

LOCATION: LOT 1 - SUNSET HEIGHTS NO. 2, DELAWARE COUNTY, IOWA
PART OF SE OF NE SEC. 25, T89N, R3W

PROPRIETORS: DEED HOLDER: RICHARD & ROSEMARY I. REITTINGER
CONTRACT HOLDER: JCDUB, LLC BY JAMES C. WESSELS & JAMES C. WESSELS
DEED HOLDER: JCDUB, LLC (PARCEL OF GROUND IN SE1/4 NE1/4)

REQUESTOR: JAMES WESSELS

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
JUL 18 2018

FILED
Delaware Co. Auditor
JUL 18 2018

Book 2018 Page 2042

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

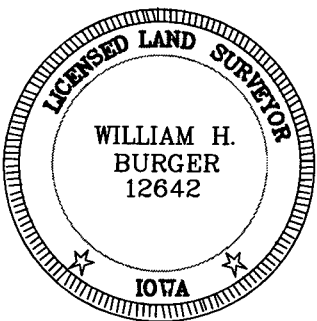
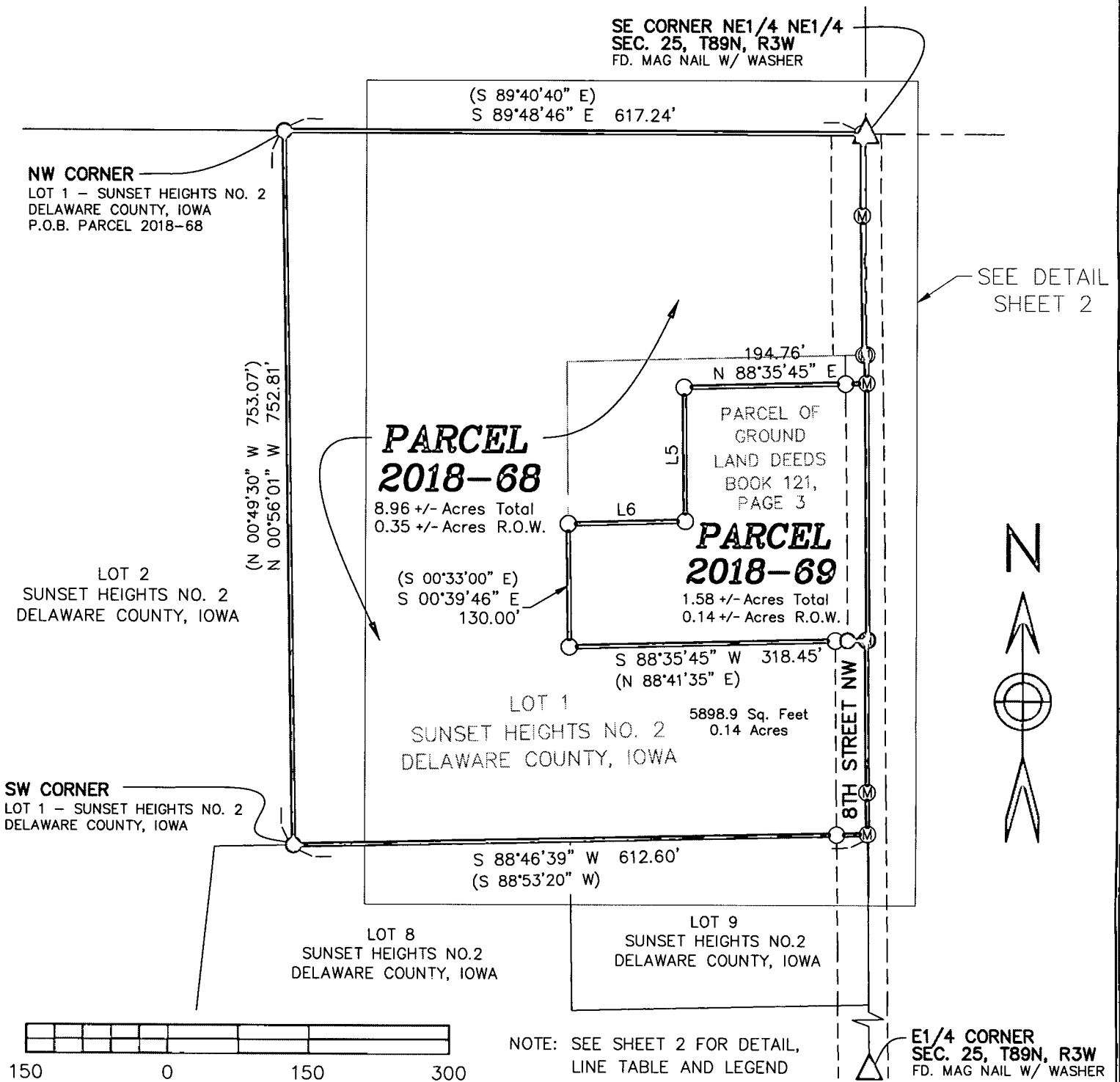
PLAT OF SURVEY

