

Final Plat of:

HELLE HOMESTEAD #2,

a Subdivision in the NW1/4 NW1/4, NE1/4 NW 1/4 and the NW1/4 NE1/4, all in Section 11, T89N, R3W and the NW1/4 NE1/4, all in Section 11, T89N, R3W of the 5th P.M., Delaware County, Iowa

NOTE

THIS SURVEY IS COMPRISED OF: LOT 1 OF HELLE HOMESTEAD, a SUBDIVISION IN THE NW1/4 NW1/4, NE1/4 NW1/4 AND THE NW1/4 NE1/4, ALL IN SECTION 11, T89N, R3W OF THE 5TH P.M. DELAWARE COUNTY, IOWA

INDEX LEGEND

Location: Helle Homestead #2, a Subdivision in the NW1/4 NW1/4, NE1/4 NW 1/4 and the NW1/4 NE1/4, all in Section 11, T89N, R3W of the 5th P.M., Delaware County, Iowa  
Requestor: Russell A. & Dawn K. Helle  
Proprietor of: Lot 1 of Helle Homestead, a Subdivision in the NW1/4 NW1/4, NE1/4 NW 1/4 and the NW1/4 NE1/4, all in Section 11, T89N, R3W of the 5th P.M., Delaware County, Iowa  
Primary Owner: Russell A. & Dawn K. Helle - 3253 172nd St. Dyersville, IA 52040  
Secondary Owner: Kenneth J. & Rita M. Helle (Life Estate) - 3253 172nd St. Dyersville, IA 52040  
Surveyor: Terry L. Koelker  
Company: Buesing & Associates, Inc.  
1212 Locust St., Dubuque, IA 52001  
Return To: Buesing and Associates, 1212 Locust St. Dubuque, IA 52001

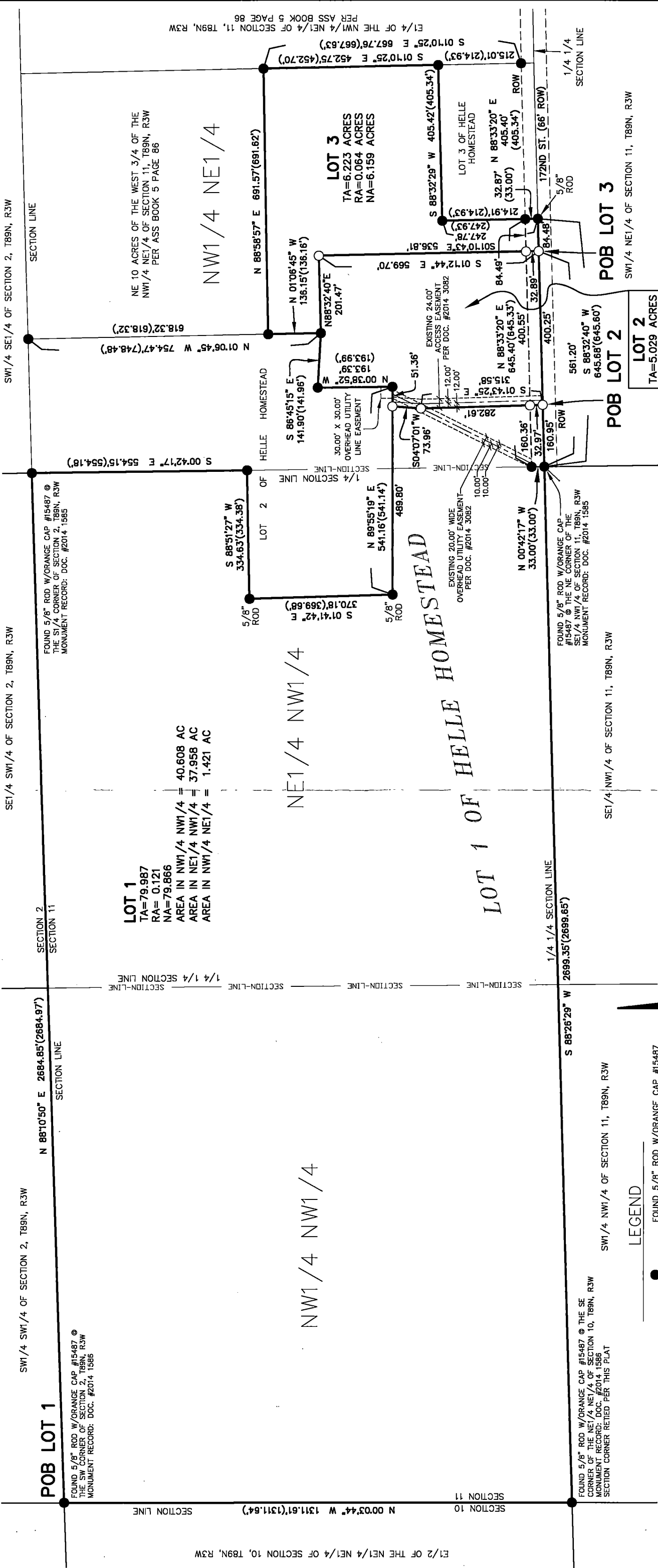
FILED  
Delaware Co. Assessor  
JUN 12 2025

