

Location: PARCEL 2021-46 and PARCEL 2021-47
NE1/4 SE1/4 of Section 23, 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

Surveyor: Terry L. Koelker

Company: Buesing & Associates, Inc.
1212 Locust St., Dubuque, IA 52001

Return To: tkkoelker@buesing.com (563) 556-4389

Requestor: Harold Knutsen
 Proprietor: Harold J. & Patricia K. Knutsen
 Surveyor: 3302 Rockville Rd., Worthington, IA 52078
 Company: Terry L. Koelker
 Bluessing & Associates, Inc.
 1212 Locust St., Dubuque, IA 52001
 Return To: tkoelker@bluessing.com (563) 556-4389

TOTAL AREA = 4.467 AC.
ROW AREA = 0.121 AC.
NET AREA = 4.346 AC.

THIS SURVEY IS COMPRISED OF:
LOT 1 OF THE NE1/4 SE1/4
OF SECTION 23, T88N, R3W, OF
THE 5TH P.M., DELAWARE COUNTY, 10
(SEE BK.5 PG.141, FILE NO. 108-10

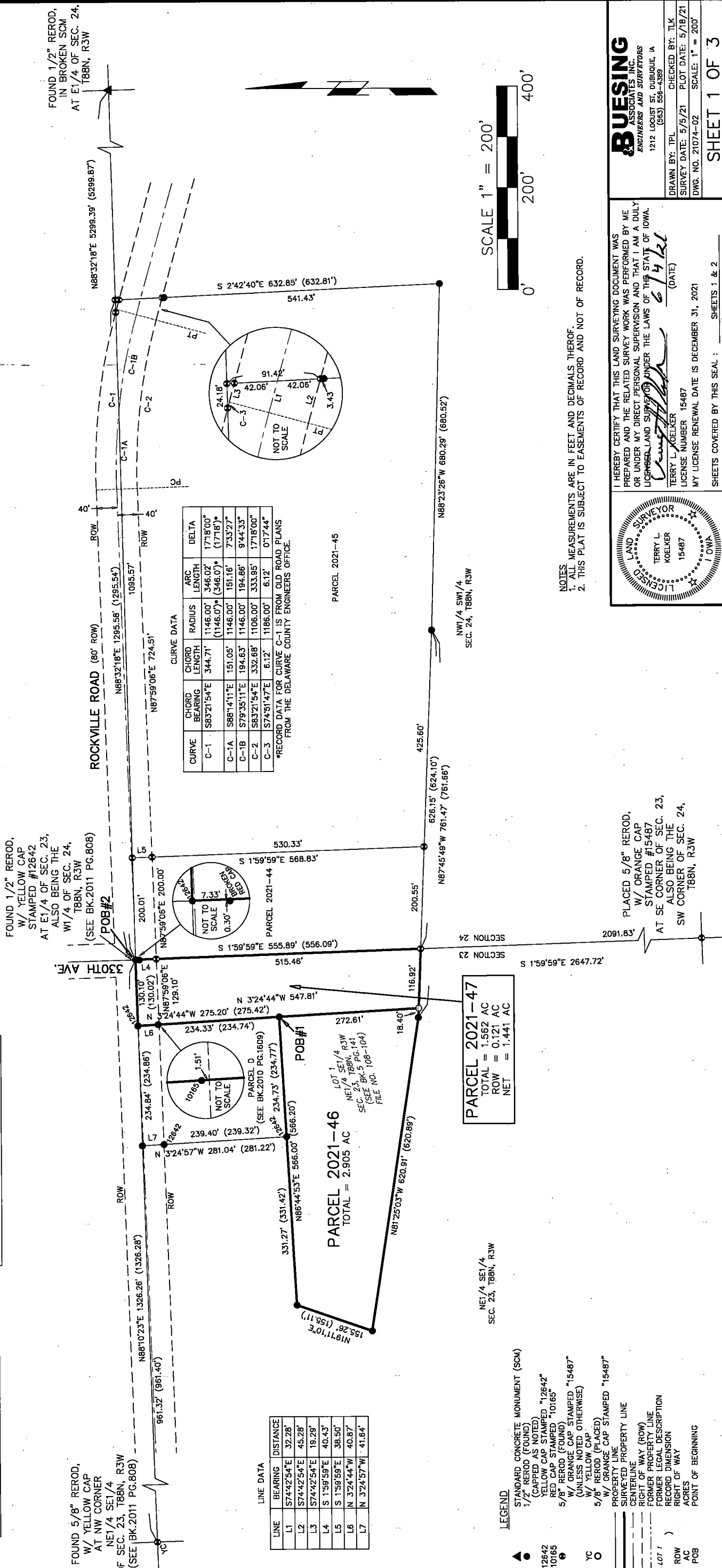
Plat of Survey of:
PARCEL 2021-46 and **PARCEL 2021-47**,
both part of the NE1/4 SE1/4 of
Section 23, T88N, R3W, of the 5th P.M.,
Delaware County, Iowa.