PARCEL 2018-68

COMPRISED OF LOT 1 OF SUNSET HEIGHTS NO. 2 IN DELAWARE COUNTY, IOWA AND PART OF A PARCEL OF GROUND LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA AS DESCRIBED BY DEED RECORDED IN LAND DEEDS BOOK 121, PAGE 3 IN THE OFFICE OF THE DELAWARE COUNTY RECORDER

PARCEL 2018-69

PART OF A PARCEL OF GROUND LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA AS DESCRIBED BY DEED RECORDED IN LAND DEEDS BOOK 121, PAGE 3 IN THE OFFICE OF THE DELAWARE COUNTY RECORDER



DATE OF SURVEY: 6/22/2018

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, 2018

William H. Burger 6/22/18
WILLIAM H. BURGER #12642 DATE

SHEET 1 OF 5

SCALE: 1" = 150'

Wm. Burger
LandSurveyor

510 3rd Street West Court
Worthington, Iowa 52078

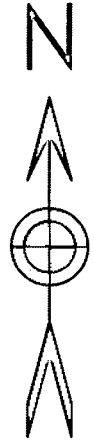
DETAIL — NO SCALE

(S 89°40'40" E)
S 89°48'46" E 617.24'

SE CORNER NE1/4 NE1/4
SEC. 25, T89N, R3W
FD. MAG NAIL W/ WASHER

LINE	BEARING	DISTANCE
L1	N 89°48'46" W (N 89°40'40" W)	3.66' (3.66')
L2	N 88°35'45" E (WEST)	2.91'
L3	S 00°10'42" E (S 00°04'00" E)	85.98' (85.98')
L4	S 00°51'18" E (S 00°44'40" E)	44.23' (44.23')
L5	S 00°39'46" E	140.00'
L6	S 88°35'45" W	125.00'
L7	S 00°51'18" E	44.58'
L8	S 00°10'42" E	86.36'
L9	S 88°35'45" W	13.00'
L10	S 00°47'42" E	29.98'
L11	S 00°47'42" E	17.74'
L12	S 00°22'42" E	95.95'

LOT 1
SUNSET HEIGHTS NO.2
DELAWARE COUNTY, IOWA



(S 00°33'00" E)
S 00°39'46" E 130.00'

PARCEL OF GROUND
LAND DEEDS BOOK 121,
PAGE 3

**PARCEL
2018-69**

1.58 +/- Acres Total
0.14 +/- Acres R.O.W.

**PARCEL
2018-68**

8.96 +/- Acres Total
0.35 +/- Acres R.O.W.

