

INDEX LEGEND

LOCATION: PARCEL B AND PART OF THE E1/2 OF NW1/4 OF SECTION 33, T89N, R3W

PROPRIETORS: WESSELS FARMS LLC

REQUESTOR: GARY WESSELS

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

MAR 30 2026

FILED Delaware Co. Auditor

MAR 30 2026



Book 2026 Page 741
Document 2026 741 Type 06 002 Pages 8
Date 3/30/2026 Time 2:53:35PM
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

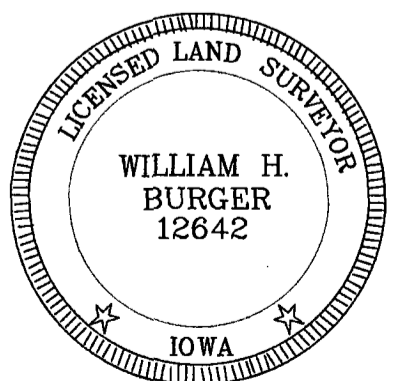
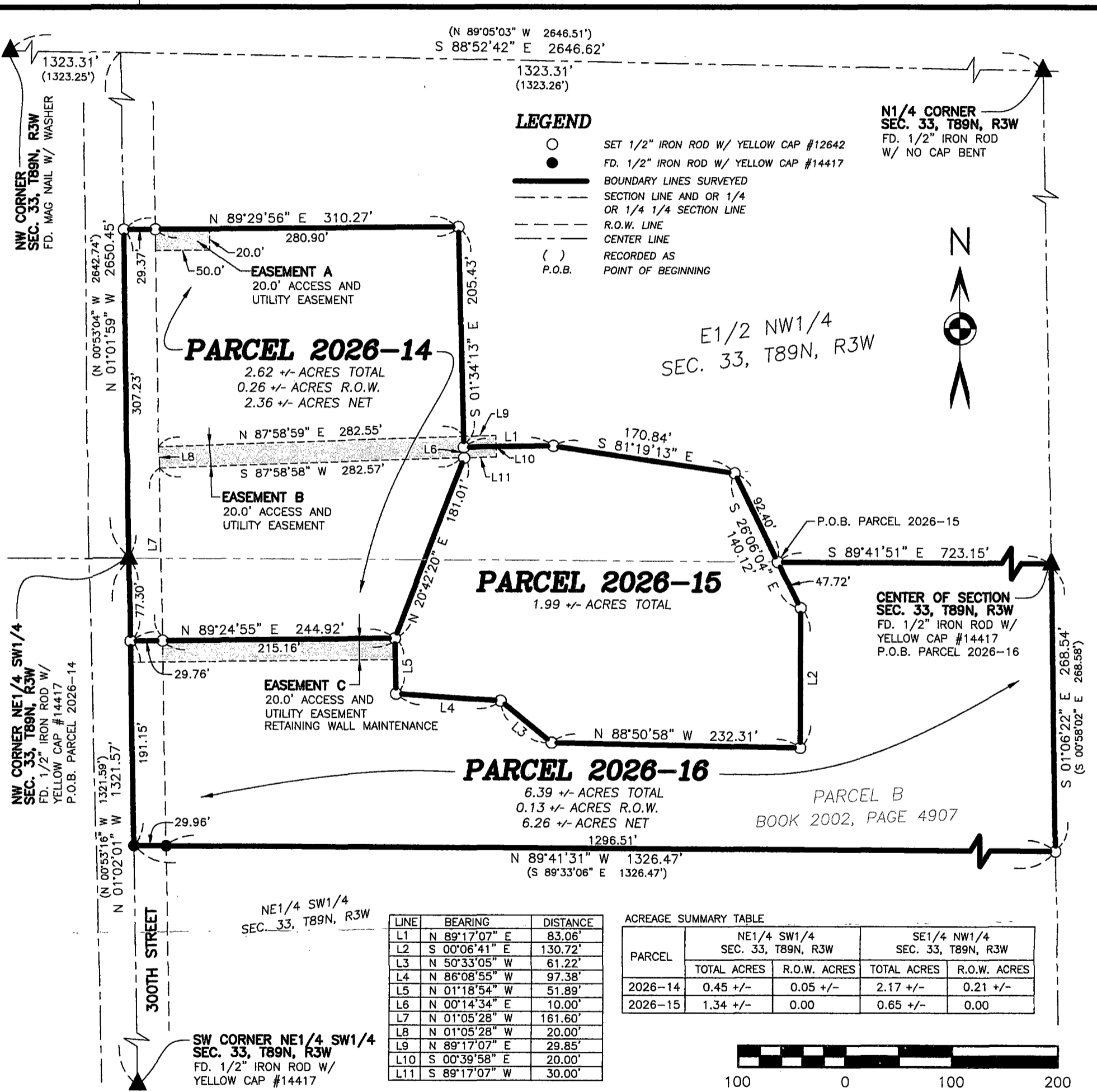
PREPARED BY BILL BURGER 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 (563) 855 2028

