

INDEX LEGEND

LOCATION: SW1/4 SE1/4 - SEC. 6, T87N, R3W  
SE1/4 SE1/4 - SEC. 6, T87N, R3W

PROPRIETORS: KEITH W. BESLER  
REQUESTOR: KEITH W. BESLER  
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. Auditor

MAY 23 2023

FILED  
Delaware Co. Assessor

MAY 23 2023



Book 2023 Page 1131

Document 2023 1131 Type 06 002 Pages 6  
Date 5/23/2023 Time 3:32:30PM  
Rec Amt \$32.00

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

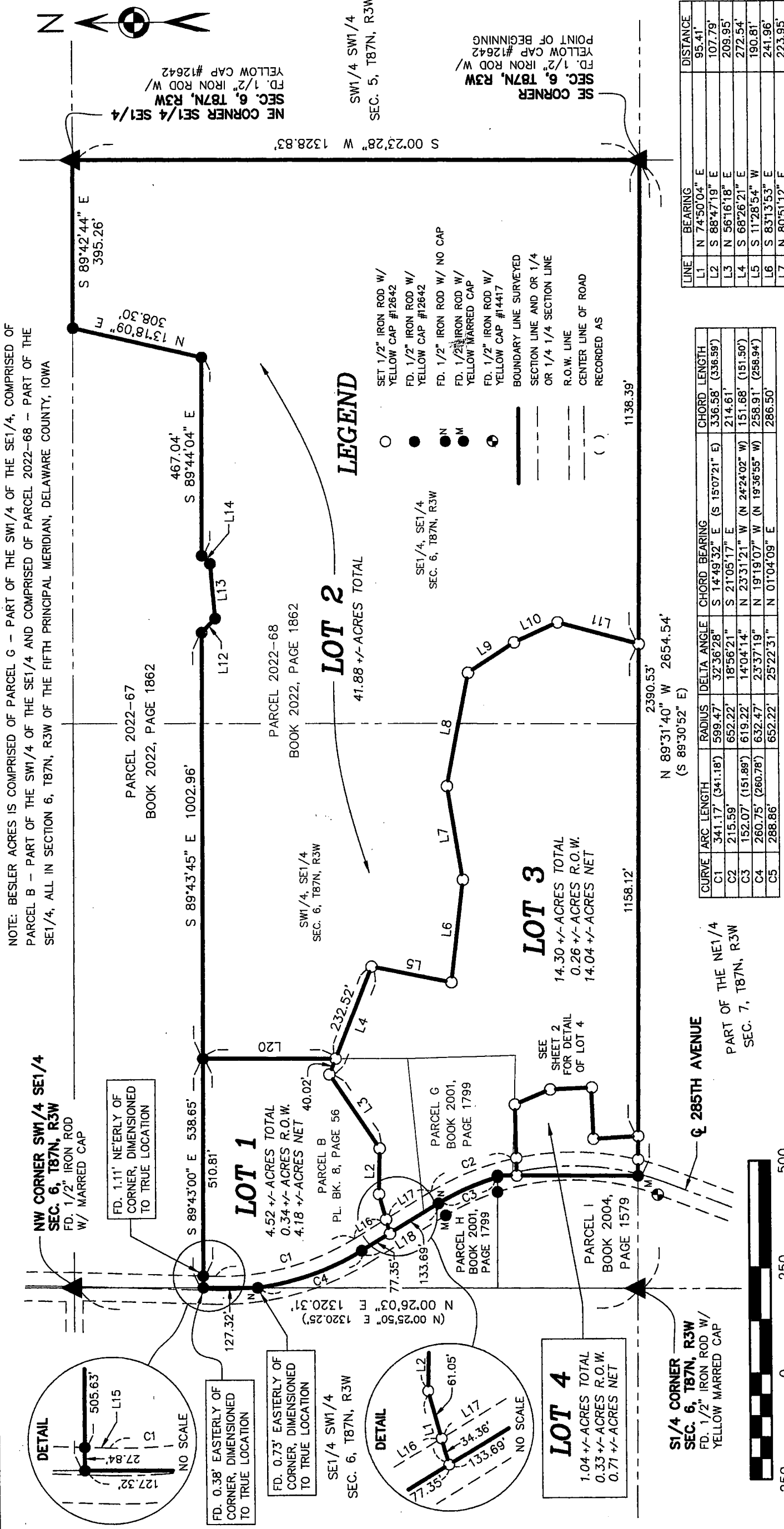
PREPARED BY BILL BURGER

510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078

(563) 855 2028

# BESLER ACRES

PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4), AND PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA  
EIGHTY-SEVEN NORTH (T87N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA  
ALL IN SECTION SIX (6), TOWNSHIP



