

Plat of Survey of:
**PARCEL 2021-124 and
PARCEL 2021-125,**

both part of the SE1/4
NE1/4 of Section 23, T88N,
R3W, of the 5th P.M.,
Delaware County, Iowa.



Book 2021 Page 4025

Document 2021 4025 Type 06 002 Pages 5
Date 11/17/2021 Time 8:01:46AM
Rec Amt \$27.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FILED
Delaware Co. Auditor

FILED
Delaware Co. Assessor

NOV 17 2021

NOV 17 2021

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

INDEX LEGEND

Location: Part of SE1/4, NE1/4 of Section 23, T88N, R3W of the 5th P.M.,
Delaware County, Iowa
Requestor: Marty Boge
Proprietors: Marty L. and Jodi A. Boge- 2543 330th Ave, Worthington, IA 52078
Surveyor: Terry L. Koelker
Company: Buesing & Associates, Inc.
1212 Locust St., Dubuque, IA 52001
Return To: tkoelker@buesing.com (563) 556-4389

PARCEL 2018-27
BOOK 2018, PAGE 863

PARCEL 2015-58
BOOK 2015, PAGE 1507

POB #1

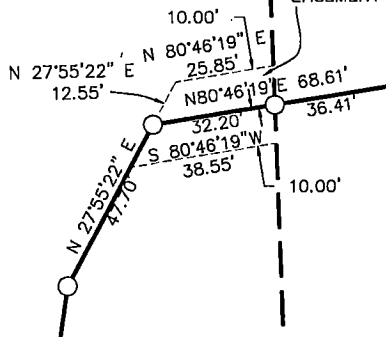
NE1/4, NE1/4 EX. PARCELS
2015-58 AND 2018-27
SECTION 23,
T88N R3W

N 87°46'51" E 1332.80'(1332.92')

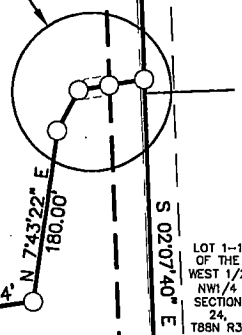
673.68' (673.33')

FOUND 1/2" REROD,
W/YELLOW CAP STAMPED
#12642 AT NW CORNER
SE1/4 NE1/4 OF SECTION 23,
T88N R3W
(SEE BK.2018 PG.864)

DETAIL A



DETAIL A



WEST 1/2
NE1/4
SECTION 23,
T88N R3W
EXCLUDING
PART OF
PARCEL A
BOOK 1999
PG 1327

N 02°24'51" W 1053.72'

PARCEL 2021-124

TOTAL = 33.43 AC
ROW = 0.71 AC
NET = 32.72 AC

PARCEL 2021-125

TOTAL = 5.53 AC
ROW = 0.95 AC
NET = 4.58 AC

S 88°10'23" W
208.71'(208.71')

SOUTH 258.71'
WEST 208.71'
SE1/4, NE1/4
SECTION 23,
T88N R3W
WARRANTY DEED
BOOK 101 PG 281

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

WEST 1/2 SE1/4
SECTION 23,
T88N R3W

NE1/4, SE1/4
EX. LOT 1 AND PARCEL D
SECTION 23,
T88N R3W

ROW
ROCKVILLE RD
(80' ROW)

S 87°59'06" W 828.62'
833.57'
S 88°10'23" W 1326.26'(1326.26')



SCALE: 1" = 200'

LEGEND

- FOUND 1/2" IRON REROD (CAPPED AS NOTED)
- YELLOW CAP STAMPED "12642"
- RED CAP STAMPED "10165"
- PLACED 5/8" IRON REROD W/ORANGE PLASTIC CAP MARKED "KOELKER 15487"
- EASEMENT LINE
- SURVEYED BOUNDARY LINE
- PROPERTY LINE
- ROW RIGHT OF WAY LINE
- IP IRON PIPE
- SF SQUARE FEET
- () RECORD DIMENSION