PLAT OF SURVEY

PARCEL 2026-14 PART OF THE EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) AND PART OF PARCEL B, ALL IN SECTION THIRTY-THREE (33), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL 2026-15 PART OF THE EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) AND PART OF PARCEL B, ALL IN SECTION THIRTY-THREE (33), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL 2026-16 PART OF PARCEL B IN SECTION THIRTY-THREE (33), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA



DATE OF SURVEY: 2/18/2026 SCALE: 1" = 100' SHEET 1 OF 6

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, 2026

William H. Burger 3/25/26
WILLIAM H. BURGER #12642 DATE

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

LEGAL DESCRIPTION

PARCEL 2026-14 – part of the East Half (E1/2) of the Northwest Quarter (NW1/4) and part of Parcel B, all in Section Thirty-three (33), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 2.62 acres more or less, including 0.26 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:

BEGINNING at the Northwest corner of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Thirty-three (33), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 01°-01'-59" West 307.23 feet along the West line of the East Half (E1/2) of the Northwest Quarter (NW1/4) of said Section Thirty-three (33);

Thence North 89°-29'-56" East 310.27 feet;

Thence South 01°-34'-13" East 205.43 feet;

Thence South 00°-14'-34" West 10.00 feet;

Thence South 20°-42'-20" West 181.01 feet;

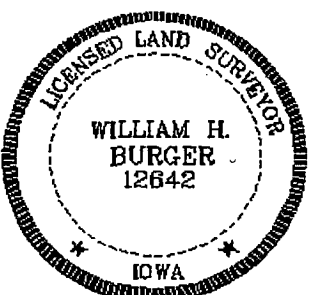
Thence South 89°-24'-55" West 244.92 feet to the West line of Parcel B as recorded in Book 2002, Page 4907 in the Office of the Delaware County Recorder;

Thence North 01°-02'-01" West 77.30 feet along the West line of said Parcel B to the POINT OF BEGINNING, containing a total of 2.62 acres more or less, including 0.26 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 West line of the East Half (E1/2) of the Northwest Quarter (NW1/4) of Section Thirty-three (33), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 01°-01'-59" West.

EASEMENT A – A 20.0' wide Access Easement is hereby created along the North line of Parcel 2026-14 as shown on the attached plat for the benefit of the proprietor of the East Half (E1/2) of the Northwest Quarter (NW1/4).

EASEMENT B – A 20.0' wide Access and Utility Easement is hereby created through and across Parcel 2026-14 as shown on the attached plat for the benefit of the proprietor of the East Half (E1/2) of the Northwest Quarter (NW1/4) of said Section Thirty-Three (33) and Parcel 2026-15.

