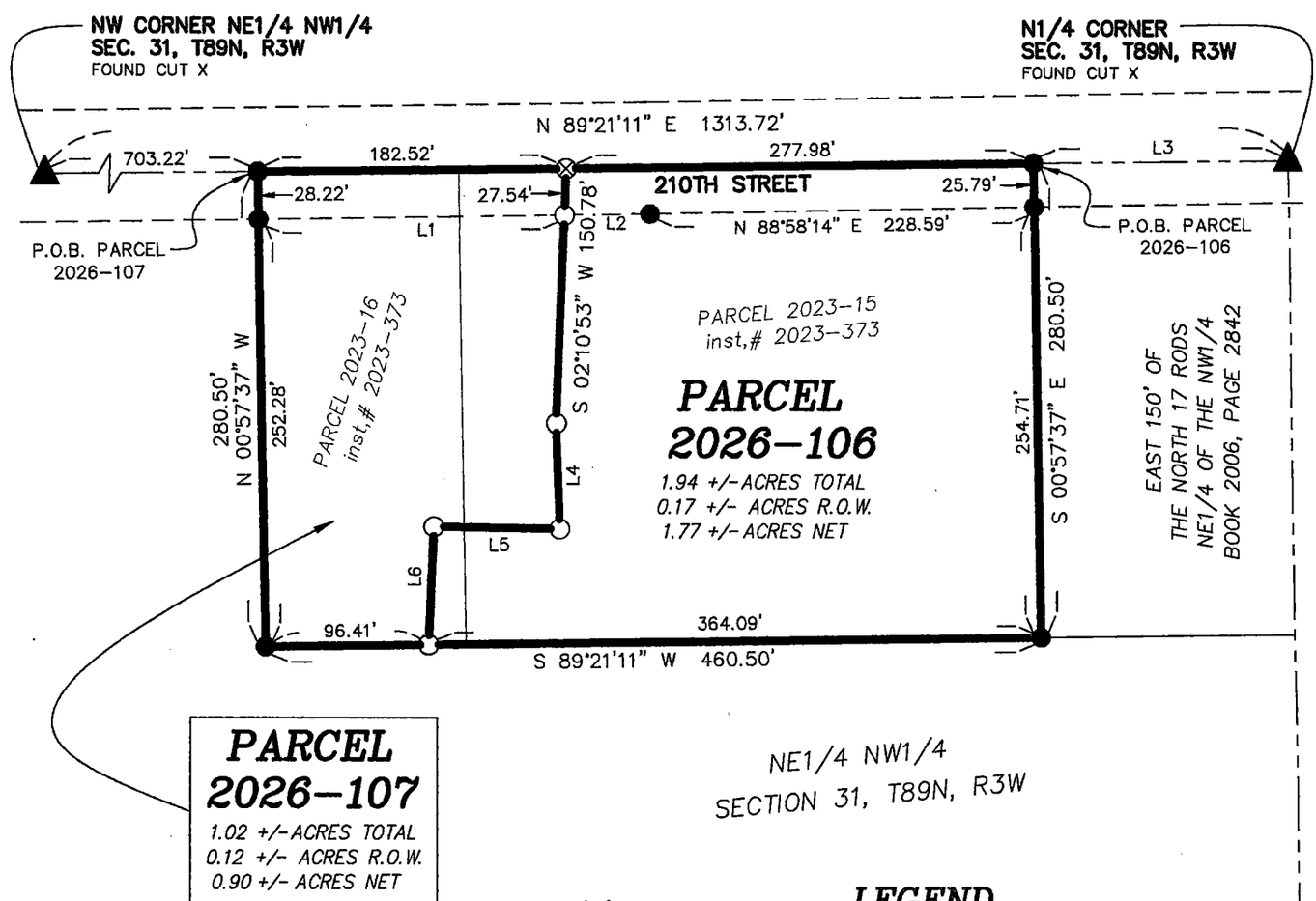
PLAT OF SURVEY

PARCEL 2026-106

PART OF PARCEL 2023-15 AND PARCEL 2023-16 IN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL 2026-107

PART OF PARCEL 2023-15 AND PARCEL 2023-16 IN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA



LINE	BEARING	DISTANCE
L1	N 89°07'41" E	181.00'
L2	N 89°07'41" E	50.90'
L3	S 89°21'11" W	150.00'
L4	S 01°56'37" E	62.50'
L5	N 89°00'05" W	74.60'
L6	S 02°36'51" W	69.65'