LINE	BEARING	DISTANCE
L1	N 74°50'04" E	95.41
L2	S 88°47'19" E	107.79
L3	N 56°16'18" E	209.95
L4	S 68°26'21" E	272.54
L5	S 11°28'54" W	190.81
L6	S 83°13'53" E	241.96
L7	N 80°51'12" E	223.95
L8	S 79°03'40" E	271.44
L9	S 33°13'52" E	129.92
L10	S 24°17'59" E	112.17
L11	S 15°10'41" W	197.74
L12	S 46°06'15" E	45.24
L13	N 85°03'33" E	129.50
L14	N 44°57'04" E	27.40
L15	S 02°01'09" W (S 1°43'18" W)	29.09
L16	S 31°22'01" E (S 31°25'37" E)	86.80
L17	S 31°22'01" E (S 31°25'37" E)	124.57
L18	N 31°22'04" W (N 31°25'37" W)	211.04
L19	N 89°38'13" W (S 89°36'44" E)	4.02 (4.08)
L20	S 00°22'14" W	310.49

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	341.17' (341.18')	599.47'	32°36'28"	S 14°49'32" E (S 15°07'21" E)	336.58' (336.59')
C2	215.59'	652.22'	18°56'21"	S 21°05'17" E	214.61'
C3	152.07' (151.89')	619.22'	14°04'14"	N 23°31'21" W (N 24°24'02" W)	151.68' (151.50')
C4	260.75' (260.78')	632.47'	23°37'19"	N 19°19'07" W (N 19°36'55" W)	258.91' (258.94')
C5	288.86'	652.22'	25°22'31"	N 01°04'09" E	286.50'

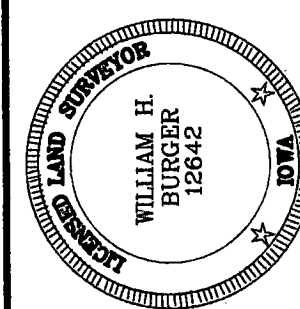
LOT	SW1/4, SE1/4 SEC. 6, T87N, R3W		SE1/4, SE1/4 SEC. 6, T87N, R3W	
	TOTAL	R.O.W.	TOTAL	R.O.W.
1	4.52 +/-	0.34 +/-	0.00	0.00
2	9.60 +/-	0.00	32.28 +/-	0.00
3	12.43 +/-	0.26 +/-	1.87 +/-	0.00
4	1.04 +/-	0.33 +/-	0.00	0.00

