

INDEX LEGEND

LOCATION: LOT 3 OF R.L. STEGER ADDITION IN DELAWARE COUNTY, IOWA

REQUESTOR: LINDA HANSEL

PROPRIETOR: LILLIAN R. STEGER, C/O JIM STEGER

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. Assessor

DEC 19 2023

FILED  
Delaware Co. Auditor

DEC 19 2023



Book 2023 Page 3168

Document 2023 3168 Type 06 002 Pages 4  
Date 12/19/2023 Time 2:25:43PM  
Rec Amt \$22.00

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 2023-104

PART OF LOT 3 OF R.L. STEGER ADDITION IN DELAWARE COUNTY, IOWA

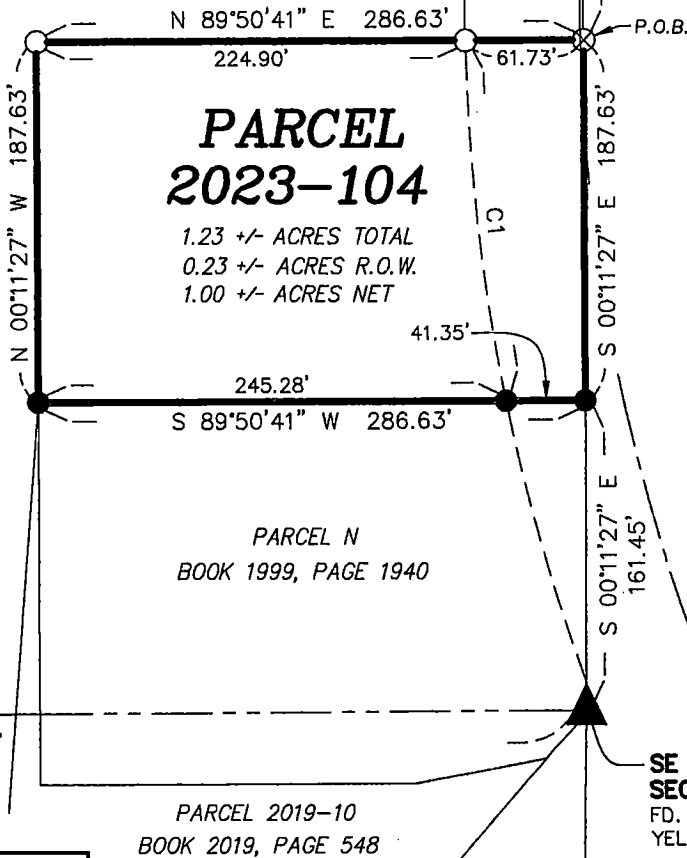
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	189.01'	1022.73'	10°35'20"	S 06°23'18" E	188.74'

LEGEND

- SET 1/2" IRON ROD W/ YELLOW CAP #12642
- ⊗ SET CUT X
- FD. 1/2" IRON ROD W/ ORANGE CAP #8419
- BOUNDARY LINE SURVEYED
- - - SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE
- - - R.O.W. LINE
- - - CENTER LINE
- ( ) RECORDED AS
- P.O.B. POINT OF BEGINNING

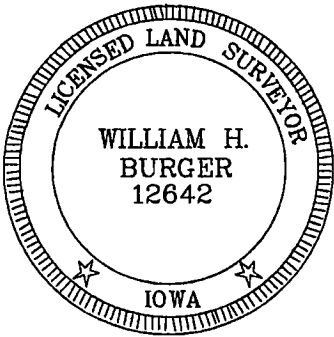
NE CORNER NW1/4 NW1/4 SEC. 25, T89N, R3W  
FD. MAG NAIL W/ WASHER

LOT 3 OF R.L. STEGER ADDITION IN DELAWARE COUNTY, IOWA BOOK 2022, PAGE 3741



E1/4 CORNER SEC. 26, T89N, R3W  
FD. 1/2" IRON ROD W/ YELLOW CAP #12642

SE CORNER SW1/4 NW1/4 SEC. 25, T89N, R3W  
FD. 1/2" IRON ROD W/ YELLOW CAP #12642



DATE OF SURVEY: 11/8/2023 SCALE: 1" = 100' SHEET 1 OF 3  
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* 11/20/23  
WILLIAM H. BURGER #12642 DATE

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

**LEGAL DESCRIPTION**

**PARCEL 2023-104** - Part of Lot 3 of R.L. Steger Addition in Delaware County, Iowa; containing a total of 1.23 acres more or less, including 0.23 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:

**COMMENCING** at the Northeast corner of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

**Thence** South 00°-11'-27" East 2333.26 feet along the East line of Lot 3 of R.L. Steger Addition in Delaware County, Iowa as recorded in Book 2022, Page 3741 in the Office of the Delaware County Recorder to the **POINT OF BEGINNING**;