N

100 0 100 200

LEGEND

○	SET 1/2" IRON ROD W/ YELLOW CAP #12642
●	FD. 1/2" IRON ROD W/ YELLOW CAP #12642
⊗	SET CUT X
———	BOUNDARY LINE SURVEYED
— — — —	RIGHT OF WAY LINE
— - — - —	SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE
( ) P.O.B.	RECORDED AS POINT OF BEGINNING

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

NO. OF SHEETS COVERED BY THIS SEAL 1

DATE OF SURVEY: 1/24/2023 | SCALE: 1" = 100' | 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, 2024

William H. Burger 11/19/26

WILLIAM H. BURGER #12642 DATE

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

LEGAL DESCRIPTION

PARCEL 2026-106 Part of Parcel 2023-15 and Parcel 2023-16 as recorded in the Office of the Delaware County Recorder instrument # 2023-373, said Parcels being in the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Three West (R3W), of the Fifth Principal Meridian, Delaware County, Iowa; Parcel 2026-106 containing a total of 1.94 acres more or less, including 0.17 acres more or less of public road right of way, **subject to easements of record** and more particularly described by metes and bounds as follows:

COMMENCING at the North Quarter corner (N1/4) of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 89°-21'-11" West 150.00 feet along North line of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of said Section Thirty-one (31) to the **POINT OF BEGINNING**, corner also being the Northeast corner of said Parcel 2023-15;

Thence South 00°-57'-37" East 280.50 feet along the East line and to the Southeast corner of said Parcel 2023-15;

Thence South 89°-21'-11" West 364.08 feet along the South line of said Parcels 2023-15 and 2023-16;

Thence North 02°-36'-51" East 69.65 feet;

Thence South 89°-00'-05" East 74.60 feet;

Thence North 01°-56'-37" West 62.50 feet;

Thence North 02°-10'-53" East 150.78 feet to the North line of said Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4);

Thence North 89°-21'-11" East 277.99 feet along said North line to the **POINT OF BEGINNING** containing a total of 1.94 acres more or less including 0.17 acres more or less of public road right of way, **subject to easements of record**;

The North line of the Northeast Quarter (NE1/4) of the Northwest quarter (NW1/4) of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear North 89°-21'-11" East.

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, 2026

William H. Burger 11/19/26

William H. Burger Date Reg. No. 12642

Sheet No. 2 covered by this seal

LEGAL DESCRIPTION

PARCEL 2026-107 Part of Parcel 2023-15 and Parcel 2023-16 as recorded in the Office of the Delaware County Recorder instrument # 2023-373, said Parcels being in the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Three West (R3W), of the Fifth Principal Meridian, Delaware County, Iowa; Parcel 2026-107 containing a total of 1.02 acres more or less, including 0.12 acres more or less of public road right of way, **subject to easements of record** and more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 89°-21'-11" East 703.22 feet along North line of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of said Section Thirty-one (31) to the **POINT OF BEGINNING**, corner also being the Northwest corner of said Parcel 2023-16;

Thence continuing along said North line North 89°-21'-11" East 182.52 feet;

Thence South 02°-10'-53" West 150.78 feet;

Thence South 01°-56'-37" East 62.50 feet;

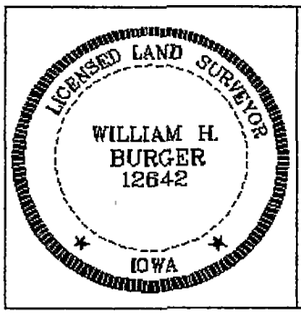
Thence North 89°-00'-05" West 74.60 feet;

Thence South 02°-36'-51" West 69.65 feet to the South line of said Parcel 2023-16;

Thence South 89°-21'-11" West 96.41 feet along the South line and to the Southwest corner of said Parcel 2023-16;

Thence North 00°-57'-37" West 280.50 feet along the West line of said Parcel 2023-16 to the **POINT OF BEGINNING** containing a total of 1.02 acres more or less including 0.12 acres more or less of public road right of way, **subject to easements of record**;

The North line of the Northeast Quarter (NE1/4) of the Northwest quarter (NW1/4) of Section Thirty-one (31), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear North 89°-21'-11" East.



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 11/19/26

William H. Burger Date Reg. No. 12642

Sheet No. 3 covered by this seal