



Book 2025 Page 1976

Document 2025 1976 Type 06 002 Pages 6
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FILED
Delaware Co. Auditor

FILED
Delaware Co. Assessor

JUL 25 2025

JUL 25 2025

PREPARED BY: TERRY KOELKER

ADDRESS: 1212 LOCUST STREET, DUBUQUE, IOWA 52001

PHONE: (563) 556-4389

INDEX LEGEND

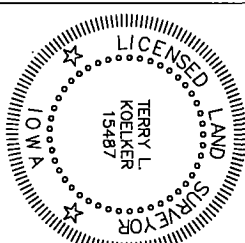
Location: Koelker Place
NE 1/4 of Section 1, 189N, R3W, of the 5th P.M.,
Delaware County, Iowa
Requestor: Charles A. Koelker
Proprietor: Charles A. & Morlee J. Koelker
3366 163rd St., New Vienna, IA 52065
Surveyor: Terry L. Koelker
Company: Buesing & Associates, Inc.
1212 Locust St., Dubuque, IA 52001
Return To: Buesing & Associates, Inc.
1212 Locust St., Dubuque, IA 52001

Final Plat of: KOELKER PLACE, DELAWARE COUNTY, IOWA

NOTE
THIS SURVEY IS COMPRISED OF:
PARCEL "A",
A PART OF THE W 1/2 OF THE NE FR 1/4,
OF SECTION 1, 189N, R3W, OF THE 5TH P.M.,
DELAWARE COUNTY, IOWA.

SURVEYED PERIMETER

TOTAL AREA = 16.826 AC
ROW AREA = 1.042 AC
NET AREA = 15.784 AC



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS
PREPARED AND THE REQUIRED SURVEY WORK WAS PERFORMED BY
ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM
A FULLY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE
OF IOWA. ALL MONUMENTS ARE PLACED OR SHALL BE PLACED
WITHIN ONE YEAR FROM THE DATE THIS PLAT IS RECORDED.
Terry L. Koelker
6/30/25
(DATE)
TERRY L. KOELKER
LICENSE NUMBER: 15487
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
SHEETS COVERED BY THIS SEAL: SHEETS 1, 2, AND 3

LEGEND

- 5/8" REDD (FOUND)
- YELLOW CAP STAMPED "4016"
- NO CAP
- EXISTING PROPERTY LINE
- SURVEYED PROPERTY LINE
- EXISTING RIGHT OF WAY (ROW)
- SURVEYED RIGHT OF WAY (ROW)
- EASEMENT LINE
- RECORD DIMENSION
- 5/8" REDD (PLACED)
- MADE/PAINTED (PLACED)
- POINT OF BEGINNING

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH	DELTA
C1	S74°04.20'E	537.69'	5750.00'	537.89'	52°13.5'
C2	S74°07.59'E	528.52'	5783.00'	528.71'	51°418'

CURVE DATA

SCALE 1" = 120'



LOT 3
TOTAL = 12.439 AC
ROW = 0.696 AC
NET = 11.739 AC

LOT 2
TOTAL = 2.442 AC
ROW = 0.103 AC
NET = 2.339 AC

LOT 1
TOTAL = 1.979 AC
ROW = 0.243 AC
NET = 1.736 AC

SEE DETAIL
SHEET 2

- NOTES
1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
 2. THIS PLAT IS SUBJECT TO EASEMENTS OF RECORD AND NOT OF RECORD.
 3. SEE BOOK 2000, PAGE 107, FOR THE PLAT OF SURVEY OF SAID "PARCEL A".