Book 2025 Page 1488  
Document 2025 1488 Type 06 002 Pages 6  
Date 6/12/2025 Time 10:18:19AM  
Rec Amt \$32.00

FILED  
Delaware Co. Auditor  
JUN 12 2025

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

PREPARED BY: TERRY L. KOELKER, BUESING & ASSOCIATES 1212 LOCUST STREET, DUBUQUE, IOWA

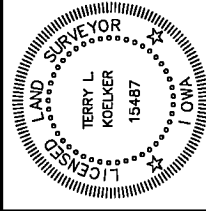


LEGEND

- FOUND 5/8" ROD W/ORANGE CAP #15487
- PLACED 5/8" IRON REROD W/ORANGE PLASTIC CAP MARKED "KOELKER 15487"
- SURVEYED BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY
- EXISTING EASEMENT LINE
- ( ) RECORD DIMENSION
- POB POINT OF BEGINNING
- TA TOTAL AREA
- RA ROW AREA
- NA NET AREA
- ASS AFFIDAVIT OF SURVIVING SPOUSE



- NOTES
1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
  2. TOTAL AREA OF PERIMETER SURVEYED IS 91.239 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* (DATE) 2/27/25  
TERRY L. KOELKER 15487  
LICENSE NUMBER  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

**BUESING & ASSOCIATES INC.**  
LAND SURVEYORS  
1212 LOCUST ST., DUBUQUE, IA  
(563) 586-4389

DRAWN BY: JCH CHECKED BY: TLK  
SURVEY DATE: 2/04/2025 PLOT DATE: 2/18/2025  
DWG. NO. 25011-01 SCALE: 1" = 250'

**Surveyors Certificate**

Delaware, Iowa

I hereby certify that the plat shown on SHEET 1 of 4 hereof, is a true and correct Final Plat of: **HELLE HOMESTEAD #2, a Subdivision in the NW1/4 NW1/4, NE1/4 NW1/4 and the NW1/4 NE1/4, all in Section 11, T89N, R3W of the 5th P.M., Delaware County, Iowa.** This survey is comprised of: Lot 1 of Helle Homestead, a Subdivision in the NW1/4 NW1/4, NE1/4 NW1/4 and the NW1/4 NE1/4, all in Section 11, T89N, R3W of the 5th P.M., Delaware County, Iowa. The perimeter of **Lot 1, Lot 2 & Lot 3** was surveyed by me and is more particularly described as follows:

**Lot 1**

Commencing at the Southwest corner of Section 2, T89N, R3W, said point being the Point of Beginning:

Thence North 88° 10' 50" East (bearing is based from NAD 83, Zone 1401, Iowa North Coordinate System) along the South line of said Section 2, a distance of 2684.85 feet to the S1/4 corner of Section 2, T89N, R3W, also being the most Northerly NW corner of Lot 2 of Helle Homestead;

