

RECORDER'S INDEX
COUNTY: DELAWARE
SECTION: 1-T89N-R6W
QUARTER SECTION: SW1/4
CITY: N/A
SUBDIVISION: N/A
BLOCK: N/A
LOT(S): PARCEL 2024-103, PARCEL 2024-104, PARCEL 2024-105
PROPRIETOR: FIREFLY FOUR, LLC C/O LORENA M. FREIBURGER
REQUESTED BY: LORENA M. FREIBURGER

Filed Delaware County
Auditor 12/19/2024

Filed Delaware County
Assessor 12/19/2024

Recorded: 12/19/2024 at 11:42:38.0 AM
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.60
Combined Fee: \$35.60
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 3167

FOR RECORDER'S USE ONLY

PREPARED BY/RETURN TO: FEHR GRAHAM, 221 EAST MAIN ST., SUITE 301 MANCHESTER, IA 52057 - PH: 563.927.2060

PLAT OF SURVEY
PARCEL 2024-103, PARCEL 2024-104, AND PARCEL 2024-105,
IN PARCEL K IN THE SW1/4,
SECTION 1-T89N-R6W,
DELAWARE COUNTY, IOWA

NOTE: THIS IS A RETRACEMENT SURVEY AND DIVISION OF PARCEL K AS DESCRIBED BY QUIT CLAIM DEED RECORDED AUGUST 11, 2016, IN BOOK 2016, PAGE 2096, AND PLAT OF SURVEY RECORDED DECEMBER 8, 2010, IN BOOK 2010, PAGE 3983, ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA. FOR THIS SURVEY DESCRIPTION, THE DELAWARE COUNTY AUDITOR HAS DESIGNATED THESE PARCELS AS "PARCEL 2024-103," "PARCEL 2024-104," AND "PARCEL 2024-105."

SURVEY DESCRIPTION:

PARCEL 2024-103

PARCEL 2024-103 IN PARCEL K IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 89 NORTH, RANGE 6 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION;

THENCE SOUTH 00°47'52" EAST (ASSUMED BEARING), 1323.98 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;

THENCE SOUTH 00°48'02" EAST, 521.25 FEET ALONG SAID EAST LINE TO THE CENTERLINE OF FIREFLY ROAD;

THENCE NORTHWESTERLY 178.08 FEET ALONG A 545.67 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, (SAID CURVE HAVING A LONG CHORD OF NORTH 53°21'32" WEST, 177.29 FEET) ALONG SAID CENTERLINE;

THENCE NORTH 44°33'02" WEST, 832.57 FEET ALONG SAID CENTERLINE;

THENCE NORTH 41°30'02" WEST, 179.55 FEET ALONG SAID CENTERLINE;

THENCE NORTH 38°02'36" WEST, 766.40 FEET ALONG SAID CENTERLINE TO THE CENTERLINE OF 165TH STREET;

THENCE NORTHEASTERLY 131.12 FEET ALONG A 1275.94 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, (SAID CURVE HAVING A LONG CHORD OF NORTH 59°47'33" EAST, 131.06 FEET) ALONG SAID CENTERLINE;

THENCE NORTH 57°02'33" EAST, 314.10 FEET ALONG SAID CENTERLINE;

THENCE NORTHEASTERLY 505.77 FEET ALONG A 954.92 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, (SAID CURVE HAVING A LONG CHORD OF NORTH 72°19'09" EAST, 499.88 FEET) ALONG SAID CENTERLINE;

THENCE NORTH 87°29'08" EAST, 439.36 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING

CONTAINING 31.900 ACRES, INCLUDING 3.347 ACRES OF FIREFLY ROAD 165TH STREET RIGHT-OF-WAY, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

