

INDEX LEGEND	
LOCATION:	SW OF NW AND NW OF SW IN SEC. 25, T89N, R3W
PROPRIETORS:	ROBERT J. AND LILLIAN R. STEGER
REQUESTOR:	LINDA HANSEL
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
MAR 14 2019

FILED
Delaware Co. Auditor
MAR 14 2019



Book 2019 Page 548

2019 548 Type 06 002 Pages 7
Date 3/14/2019 Time 1:00:04PM
Rec Amt \$37.00

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 2019-10 PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) AND PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4), ALL IN SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL 2019-11 PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

ACREAGE SUMMARY TABLE

PARCEL	SW1/4 NW1/4 SEC. 25, T89N, R3W	NW1/4 SW1/4 SEC. 25, T89N, R3W
	TOTAL ACRES	TOTAL ACRES
2019-10	0.02 +/-	0.36 +/-

SW1/4 NW1/4
SEC. 25, T89N, R3W
EXCEPT PARCEL N

W1/4 CORNER
SEC. 25, T89N, R3W
FD. 1/2" IRON ROD W/
YELLOW CAP #12642
P.O.B. PARCEL 2019-11

(S 89°59'38" E 1322.96')
N 89°44'24" E 1323.13'

1023.96'

LINE	BEARING	DISTANCE
L1	N 81°30'03" W (S 81°13'32" E)	241.27'
L2	S 08°52'06" W	49.50'
L3	N 08°52'41" E	45.53'
L4	N 81°36'24" W	67.41'
L5	N 25°09'57" E (S 25°30'17" W)	129.55' (129.52')
L6	S 00°12'40" E (N 00°03'19" E)	200.00' (200.00')
L7	N 89°52'31" E (N 89°51'32" W)	197.45' (197.45')
L8	N 79°11'49" E (S 79°27'49" W)	90.12' (90.72')
L9	S 40°42'12" W	97.95'
L10	N 89°33'16" W	221.55'
L11	N 04°15'44" E	259.86'

PARCEL 2019-10

0.38 +/- ACRES TOTAL

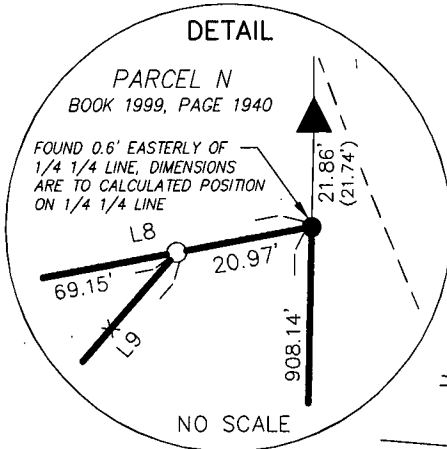
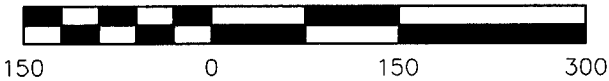
SEE DETAIL
BELOW

PARCEL 2019-11

24.02 +/- ACRES TOTAL

LEGEND

- SET 1/2" IRON ROD W/ YELLOW CAP #12642
- FD. 1/2" IRON ROD W/ ORANGE CAP #8419
- 12642 FD. 1/2" IRON ROD W/ YELLOW CAP #12642
- ⊕ FD. 5/8" IRON ROD W/ ORANGE CAP #15487
- BOUNDARY LINE SURVEYED
- - - SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE
- - - CENTERLINE OF ROAD
- - - R.O.W. LINE
- x - FENCE LINE
- () RECORDED AS
- P.O.B. POINT OF BEGINNING



CORNER FALLS
IN WATER

N 81°07'19" W 650.01'

ABANDONED RAILROAD RIGHT OF WAY

PARCEL L
PLAT BOOK 8, PAGE 43

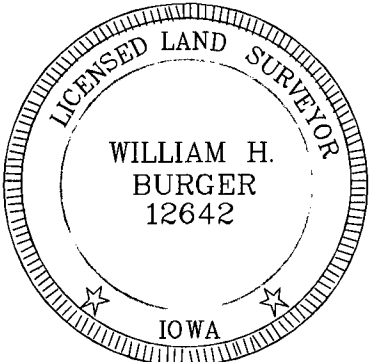
RETRACEMENT SURVEY - BOOK 2008, PAGE 3346

