

INDEX LEGEND

LOCATION: NW1/4 SW1/4 OF SECTION 25, T89N, R4W  
 SW1/4 SW1/4 OF SECTION 25, T89N, R4W

PROPRIETORS: TIM JOSEPH KRAPFL AND MELANIE SUE KRAPFL

REQUESTOR: TIM KRAPFL

SURVEYOR: BILL BURGER

SURVEYOR COMPANY: WM. BURGER LANDSURVEYOR

BILL BURGER, 510 3RD STREET WEST COURT,  
 WORTHINGTON, IA 52078 | (563) 855-2028

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 Delaware Co. Assessor

JUL 14 2023



Book 2023 Page 1333

Document 2023 1333 Type 06 002 Pages 7  
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JUN 14 2023

Daneen Schindler, RECORDER/REGISTRAR  
 DELAWARE COUNTY IOWA

PREPARED BY BILL BURGER 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 (563) 855 2028

PLAT OF  
 SURVEY

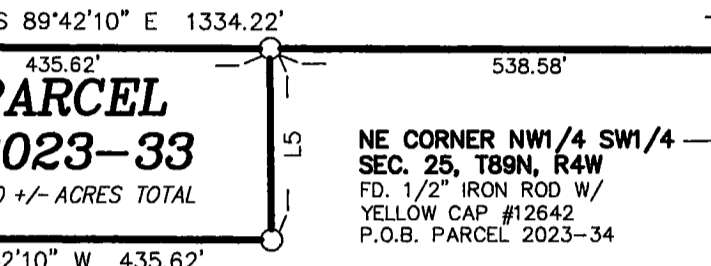
**PARCEL 2023-33** OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

**PARCEL 2023-34** OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) AND PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4), ALL IN SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

**PARCEL 2023-35** OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) AND PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4), ALL IN SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

LEGEND

- SET 1/2" IRON ROD W/ YELLOW CAP #12642
- ⊗ SET CUT X IN CONCRETE
- FD. 1/2" IRON ROD W/ YELLOW CAP #12642
- ⊕ FD. CUT X IN CONCRETE
- BOUNDARY LINE SURVEYED
- - - SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE
- - - R.O.W. LINE
- - - CENTERLINE OF ROAD
- ( ) RECORDED AS P.O.B.
- P.O.B. POINT OF BEGINNING



ACREAGE SUMMARY

PARCEL	NW1/4 SW1/4 SEC. 25, T89N, R4W		SW1/4 SW1/4 SEC. 25, T89N, R4W	
	TOTAL ACRES	R.O.W. ACRES	TOTAL ACRES	R.O.W. ACRES
2023-34	34.17 +/-	1.15 +/-	9.38 +/-	0.00
2023-35	0.90 +/-	0.14 +/-	1.02 +/-	0.15 +/-

LINE	BEARING	DISTANCE
L1	N 00°17'14" W (N 00°17'47" W)	108.53'
L2	N 00°17'47" W	100.18'
L3	N 00°17'47" W	200.02'
L4	N 00°17'47" W	200.00'
L5	S 00°17'47" E	200.00'