DATE OF SURVEY: 4/7/2023 & 4/8/2023  
SCALE: 1" = 250'  
SHEET 1 OF 6

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, 2024

**Wm. Burger**  
LandSurveyor  
510 3rd Street West Court  
Worthington, Iowa 52078

*William H. Burger*  
WILLIAM H. BURGER #12642  
DATE: 5/23/23



SHEET NO. 1 & 2 COVERED BY THIS SEAL

# DETAIL - SHEET 2

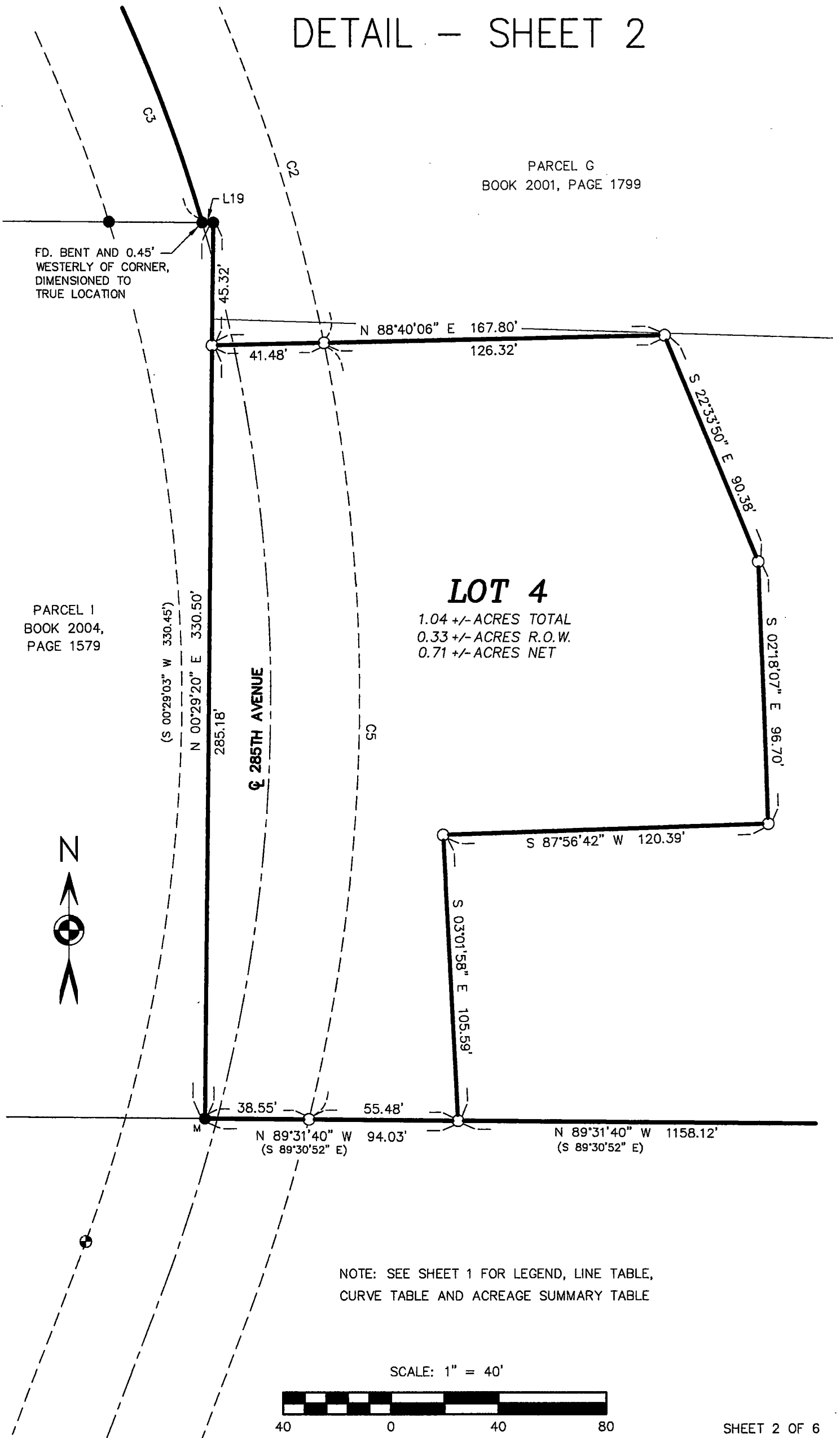
PARCEL G  
BOOK 2001, PAGE 1799

FD. BENT AND 0.45'  
WESTERLY OF CORNER,  
DIMENSIONED TO  
TRUE LOCATION

PARCEL I  
BOOK 2004,  
PAGE 1579

## LOT 4

1.04 +/- ACRES TOTAL  
0.33 +/- ACRES R.O.W.  
0.71 +/- ACRES NET



NOTE: SEE SHEET 1 FOR LEGEND, LINE TABLE,  
CURVE TABLE AND ACREAGE SUMMARY TABLE

SCALE: 1" = 40'



**LEGAL DESCRIPTION**

**BESLER ACRES** part of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) and part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4), all in Section Six (6), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 61.74 acres more or less, including 0.93 acres more or less of public road right of way, divided into 4 lots and number Lot 1, Lot 2, Lot 3 and Lot 4 as shown on the attached plat, **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 Southeast corner of Section Six (6), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

**Thence** North 89°-31'-40" West 2390.54 feet along the South line of the Southeast Quarter (SE1/4) of said Section Six (6) to the Southeast corner of Parcel I as recorded in Book 2004, Page 1579 in the Office of the Delaware County Recorder;

**Thence** North 00°-29'-20" East 330.50 feet along the East line and to the Northeast corner of said Parcel I;

**Thence** North 89°-38'-13" West 4.02 feet along the North line of said Parcel I to an Easterly line of Parcel H as recorded in Book 2001, Page 1799 in the Office of the Delaware County Recorder;

**Thence** along an Easterly line of said Parcel H and along a circular curve concave Southwesterly for an arc length of 152.07 feet, said circular curve having a central angle of 14°-04'-14", a radius of 619.22 feet, a chord bearing of North 23°-31'-21" West and a chord length of 151.68 feet;

**Thence** North 31°-22'-04" West 211.04 feet along an Easterly line of said Parcel H;

**Thence** along an Easterly line of said Parcel H and along a circular curve concave Northeasterly for an arc length of 260.75 feet, said circular curve having a central angle of 23°-37'-19", a radius of 632.47 feet, a chord bearing of North 19°-19'-07" West and a chord length of 258.91 feet to the West line of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of said Section Six (6);