SOUTH 30 ACRES
SE 1/4 NW FR 1/4
SEC. 1
(EXCEPT PARCELS B, 2016-41 & 2016-42)

PARCEL B
PART OF THE
W 1/2 NE FR 1/4
SEC. 1

POB

FOUND 5/8 REDD W/
YELLOW CAP STAMPED "4016"
AT CENTER
SEC. 1, 189N, R3W
(BK 2011, PG 338)

880.85'

S88°15'55"W 1321.10' (1321.15')

NW 1/4 SE 1/4
SEC. 1

PLACED 5/8 REDD W/
ORANGE CAP STAMPED "15487"
AT NE COR.
OF NW 1/4 SE 1/4
SEC. 1, 189N, R3W

S88°15'55"W 1320.95' (1321.15')

E 1/2 NE FR 1/4 OF SEC. 1
LYING SOUTH OF PRESENT HIGHWAY

FOUND 5/8 REDD W/
YELLOW CAP STAMPED "4016"
AT EAST 1/4
SEC. 1, 189N, R3W
(BK 2011, PG 337)

E 1/2 NE FR 1/4 OF SEC. 1
LYING NORTH OF PRESENT HIGHWAY

SHEET TITLE
FINAL PLAT
KOELKER PLACE,
DELAWARE COUNTY, IOWA

PROJECT
NO. 25133
PREPARED FOR:
CHARLES KOELKER
3366 163RD ST.
NEW VIENNA, IOWA 52065

BUESING
ASSOCIATES INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST., DUBUQUE, IA
(563) 556-4389

DATE
6/30/25
SCALE:
SEE BAR SCALE

REVISIONS

DRAWN BY:
TPL
CHECKED BY:
TLK

1 SHEET
OF 6

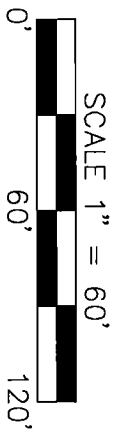
PREPARED BY: TERRY KOELKER

ADDRESS: 1212 LOCUST STREET, DUBUQUE, IOWA 52001

PHONE: (563) 556-4389

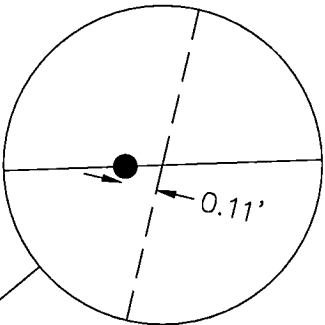
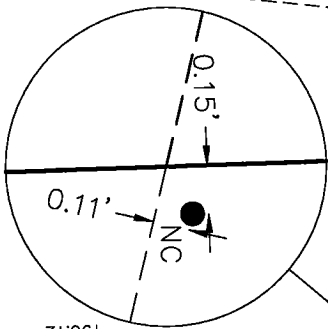
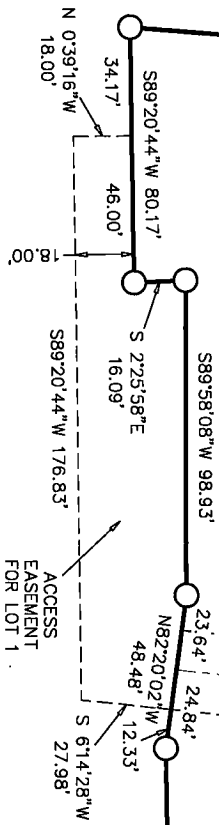
LOT 3
TOTAL = 12.435 AC
ROW = 0.696 AC
NET = 11.739 AC

K O E L K E R
P L A C E



LOT 2
TOTAL = 2.412 AC
ROW = 0.103 AC
NET = 2.309 AC

LOT 1
TOTAL = 1.979 AC
ROW = 0.243 AC
NET = 1.736 AC



S88°15'55"W 1321.10' (1321.15')

PLACED 5/8 REROD W/
ORANGE CAP STAMPED "15487"
AT NE COR.
OF NW1/4, SE1/4

2 of SHEET 6	SHEET TITLE		PROJECT	NO. 25133	BUESING & ASSOCIATES INC. ENGINEERS AND SURVEYORS 1212 LOCUST ST, DUBUQUE, IA (563) 556-4389	DATE	REVISIONS	DRAWN BY:
	FINAL PLAT KOELKER PLACE, DELAWARE COUNTY, IOWA		PREPARED FOR: CHARLES KOELKER 3366 163RD ST. NEW VIENNA, IOWA 52065			6/30/25		TPL
						SCALE:		CHECKED BY:
						SEE BAR SCALE		TLK