CONTINUE ON SHEET 2

LINE TABLE			LINE TABLE		
NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE
L1	N 43°52'39" E	58.28'	L21	N 46°53'40" W	120.29'
L2	N 89°32'12" E	237.69'	L22	N 04°51'01" W	75.56'
L3	N 00°17'38" E	15.00'	L23	N 13°07'13" E	147.01'
L4	N 89°34'51" E	658.80'	L24	N 52°37'31" W	67.95'
L5	N 68°23'55" E	6.66'	L25	S 35°08'46" W	53.99'
L6	S 71°13'16" E	66.77'	L26	N 46°53'40" W	112.81'
L7	S 71°04'23" E	15.21'	L27	S 43°06'20" W	53.47'
L8	S 71°16'16" E	45.09'	L28	N 36°09'55" W	36.48'
L9	N 15°26'00" E	30.81'	L29	S 85°08'59" W	46.49'
L10	N 15°26'01" E	10.25'	L30	N 04°51'01" W	75.56'
L11	N 15°26'00" E	80.72'	L31	S 85°08'59" W	46.49'
L12	N 57°54'47" E	27.09'	L32	N 21°16'10" W	86.98'
L13	N 57°03'55" E	311.83'	L33	S 64°32'34" W	37.07'
L14	N 87°29'54" E	437.73'	L34	S 64°32'34" W	37.07'
L15	S 38°02'36" E	642.87'	L35	N 04°04'47" W	105.80'
L16	S 41°30'02" E	177.68'	L36	N 76°08'41" W	41.34'
L17	S 44°33'01" E	832.00'	L37	N 13°51'19" E	12.69'
L18	N 38°02'36" W	670.89'	L38	N 76°08'41" W	41.50'
L19	N 41°30'02" W	181.43'	L39	N 17°24'10" E	146.78'
L20	N 44°33'02" W	833.14'			

SURVEYOR:

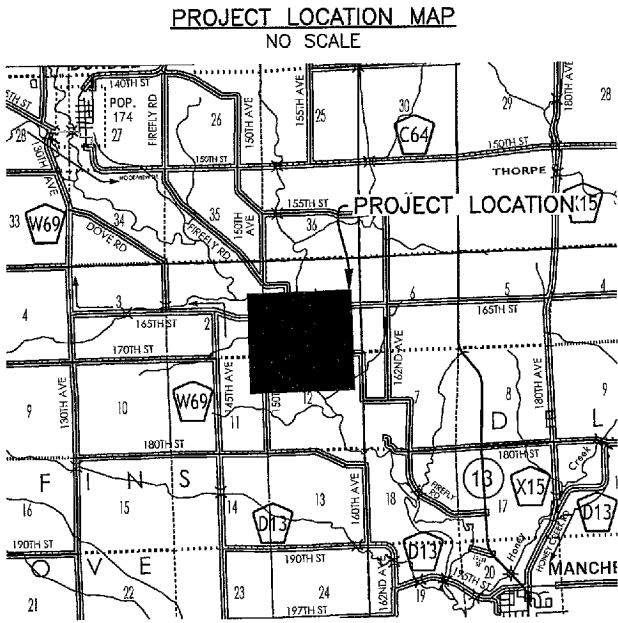
PREPARED BY:
ADAM J. RECKER, PLS
FEHR GRAHAM
221 EAST MAIN STREET
SUITE 301
MANCHESTER, IA 52057

PROPRIETOR/OWNER:

FIREFLY FOUR, LLC
C/O LORENA M. FREIBURGER
P.O. BOX 75
GOWER, MO. 64454-0075

REQUESTED BY/SUBDIVIDER:

FIREFLY FOUR, LLC
C/O LORENA M. FREIBURGER
P.O. BOX 75
GOWER, MO. 64454-0075



PLAT OF SURVEY
PARCEL 2024-103, PARCEL 2024-104, AND PARCEL 2024-105,
IN PARCEL K IN THE SW1/4,
SECTION 1-T89N-R6W,
DELAWARE COUNTY, IOWA

PARCEL 2024-104

PARCEL 2024-104 IN PARCEL K IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 89 NORTH, RANGE 6 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION;

THENCE SOUTH 87°29'08" WEST, 439.36 FEET ALONG THE CENTERLINE OF 165TH STREET;

THENCE SOUTHWESTERLY 505.77 FEET ALONG A 954.92 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, (SAID CURVE HAVING A LONG CHORD OF SOUTH 72°19'09" WEST, 499.88 FEET) ALONG SAID CENTERLINE;

THENCE SOUTH 57°02'33" WEST, 314.10 FEET ALONG SAID CENTERLINE;

THENCE SOUTHWESTERLY 131.12 FEET ALONG A 1275.94 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, (SAID CURVE HAVING A LONG CHORD OF SOUTH 59°47'33" WEST, 131.06 FEET) ALONG SAID CENTERLINE TO THE CENTERLINE OF FIREFLY ROAD AND TO THE POINT OF BEGINNING;