Thence South 00° 42' 17" East along the most Northerly West line of said Lot 2, a distance of 554.15 feet to a corner;

Thence South 88° 51' 27" West along the most Westerly North line of said Lot 2, a distance of 334.63 feet to a corner;

Thence South 01° 41' 42" East along the most Westerly line of said Lot 2, a distance of 370.18 feet to a corner;

Thence North 89° 55' 19" East along the most Southerly line of said Lot 2, a distance of 489.80 feet to the West line of an Existing 24.00' Access Easement Per Doc. #2014 3082;

Thence South 04° 07' 01" West along the West line of said Easement, a distance of 73.96 feet to a bend;

Thence South 01° 43' 25" East along the West line of said Easement, a distance of 315.58 feet to the North line of the SW1/4 NE1/4 of said Section 11;

Thence South 88° 32' 40" West along the North line of said SW1/4 NE1/4, a distance of 160.95 feet to the NE corner of the SE1/4 NW1/4 of said Section 11;

Thence South 88° 26' 29" West along the North line of said SE1/4 NW1/4 and along the North line of the SW1/4 NW1/4 of said Section 11, a distance of 2699.35 feet to the SE corner of the E1/2 of the NE1/4 NE1/4 of Section 10, T89N, R3W;

Thence North 00° 03' 44" West along the East line of said E1/2 of the NE1/4 NE1/4, a distance of 1311.61 feet to the Point of Beginning.

**Lot 2**

Commencing at the NE corner of the SE1/4 NW1/4 of Section 11, T89N, R3W;

Thence North 88° 32' 40" East along the North line of the SW1/4 NE1/4, Section 11, T89N, R3W, a distance of 160.95 feet to the Point of Beginning, also being the West line of an Existing 24.00' Access Easement Per Doc. #2014 3082;

Thence North 01° 43' 25" West (bearing is based from NAD 83, Zone 1401, Iowa North Coordinate System) along the West line of said Easement, a distance of 315.58 feet to a bend;

Thence North 04° 07' 01" East along the West line of said Easement, a distance of 73.96 feet to the most Southerly line of Lot 2 of Helle Homestead;

Thence North 89° 55' 19" East along the most Southerly line of said Lot 2, a distance of 51.36 feet to a corner;

Thence North 00° 38' 52" West along the most Westerly East line of said Lot 2, a distance of 193.39 feet to a corner;

Thence South 86° 45' 15" East along the most Northerly South line of said Lot 2, a distance of 141.90 feet to the most Northerly SE corner of said Lot 2;

Thence North 88° 32' 40" East a distance of 201.47 feet to a corner;

Thence South 01° 12' 44" East a distance of 569.70 feet to the North line of the SW1/4 NE1/4 of said Section 11;

Thence South 88° 32' 40" West along the North line of the said SW1/4 NE1/4, a distance of 400.25 feet to the Point of Beginning.

Notary Public in and for the State of Iowa

**Lot 3**

Commencing at the NE corner of the SE1/4 NW1/4 of Section 11, T89N, R3W;

Thence North 88° 32' 40" East along the North line of the SW1/4 NE1/4, Section 11, T89N, R3W, a distance of 561.20 feet to the Point of Beginning;

Thence North 01° 12' 44" West (bearing is based from NAD 83, Zone 1401, Iowa North Coordinate System) a distance of 569.70 feet to a corner;

Thence South 88° 32' 40" West a distance of 201.47 feet to the most Northerly SE corner of Lot 2 of Helle Homestead;

Thence North 01° 06' 45" West along the most Easterly line of said Lot 2, a distance of 136.15 feet to the SW corner of the NE 10 acres of the West 3/4 of the NW1/4 NE1/4 of Section 11, T89N, R3W as recorded in Affidavit of Surviving Spouse Book 5 Page 86;