Surveyor's Certificate

I hereby certify that the plat shown on sheet 1 of 6 and sheet 2 of 6 hereof, is a true and correct Final Plat of **Koelker Place**, Delaware County, Iowa. This survey is comprised of: Parcel "A", a part of the W 1/2 of the NE Fr1/4, of Section 1, T89N, R3W, of the 5th P.M., Delaware County, Iowa. The perimeter of Koelker Place was surveyed by me and is more particularly described as follows:

Koelker Place

Commencing at the Center of Section 1, T89N, R3W, of the 5th P.M., also being the southeast corner of the South 30 Acres of the SE 1/4 NW Fr1/4 of said Section 1, said point being the Point of Beginning;

Thence N 1°48'49"W, along the east line of said South 30 Acres, a distance of 754.28 feet to the centerline of 163rd St. right of way (ROW);

Thence Southeasterly along the centerline of said 163rd St. ROW, a distance of 537.89 feet along the arc of a 5750.00 foot radius curve to the left, said arc having a chord bearing of S74°04'20"E, and a chord distance of 537.69 feet;

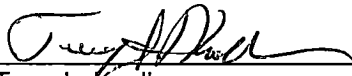
Thence S76°46'12"E, along the centerline of said 163rd St. ROW, a distance of 837.59 feet to the northwest corner of E 1/2 NE Fr1/4 of Section 1 lying south of the present highway;

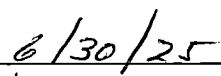
Thence S 1°49'39"E, along the west line of said E 1/2 NE Fr1/4 of Section 1 lying south of the present highway, a distance of 374.85 feet to the northeast corner of the NW 1/4 SE 1/4 of said Section 1;

Thence S88°15'55"W, along the north line of said NW 1/4 SE 1/4 of said Section 1, a distance of 1321.10 feet to the Point of Beginning;

The total area of Koelker Place is 16.826 acres, with 1.042 acres in road ROW, and is subject to easements, reservations, restrictions, and rights-of-way of record and not of record.

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.

BY: 
Terry L. Koelker
Licensed Land Surveyor
License No. 15487

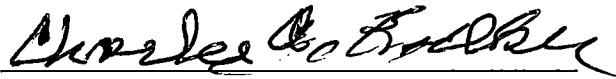

Date
License Renewal Date: 12/31/25

Owner's Consent

Dyersville, Iowa

7-25, 2025

The foregoing Final Plat of: **KOELKER PLACE**, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors of said real estate.



Charles A. Koelker

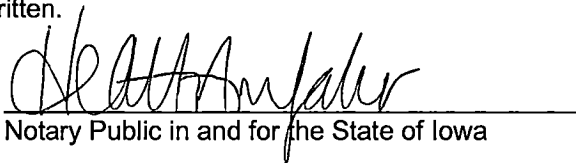


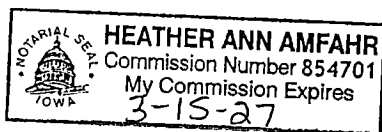
Marilee J. Koelker

State of Iowa)
County of Delaware) ss:

On this 25 day of July, AD 2025, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared Charles A. and Marilee J. Koelker, husband and wife, to me personally known, who, being duly sworn, did say that said Charles A. and Marilee J. Koelker, acknowledge the execution of said instrument to be their voluntary act and deed, voluntarily executed.

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


Notary Public in and for the State of Iowa



07-2025

Sheet 5 of 6

New Vienna, Iowa

City of New Vienna Resolution Approving Final Plat

July 1, 2025

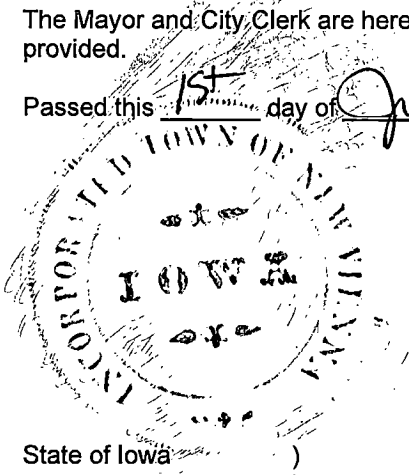
WHEREAS, a plat of **Koelker Place, Delaware County, Iowa**, being within the Two-mile radius of the corporate limits of the city of New Vienna, Dubuque County, Iowa; and NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NEW VIENNA, DUBUQUE COUNTY, IOWA:

Section 1: That the Final Plat of: **Koelker Place, Delaware County, Iowa** be, and the same is hereby acknowledged.