THENCE SOUTH 38°02'36" EAST, 766.40 FEET ALONG SAID CENTERLINE;

THENCE SOUTH 41°30'02" EAST, 179.55 FEET ALONG SAID CENTERLINE;

THENCE SOUTH 44°33'02" EAST, 832.57 FEET ALONG SAID CENTERLINE;

THENCE SOUTHEASTERLY 178.08 FEET ALONG A 545.67 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, (SAID CURVE HAVING A LONG CHORD OF SOUTH 53°21'32" EAST, 177.29 FEET) ALONG SAID CENTERLINE TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION;

THENCE SOUTH 00°48'02" EAST, 362.83 FEET ALONG SAID EAST LINE;

THENCE SOUTH 87°35'22" WEST 989.78 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL K;

THENCE SOUTH 00°48'02" EAST, 440.00 FEET ALONG SAID SOUTHERLY LINE;

THENCE SOUTH 87°35'22" WEST, 326.60 FEET ALONG SAID SOUTHERLY LINE TO THE WESTERLY LINE OF SAID PARCEL

THENCE NORTH 01°07'19" WEST, 1334.49 FEET ALONG THE SAID WESTERLY LINE;

THENCE SOUTH 88°02'55" WEST, 837.23 FEET ALONG SAID WESTERLY LINE TO THE CENTERLINE OF THE MAQUOKETA RIVER;

THENCE NORTH 46°53'40" WEST, 120.29 FEET ALONG SAID CENTERLINE;

THENCE NORTHWESTERLY 73.38 FEET ALONG A 100.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, (SAID CURVE HAVING A LONG CHORD OF NORTH 25°52'21" WEST, 71.75 FEET) ALONG SAID CENTERLINE;

THENCE NORTH 04°51'01" WEST, 75.56 FEET ALONG SAID CENTERLINE;

THENCE NORTHWESTERLY 71.93 FEET ALONG A 200.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, (SAID CURVE HAVING A LONG CHORD OF NORTH 15°09'14" WEST, 71.55 FEET) ALONG SAID CENTERLINE;

THENCE NORTH 25°27'26" WEST, 428.06 FEET ALONG SAID CENTERLINE;

THENCE NORTHWESTERLY 134.66 FEET ALONG A 200.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, (SAID CURVE HAVING A LONG CHORD OF NORTH 06°10'07" WEST, 132.13 FEET) ALONG SAID CENTERLINE;

THENCE NORTH 13°07'13" EAST, 147.01 FEET ALONG SAID CENTERLINE TO THE FORMER CENTERLINE OF MAY ROAD;

THENCE NORTH 87°35'54" EAST, 33.70 FEET ALONG SAID CENTERLINE;

THENCE SOUTH 83°59'58" EAST, 644.40 FEET ALONG SAID CENTERLINE;

THENCE NORTH 78°15'27" EAST, 442.10 FEET ALONG SAID CENTERLINE TO THE CENTERLINE OF 165TH STREET;

THENCE NORTHEASTERLY 34.88 FEET ALONG A 1275.94 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, (SAID CURVE HAVING A LONG CHORD OF NORTH 63°31'10" EAST, 34.87 FEET) ALONG SAID CENTERLINE TO THE POINT OF BEGINNING;

CONTAINING 57.623 ACRES, INCLUDING 3.578 ACRES OF FIREFLY ROAD AND 165TH STREET RIGHT-OF-WAY, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL 2024-105

PARCEL 2024-105 IN PARCEL K IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 89 NORTH, RANGE 6 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION;

THENCE SOUTH 01°45'52" EAST, 383.93 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION TO THE FORMER CENTERLINE OF MAY ROAD AND TO THE POINT OF BEGINNING;

THENCE NORTH 87°35'54" EAST, 214.86 FEET ALONG SAID CENTERLINE TO THE CENTERLINE OF THE MAQUOKETA RIVER;

THENCE SOUTH 13°07'13" WEST, 147.01 FEET ALONG SAID CENTERLINE;

THENCE SOUTHEASTERLY 134.66 FEET ALONG A 200.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, (SAID CURVE HAVING A LONG CHORD OF SOUTH 06°10'07" EAST, 132.13 FEET) ALONG SAID CENTERLINE;