**PARCEL 2023-34**

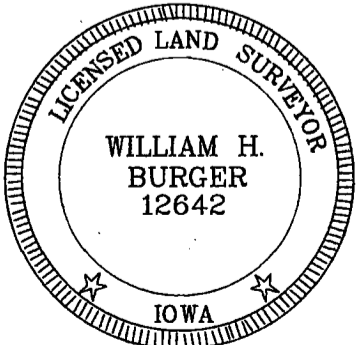
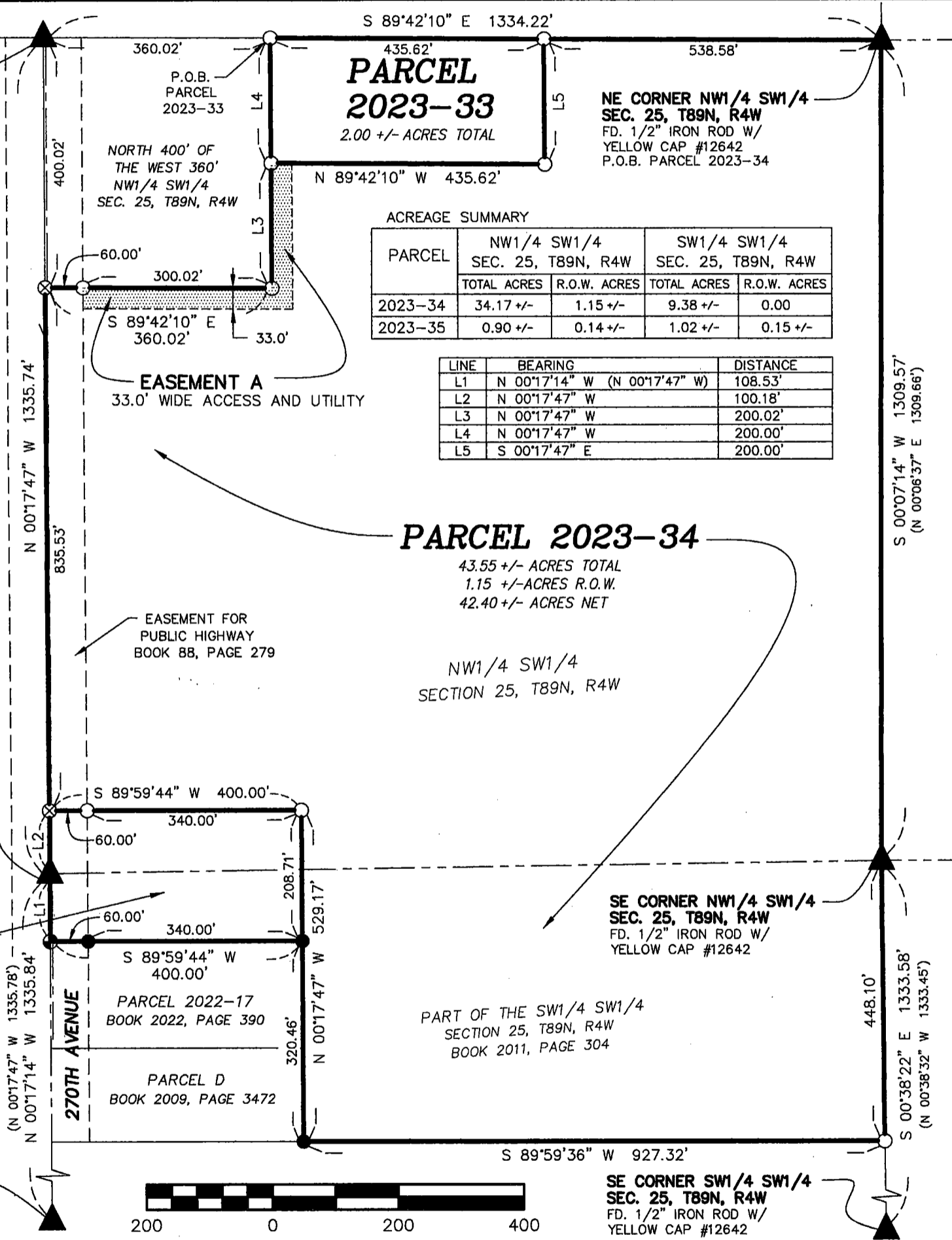
43.55 +/- ACRES TOTAL  
 1.15 +/- ACRES R.O.W.  
 42.40 +/- ACRES NET

NW1/4 SW1/4  
 SECTION 25, T89N, R4W

NW CORNER SW1/4 SW1/4  
 SEC. 25, T89N, R4W  
 FD. CUT X IN CONCRETE  
 P.O.B. PARCEL 2023-35

**PARCEL 2023-35**  
 1.92 +/- ACRES TOTAL  
 0.29 +/- ACRES R.O.W.  
 1.63 +/- ACRES NET

SW CORNER  
 SEC. 25, T89N, R4W  
 FD. CUT X



DATE OF SURVEY: 5/9/2023 SCALE: 1" = 200' SHEET 1 of 7

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

*William H. Burger* 6/14/23  
 WILLIAM H. BURGER #12642 DATE

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

**LEGAL DESCRIPTION**

**PARCEL 2023-33** – part of Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-five (25), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 2.00 acres more or less, **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:

**COMMENCING** at the West 1/4 corner of Section Twenty-five (25), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

**Thence** South 89°-42'-10" East 360.02 feet along the North line the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section Twenty-five (25) to the **POINT OF BEGINNING**;

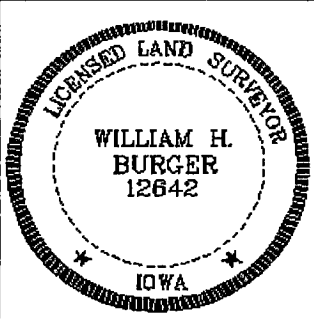
**Thence** continuing along the North line of said Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) South 89°-42'-10" East 435.62 feet;

**Thence** South 00°-17'-47" East 200.00 feet;

**Thence** North 89°-42'-10" West 435.62 feet to the East line of a parcel of land described as the North 400 feet of the West 360 feet of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section Twenty-five (25);

**Thence** North 00°-17'-47" West 200.00 feet along said East line to the **POINT OF BEGINNING**, containing a total of 2.00 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The West line of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-five (25), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 00°-17'-47" West.