	<p><u>SURVEYORS CERTIFICATE</u></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, 2026</p> <p><i>William H. Burger</i> 3/25/26 William H. Burger Date Reg. No. 12642</p> <p>Sheet No. <u>2</u> covered by this seal</p>
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LEGAL DESCRIPTION

PARCEL 2026-15 – part of the East Half (E1/2) of the Northwest Quarter (NW1/4) and part of Parcel B, all in Section Thirty-three (33), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 1.99 acres more or less, **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 Center of Section Thirty-three (33), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 89°-41'-51" West 723.15 feet along the South line of the East Half (E1/2) of the Northwest Quarter (NW1/4) of said Section Thirty-three (33) to the **POINT OF BEGINNING**;

Thence South 26°-06'-04" East 47.72 feet;

Thence South 00°-06'-41" East 130.72 feet;

Thence North 88°-50'-58" West 232.31 feet;

Thence North 50°-33'-05" West 61.22 feet;

Thence North 86°-08'-55" West 97.38 feet;

Thence North 01°-18'-54" West 51.89 feet;

Thence North 20°-42'-20" East 181.01 feet;

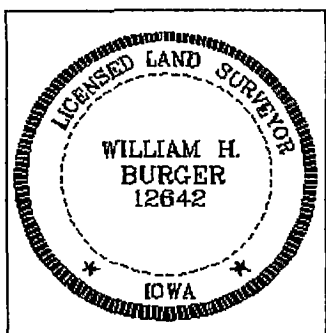
Thence North 00°-14'-34" East 10.00 feet;

Thence North 89°-17'-07" East 83.06 feet;

Thence South 81°-19'-13" East 170.84 feet;

Thence South 26°-06'-04" East 92.40 feet to the **POINT OF BEGINNING**, containing a total of 1.99 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**.

The South line of the East Half (E1/2) of the Northwest Quarter (NW1/4) of Section Thirty-three (33), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89°-41'-51" West.

	<p><u>SURVEYORS CERTIFICATE</u></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, 2026</p> <p><i>William H. Burger</i> 3/25/26 William H. Burger Date Reg. No. 12642</p> <p>Sheet No. <u>3</u> covered by this seal</p>
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LEGAL DESCRIPTION

PARCEL 2026-16 – part of Parcel B, Section Thirty-three (33), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 6.39 acres more or less including 0.13 acres 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:

BEGINNING at the Center of Section Thirty-three (33), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 01°-06'-22" East 268.54 feet along the East line of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of said Section Thirty-Three (33) also being the East line of Parcel B as recorded in the Office of the Delaware County Recorder Book 2002, Page 4907 to the Northeast corner of Parcel A of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of said Section Thirty-Three (33), also recorded in the Office of the Delaware County Recorder Book 2002, Page 4907;

Thence North 89°-41'-31" West 1326.47 feet along the North line of Parcel A to the Northwest corner of said Parcel A, said point also being on the West line of said Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4);

Thence North 01°-02'-01" West 191.15 feet along the West line of said Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4);

Thence North 89°-24'-55" East 244.92 feet;

Thence South 01°-18'-54" East 51.89 feet;

Thence South 86°-08'-55" East 97.38 feet;

Thence South 50°-33'-05" East 61.22 feet;

Thence South 88°-50'-58" East 232.31 feet;

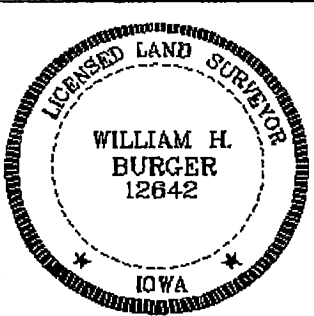
Thence North 00°-06'-41" West 130.72 feet;

Thence North 26°-06'-04" West 47.72 to the North line of said Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of said Section Thirty-Three (33);

Thence South 89°-41'-51" East 723.15 feet along the North line of said Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) to the **POINT OF BEGINNING**, containing a total of 6.39 acres more or less including 0.13 acres of public road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record.**

The North line of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4); of Section Thirty-three (33), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89°-41'-51" West.

EASEMENT C – A 20.0' wide Access and Utility Easement is hereby created through and across Parcel 2026-16 as shown on the attached plat for the benefit of the proprietor of Parcel 2026-15.