Thence North 88° 58' 57" East along the South line of said NE 10 acres, a distance of 691.57 feet to the West line of the E1/4 of the NW1/4 NE1/4 of Section 11, T89N, R3W as recorded in Affidavit of Surviving Spouse Book 5 Page 86;

Thence South 01° 10' 25" East along the West line of said E1/4 of the NW1/4 NE1/4, a distance of 452.75 feet to the NE corner of Lot 3 of Helle Homestead;

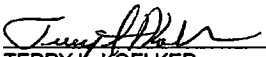
Thence South 88° 32' 29" West along the North line of said Lot 3, a distance of 405.42 feet to the NW corner of said Lot 3;

Thence South 01° 10' 43" East along the West line of said Lot 3, a distance of 247.78 feet to the North line of the SW1/4 NE1/4 of said Section 11;

Thence South 88° 32' 40" West along the North line of the said SW1/4 NE1/4, a distance of 84.48 feet to the Point of Beginning.

Total area of **HELLE HOMESTEAD #2** is 91.239 acres, with the Right-of-Way (ROW) area being 0.488 acres. Total area of **LOT 1** is 79.987 acres, with the ROW area being 0.121 acres. Total area of **LOT 2** is 5.029 acres, with the ROW area being 0.303 acres. Total area of **LOT 3** is 6.223 acres, with the ROW area being 0.064 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

2/27/25  
DATE  
REG. RENEWAL 12/31/25



**Owner's Consent**

Dubuque, Iowa

6-10, 2025

The foregoing Final Plat of: **HELLE HOMESTEAD #2**, a Subdivision in the NW1/4 NW1/4, NE1/4 NW1/4 and the NW1/4 NE1/4, all in Section 11, T89N, 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.

Primary Owner:

  
Russell A. Helle  
  
Dawn K. Helle

State of Iowa )  
County of Dubuque ) ss:

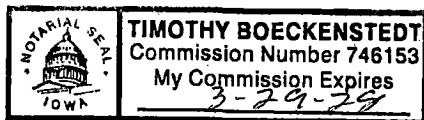
On this 10th day of June, AD 2025, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared Russell A. and Dawn K. Helle, husband & wife, to me personally known, who, being duly sworn did say that said appeared Russell A. and Dawn K. Helle acknowledged the execution of said instrument to be their voluntary act and deed voluntarily executed.



  
Notary Public in and for the State of Iowa

Dubuque IowaOwner's Consent6-10, 2025

The foregoing Final Plat of: **HELLE HOMESTEAD #2**, a Subdivision in the NW1/4 NW1/4, NE1/4 NW1/4 and the NW1/4 NE1/4, all in Section 11, T89N, 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.



**Secondary Owner:**  
Kenneth J & Rita A Helle (Life Estate)

(Deceased)  
Kenneth J. Helle

Rita M. Helle  
Rita M. Helle\*

State of Iowa )

County of Dubuque ) ss:

On this 10th day of June, AD 2025, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared Rita M. Helle\*, to me personally known, who, being duly sworn did say that said appeared Rita M. Helle\* acknowledged the execution of said instrument to be her voluntary act and deed voluntarily executed.

Witness my hand and Notarial Seal on the date above written.

[Signature]  
Notary Public in and for the State of Iowa

\*Signing as: Seller per Real Estate Contract-Installments per BK: 2024 PG: 541  
Grantor per Quit Claim Deed per BK: 2024 PG: 421  
Survivor of Life Estate per BK: 2024 PG: 421

Attorney's Certificate

\_\_\_\_\_, Iowa

\_\_\_\_\_, 2025

TO WHOM IT MAY CONCERN:

This will certify that I have examined the abstract of title of the Lot 1 of Helle Homestead, a Subdivision in the NW1/4 NW1/4, NE1/4 NW1/4 and the NW1/4 NE1/4, all in Section 11, T89N, R3W of the 5th P.M., Delaware County, Iowa covering the period from Government entry to \_\_\_\_\_ certified on that date by \_\_\_\_\_

and find that said abstract shows good and merchantable title to said real estate in \_\_\_\_\_ free and clear of all liens and encumbrances and shows taxes all paid, including taxes for the fiscal year \_\_\_\_\_.

