

INDEX LEGEND

LOCATION: SE1/4, SW1/4 SECTION 24 & NE1/4, NW1/4 SECTION 25, T89N, R3W

PROPRIETORS: DORIS A. OFFERMANN

REQUESTOR: CHRIS NICKOL

SURVEYOR: BILL BURGER

SURVEYOR COMPANY: WM. BURGER LANDSURVEYOR

RETURN TO: BILL BURGER, 510 3RD STREET WEST COURT,
WORTHINGTON, IA 52078 | (563) 855-2028FILED
Delaware Co. Assessor

JUL 18 2018

FILED
Delaware Co. Assessor

JUL 18 2018

Book 2018 Page 2043

Document 2018 2043 Type 06 002 Pages 6
Date 7/18/2018 Time 1:37:30PM
Rec Amt \$32.00Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

EAV

PREPARED BY BILL BURGER

510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078

(563) 855 2028

PLAT OF
SURVEY**PARCEL 2018-70** PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE
SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP EIGHTY-NINE NORTH (T89N),
RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA**PARCEL 2018-71** PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE
SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP EIGHTY-NINE NORTH (T89N),
RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA**PARCEL 2018-72** PART OF THE NORTHEAST QUARTER (NE1/4) OF THE
NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-NINE NORTH (T89N),
RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

XENA ROAD

LOT 10

SCENIC HILL TERRACE 3RD ADDITION
DELAWARE COUNTY, IOWA
BOOK 2003, PAGE 4876

LOT 9

LOT 8

SE1/4 SW1/4
SEC. 24, T89N, R3W

333RD AVENUE

PARCEL C

SEC. 24, T89N, R3W
BOOK 2007, PAGE 3093**PARCEL 2018-70**

0.35 +/- ACRES TOTAL

PARCEL 2018-711.50 +/- ACRES TOTAL
THIS PARCEL SURVEYED AT
DELAWARE COUNTY REQUESTS 89°17'33" E 228.91'
SW CORNER SE1/4 SW1/4
SEC. 24, T89N, R3W
FD. PK NAIL W/ WASHERN 89°17'33" W 213.16'
P.O.B. PARCEL 2018-70
& PARCEL 2018-72

N 89°17'33" W 880.31'

S1/4 CORNER
SEC. 24, T89N, R3W
FD. 1/2" IRON ROD
WITH NO CAP
P.O.B. PARCEL 2018-71

PARCEL Q

SEC. 25, T89N, R3W
BOOK 2007, PAGE 3093**PARCEL 2018-72**

0.88 +/- ACRES TOTAL

N 89°25'03" W 213.14'

NE1/4 NW1/4
SEC. 25, T89N, R3WNOTE: THIS PLAT IS SUBJECT TO EASEMENTS
OF RECORD AND NOT OF RECORD

LINE	BEARING	DISTANCE
L1	N 00°20'44" W (S 00°05'18" E)	72.40' (72.43')
L2	S 00°20'43" E	72.94'
L3	S 00°21'46" E (S 00°05'18" E)	75.14' (75.33')

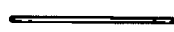
LEGEND



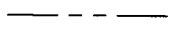
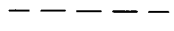
SET 1/2" IRON ROD W/ YELLOW CAP #12642



FD. 1/2" IRON ROD W/ YELLOW CAP #12642



BOUNDARY LINE SURVEYED

SECTION LINE AND OR 1/4
OR 1/4 1/4 SECTION LINE

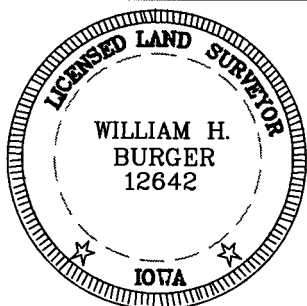
R.O.W. LINE



CENTERLINE OF ROAD

PREVIOUSLY RECORDED AS
POINT OF BEGINNING

100 0 100 200



NO. OF SHEETS COVERED BY THIS SEAL: 1

DATE OF SURVEY: 5/29/2018

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, 2018WILLIAM H. BURGER
#126426/27/18
DATE

SHEET 1 OF 1

SCALE: 1" = 100'

Wm. Burger
LandSurveyor510 3rd Street West Court
Worthington, Iowa 52078

LEGAL DESCRIPTION

PARCEL 2018-70 - part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Twenty-four (24), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 0.35 acres more or less, **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 Twenty-four (24), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 89°-17'-33" East 228.91 feet along the South line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of said Section Twenty-four (24) to the **POINT OF BEGINNING**, corner also being the Southeast corner of Parcel C as recorded in the Office of the Delaware County Recorder in Book 2007, Page 3093;