LEGEND

- SET 1/2" IRON ROD W/ YELLOW CAP #12642
- Ⓜ SET MAG NAIL W/ WASHER
- FD. 5/8" IRON ROD W/ YELLOW CAP #4850
- BOUNDARY LINE SURVEYED
- - - SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE
- - - R.O.W LINE
- () RECORDED AS
- P.O.B. POINT OF BEGINNING

579.60'
S 88°46'39" W 612.60'
(S 88°53'20" W)

E1/4 CORNER
SEC. 25, T89N, R3W
FD. MAG NAIL W/ WASHER

LEGAL DESCRIPTION

PARCEL 2018-68 - comprised of Lot 1 of Sunset Heights No. 2 in Delaware County, Iowa and part of a parcel of ground located in the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa as described by deed recorded in Land Deeds Book 121, Page 3 in the Office of the Delaware County Recorder; containing a total of 8.96 acres more or less, including 0.35 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 Northwest corner of Lot 1 of Sunset Heights No. 2 in Delaware County, Iowa as recorded in Plat Book 7, Page 112 in the Office of the Delaware County Recorder;

Thence South 89°-48'-46" East 617.24 feet along the North line and to the Northeast corner of said Lot 1;

Thence South 00°-10'-42" East 85.98 feet along an Easterly line and to an Easterly corner of said Lot 1;

Thence South 00°-47'-42" East 147.12 feet along an Easterly line and to an Easterly corner of said Lot 1, corner also being on the North line of a parcel of ground described by deed recorded in the Office of the Delaware County Recorder in Land Deeds Book 121, Page 3;

Thence North 88°-35'-45" East 2.91 feet along the North line and to the Northeast corner of said parcel of ground, corner also being on the East line of the Northeast Quarter (NE1/4) of Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W), of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 00°-22'-59" East 29.98 feet along the East line of said parcel of ground, also being the East line of the Northeast Quarter (NE1/4) of said Section Twenty-five (25);

Thence South 88°-35'-45" West 194.76 feet;

Thence South 00°-39'-46" East 140.00 feet;

Thence South 88°-35'-45" West 125.00 feet to an Easterly line of said Lot 1;

Thence South 00°-39'-46" East 130.00 feet along an Easterly line and to an Easterly corner of said Lot 1;

Thence North 88°-35'-45" East 317.00 feet along a Northerly line and to an Easterly corner of said Lot 1;

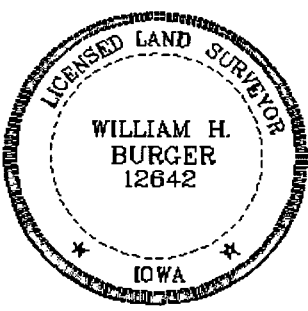
Thence South 00°-22'-42" East 160.36 feet along an Easterly line and to an Easterly corner of said Lot 1;

Thence South 00°-51'-18" East 44.23 feet along an Easterly line and to the Southeast corner of said Lot 1;

Thence South 88°-46'-39" West 612.60 feet along the South line and to the Southwest corner of said Lot 1;

Thence North 00°-56'-01" West 752.81 feet along the West line of said Lot 1 to the **POINT OF BEGINNING**, containing a total of 8.96 acres more or less, including 0.35 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 West line of Lot 1 of Sunset Heights No. 2 in Delaware County, Iowa is assumed to bear North 00°-56'-01" 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, 2018

William H. Burger 6/27/18
William H. Burger Date Reg. No. 12642
Sheet No. 3 covered by this seal

LEGAL DESCRIPTION

PARCEL 2018-69 - part of a parcel of ground located in the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa as described by deed recorded in Land Deeds Book 121, Page 3 in the Office of the Delaware County Recorder; containing a total of 1.58 acres more or less, including 0.14 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 Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 00°-22'-59" West 794.79 feet along the East line of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa to the **POINT OF BEGINNING**, corner also being the Southeast corner of a parcel of ground described by deed recorded in Land Deeds Book 121, Page 3 in the Office of the Delaware County Recorder;

Thence South 88°-35'-45" West 318.45 feet along the South line and to the Southwest corner of said parcel of ground as shown on plat recorded in Plat Book 7, Page 112 in the Office of the Delaware County Recorder;