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



NOTES
1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEROF.
2. THIS PLAT IS SUBJECT TO EASEMENTS OF RECORD AND NOT OF RECORD.

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
TERRY L. KOELKER
6/4/21
(DATE)

LICENSE NUMBER 15487
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

SHEETS COVERED BY THIS SEAL :

BUESING
ASSOCIATES INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST., DUBUQUE, IA

DRAWN BY: TPL CHECKED BY: TLK
SURVEY DATE: 5/5/21 PLOT DATE: 5/18/21
DWG. NO. 21074-02 SCALE: 1" = 200'

SHEET 1 OF 3

Surveyors Certificate

Delaware, Iowa

I hereby certify that the plat shown on SHEET 1 OF 3 hereof, is a true and correct Plat of Survey of: **Parcel 2021-46** and **Parcel 2021-47**, both part of the NE1/4 SE1/4 of Section 23, 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 2021-46** was surveyed by me and is more particularly described as follows:

Parcel 2021-46

Commencing at the E1/4 of Section 23, 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 South 88°10'23" West (this is an assumed bearing for the purposes of this survey only), along the east-west quarter section line of said Section 23, a distance of 130.10 feet, to the northeast corner of Parcel D of the NE1/4 SE1/4 of said Section 23, as recorded in Book 2010, Page 1609, in the Delaware County Recorder's Office;

Thence South 3°24'44" East, along the east line of said Parcel D, a distance of 275.20 feet, to the southeast corner of said Parcel D, the Point of Beginning (POB) #1;

Thence South 3°24'44" East, a distance of 272.61 feet, to the south line of Lot 1 of the NE1/4 SE1/4 of said Section 23, 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 18.40 feet;

Thence North 81°25'03" West, along the south line of said Lot 1, a distance of 620.91 feet;

Thence North 19°11'10" East, along the west line of said Lot 1, a distance of 155.26 feet;

Thence North 86°44'53" East, along a north line of said Lot 1 and the south line of said Parcel D, a distance of 566.00 feet, to the southeast corner of said Parcel D, the Point of Beginning (POB) #1;

The Total area of **Parcel 2021-46** is 2.905 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 2021-47** was surveyed by me and is more particularly described as follows:

Parcel 2021-47

Commencing at the E1/4 of Section 23, 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) #2;

Thence South 1°59'59" East (this is an assumed bearing for the purposes of this survey only), along the east line of said Section 23, a distance of 555.89 feet, to the south line of Lot 1 of the NE1/4 SE1/4 of said Section 23, as recorded in Book 5, Page 141, in the Delaware County Recorder's Office;

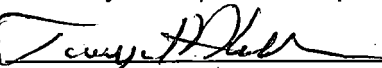
Thence North 87°45'49" West, along the south line of said Lot 1, a distance of 116.92 feet, to the southeast corner of Parcel 2021-46;

Thence North 3°24'44" West, along the east line of Parcel 2021-46 and the east line of Parcel D of the NE1/4 SE1/4 of said Section 23, as recorded in Book 2010, Page 1609, in the Delaware County Recorder's Office, a distance of 547.81 feet, to the east west quarter section line of Section 23, the northeast corner of said Parcel D;

Thence North 88°10'23" East, along the east-west quarter section line of said Section 23, a distance of 130.10 feet, to said E1/4 of Section 23, the Point of Beginning (POB) #2;

The Total area of **Parcel 2021-47** is 1.562 acres, the ROW area is 0.121 acres, and the Net area is 1.441 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 2021-46** and **Parcel 2021-47**, both part of the NE1/4 SE1/4 of Section 23, T88N, R3W, of the 5th P.M., Delaware County, Iowa, 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
Harold J. Knutsen
Patricia K. 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.



Deanne E. Hayes
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:

Lot One (1) in the Northeast Quarter (NW1/4) of the Southeast Quarter (SW1/4) of Section Twenty Three (23), 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 2021-46** and **Parcel 2021-47**, both part of the NE1/4 SE1/4 of Section 23, T88N, R3W, of the 5th P.M., Delaware County, Iowa.

Dated this 10th day of June, 2021

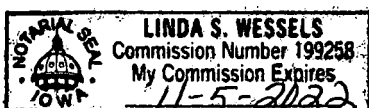
Dubuque Bank & Trust,

BY: Duane T. Frick, SVR
Signature
Senior Vice Pres.
Title
Duane T. Frick, SVR
Printed Name

State of Iowa)
County of Delaware) ss:

On this 10th 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 Senior Vice President 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.



Linda S. Wesels
Notary Public in and for the State of Iowa
My Commission Expires on 11-5-2022