THENCE SOUTH 25°27'26" EAST, 428.06 FEET ALONG SAID CENTERLINE;

THENCE SOUTHEASTERLY 71.93 FEET ALONG A 200.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, (SAID CURVE HAVING A LONG CHORD OF SOUTH 15°09'14" EAST, 71.55 FEET) ALONG SAID CENTERLINE;

THENCE SOUTH 04°51'01" EAST, 75.56 FEET ALONG SAID CENTERLINE;

THENCE SOUTHEASTERLY 73.38 FEET ALONG A 100.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, (SAID CURVE HAVING A LONG CHORD OF SOUTH 25°52'21" EAST, 71.75 FEET) ALONG SAID CENTERLINE;

THENCE SOUTH 46°53'40" EAST, 120.29 FEET ALONG SAID CENTERLINE TO THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION AND THE SOUTH LINE OF SAID PARCEL K;

THENCE SOUTH 88°02'55" WEST, 494.43 FEET TO THE WEST LINE OF SAID QUARTER-QUARTER SECTION AND THE CENTERLINE OF 150TH AVENUE;

THENCE NORTH 01°45'52" WEST, 960.43 FEET ALONG SAID WEST LINE AND SAID CENTERLINE TO THE POINT OF BEGINNING;

CONTAINING 6.340 ACRES, INCLUDING 1.228 ACRES OF 150TH AVENUE AND 165TH STREET RIGHT-OF-WAY, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

REFERENCES ARE HEREBY MADE TO A SURVEY AND PLAT MADE BY LYLE G. TEKIPPE, RECORDED DECEMBER 8, 2010, IN BOOK 2010, PAGE 3983; TO A SURVEY AND PLAT MADE BY J. DAVID GIBBS, RECORDED JUNE 12, 1995, IN BOOK 7, PAGE 142; TO A SURVEY AND PLAT MADE BY DAVID P. SCHNEIDER, RECORDED APRIL 11, 2001, IN BOOK 2001, PAGE 1143; TO A SURVEY AND PLAT MADE BY BRAD J. BURGER, RECORDED JANUARY 11, 2012, IN BOOK 2012, PAGE 116; TO A SURVEY AND PLAT MADE BY ROGER R. MOHN, RECORDED MARCH 6, 2017, IN BOOK 2017, PAGE 647; TO AN EASEMENT PLAT AND SURVEY MADE BY J. DAVID GIBBS, RECORDED NOVEMBER 1, 1993, IN BOOK 4, PAGE 125; ALL ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA.