**Thence** North 00°-26'-03" East 127.32 feet along said West line to the Southwest corner of Parcel 2022-67 as recorded in Book 2022, Page 1862 in the Office of the Delaware County Recorder;

**Thence** South 89°-43'-00" East 538.65 feet along a Southerly line and to a Southerly corner of said Parcel 2022-67;

**Thence** South 89°-43'-45" East 1002.96 feet along a Southerly line and to a Southerly corner of said Parcel 2022-67;

**Thence** South 46°-06'-15" East 45.24 feet along a Southerly line and to a Southerly corner of said Parcel 2022-67;

**Thence** North 85°-03'-33" East 129.50 feet along a Southerly line and to a Southerly corner of said Parcel 2022-67;

**Thence** North 44°-57'-04" East 27.40 feet along a Southerly line and to a Southerly corner of said Parcel 2022-67;

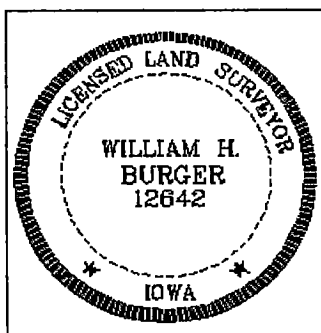
**Thence** South 89°-44'-04" East 467.04 feet along a Southerly line and to a Southeasterly corner of said Parcel 2022-67;

**Thence** North 13°-18'-09" East 308.30 feet along an Easterly line and to a Southerly corner of said Parcel 2022-67;

**Thence** South 89°-42'-44" East 395.26 feet along a Southerly line of said Parcel 2022-67 to the Northeast corner of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of said Section Six (6);

**Thence** South 00°-23'-28" West 1328.83 feet along the East line of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of said Section Six (6) to the **POINT OF BEGINNING** containing a total of 61.74 acres more or less, including 0.93 acres more or less of public road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The South line of the Southeast Quarter (SE1/4) of Section Six (6), Township Eighty-seven North (T87N), Range Three West (R3W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear North 89°-31'-40" West.



**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, 2024

*William H. Burger* 5/23/23  
William H. Burger Date

Reg. No. 12642

Sheet No. 3 covered by this seal

**OWNERS ACKNOWLEDGMENT**

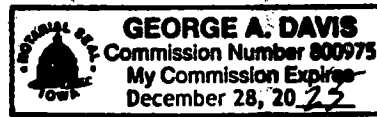
I Keith W. Besler of Delaware County State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with my free consent, and in accordance with my desire.

Keith W. Besler  
Keith W. Besler

STATE OF IOWA )  
DUBUQUE ) ss.  
DELAWARE COUNTY )

On this 19th day of May A. D. 2023 before me, a Notary Public in and for said County, personally appeared Keith W. Besler, to me known to be the person or persons named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

George A. Davis  
Notary Public in and for said County.



**MORTGAGE HOLDERS ACKNOWLEDGMENT**

The undersigned MIDWESTONE bank of Dyersville city State of Iowa, do hereby certify that the attached Plat; has been made with our free consent and in accordance with our desire as lien holder and mortgagee of the premises described herein.

MIDWESTONE BANK DYERSVILLE CITY

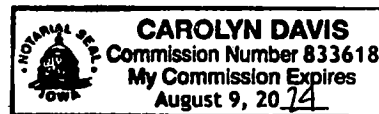
By: [Signature]  
President

By: [Signature]  
Vice President

STATE OF IOWA )  
DUBUQUE ) ss.  
DELAWARE COUNTY )

On this 16th day of MAY A. D. 2023 before me, the undersigned, a Notary Public in and for said State, personally appeared Patrick Hogrefe and Joyke Wessell and to me personally known, who being by me duly sworn, did say that they are the President and Vice President respectively, of the corporation executing the within and foregoing instrument; ~~that the seal affixed thereto is the seal of the corporation;~~ that the instrument was signed ~~and sealed~~ on behalf of the corporation by authority of its Board of Directors; and that Patrick Hogrefe and Joyke Wessell as officers, acknowledged the execution of the foregoing instrument to be the voluntarily act and deed of the corporation, by it and by them voluntarily executed.

Carolyn Davis  
Notary Public in and for said State



**ATTORNEY'S OPINION**

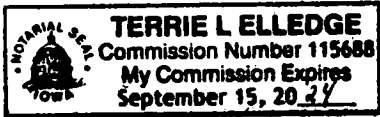
I, Carolyn Davis, a practicing attorney at law in Dyersville, Dubuque County, Iowa have examined the abstract of title to the land included within Parcel G part of the SW1/4 of the SE1/4 of Section 6, T87N, R3W, Parcel B part of the SW1/4 of the SE1/4 of Section 6, T87N, R3W and Parcel 2022-68 part of the SE1/4 of Section 6, T87N, R3W; Said abstract has been prepared in its entirety by the Delaware Co. Abstract Co. Abstract Company, and was last certified to by said company on the 4th day of May, AD, 20 23, at the hour of 8:00 o'clock A. M.