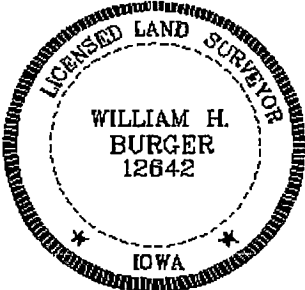
**Thence** continuing along the East line of said Lot 3 South 00°-11'-27" East 187.63 feet to the Northeast corner of Parcel N as recorded in Book 1999, Page 1940 in the Office of the Delaware County Recorder;

**Thence** South 89°-50'-41" West 286.63 feet along the North line and to the Northwest corner of said Parcel N;

**Thence** North 00°-11'-27" West 187.63 feet;

**Thence** North 89°-50'-41" East 286.63 feet to the **POINT OF BEGINNING**, containing a total of 1.23 acres more or less, including 0.23 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 East line of Lot 3 of R.L. Steger Addition in Delaware County, Iowa is assumed to bear South 00°-11'-27" East.

	<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> 11/20/23 William H. Burger Date Reg. No. 12642</p> <p>Sheet No. <u>2</u> covered by this seal</p>
---	--

**CITY OF DYERSVILLE PLANNING AND ZONING COMMISSION**

Dyersville, Iowa

December 11, 2023

The foregoing plat of survey of **PARCEL 2023-104**; as shown on the attached plat, being within the 2-mile radius of the corporate limits of the City of Dyersville is hereby approved by the Dyersville Planning and Zoning Commission and approval of said plat by the City Council of the City of Dyersville, Dubuque County, Iowa is here by recommended.

Dyersville Planning & Zoning Commission

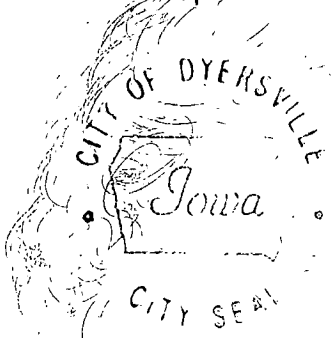
By *Roger Gibbs*  
Roger Gibbs Chairperson

**CITY COUNCIL APPROVING FINAL PLAT**

Dyersville, Iowa

DEC. 18, 2023

The undersigned, JEFF JACQUE, Mayor, and TRICIA MAIERS, Clerk of the City of Dyersville, Delaware County, Iowa do hereby certify that the foregoing plat of survey of **PARCEL 2023-104**; as appears heretofore has been filed in the Office of the City Clerk of Dyersville, Iowa and that the City Council of the City of Dyersville, Iowa approves said plat.

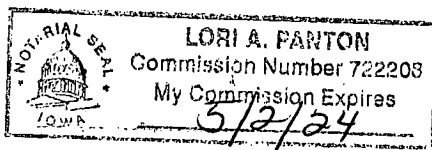


*Jeff Jacque* Mayor  
TRICIA MAIERS City Clerk

STATE OF IOWA            )  
  ) ss.  
DELAWARE COUNTY        )

On this 18th day of December, 2023, before me, Lori A Panton, a Notary Public in and for the State of Iowa, personally appeared Jeff Jacque and Tricia L. Maiers, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Dyersville, Iowa; that the seal affixed to the foregoing instrument is the Corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution Number 85-23 adopted by the City Council on the 18th day of December 2023, and that Jeff Jacque and Tricia L. Maiers acknowledged the execution of the instrument to be their voluntary act and deed of the corporation, by it voluntarily executed.

*Lori A Panton*  
Notary Public



RESOLUTION NO. 85-23

RESOLUTION APPROVING PLAT OF SURVEY OF PARCEL 2023-104  
PART OF LOT 3 OF R.L. STEGER ADDITION IN DELAWARE COUNTY, IOWA

WHEREAS, there has been filed with the City Clerk, the Plat of Survey of Parcel 2023-104. Part of Lot 3 of R.L. Steger Addition in Delaware County, Iowa; and

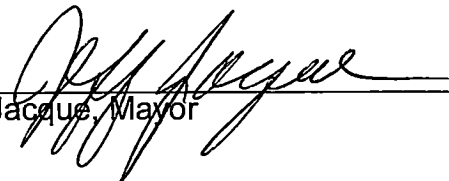
WHEREAS, said plat has been found by the City Council to conform to the statutes and ordinances relating thereto; and

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DYERSVILLE, IOWA:

SECTION 1: That the Plat of Survey of Parcel 2023-104. Part of Lot 3 of R.L. Steger Addition in Delaware County, Iowa, is hereby approved and the Mayor and the City Clerk are hereby authorized and directed to endorse the approval of the City of Dyersville, Iowa, on said plat.

SECTION 2: That there are no dedications of public streets or alleys accompanying the plat.

Passed, adopted and approved this 18<sup>th</sup> Day of December, 2023.

  
\_\_\_\_\_  
Jeff Jacques, Mayor

ATTEST: TRICIA L. MAIERS  
Tricia L. Maiers, City Clerk

