



Book 2021 Page 2413

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Plat of Survey of:
PARCEL 2021-89,
part of the NW1/4, NE1/4, Section 34, T88N, R5W
in Delaware County, Iowa

INDEX LEGEND.
Location: Parcel 2021-89
NE1/4 of Section 34, T88N, R5W of the 5th P.M.,
Delaware County, Iowa
Requestor: Kory Nefzger
Proprietor: James L. Kelchen
1866 275th St Manchester, IA 52057
Surveyor: Terry L. Koelker
Company: Buesing & Associates, Inc.
1212 Locust St., Dubuque, IA 52001
Return To: tlkoelker@buesing.com (563) 556-4389

FILED
Delaware Co. Assessor
JUL 06 2021

FILED
Delaware Co. Auditor
JUL 06 2021

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DUBUQUE, IOWA PHONE: (563) 556-4389

Parcel 2021-89: Part of the Northwest Quarter (NW1/4) of the
Northeast Quarter (NE1/4) of Section 34, Township 88 North
(T88N), Range 5 West (R5W) of the 5th P.M., Delaware County,
Iowa more particularly described as follows:

Commencing at the SE Corner of NW1/4, NE1/4 of Section 34,
T88N, R5W, the Point of Beginning (POB);

Thence South 88°52'51" West along the North line of Parcel A
(recorded in Book 2000, Page 1147 at the Delaware County
Recorder's Office), a distance of 407.74 feet;

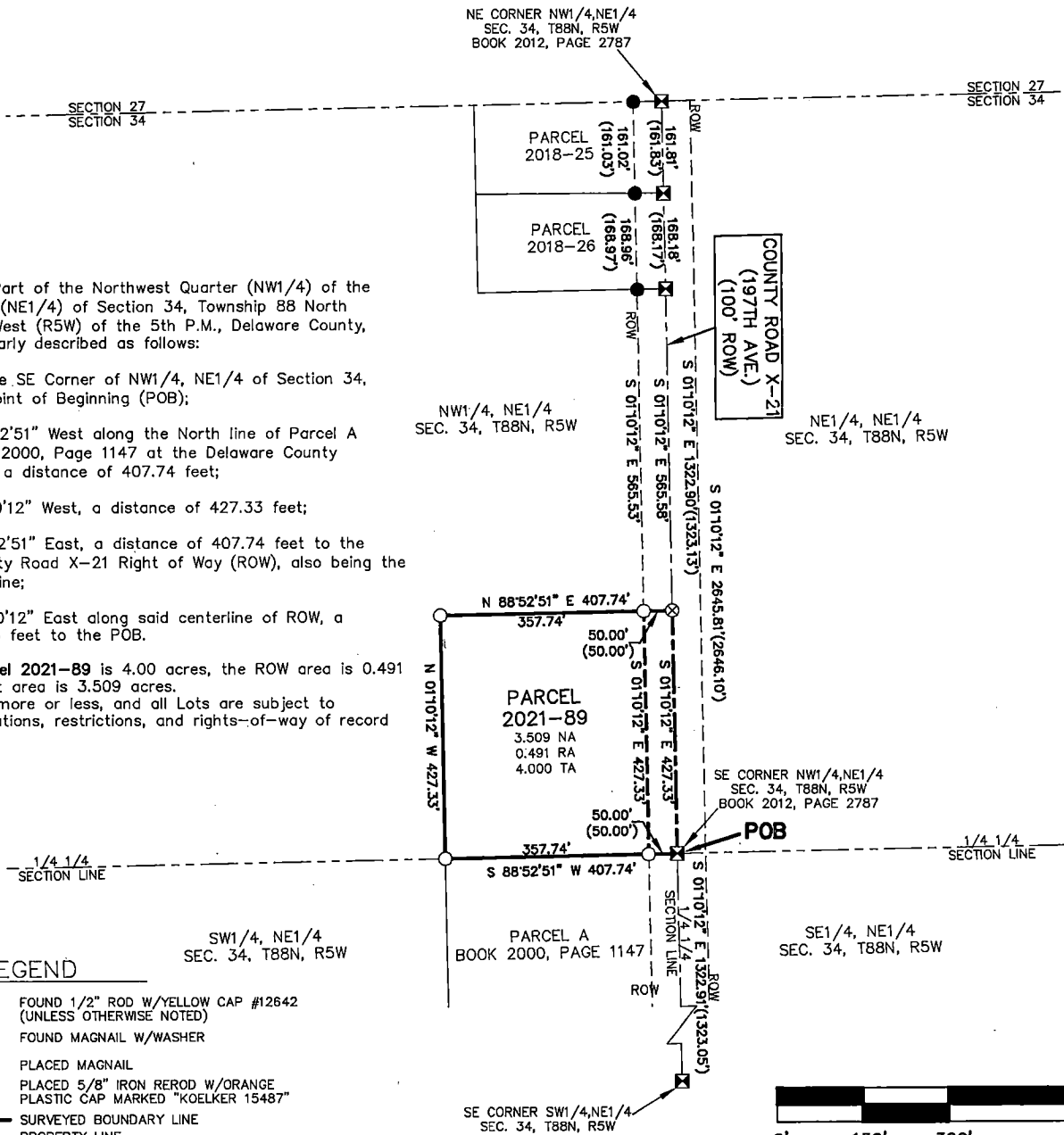
Thence North 01°10'12" West, a distance of 427.33 feet;

Thence North 88°52'51" East, a distance of 407.74 feet to the
Centerline of County Road X-21 Right of Way (ROW), also being the
1/4 1/4 Section Line;

Thence South 01°10'12" East along said centerline of ROW, a
distance of 427.33 feet to the POB.

Total area of **Parcel 2021-89** is 4.00 acres, the ROW area is 0.491
acres, and the Net area is 3.509 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.

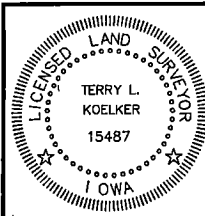


LEGEND

- FOUND 1/2" ROD W/YELLOW CAP #12642
(UNLESS OTHERWISE NOTED)
- ⊗ FOUND MAGNAIL W/WASHER
- ⊗ PLACED MAGNAIL
- PLACED 5/8" IRON REROD W/ORANGE
PLASTIC CAP MARKED "KOELKER 15487"
- SURVEYED BOUNDARY LINE
- PROPERTY LINE
- SECTION LINE
- CENTERLINE
- ROW
- () RIGHT OF WAY
RECORD DIMENSION
WITH
- W/ POINT OF BEGINNING
- POB RIGHT OF WAY ACRES
- RA TOTAL ACRES
- TA NET ACRES
- NA

NOTES

1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
2. TOTAL AREA OF PERIMETER SURVEYED IS 4.000 ACRES.
3. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND NOT OF RECORD.
4. BEARING IS BASED FROM NAD83, ZONE 1401, IOWA NORTH COORDINATE SYSTEM.



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 6/30/21
(DATE)
TERRY L. KOELKER
LICENSE NUMBER 15487
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
SHEETS COVERED BY THIS SEAL : SHEET 1

BUESING
ASSOCIATES INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST, DUBUQUE, IA
(563) 556-4389

DRAWN BY: JLL CHECKED BY: TLK
SURVEY DATE: 6/16/2021 PLOT DATE: 6/16/2021
DWG. NO. 21171-01 SCALE: 1" = 300'

SHEET 1 OF 1