My examination of said abstract shows good and merchantable title on the date and hour of certification to be in Keith W. Besler, a ~~not~~ single person Dated at Dyersville, Iowa in said County, this 12th day of May, 20 23, subject to Mortgage from Keith W. Besler, a single person to American Trust & Savings Bank dated January 24, 2013, and filed for record on January 30, 2013, in Book 2013, Page 444.

Carolyn Davis Attorney at Law

STATE OF IOWA )  
DUBUQUE ) ss.  
~~DELAWARE~~ COUNTY )

On this 12th day of May, A. D. 20 23 before me, Terrie L. Elledge a Notary Public in and for the State of Iowa, personally appeared Carolyn Davis, to me personally known, and, who being duly sworn, did say that he/she is a licensed Attorney in the State of Iowa.



Terrie L. Elledge  
Notary Public in and for said State

**DELAWARE COUNTY TREASURER**

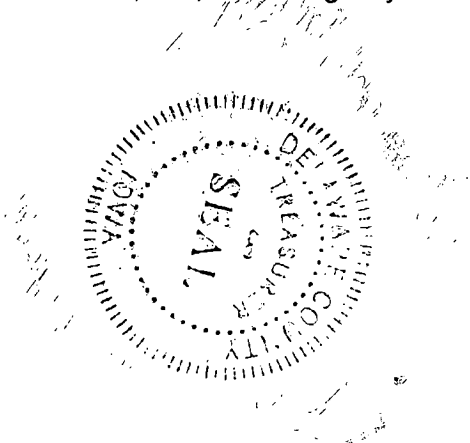
I, Pam Klein, Treasurer of Delaware County, Iowa do hereby certify that all taxes and special assessments levied against Parcel G part of the SW1/4 of the SE1/4 of Section 6, T87N, R3W, Parcel B part of the SW1/4 of the SE1/4 of Section 6, T87N, R3W and Parcel 2022-68 part of the SE1/4 of Section 6, T87N, R3W; have been paid and said real estate is free and clear of all taxes as of this date.

Pam Klein  
County Treasurer Delaware County, Iowa

STATE OF IOWA )  
 ) ss.  
DELAWARE COUNTY )

On this 23 day of May, A. D. 20 23 before me, Michele R. Africa a Notary Public in and for the State of Iowa, personally appeared Pam Klein, to me personally known, and, who being duly sworn, did say that she is the Treasurer of Delaware County, Iowa.

Michele R. Africa  
Notary Public in and for said State



**DELAWARE COUNTY E-911 BOARD**

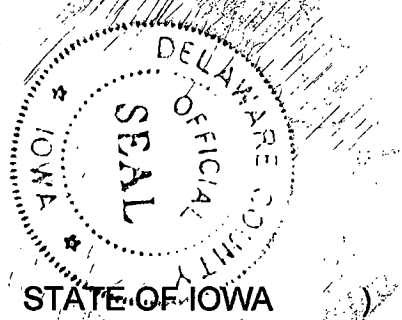
Delaware County, Iowa

The foregoing plat of **BESLER ACRES**, has been examined and approved as to being in full compliance with Delaware County Ordinance #12, The Uniform Rural Address System, as passed and adopted by the Delaware County Board of Supervisors on the 6<sup>th</sup> day of August, 1996.

*Michael Corkery*  
Michael Corkery – Coordinator  
Delaware County E-911 Board

**APPROVAL OF AUDITOR**

I, Carla K. Becker, Auditor of Delaware County, Iowa, pursuant to Iowa Code Sections 354.6(2) and 354.11(6), have reviewed and do hereby approve of the subdivision name or title of **BESLER ACRES**.



*Peggy A. Hildebrand*  
Carla K. Becker, Delaware County Auditor  
Deputy

STATE OF IOWA )  
  ) ss.  
DELAWARE COUNTY )

On this 03<sup>rd</sup> day of May A. D. 2023 before me, Judith O. Eckman a Notary Public in and for the State of Iowa, personally appeared Carla K. Peggy Becker, to me personally known, and, who being duly sworn, did say that she is the Auditor of Delaware County, Iowa.

*P. Hildebrand*

*Judith O. Eckman*  
Notary Public in and for said State