PARCEL M
BOOK 8, PAGE 51

SE CORNER NW/4 SW1/4
SEC. 25, T89N, R3W
FD. 1/2" IRON ROD W/
YELLOW CAP #12642

PARCEL R
BOOK 2008,
PAGE 3346

VINE ROAD



NO. OF SHEETS COVERED BY THIS SEAL: 1

DATE OF SURVEY: 12/06/2018

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, 2020

William H. Burger
WILLIAM H. BURGER #12642

2/26/19
DATE

Wm. Burger
LandSurveyor

510 3rd Street West Court
Worthington, Iowa 52078

LEGAL DESCRIPTION

PARCEL 2019-10 – part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) and part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4), all in 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 0.38 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 West Quarter (W1/4) 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 89°-44'-24" East 1023.96 feet along the North line of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section Twenty-five (25) to the **POINT OF BEGINNING**;

Thence North 04°-15'-44" East 162.63 feet to the Northwest corner of Parcel N in said Section Twenty-five (25) as recorded in Book 1999, Page 1940 in the Office of the Delaware County Recorder;

Thence South 00°-12'-40" East 200.00 feet along the West line and to the Southwest corner of said Parcel N;

Thence North 89°-52'-31" East 197.45 feet along a Southerly line and to a Southerly corner of said Parcel N;

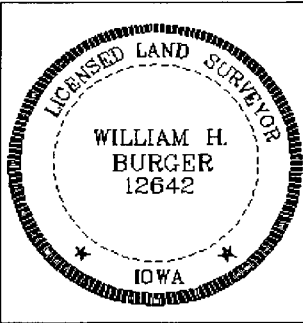
Thence North 79°-11'-49" East 69.15 feet along a Southerly line of said Parcel N;

Thence South 40°-42'-12" West 97.95 feet;

Thence North 89°-33'-16" West 221.55 feet;

Thence North 04°-15'-44" East 97.23 feet to the **POINT OF BEGINNING**, containing a total of 0.38 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The North line of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) 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 89°-44'-24" 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, 2020

William H. Burger 2/26/19
William H. Burger Date Reg. No. 12642
Sheet No. 2 covered by this seal

LEGAL DESCRIPTION

PARCEL 2019-11 – part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) 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 24.02 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 West Quarter (W1/4) 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 89°-44'-24" East 1023.96 feet along the North line of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section Twenty-five (25);

Thence South 04°-15'-44" West 97.23 feet;

Thence South 89°-33'-16" East 221.55 feet;

Thence North 40°-42'-12" East 97.95 feet to a Southerly line of Parcel N in said Section Twenty-five (25) as recorded in Book 1999, Page 1940 in the Office of the Delaware County Recorder;

Thence North 79°-11'-49" East 20.97 feet along a Southerly line and to the Southeast corner of said Parcel N;

Thence South 00°-58'-44" West 908.14 feet along the East line of said Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) to the North line of the abandoned railroad right of way, also being the North line of Parcel L in said Section Twenty-five (25) as recorded in Plat Book 8, Page 43 in the Office of the Delaware County Recorder;

Thence North 81°-30'-03" West 241.27 feet along the North line of said abandoned railroad right of way;

Thence continuing along the North line of said abandoned railroad right of way South 08°-52'-06" West 49.50 feet;

Thence continuing along the North line of said abandoned railroad right of way North 81°-07'-19" West 650.01 feet;

Thence continuing along the North line of said abandoned railroad right of way North 08°-52'-41" East 45.53 feet;

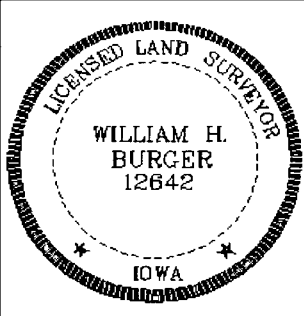
Thence continuing along the North line of said abandoned railroad right of way North 81°-36'-24" West 67.41 feet to the Southeast corner of Parcel K in said Section Twenty-five (25) as recorded in Plat Book 8, Page 45 in the Office of the Delaware County Recorder;