FEHR GRAHAM

ENGINEERING & ENVIRONMENTAL
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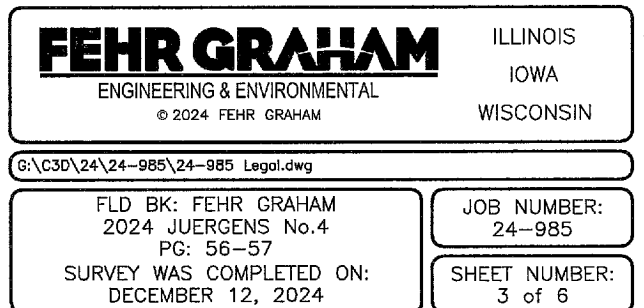
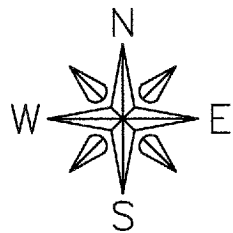
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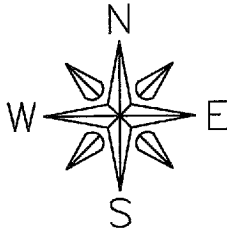
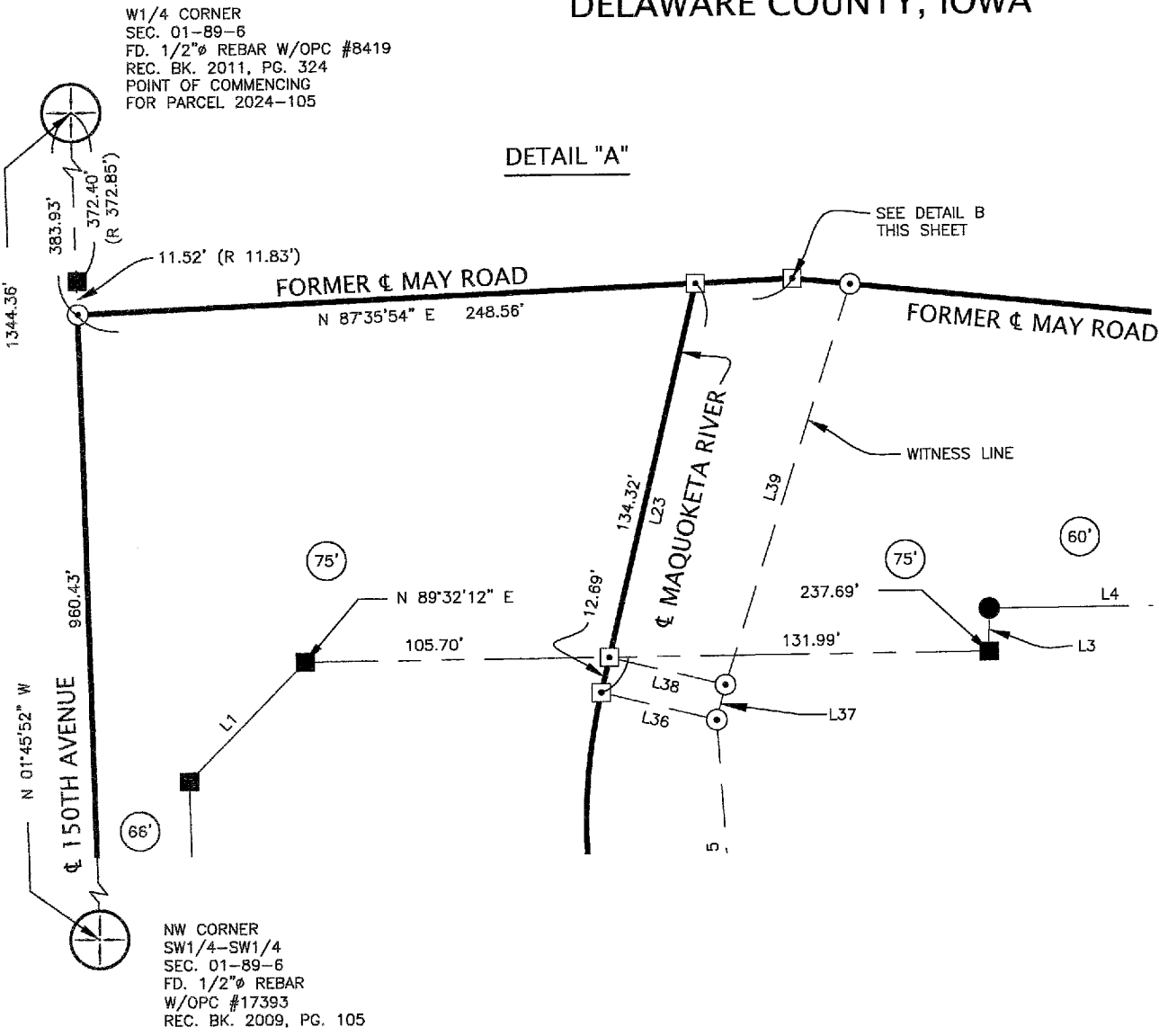
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SURVEY WAS COMPLETED ON:
DECEMBER 12, 2024

