

INDEX LEGEND

Location: PARCEL 2021-44 and PARCEL 2021-45
NW1/4 SW1/4 of Section 24, T88N, R3W
of the 5th P.M., Delaware County, Iowa
Requestor: Harold Knutsen
Proprietor: Harold J. & Patricia K. Knutsen
3302 Rockville Rd., Worthington, IA 52078
Scott G. & Lisa M. Lueken
3318 Rockville Rd., Worthington, IA 52078
Surveyor: Terry L. Koelker
Company: Buesing & Associates, Inc.
1212 Locust St., Dubuque, IA 52001
Return To: tlikoelker@buesing.com (563) 556-4389

SURVEYED PERIMETER

TOTAL AREA = 17.779 AC.
ROW AREA = 1.195 AC.
NET AREA = 16.584 AC.

THIS SURVEY IS COMPRISED OF:
LOT 1 OF THE NW1/4 SW1/4
OF SECTION 24, T88N, R3W, OF
THE 5TH P.M., DELAWARE COUNTY, IOWA.
(SEE BK.5 PG.141, FILE NO. 108-104)

Plat of Survey of:
PARCEL 2021-44 and **PARCEL 2021-45**,
both part of the NW1/4 SW1/4 of
Section 24, T88N, R3W, of the 5th P.M.,
Delaware County, Iowa.

FILED
Delaware Co. Assessor
JUN 23 2021

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

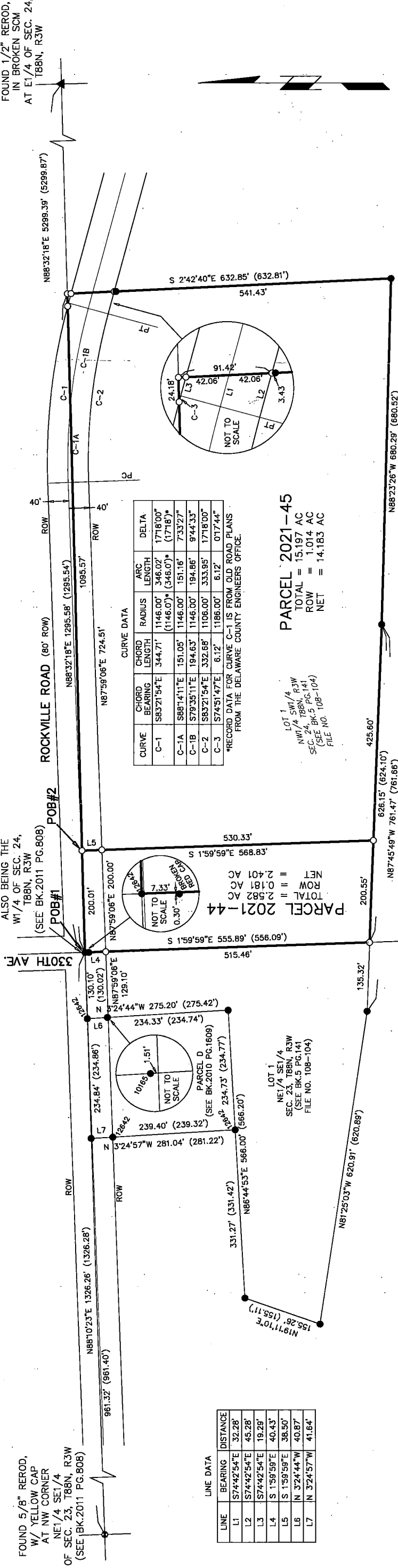
FILED
Delaware Co. Auditor
JUN 23 2021

PREPARED BY: BUESING & ASSOCIATES ADDRESS: 1212 LOCUST STREET,
DUBUQUE, IOWA 52001 PHONE: (563) 556-4389

FOUND 5/8" REROD,
W/ YELLOW CAP
AT NW CORNER
NE1/4 SE1/4
OF SEC. 23, T88N, R3W
(SEE BK.2011 PG.808)

FOUND 1/2" REROD,
W/ YELLOW CAP
STAMPED #12642
AT E1/4 OF SEC. 23,
ALSO BEING THE
W1/4 OF SEC. 24,
T88N, R3W
(SEE BK.2011 PG.808)