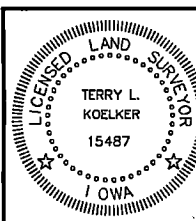
NOTES

1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
2. TOTAL AREA OF PERIMETER SURVEYED IS 38.96 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
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: RMK CHECKED BY: TLK
SURVEY DATE: 09/25/2021 PLOT DATE: 10/13/2021
DWG. NO. 21317-01 SCALE: 1" = 200'

SHEET 1 OF 5

Surveyors Certificate

Delaware, Iowa

I hereby certify that the plat shown on SHEET 1 OF 5 hereof, is a true and correct Plat of Survey of: **Parcel 2021-124 and Parcel 2021-125**, both part of the SE1/4 NE1/4 of Section 23, T88N, R3W, of the 5th P.M., Delaware County, Iowa.

This survey is comprised of: Part of the SE1/4 NE1/4 Except the S 258.71 feet and W 208.71 feet of Section 23, T88N, R3W, of the 5th P.M., Delaware County, Iowa.

The perimeter of **Parcel 2021-124** was surveyed by me and is more particularly described as follows:

Parcel 2021-124

Commencing at the Northwest corner of Southeast Quarter of the Northeast Quarter of Section 23, T88N, R3W, of the 5th P.M., Delaware County, Iowa, as recorded in Book 2018, Page 864, in the Delaware County Recorder's Office, the Point of Beginning (POB) #1;

Thence North 87°46'51" East, (this is an assumed bearing for the purposes of this survey only) a distance of 1332.80 feet, along the South line of the Northeast Quarter of the Northeast Quarter of said Section 23, to the Northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 23, (Book 2018, Page 864);

Thence South 02°07'40" East, a distance of 419.99 feet, along the West line of the Southwest Quarter of the Northwest Quarter of Section 24, T88N, R3W;

Thence South 80°46'19" West a distance of 68.61 feet;

Thence South 27°55'22" West, a distance of 47.70 feet;

Thence South 07°43'22" West, a distance of 180.00 feet;

Thence South 81°29'15" West, a distance of 248.14 feet;

Thence South 09°39'55" East, a distance of 650.95 feet, to the North line of the Northeast Quarter of the Southeast Quarter of said Section 23;

Thence South 88°10'23" West, a distance of 833.57 feet, along said East-West 1/4 Section line, to the Southeast corner of the South 258.71 feet and West 208.71 feet of the SE1/4 NE1/4 of Section 23, T88N, R3W, as recorded in Book 101, Page 281, in the Delaware County Recorder's Office;

Thence North 02°24'51" West, a distance of 258.71 feet along the East line of said South 258.71 feet and West 208.71 feet of the SE1/4 NE1/4 of Section 23, T88N, R3W, to the Northeast corner of said South 258.71 feet and West 208.71 feet of the SE1/4 NE1/4 of Section 23, T88N, R3W;

Thence South 88°10'23" West, a distance of 208.71 feet, along the North line of said South 258.71 feet and West 208.71 feet of the SE1/4 NE1/4 of Section 23, T88N, R3W, to the East line of the Southwest Quarter of the Northeast Quarter of said Section 23;

Thence North 02°24'51" West, a distance of 1053.72 feet, along the East line of the Southwest Quarter of the Northeast Quarter of said Section 23, to the Northwest corner of the Southeast Quarter of the Northeast Quarter of said Section 23, the Point of Beginning (POB) #1;

The Total area of **Parcel 2021-124** is 33.43 acres, the ROW area is 0.71 acres, and the Net area is 32.72 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 2021-125** was surveyed by me and is more particularly described as follows:

Parcel 2021-125

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 $88^{\circ}10'23''$ West (this is an assumed bearing for the purposes of this survey only), a distance of 283.98 feet, along the North line of the Northeast Quarter of the Southeast Quarter of said Section 23, to the Southeast corner of Parcel 2021-124;

Thence North $09^{\circ}39'55''$ West, a distance of 650.95 feet;

Thence North $81^{\circ}29'15''$ East, a distance of 248.14 feet;

Thence North $07^{\circ}43'22''$ East, a distance of 180.00 feet;