	<p><b><u>SURVEYORS CERTIFICATE</u></b></p> <p>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;</p> <p>My license renewal date is December 31, 2024</p> <p><i>William H. Burger</i> 6/14/23 William H. Burger Date Reg. No. 12642</p> <p>Sheet No. <u>2</u> covered by this seal</p>
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**LEGAL DESCRIPTION**

**PARCEL 2023-34** – part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) and part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) all in Section Twenty-five (25), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 43.55 acres more or less, including 1.15 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** and more particularly described by metes and bounds as follows:

**BEGINNING** at the Northeast corner of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4), Section Twenty-five (25), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

**Thence** South 00°-07'-14" West 1309.57 feet along the East line and to the Southeast corner of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section Twenty-five (25); said point also being the Northeast corner of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of said Section Twenty-five (25);

**Thence** South 00°-38'-22" East 448.10 feet;

**Thence** South 89°-59'-36" West 927.32 feet to the Southeast corner of Parcel D as recorded in the Office of the Delaware County Recorder book 2009 page 3472;

**Thence** North 00°-17'-47" West 529.17 feet along the East line of said Parcel D and along the East line of Parcel 2022-17 as recorded in the Office of the Delaware County Recorder book 2022 page 390;

**Thence** South 89°-59'-44" West 400.00 feet to the West line of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section Twenty-five (25);

**Thence** North 00°-17'-47" West 835.53 feet along the West line of said Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) to the Southwest corner of a parcel described as the North 400 feet of the West 360 feet of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section Twenty-five (25);

**Thence** South 89°-42'-10" East 360.02 feet along the South line and to the Southeast corner of said parcel described as the North 400 feet of the West 360 feet of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section Twenty-five (25);

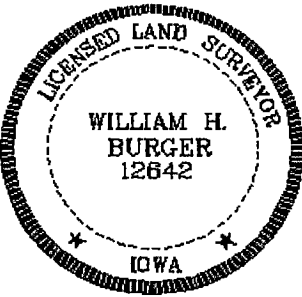
**Thence** North 00°-17'-47" West 202.02 feet along the East line of said parcel described as the North 400 feet of the West 360 feet of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section Twenty-five (25);

**Thence** South 89°-42'-10" East 435.62 feet;

**Thence** North 00°-17'-47" West 200.00 feet to the North line of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section Twenty-five (25);

**Thence** South 89°-42'-10" East 538.58 feet along said North line to the **POINT OF BEGINNING**, containing a total of 43.55 acres more or less including 1.15 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 West line of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-five (25), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 00°-17'-47" West.

	<p><b><u>SURVEYORS CERTIFICATE</u></b></p> <p>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;</p> <p>My license renewal date is December 31, 2024</p> <p><i>William H. Burger</i> 6/14/23 William H. Burger Date Reg. No. 12642</p> <p>Sheet No. 3 covered by this seal</p>
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**LEGAL DESCRIPTION**

**PARCEL 2023-35** – part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) and part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) all in Section Twenty-five (25), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 1.92 acres more or less, including 0.29 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** and more particularly described by metes and bounds as follows:

**BEGINNING** at the Northwest corner of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4), Section Twenty-five (25), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa, said point also being the Southwest corner of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section Twenty-five (25) ;

**Thence** North 00°-17'-47" West 100.18 feet along the West line of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of said Section Twenty-five (25);

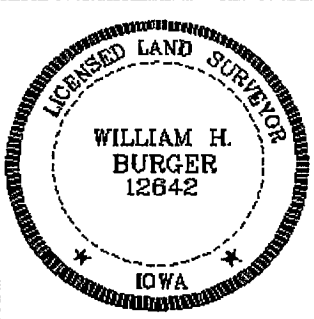
**Thence** North 89°-59'-44" East 400.00 feet;

**Thence** South 00°-17'-47" East 208.71 feet to the Northeast corner of Parcel 2022-17 as recorded in the Office of the Delaware County Recorder book 2022 page 390;

**Thence** South 89°-59'-44" West 400.00 to the West line of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of said Section Twenty-five (25);

**Thence** North 00°-17'-47" West 108.53 feet along the West line of said Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) to the **POINT OF BEGINNING**, containing a total of 1.92 acres more or less including 0.29 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 West line of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-five (25), Township Eighty-nine North (T89N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 00°-17'-47" West.