FOUND 1/2" REROD,
IN BROKEN SCM
AT E1/4 OF SEC. 24,
T88N, R3W



CURVE DATA						
CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH	ARC DELTA	DELTA
C-1	S83°21'54"E	344.71'	1145.00'	348.00'	171°18'00"	171°18'00"
C-1A	S88°14'11"E	151.05'	1145.00'	151.16'	73°32'27"	73°32'27"
C-1B	S79°35'11"E	194.63'	1145.00'	194.86'	94°44'33"	94°44'33"
C-2	S83°21'54"E	332.66'	1106.00'	333.95'	171°18'00"	171°18'00"
C-3	S74°51'47"E	6.12'	1186.00'	6.12'	0°17'44"	0°17'44"

*RECORD DATA FOR CURVE C-1 IS FROM OLD ROAD PLANS
FROM THE DELAWARE COUNTY ENGINEERS OFFICE.

PARCEL 2021-45
TOTAL = 15.197 AC
ROW = 1.014 AC
NET = 14.183 AC

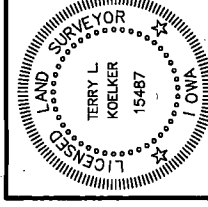
LOT 1
NW1/4 SW1/4 R3W
SEC. 24, T88N, R3W
(SEE BK.5 PG.141)
FILE NO. 108-104

LOT 1
NE1/4 SE1/4
SEC. 23, T88N, R3W
(SEE BK.5 PG.141)
FILE NO. 108-104

LINE	BEARING	DISTANCE
L1	S74°42'54"E	32.28'
L2	S74°42'54"E	43.28'
L3	S74°42'54"E	19.29'
L4	S1°59'59"E	40.43'
L5	S1°59'59"E	36.50'
L6	N3°24'44"W	40.87'
L7	N3°24'57"W	41.64'

- LEGEND
- STANDARD CONCRETE MONUMENT (SCM)
 - 1/2" REROD (FOUND)
 - YELLOW CAP STAMPED "12642"
 - RED CAP STAMPED "10165"
 - 5/8" REROD (FOUND)
 - W/ YELLOW CAP
 - 5/8" REROD (PLACED)
 - W/ ORANGE CAP STAMPED "15487"
 - PREPARED PROPERTY LINE
 - SURVEYED PROPERTY LINE
 - CENTERLINE
 - RIGHT OF WAY (ROW)
 - FORMER PROPERTY LINE
 - FORMER LEGAL DESCRIPTION
 - RECORD DIMENSION
 - RIGHT OF WAY
 - ACRES
 - POINT OF BEGINNING

PLACED 5/8" REROD,
W/ ORANGE CAP
STAMPED #15487
AT SE CORNER OF SEC. 23,
ALSO BEING THE
SW CORNER OF SEC. 24,
T88N, R3W



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS
PREPARED AND THE 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.
Terry L. Koelker (DATE) 6/12/21
TERRY L. KOELKER
LICENSE NUMBER 15487
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
DWG. NO. 21074-01 SCALE: 1" = 200'

BUESING
ASSOCIATES INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST. DUBUQUE, IA
(563) 556-4389
DRAWN BY: TPL CHECKED BY: TLK
SURVEY DATE: 5/5/21 PLOT DATE: 5/18/21
DWG. NO. 21074-01 SCALE: 1" = 200'

Surveyors Certificate

Delaware, Iowa

I hereby certify that the plat shown on SHEET 1 OF 4 hereof, is a true and correct Plat of Survey of: **Parcel 2021-44** and **Parcel 2021-45**, both part of the NW1/4 SW1/4 of Section 24, T88N, R3W, of the 5th P.M., Delaware County, Iowa.

This survey is comprised of: Lot 1 of the NW1/4 SW1/4 of Section 24, T88N, R3W, of the 5th P.M., Delaware County, Iowa.