Approved and accepted on the part of the City of New Vienna of Dubuque County, Iowa

The Mayor and City Clerk are hereby directed to certify this approval and affix the same to said Final Plat as by law provided.

Passed this 1st day of July, A.D., 2025



Roger Langel
Mayor of the City of New Vienna, IA

ATTEST:

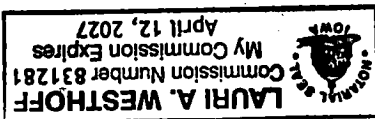
Angie Oberbroeckling
Clerk of the City of New Vienna, IA

State of Iowa)

County of Delaware) ss:

On this 2nd day of July, AD 2025, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared Roger Langel and Angie Oberbroeckling, 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 New Vienna, 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 07-2025 adopted by the City Council on the 1st day of July, 2025, and that Roger Langel and Angie Oberbroeckling acknowledged the execution of the instrument to be their voluntary act and deed of the corporation, by it voluntarily executed.

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



Lauri A. Westhoff
Notary Public in and for the State of Iowa

City Council Approving Final Plat

New Vienna, Iowa

July 1, 2025

The undersigned, Roger Langel, Mayor, and Angie Oberbroeckling, Clerk of the City of New Vienna, Dubuque County, Iowa, do hereby certify that the foregoing Final Plat of **Koelker Place, Delaware County, Iowa**, as appears heretofore has been filed in the Office of the City Clerk of New Vienna, Iowa and that the City Council of the City of New Vienna, Iowa approves said plat.



Roger Langel
Mayor of the City of New Vienna, IA

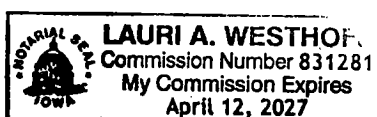
Angie Oberbroeckling
Clerk of the City of New Vienna, IA

State of Iowa)

County of Delaware) ss:

On this 2nd day of July, AD 2025, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared Roger Langel and Angie Oberbroeckling, 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 New Vienna, 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 07-2025 adopted by the City Council on the 1st day of July, 2025, and that Roger Langel and Angie Oberbroeckling acknowledged the execution of the instrument to be their voluntary act and deed of the corporation, by it voluntarily executed.

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



Lauri A. Westhoff
Notary Public in and for the State of Iowa

Attorney's Certificate

Delaware County, Iowa

7-11, 2025

TO WHOM IT MAY CONCERN:

This will certify that I have examined the abstract of title covering Parcel "A", a part of the W 1/2 of the NE Fr1/4, of Section 1, T89N, R3W, of the 5th P.M., Delaware County, Iowa, covering the period from government entry to May 12, 2025 certified on that date by Delaware County Abstract Co and find that said abstract shows good and merchantable title to said real estate in Charles A. Koelker & Marilee J. Koelker free and clear of all liens and encumbrances and shows taxes paid including taxes for the year 2023-2024

Attorney-at-Law

Todd J. Locher

County Treasurer's Certificate

Delaware County, Iowa

7.25, 2025

I, the undersigned, Treasurer of Delaware County, Iowa, do hereby certify that all taxes levied against Parcel "A", a part of the W 1/2 of the NE Fr1/4, of Section 1, 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.

Treasurer of Delaware County, Iowa

County Auditor's Certificate

Delaware County, Iowa

7-25, 2025

The foregoing Final Plat of: **KOELKER PLACE**, was entered of record in the office of the Delaware County Auditor this 25th day of July, 2025.

Delaware County Auditor