JOB NUMBER:
24-985

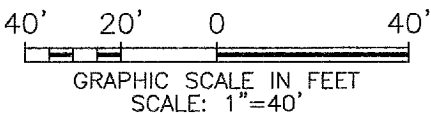
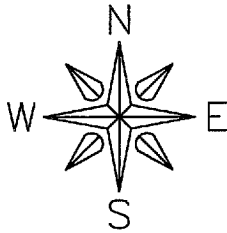
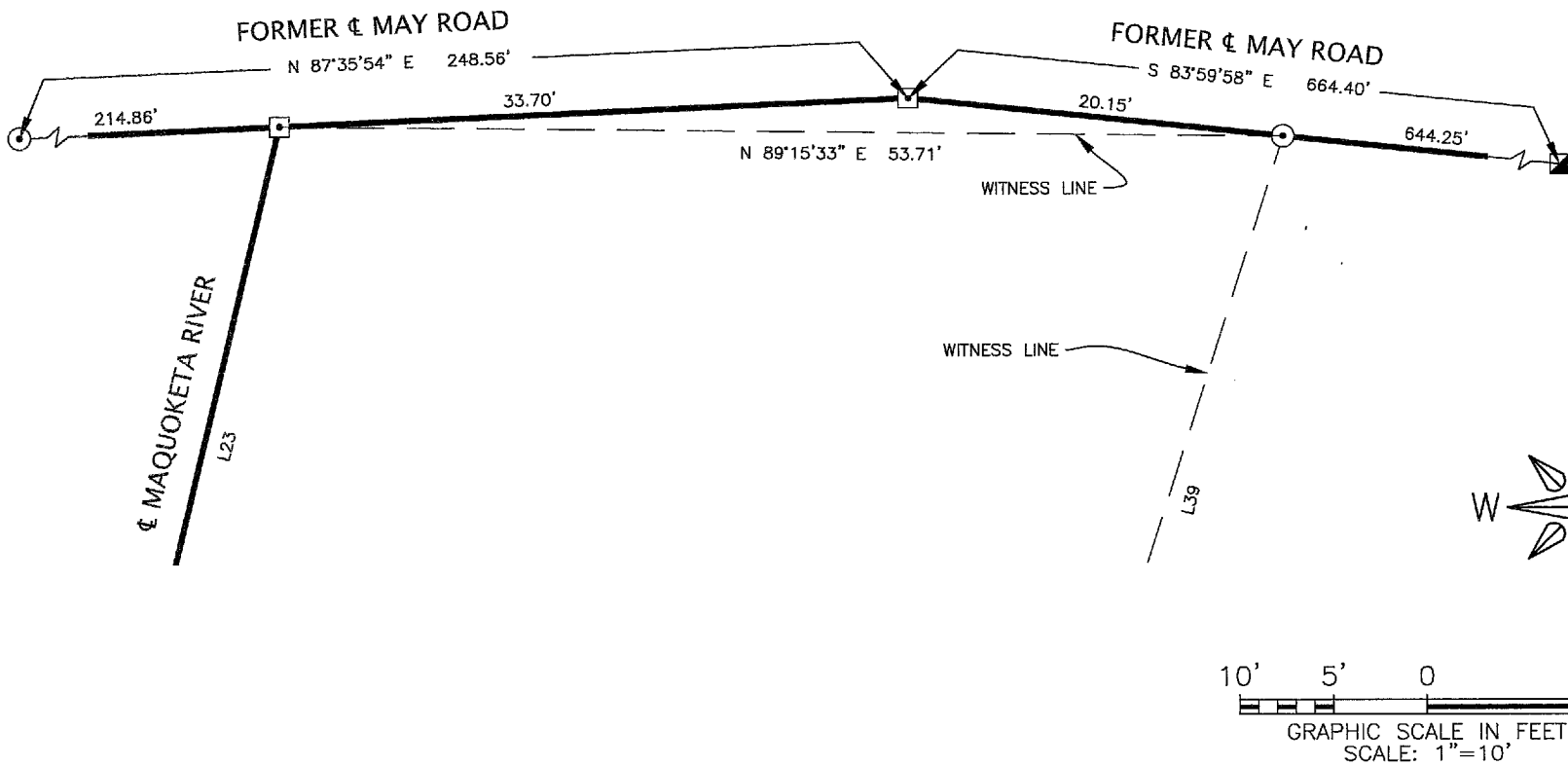
SHEET NUMBER:
2 of 6



PLAT OF SURVEY
PARCEL 2024-103, PARCEL 2024-104, AND PARCEL 2024-105,
IN PARCEL K IN THE SW1/4,
SECTION 1-T89N-R6W,
DELAWARE COUNTY, IOWA