The perimeter of **Parcel 2021-44** was surveyed by me and is more particularly described as follows:

Parcel 2021-44

Commencing at the W1/4 of Section 24, T88N, R3W, of the 5th P.M., Delaware County, Iowa, as recorded in Book 2011, Page 808, in the Delaware County Recorder's Office, the Point of Beginning (POB) #1;

Thence North 88°32'18" East (this is an assumed bearing for the purposes of this survey only), along the east-west 1/4 Section line of said Section 24, a distance of 200.01 feet;

Thence South 1°59'59" East, a distance of 568.83 feet, to the south line of Lot 1 of the NW1/4 SW1/4 of said Section 24, as recorded in Book 5, Page 141, in the Delaware County Recorder's Office;

Thence North 87°45'49" West, along the south line of said Lot 1, a distance of 200.55 feet, to the west line of said Section 24;

Thence North 1°59'59" West, along the west line of said Section 24, a distance of 555.89 feet, to said W1/4 of Section 24, the Point of Beginning (POB) #1;

The Total area of **Parcel 2021-44** is 2.582 acres, the ROW area is 0.181 acres, and the Net area is 2.401 acres. All Lot areas are more or less, and all Lots are subject to easements, reservations, restrictions, and rights-of-way of record and not of record, the plat of which is attached hereto and made a part of this certificate.

The perimeter of **Parcel 2021-45** was surveyed by me and is more particularly described as follows:

Parcel 2021-45

Commencing at the W1/4 of Section 24, T88N, R3W, of the 5th P.M., Delaware County, Iowa, as recorded in Book 2011, Page 808, in the Delaware County Recorder's Office;

Thence North 88°32'18" East (this is an assumed bearing for the purposes of this survey only), along the east-west 1/4 Section line of said Section 24, a distance of 200.01 feet, to the northeast corner of Parcel 2021-44, the Point of Beginning (POB) #2;

Thence North 88°32'18" East, along the east-west 1/4 Section line of said Section 24, a distance of 1095.57 feet, to the northeast corner of Lot 1 of the NW1/4 SW1/4 of said Section 24, as recorded in Book 5, Page 141, in the Delaware County Recorder's Office;

Thence South 2°42'40" East, along the east line of said Lot 1, a distance of 632.85 feet, to the southeast corner of said Lot 1;

Thence North 88°23'26" West, along the south line of said Lot 1, a distance of 680.29 feet;

Thence North 87°45'49" West, along the south line of said Lot 1, a distance of 425.60 feet, to the southeast corner of said Parcel 2021-44;

Thence North 1°59'59" West, along the east line of said Parcel 2021-44, a distance of 568.83 feet, to the northeast corner of said Parcel 2021-44, the Point of Beginning (POB) #2;

The Total area of **Parcel 2021-45** is 15.197 acres, the ROW area is 1.014 acres, and the Net area is 14.183 acres. All Lot areas are more or less, and all Lots are subject to easements, reservations, restrictions, and rights-of-way of record and not of record, the plat of which is attached hereto and made a part of this certificate.

I hereby certify that this land surveying document was prepared and the 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.


TERRY L. KOELKER
LICENSED LAND SURVEYOR
REGISTRATION #15487

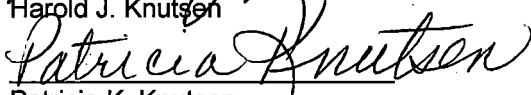
6/4/21
DATE
REG. RENEWAL 12/31/21

Owner's Consent

Worthington, Iowa

6-15, 2021

The foregoing Plat of Survey of: **Parcel 2021-44** and **Parcel 2021-45**, both part of the NW1/4 SW1/4 of Section 24, T88N, R3W, of the 5th P.M., Delaware County, Iowa, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors of said real estate.

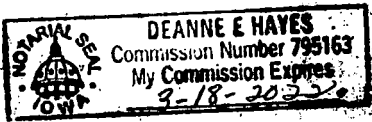

Harold J. Knutsen

Patricia K. Knutsen

State of Iowa)
County of Delaware) ss:

On this 15th day of June, AD 2021, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared Harold J. Knutsen and Patricia K. Knutsen, husband & wife, to me personally known, who, being duly sworn did say that said appeared Harold J. Knutsen and Patricia K. Knutsen, husband & wife, acknowledged the execution of said instrument to be their voluntary act and deed voluntarily executed.

Witness my hand and Notarial Seal on the date above written.


Notary Public in and for the State of Iowa
My Commission Expires 3-18-2022



Mortgage Consent

Dubuque Bank & Trust hereby states that it is the mortgagee of a Mortgage, recorded in Book 2008, Page 215, found at Iowa Land Records, dated December 20, 2007, and filed 1/22/2008, on real estate described as follows:

The West two hundred (200) feet of the North five hundred fifty six (556) feet of Lot One (1) in the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Twenty Four (24), Township Eighty Eight (88) North, Range Three (3) West, of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 141.
(3302 Rockville Rd., Worthington, IA 52078)

Dubuque Bank & Trust, hereby consents to the Plat of Survey of: **Parcel 2021-44** and **Parcel 2021-45**, both part of the NW1/4 SW1/4 of Section 24, T88N, R3W, of the 5th P.M., Delaware County, Iowa.