	<p><b><u>SURVEYORS CERTIFICATE</u></b></p> <p>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;</p> <p>My license renewal date is December 31, 2024</p> <p><i>William H. Burger</i> 6/14/23 William H. Burger Date Reg. No. 12642 Sheet No. 4 covered by this seal</p>
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EARLVILLE CITY COUNCIL PROCEEDINGS  
 JUNE 12, 2023

Mayor Wheeler called the meeting to order at 6:00. Roll: Giorgenti, Smock, Conrad, Deutmeyer. Absent: Gibbs. Motion Giorgenti second Conrad to approve tentative agenda. All ayes. Carried. Motion Conrad second Smock to approve Consent Agenda. All ayes. Carried. Consent agenda: A. Minutes of May; B. Bills For approval; C Sheriff Report / receive and file; D. Financial/Treasurer's reports (May, 2023); E. Library Report - receive and file; F. Building permits – receive and file. Bills approved:

Baker & Taylor, libr.	130.42
Boies, Laurie, reimb. Libr. Exp.	10.70
CSB, June payments due	64,542.09
IPERS, payroll liab., May	3,538.01
Iread, libr	98.50
IRS, payroll liab.	6,859.40
Payroll, net May	18,823.69
Postmaster, postage	926.00
Treas. IA., Sales tax, May	804.66
Treas. IA., Water tax, May	553.49
Treasuer, State IA, payroll liab. May	815.66
US Cellular, Harris, sewer plant phone	111.24
Wellmark, premium	1,220.50
Windstream, telecom.	430.31
Ace Hdwr, Sewer, pool exp.	25.51
Altorfer, elec. Generator exp.	3,446.00
Bi-Co. Disposal, contract, spring cleanup	5,131.99
Black Hills, gas accounts	334.34
Bodensteiner, equip. exp.	272.14
BSN Sports, park exp.	163.50
C & J Dirtworks, culvert work, water tower access	372.00
Cardmember Services, pool exp.	103.00
Carrico Aquatics, pool exp.	4,540.03
Crescent Electric, supplies	1,095.41
Deutmeyer Nursery, mulch, parks, libr., misc.	1,050.00
Dyersville Commercial, publishing	153.58
Earlville Electric, deposit applied	75.00
Earlville Electric, street lighting exp.	6,000.00
Earlville Utilities, elec. Accounts	2,160.47
ECIA, Lead Grant Match, 2 properties	3,200.00
Eurofins, water, sewer testing	398.50
FL Krapfl, sewer exp.	1,923.34
Fletcher Reinhardt, elec. Exp.	4,978.20
Gaul, Linda, Reimb exp.	409.04
Groth Svcs., sewer exp.	925.00
Harris Electric, camera system supplies	518.08
Hatfield, Jody, refund lesson exp.	60.00
Hawkins, chem, water exp.	848.91
Highline Construction, electric contract work	48,840.00
John Deere Financial, misc. supply	445.66
Kluesner Construction, tennis court improvement	11,950.46
Lahr Repair, equipment repairs	143.33
Landfill, Del. Co., yearly	1,252.80
MV REC, contract work, electric	1,639.95
NAPA, parts, equip. exp.	64.76
RC Systems, camera exp.	923.00
RMC, amb. Exp.	45.20
Salow, Kent, reimb. Exp.	324.10
Schmitz Janitorial Supply	103.55

Schrader Svc., bldg. repairs	266.40
SIMECA, elec. May	24,416.60
USA Bluebook, supplies	146.97
Victory Ford, truck exp.	68.33
Windstream, generator	57.60

TREASURER'S REPORT, MAY, 2023

FUND	Received	Disbursed
General	40,816.81	21,610.13
Road Use	8,887.13	28,571.60
Debt Service	444.66	64,542.09
Spec. Assessments	0.00	0.00
Spec. Revenues	12,422.69	4,217.93
Water	9,635.79	6,501.73
Sewer	25,399.16	18,734.54
Electric	42,224.55	41,717.69
Capitol Projects	0.00	0.00
TIF	1,822.93	0.00

Gerene Gibbs, Earlville Community Club presented information on July Fourth Celebration plans. Motion Smock second Deutmeyer to approve the Earlville Community Club Fireworks Permit as presented, with Tom Millenkamp being the operator for July 4<sup>th</sup>, rain date of July 9. All ayes. Carried. Motion Deutmeyer second Conrad to approve street closures as requested for the July 4<sup>th</sup> events, including parade, car show, main street events, and activities at the ball diamond. Roll: all ayes. Carried.

