

DEC 29 2025

Plat of Survey of:
PARCEL 2025-77,
of part of the SW1/4 of Section 23,
T90N, R5W of the 5th P.M., in
Delaware County, Iowa



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Delaware Co. Assessor

DEC 29 2025

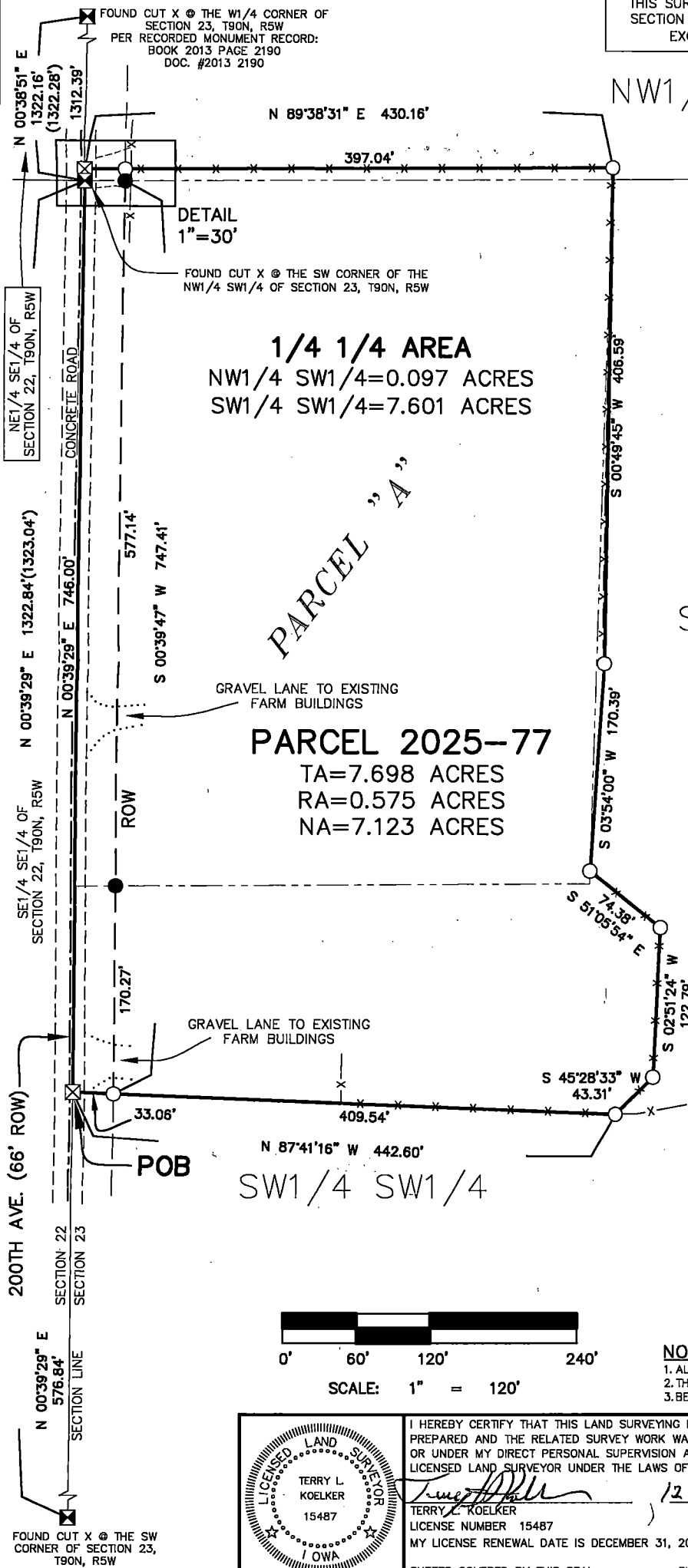
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWAPREPARED BY: TERRY L. KOELKER, BUESING & ASSOCIATES
1212 LOCUST STREET, DUBUQUE, IOWA

NOTE

THIS SURVEY IS COMPRISED OF: PARCEL "A" & PART OF THE SW1/4 OF
SECTION 23, T90N, R5W OF THE 5TH P.M., IN DELAWARE COUNTY, IOWA,
EXCEPT THE NORTH 254' OF THE WEST 600' OF SAID SW1/4