Dated this 16th day of June, 2021

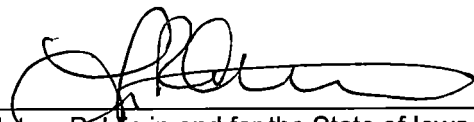
Dubuque Bank & Trust,

BY: 
Signature
SENIOR V.P.
Title
Duane T. Frick
Printed Name

State of Iowa)
County of Delaware) ss:

On this 16th day of June, AD 2021, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared Duane T. Frick, to me personally known, who being by me duly sworn, did state that he/she is the SEVP for Dubuque Bank & Trust, the corporation executing the within and foregoing instrument, that said instrument was signed on behalf of said Corporation by authority of its Board of Directors, and that Duane T. Frick, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of said Corporation by it voluntarily executed.

Witness my hand and Notarial Seal on the date above written.


Notary Public in and for the State of Iowa
My Commission Expires on 9-7-23



Owner's Consent

Worthington, Iowa

6/11, 2021

The foregoing Plat of Survey of: **Parcel 2021-44** and **Parcel 2021-45**, both part of the NW1/4 SW1/4 of Section 24, T88N, R3W, of the 5th P.M., Delaware County, Iowa, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors of said real estate.

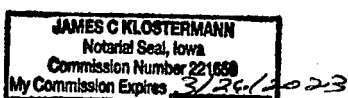
Scott G. Lueken
Scott G. Lueken

Lisa M. Lueken
Lisa M. Lueken

State of Iowa)
County of Dubuque) ss:

On this 11 day of JUNE, AD 2021, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared Scott G. Lueken and Lisa M. Lueken, husband & wife, to me personally known, who, being duly sworn did say that said appeared Scott G. Lueken and Lisa M. Lueken, husband & wife, acknowledged the execution of said instrument to be their voluntary act and deed voluntarily executed.

Witness my hand and Notarial Seal on the date above written.



James C. Klostermann
Notary Public in and for the State of Iowa
My Commission Expires 3/26/2023

Mortgage Consent

Dupaco Community Credit Union hereby states that it is the mortgagee of a Mortgage, recorded in Book 2011, Page 4168, found at Iowa Land Records, dated December 15, 2011, and filed 12/28/2011, and a Revolving Credit Mortgage, recorded in Book 2017, Page 2793, found at Iowa Land Records, dated October 6, 2017, and filed 10/9/2017, on real estate described as follows:

Lot One (1) in the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Twenty Four (24), Township Eighty Eight (88) North, Range Three (3) West, of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 141, except the West two hundred (200) feet of the North five hundred fifty six (556) feet of said Lot One (1). (3318 Rockville Rd., Worthington, IA 52078)

Dupaco Community Credit Union, hereby consents to the Plat of Survey of: **Parcel 2021-44** and **Parcel 2021-45**, both part of the NW1/4 SW1/4 of Section 24, T88N, R3W, of the 5th P.M., Delaware County, Iowa.

Dated this 11 day of JUNE, 2021

Dupaco Community Credit Union,

BY: James C. Klostermann
Signature

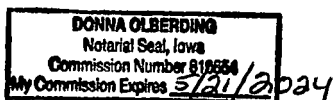
AVP, BRANCH MANAGER
Title

JAMES C KLOSTERMANN
Printed Name

State of Iowa)
Dubuque)
County of ~~Delaware~~) ss:

On this 11 day of JUNE, AD 2021, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared JAMES C KLOSTERMANN, to me personally known, who being by me duly sworn, did state that he/she is the AVP, BRANCH MANAGER for Dupaco Community Credit Union, the corporation executing the within and foregoing instrument, that said instrument was signed on behalf of said Corporation by authority of its Board of Directors, and that JAMES C KLOSTERMANN, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of said Corporation by it voluntarily executed.

Witness my hand and Notarial Seal on the date above written.



Donna Olberding
Notary Public in and for the State of Iowa
My Commission Expires on May 21, 2024