\_\_\_\_\_  
Attorney-at-LawCounty Treasurer's Certificate

Manchester, Iowa

June 12, 2025

I, the undersigned, Jenny Eschen, Treasurer of Delaware County, Iowa do hereby certify that all taxes levied against the Lot 1 of Helle Homestead, a Subdivision in the NW1/4 NW1/4, NE1/4 NW1/4 and the NW1/4 NE1/4, all in Section 11, T89N, R3W of the 5th P.M., Delaware County, Iowa have been paid and said real estate is free from taxes as of this date.

Jenny Eschen  
Treasurer of Delaware County, IA

County Auditor's Certificate

Delaware, Iowa

June 12, 2025

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 Final Plat of: **HELLE HOMESTEAD #2**, a Subdivision in the NW1/4 NW1/4, NE1/4 NW1/4 and the NW1/4 NE1/4, all in Section 11, T89N, R3W of the 5th P.M., Delaware County, Iowa.

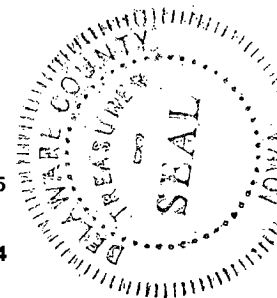
Carla K. Becker  
Carla K. Becker, Delaware County Auditor

STATE OF IOWA )  
 ) ss.  
DELAWARE COUNTY )

On this 12 day of June, A.D., 2025 before me, a Notary Public in and for the State of Iowa, personally appeared Carla K. Becker, to me personally known, and, who being duly sworn, did say that she is the Auditor of Delaware County, Iowa.



Brittany Ries  
Notary Public in and for the State of Iowa



Attorney's Certificate

Dubuque, Iowa

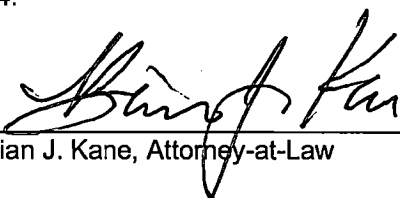
May 29, 2025

TO WHOM IT MAY CONCERN:

This will certify that I have examined the abstract of title of

**The Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4), except the North thirty six (36) feet thereof, and the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Two (2), and the East one-half (E1/2) of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Three (3), except the North thirty six (36) feet thereof, and the East one-half (E1/2) of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section Ten (10), and the West thirty (30) acres of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4), except ten (10) acres in square form in the Northeast corner thereof, and the north one-half (N1/2) of the Northwest Quarter (NW1/4) of Section Eleven (11), all in Township Eighty Nine (89) North, Range Three (3), West of the Fifth P.M., except lots Two (2) and Three (3) of Helle Homestead a subdivision in the NW1/4 NW1/4, NE1/4 NW1/4 and the NW1/4 NE1/4 all in Section 11 T89N R3W of the 5th P.M. Delaware County, Iowa, according to plat recorded in Book 2014, Page 3082, but including Lot One (1) of said Helle Homestead**

covering the period from root of title to May 13, 2025 at 8:00 a.m., certified on that date by Delaware County Abstract Company, Inc., and find that said abstract shows good and merchantable title to said real estate in Russell A. Helle and Dawn K. Helle, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, subject to a Real Estate Contract—Installments filed March 8, 2024 in Book No. 2024, page 541 in the records of the Delaware County Recorder, and, as to a portion of said real estate, subject to a life estate in Rita M. Helle pursuant to quit claim deed filed February 23, 2024 in Book No. 2024, page 421 in the records of the Delaware County Recorder, and subject to agreements, easements and restrictions of record, and shows taxes paid, including taxes for fiscal year 2023-2024.

  
\_\_\_\_\_  
Brian J. Kane, Attorney-at-Law