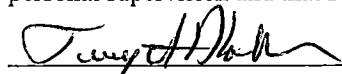
Thence North $27^{\circ}55'22''$ East, a distance of 47.70 feet;

Thence North $80^{\circ}46'19''$ East, a distance of 68.61 feet, to the West line of the Southwest Quarter of the Northwest Quarter of Section 24, T88N, R3W;

Thence South $02^{\circ}07'40''$ East, a distance of 901.51 feet, along the West line of the Southwest Quarter of the Northwest Quarter of said Section 24; to the E1/4 of said Section 23, the Point of Beginning (POB) #2.

The Total area of **Parcel 2021-125** is 5.53 acres, the ROW area is 0.95 acres, and the Net area is 4.58 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

11/16/21
DATE

REG. RENEWAL 12/31/21

Owner's Consent

Worthington, Iowa

11-12-, 2021

The foregoing Plat of Survey of: **Parcel 2021-124** and **Parcel 2021-125**, both Part of the SE1/4 NE1/4 Except the S 258.71 feet and W 208.71 feet of Section 23, 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.

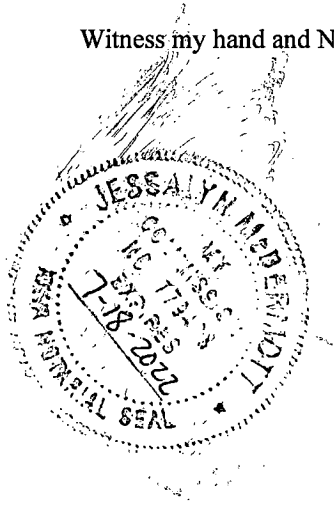
Marty L. Boge
Marty L. Boge
Jodi A. Boge
Jodi A. Boge

State of Iowa)
)
County of Delaware) ss:

On this 12th day of November, AD 2021, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared Marty L. Boge and Jodi A. Boge, husband & wife, to me personally known, who, being duly sworn did say that said appeared Marty L. Boge and Jodi A. Boge, 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.

Jessalyn McDermott
Notary Public in and for the State of Iowa
My Commission Expires 7-18-2022



Mortgage Consent

Community Savings Bank, hereby states that it is the mortgagee of Mortgages, recorded in Book 2012, Page 1171 and Book 2019, Page 2168, found at Iowa Land Records, dated April 6, 2012, and August 5, 2019, and filed 4/11/2012, and 8/14/2019, on real estate described as follows:

The Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Twenty Three (23), Township Eighty Eight (88) North, Range Three (3), West of the Fifth P.M., except that part described as commencing at the Southwest corner of said Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) and running thence North 0°46' West two hundred fifty eight and seventy one hundredths (258.71) feet, thence East two hundred eight and seventy one hundredths (208.71) feet, thence South 0°46' East two hundred fifty eight and seventy one hundredths (258.71) feet, thence West along the South line of said Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) two hundred eight and seventy one hundredths (208.71) feet to the point of beginning.

Community Savings Bank hereby consents to the Plat of Survey of: **Parcel 2021-124** and **Parcel 2021-125**, both part of the SE1/4 NE1/4 of Section 23, T88N, R3W, of the 5th P.M., Delaware County, Iowa.

Dated this 12th day of November, 2021

Community Savings Bank,

BY: 

Signature

Regional Vice President

Title

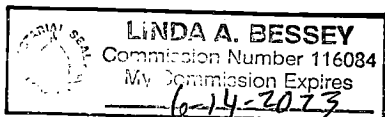
Scott J. Wegmann

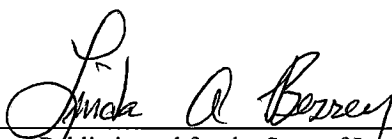
Printed Name

State of Iowa)
County of Delaware) ss:

On this 12th day of November, AD 2021, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared Scott J. Wegmann, to me personally known, who being by me duly sworn, did state that he/she is the Regional Vice President for Community Savings Bank, 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 Scott J. Wegmann, 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 6-14-2023