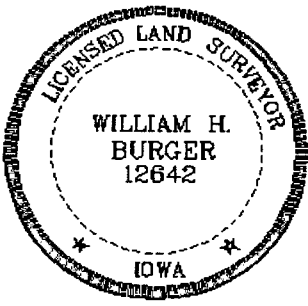
Thence North 00°-20'-44" West 72.40 feet along the East line and to the Northeast corner of said Parcel C, corner also being the Southwest corner of Lot 9 of Scenic Hill Terrace 3rd Addition in Delaware County, Iowa as recorded in the Office of the Delaware County Recorder in Book 2003, Page 4876;

Thence South 89°-26'-09" East 213.15 feet along the South line and to the Southeast corner of said Lot 9;

Thence South 00°-20'-43" East 72.94 feet to the South line of said Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4);

Thence North 89°-17'-33" West 213.16 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 0.35 acres more or less, **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 Twenty-four (24), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear South 89°-17'-33" East.

	<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> <u>6/27/18</u> William H. Burger Date Reg. No. 12642 Sheet No. <u>2</u> covered by this seal
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LEGAL DESCRIPTION

PARCEL 2018-71 - part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Twenty-four (24), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 1.50 acres more or less, **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 South Quarter (S1/4) corner of Section Twenty-four (24), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

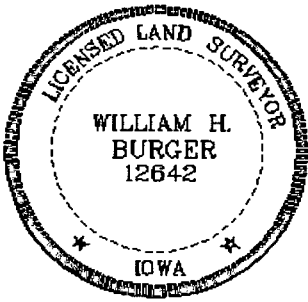
Thence North 89°-17'-33" West 880.31 feet along the South line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of said Section Twenty-four (24);

Thence North 00°-20'-43" West 72.94 feet to the Southwest corner of Lot 8 of Scenic Hill Terrace 3rd Addition in Delaware County, Iowa as recorded in the Office of the Delaware County Recorder in Book 2003, Page 4876;

Thence South 89°-26'-09" East 880.25 feet along the South line of said Scenic Hill Terrace 3rd Addition and along the South line and to the Southeast corner of Parcel B as recorded in the Office of the Delaware County Recorder in Book 2006, Page 2510;

Thence South 00°-21'-46" East 75.14 feet along the East line of said Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) to the **POINT OF BEGINNING**, containing a total of 1.50 acres more or less, **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 Twenty-four (24), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear North 89°-17'-33" 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> 4/27/18 _____ William H. Burger Date Reg. No. 12642 Sheet No. 3 covered by this seal
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LEGAL DESCRIPTION

PARCEL 2018-72 - part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 0.88 acres more or less, **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 Northwest corner of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 89°-17'-33" East 228.91 feet along the North line of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of said Section Twenty-five (25) to the **POINT OF BEGINNING**, corner also being the Northeast corner of Parcel Q as recorded in the Office of the Delaware County Recorder in Book 2007, Page 3093;

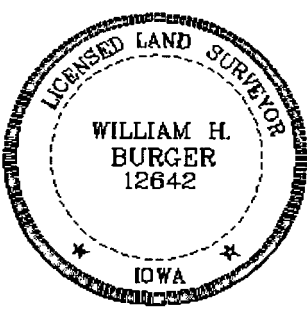
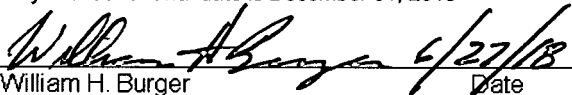
Thence South 89°-17'-33" East 213.16 feet along the North line of said Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4);

Thence South 00°-20'-43" East 179.18 feet;

Thence North 89°-25'-03" West 213.14 feet to the Southeast corner of said Parcel Q;

Thence North 00°-20'-56" West 179.65 feet along the East line of said Parcel Q to the **POINT OF BEGINNING**, containing a total of 0.88 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The North line of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) 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 South 89°-17'-33" East.