Thence North 25°-09'-57" East 129.55 feet along the East line and to the Northeast corner of said Parcel K;

Thence North 81°-37'-50" West 414.06 feet along the North line of said Parcel K to the West line of said Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4);

Thence North 00°-25'-48" West 604.46 feet along the West line of said Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) to the **POINT OF BEGINNING**, containing a total of 24.02 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The North line of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) 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 89°-44'-24" 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, 2020 <i>William H. Burger</i> 2/26/19 William H. Burger Date Reg. No. 12642 Sheet No. 3 covered by this seal
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DYERSVILLE PLANNING AND ZONING COMMISSION

Dyersville, Iowa

MARCH 4, 2019

The foregoing plat of **PARCEL 2019-10** – Part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) and part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4), all in Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa and **PARCEL 2019-11** – Part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of 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 hereby recommended

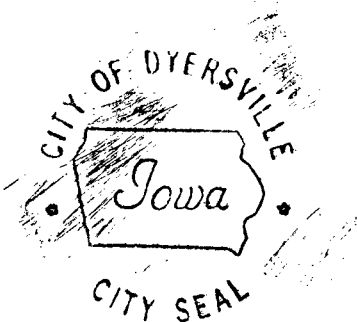
Dyersville Planning & Zoning Commission
By Daniel J. [Signature] Chairperson

DYERSVILLE CITY COUNCIL

Dyersville, Iowa

MARCH 4, 2019

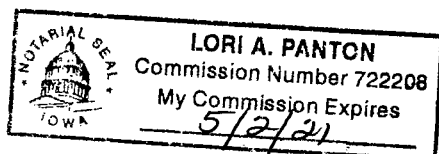
The undersigned, JAMES A. HEAVENS, Mayor, and TRICIA MAIERS, Clerk of the City of Dyersville, Delaware County, Iowa do hereby certify that the foregoing plat of **PARCEL 2019-10** – Part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) and part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4), all in Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa and **PARCEL 2019-11** – Part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of 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 MAIERS, City Clerk

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

On this 4th day of March, 20 19, 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 11-19 adopted by the City Council on the 4th day of March, 20 19, 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. 11-19 (Amendment 1)
Recorder's Cover Sheet

Preparer Information:

Mick Michel, 340 1st Avenue East,
Dyersville, IA 52040
(563) 875-7724

Taxpayer Information:

Robert & Lillian Steger
2013 332nd Avenue
Dyersville, Iowa 52040

Jim & Linda Hansel
2045 332nd Avenue
Dyersville, Iowa 52040

Return Address:

City of Dyersville, Iowa
340 1st Avenue East
Dyersville, IA 52040

Grantors:

City of Dyersville, Iowa

Grantees:

Robert & Lillian Steger
2013 332nd Avenue
Dyersville, Iowa 52040

Jim & Linda Hansel
2045 332nd Avenue
Dyersville, Iowa 52040

Legal Description:

See Page 2

Document or instrument number if applicable:

RESOLUTION NO. 11-19 (Amendment 1)

RESOLUTION APPROVING PLAT OF SURVEY OF PARCEL 2019-10 PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHWEST QUARTER (NW ¼) AND PART OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW1/4), ALL IN SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA AND PARCEL 2019-11 PART OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE 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 2019-10 Part of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) and part of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW1/4), all in Section Twenty-Five (25), Township Eighty-Nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa and Parcel 2019-11 Part of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section Twenty-Five (25), Township Eighty-Nine North (T89N), Range Three 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 2019-10 Part of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) and part of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW1/4), all in Section Twenty-Five (25), Township Eighty-Nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa and Parcel 2019-11 Part of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section Twenty-Five (25), Township Eighty-Nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, is hereby approved and the Mayor and the City Clerk are hereby authorized and directed to endorse the approval of the City of Dyersville, Iowa, on said plat.

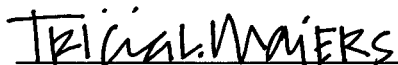
SECTION 2: That there are no dedications of public streets or alleys accompanying the plat.

SECTION 3: All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed, adopted and approved this 4th day of March 2019.


James A. Heavens, Mayor

ATTEST:


Tricia L. Maiers, City Clerk