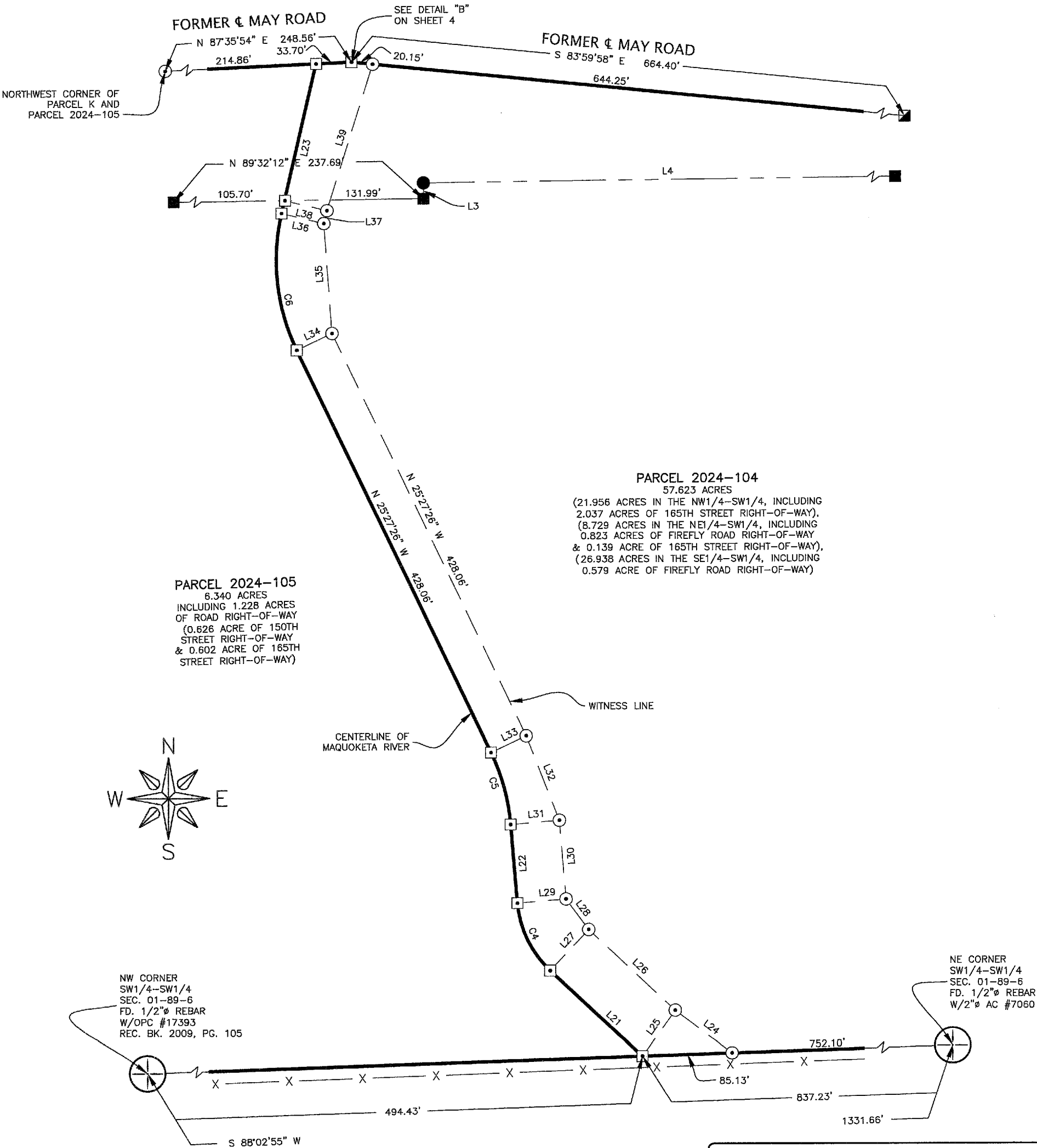


DETAIL "B"



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WISCONSIN	
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FLD BK: FEHR GRAHAM 2024 JUERGENS No.4 PG: 56-57 SURVEY WAS COMPLETED ON: DECEMBER 12, 2024	JOB NUMBER: 24-985
SHEET NUMBER: 4 of 6	

PLAT OF SURVEY
PARCEL 2024-103, PARCEL 2024-104, AND PARCEL 2024-105,
IN PARCEL K IN THE SW1/4,
SECTION 1-T89N-R6W,
DELAWARE COUNTY, IOWA



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100' 50' 0 100'
GRAPHIC SCALE IN FEET
SCALE: 1"=100'

FLD BK: FEHR GRAHAM
2024 JUERGENS No.4
PG: 56-57
SURVEY WAS COMPLETED ON:
DECEMBER 12, 2024

JOB NUMBER:
24-985
SHEET NUMBER:
6 of 6