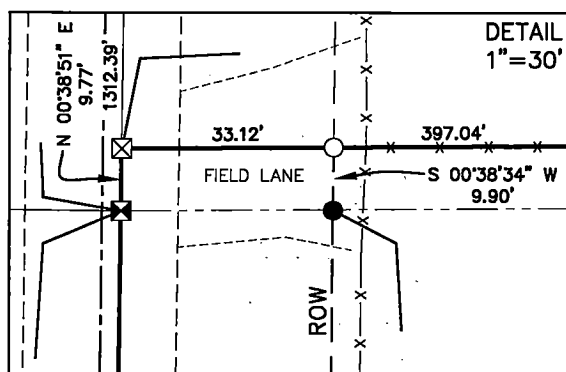
INDEX LEGEND

Location: Parcel 2025-77 of part of the SW1/4 of Section 23, T90N, R5W
Requestor: Gene Tinker
Proprietors: Deed Holder: Gladys M. Tinker - 108 E. Honey Creek Dr., Manchester, IA 52057
Contract Holder: Eugene D. Tinker - 1983 140th St., Manchester, IA 52057
Surveyor: Terry L. Koelker - tlkoelker@buesing.com
Company: Buesing & Associates, Inc.
1212 Locust St., Dubuque, IA 52001 (563) 556-4389
Return To: Buesing and Associates, 1212 Locust St. Dubuque, IA 52001



NW1/4 SW1/4

1/4 1/4 SECTION LINE



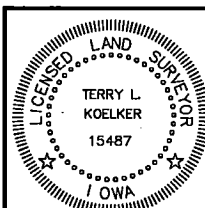
SW1/4 SW1/4

LEGEND

- FOUND 1/2" ROD W/YELLOW CAP #10165 (UNLESS OTHERWISE NOTED)
- ⊠ FOUND CUT X IN CONCRETE ROAD
- ⊠ PLACED CUT X IN CONCRETE ROAD
- PLACED 5/8" IRON REROD W/ORANGE PLASTIC CAP MARKED "KOELKER 15487"
- SUBDIVIDED LINE
- SURVEYED BOUNDARY LINE
- PROPERTY LINE
- ROW RIGHT OF WAY (ROW) LINE
- EXISTING CENTERLINE
- EXISTING EDGE OF CONCRETE ROAD
- EXISTING EDGE OF FIELD LANE
- EXISTING EDGE OF GRAVEL
- EXISTING FENCE
- () RECORD DIMENSION
- POB POINT OF BEGINNING

NOTES

- ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
- THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND NOT OF RECORD.
- 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
LICENSE NUMBER 15487
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

SHEETS COVERED BY THIS SEAL : SHEETS 1 & 2

BUESING
ASSOCIATES INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST., DUBUQUE, IA
(563) 556-4389DRAWN BY: JCH CHECKED BY: TLK
SURVEY DATE: 11/13/2025 PLOT DATE: 11/20/2025
DWG. NO. 25303-01 SCALE: 1" = 120'

SHEET 1 OF 2

Surveyor's Certificate

I, Terry L. Koelker, a Duly Licensed Land Surveyor in the State of Iowa, do hereby certify that the following real estate was surveyed and platted by me or under my direct personal supervision, To Wit:

Comprised of: Parcel "A" & part of the SW1/4 of Section 23, T90N, R5W of the 5th P.M., in Delaware County, Iowa, except the North 254' of the West 600' of said SW1/4.

Parcel 2025-77

Commencing at the Southwest corner of Section 23, T90N, R5W of the 5th P.M., in Delaware County, Iowa;

Thence North 00° 39' 29" East along the West line of said Section 23, a distance of 576.84 feet to the Point of Beginning;

Thence continuing North 00° 39' 29" East (bearing is based from NAD 83, Zone 1401, Iowa North Coordinate System) along the West line of said Section 23, a distance of 746 feet to the SW corner of the NW1/4 SW1/4 of said Section 23;

Thence North 00° 38' 51" East along the West line of said Section 23, a distance of 9.77 feet;

Thence North 89° 38' 31" East a distance of 430.16 feet;

Thence South 00° 49' 45" West a distance of 406.59 feet;

Thence South 03° 54' 00" West a distance of 170.39 feet;

Thence South 51° 05' 54" East a distance of 74.38 feet;

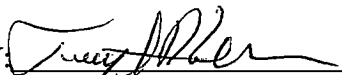
Thence South 02° 51' 24" West a distance of 122.79 feet;

Thence South 45° 28' 33" West a distance of 43.31 feet;

Thence North 87° 41' 16" West a distance of 442.60 feet to the Point of Beginning;

This survey was performed for the purpose of subdividing and platting said real estate henceforth to be known as Plat of Survey of: **PARCEL 2025-77**, of part of the SW1/4 of Section 23, T90N, R5W of the 5th P.M., in Delaware County, Iowa.

Total area of **PARCEL 2025-77** is 7.698 acres, with the ROW area being 0.575 acres. The surveyed Lot area is, more or less, and is 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.

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

12/10/25
 Date

License Renewal Date: 12/31/25