	<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  6/27/18 William H. Burger Date Reg. No. 12642 Sheet No. 4 covered by this seal
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DYERSVILLE PLANNING AND ZONING COMMISSION

Dyersville, Iowa

July 9, 2018

The foregoing plat of **PARCEL 2018-70 & PARCEL 2018-71** – Part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4), Section Twenty-four (24), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa and **PARCEL 2018-72** – Part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) in Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa; being within two miles of the corporate limits of the City of Dyersville is hereby approved by the Dyersville Planning and Zoning Commission and approval of said plat by the City Council of the City of Dyersville, Dubuque County, Iowa is here by recommended

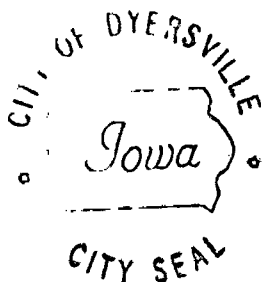
Dyersville Planning & Zoning Commission
By *Daniel J. Alberding*
Daniel J. Alberding Chairperson

CITY COUNCIL APPROVING FINAL PLAT

Dyersville, Iowa

JULY 16, 2018

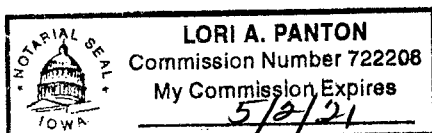
The undersigned, **JAMES A. HEAVENS**, Mayor, and **TRICIA L. MAIERS**, Clerk of the City of Dyersville, Dubuque County, Iowa do hereby certify that the foregoing Final Plat of **PARCEL 2018-70 & 2018-71** - Part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4), Section Twenty-four (24), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa and **PARCEL 2018-72** – Part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) in Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa; as appears heretofore has been filed in the Office of the City Clerk of Dyersville, Iowa and that the City Council of the City of Dyersville, Iowa approves said plat.



James A. Heavens, Mayor
TRICIA L. MAIERS, City Clerk

STATE OF IOWA)
) ss.
DUBUQUE COUNTY)

On this 16 day of July, 2018, before me, **Lori A. Panton**, a Notary Public in and for the State of Iowa, personally appeared **James A. Heavens** and **Tricia L. Maiers**, 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 Dyersville, 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, as contained in Resolution Number 64-18 adopted by the City Council on the 16 day of July, 2018, and that **James A. Heavens** and **Tricia L. Maiers** acknowledged the execution of the instrument to be their voluntary act and deed of the corporation, by it voluntarily executed.



Lori A. Panton
Notary Public;

RESOLUTION NO. 64-18

RESOLUTION APPROVING PLAT OF SURVEY OF
PARCEL 2018-70 PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE
SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP
EIGHTY-NINE NORTH (T89N), RANGE 3 WEST (R3W) OF THE FIFTH PRINCIPAL
MERIDIAN, DELAWARE COUNTY IOWA AND

PARCEL 2018-71 PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE
SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP
EIGHTY-NINE NORTH (T89N), RANGE 3 WEST (R3W) OF THE FIFTH PRINCIPAL
MERIDIAN, DELAWARE COUNTY IOWA AND

PARCEL 2018-72 PART OF THE NORTHEAST QUARTER (NE1/4) OF THE
NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP
EIGHTY-NINE NORTH (T89N), RANGE 3 WEST (R3W) OF THE FIFTH PRINCIPAL
MERIDIAN, DELAWARE COUNTY IOWA

WHEREAS, there has been filed with the City Clerk, the Plat of Survey of Parcel 2018-70 Part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Twenty-four (24), Township Eighty-nine North (T89N), Range 3 West (R3W) of the Fifth Principal Meridian, Delaware County Iowa and Parcel 2018-71 Part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Twenty-four (24), Township Eighty-nine North (T89N), Range 3 West (R3W) of the Fifth Principal Meridian, Delaware County Iowa and Parcel 2018-72 Part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Twenty-five (25), Township Eighty-nine North (T89N), Range 3 West (R3W) of the Fifth Principal Meridian, Delaware County Iowa; 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 2018-70 Part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Twenty-four (24), Township Eighty-nine North (T89N), Range 3 West (R3W) of the Fifth Principal Meridian, Delaware County Iowa and Parcel 2018-71 Part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Twenty-four (24), Township Eighty-nine North (T89N), Range 3 West (R3W) of the Fifth Principal Meridian, Delaware County Iowa and Parcel 2018-72 Part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Twenty-five (25), Township Eighty-nine North (T89N), Range 3 West (R3W) of the Fifth Principal Meridian, Delaware County Iowa, 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.

CITY OF DYERSVILLE
IOWA

ATTEST:

Tricia L. Maiers
Tricia L. Maiers, City Clerk

James A. Heavens, Mayor

CITY SEAL