Cassie Westhoff gave pool report. Motion Deutmeyer second Conrad to allow one hour weekly attendance for the Unlimited Services Group, beginning in July, (total of approximately 6 times), at no charge to the group. All ayes. Carried.

Mayor Wheeler opened the reconvened Public Hearing, Special permit request at 6:09. Hannah Ludwig, Collin Kramer, 214 Mary St. requesting special permit for construction of porch addition to the home fronting Mary Street (north). Required setback 25'. Requested setback is 0', with placement on the property line. Hannah Ludwig reviewed project. Hearing was closed. Smock noted concern with parking, noting that parking should not block sidewalk. Motion Conrad second Smock to approve special permit as requested. Roll: all ayes. Carried.

\* Tim Krapfl, Tyler and Rachel Schuman were present to review proposed parcel splits, located within 1 mile of Earlville Corporate Boundary, allowing parcel #2023-33, 2023-34, and 2023-35. Said plat of survey has been presented to Council for review. Discussion followed. Motion Giorgenti second Smock to waive the right to review. Roll: all ayes. Carried.

Clay Burr, Earlville Athletic Association presented information on planned tournament event, August 10, 11, 12. Street closures are requested for Friday and Saturday night of the event, with a request for liquor license to be submitted for the event. Motion Smock second Conrad to approve closing street for event as requested, upon approval of proper paperwork and application for liquor license, with final action being on the July agenda. Roll: all ayes. Carried.

Resolution #2023-11, A RESOLUTION AUTHORIZING THE CITY CLERK TO MAKE THE APPROPRIATE INTERFUND TRANSFER OF SUMS AND RECORD THE SAME IN THE APPROPRIATE MANNER FOR FY 2023 FOR THE CITY OF EARLVILLE, IOWA.

Motion Smock second Conrad to approve Resolution #2023-11. Roll: all ayes. Carried.

Mayor Wheeler opened Public Hearing 6:30, proposed Ordinance #165, Ordinance for Yield, Third Street and Fairview, Fourth Street and Fairview. Discussion followed. Public hearing closed at 6:33. Motion Smock second Giorgenti to approve first consideration of Ordinance #165. Roll: all ayes. Carried. Motion Giorgenti second Smock to waive the second and third readings/considerations of Ordinance #165. Roll: all ayes. Carried. Motion Smock second Deutmeyer to finally adopt Ordinance #165. Roll: all ayes. Motion carried.

**Ordinance # 165**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF EARLVILLE, IOWA, SECTION 65.03, TO MAKE ADDITIONAL YIELDS REQUIRED IN THE CITY OF EARLVILLE, IOWA**

Be It Enacted by the Council of the City of Earlville, Iowa:

**Section 1.** The purpose of this ordinance is to amend the City Code of Earlville, Iowa, Chapter 65.03, to make additional yields required in the City of Earlville, Iowa.

**Section 2.** Section 65.03 of the City Code of Earlville shall be amended to add section number **65.03.25** and number 65.03.26 to read as follows:

**65.03 SPECIAL STOPS REQUIRED.** Every driver of a vehicle shall yield in accordance at the following intersections:

25. E. Third Street and Fairview Drive. Vehicles traveling east on Third Street shall yield to vehicles traveling on Fairview Drive.

26. E. Fourth Street and Fairview Drive. Vehicles traveling east on Fourth Street shall yield to vehicles traveling on Fairview Drive.

**Section 3.** When Effective. This ordinance shall be in effect after the final passage, approval and publication as provided by law.

Community Protection – Council reviewed and discussed the Outdoor Siren Recommendations, from Delaware Co. Emergency Management, and noted Fire Chief Matt Erickson response. Motion Giorgenti second Conrad to receive and file, authorize Mayor’s signature of receipt and review. Roll: all ayes. Carried.

Council reviewed correspondence from City Attorney, reviewed pending actions on Rowan and Dettbarn properties with regard to property maintenance. Discussion followed. Motion Smock second Deutmeyer to continue to monitor progress at Rowan property, and authorizing the dismissal of case against Rowan prior to July 10 scheduled court date if the property is cleaned up. Roll: all ayes. Carried.

Discussion followed regarding improperly stored vehicles, property needing mowed, and parking on sidewalks. Council concurred to send notices as necessary.

Discussion: received and filed Tyler Sellner withdrawal of agreement to mow fireworks field. Council to request consideration for mowing from other possible resources.

Motion Smock second Conrad and carried to adjourn at 7:21.

Attest: Linda Gaul, City Clerk