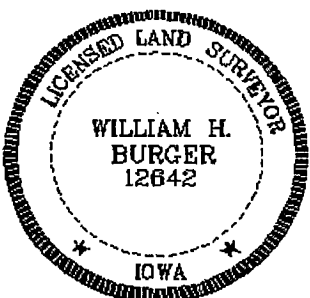
	<p><u>SURVEYORS CERTIFICATE</u></p> <p>I hereby certify that this land survey document was prepared and related survey work was performed by me or under my direct personal supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa;</p> <p>My license renewal date is December 31, 2026</p> <p><i>William H. Burger</i> 3/25/24 William H. Burger Date Reg. No. 12642 Sheet No. 4 covered by this seal</p>
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LEGAL DESCRIPTION

EASEMENT A – A 20.0' wide Access Easement is hereby created along the North line of Parcel 2026-14 as shown on the attached plat for the benefit of the proprietor of the East Half (E1/2) of the Northwest Quarter (NW1/4).

EASEMENT B – A 20.0' wide Access and Utility Easement is hereby created through and across Parcel 2026-14 as shown on the attached plat for the benefit of the proprietor of the East Half (E1/2) of the Northwest Quarter (NW1/4) of said Section Thirty-Three (33) and Parcel 2026-15.

EASEMENT C – A 20.0' wide Access and Utility Easement is hereby created through and across Parcel 2026-16 as shown on the attached plat for the benefit of the proprietor of the East Half (E1/2) of the Northwest Quarter (NW1/4) of said Section Thirty-Three (33) and Parcel 2026-15.

 <p>The seal is circular with a double-line border. The outer ring contains the text "LICENSED LAND SURVEYOR" at the top and "IOWA" at the bottom, separated by two stars. The center of the seal contains the name "WILLIAM H. BURGER" and the license number "12642".</p>	<p><u>SURVEYORS CERTIFICATE</u></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, 2026</p> <p><i>William H. Burger</i> 3/25/26 Date</p> <p>William H. Burger Reg. No. 12642 Sheet No. 5 covered by this seal</p>
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RESOLUTION NO. 21-26

RESOLUTION APPROVING PLAT OF SURVEY OF PARCEL 2026-14 PART OF THE EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) AND PART OF PARCEL B, ALL IN SECTION THIRTY-THREE (33), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA. PARCEL 2026-15 PART OF THE EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) AND PART OF PARCEL B, ALL IN SECTION THIRTY-THREE (33), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA. PARCEL 2026-16 PART OF PARCEL B, ALL IN SECTION THIRTY-THREE (33), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA.

WHEREAS, there has been filed with the City Clerk, Plat of Survey of **Parcel 2026-14** Part of the East Half (E1/2) of the Northwest Quarter (NW1/4) and Part of Parcel B, all in Section Thirty-Three (33), Township Eighty-Nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa. **Parcel 2026-15** Part of the East Half (E1/2) of the Northwest Quarter (NW1/4) and Part of Parcel B, all in Section Thirty-Three (33), Township Eighty-Nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa. **Parcel 2026-16** Part of Parcel B, all in Section Thirty-Three (33), Township Eighty-Nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa; and

WHEREAS, said plat has been examined by the City Planning and Zoning Commission and approved by said body, and;

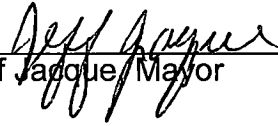
WHEREAS, said plat has been found by the City Council to conform to the statutes and ordinances relating thereto; and

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

SECTION 1: That Plat of Survey of **Parcel 2026-14** Part of the East Half (E1/2) of the Northwest Quarter (NW1/4) and Part of Parcel B, all in Section Thirty-Three (33), Township Eighty-Nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa. **Parcel 2026-15** Part of the East Half (E1/2) of the Northwest Quarter (NW1/4) and Part of Parcel B, all in Section Thirty-Three (33), Township Eighty-Nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa. **Parcel 2026-16** Part of Parcel B, all in Section Thirty-Three (33), Township Eighty-Nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, 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 16th Day of March, 2026.



Jeff Jacque, Mayor

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