Thence North 00°-39'-46" West 130.00 feet along the West line of said parcel of ground as shown on said plat recorded in Plat Book 7, Page 112;

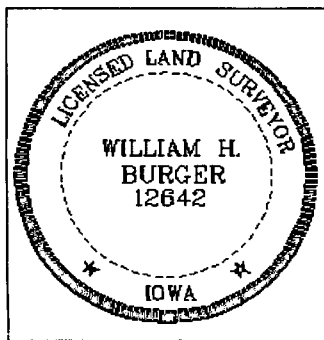
Thence North 88°-35'-45" East 125.00 feet;

Thence North 00°-39'-46" West 140.00 feet;

Thence North 88°-35'-45" East 194.76 feet to the East line of said parcel of ground, also being the East line of said Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4);

Thence South 00°-22'-59" East 270.02 feet along the East line of said parcel of ground, also being the East line of said Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) to the **POINT OF BEGINNING**, containing a total of 1.58 acres more or less, including 0.14 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 Southeast Quarter (SE1/4) of the Northeast quarter (NE1/4) of Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear North 00°-22'-59" West.

	<u>SURVEYORS CERTIFICATE</u> 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, 2018 <i>William H. Burger</i> 6/27/18 _____ William H. Burger Date Reg. No. 12642 Sheet No. <u>4</u> covered by this seal
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RESOLUTION NO. 63-18

RESOLUTION APPROVING PLAT OF SURVEY OF
PARCEL 2018-68 COMPRISED OF LOT 1 OF SUNSET HEIGHTS NO. 2 IN
DELAWARE COUNTY, IOWA AND PART OF A PARCEL OF GROUND LOCATED IN
THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF
SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE
THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY,
IOWA AS DESCRIBED BY DEED RECORDED IN LAND DEEDS BOOK 121, PAGE 3
IN THE OFFICE OF THE DELAWARE COUNTY RECORDER AND
PARCEL 2018-69 PART OF A PARCEL OF GROUND LOCATED IN THE
SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF
SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE
THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY,
IOWA AS DESCRIBED BY DEED RECORDED IN LAND DEEDS BOOK 121, PAGE 3
IN THE OFFICE OF THE DELAWARE COUNTY RECORDER

WHEREAS, there has been filed with the City Clerk, the Plat of Survey of Parcel 2018-68 Comprised of Lot 1 of Sunset Heights No. 2 in Delaware County, Iowa and part of a parcel of ground located in the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa as described by deed recorded in Land Deeds Book 121, page 3 in the office of the Delaware County Recorder and Parcel 2018-69 part of a parcel of ground located in the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa as described by deed recorded in Land Deeds Book 121, page 3 in the office of the Delaware County Recorder; and

WHEREAS, said plat has been found by the City Council to conform to the statutes and ordinances relating thereto; and

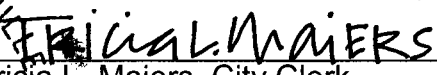
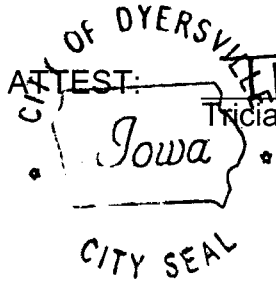
NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DYERSVILLE, IOWA:

SECTION 1: That the Plat of Survey of Parcel 2018-68 Comprised of Lot 1 of Sunset Heights No. 2 in Delaware County, Iowa and part of a parcel of ground located in the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa as described by deed recorded in Land Deeds Book 121, page 3 in the office of the Delaware County Recorder and Parcel 2018-69 part of a parcel of ground located in the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa as described by deed recorded in Land Deeds Book 121, page 3 in the office of the Delaware County Recorder, on said plat.

SECTION 2: That there are no dedications of public streets or alleys accompanying the plat.

Passed, adopted and approved this 16th day of July 2018.


James A. Heavens, Mayor

ATTEST: 
Tricia L. Maiers, City Clerk

CITY SEAL