

INDEX LEGEND

LOCATION: PART OF THE SW1/4 NW1/5 OF SEC. 35, T89N, R3W
PART OF THE SE1/4 NE1/4 OF SEC. 34 T89N, R3W

PROPRIETORS: WESSELS FARM 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. Auditor
MAY 04 2026

FILED
Delaware Co. Assessor
MAY 04 2026

Book 2026 Page 1109
Document 2026 1109 Type 06 002 Pages 8
Date 5/04/2026 Time 3:40:54PM
Rec Amt \$42.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARED BY BILL BURGER

510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078

(563) 855 2028

PARCEL 2026-28 PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-FIVE (35), AND PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-FOUR (34), ALL IN TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

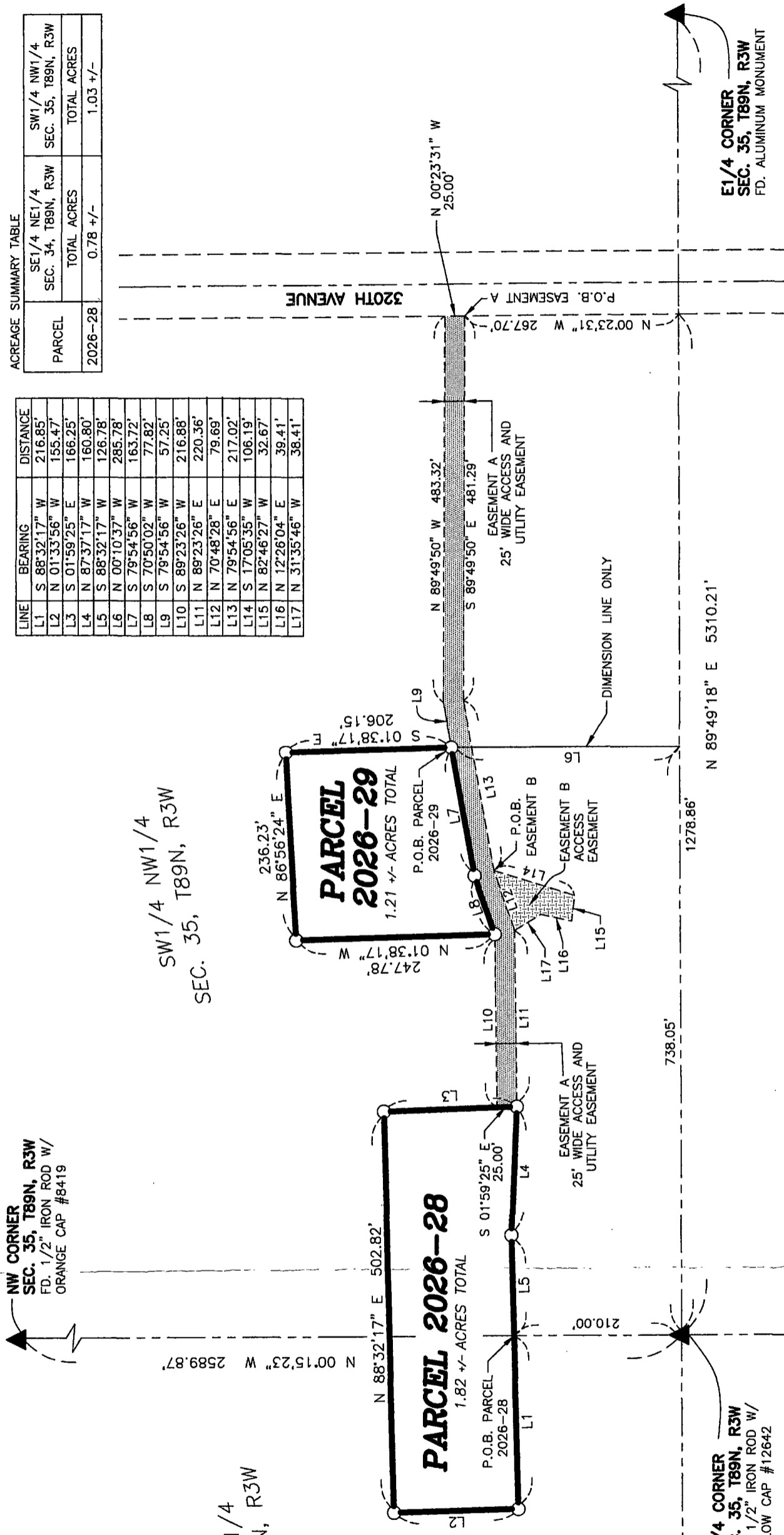
PARCEL 2026-29 PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PLAT OF SURVEY

ACREAGE SUMMARY TABLE

PARCEL	SE1/4 NE1/4 SEC. 34, T89N, R3W	SW1/4 NW1/4 SEC. 35, T89N, R3W	TOTAL ACRES
2026-28	0.78 +/-	1.03 +/-	1.82 +/-

LINE	BEARING	DISTANCE
L1	S 88°32'17" W	216.85'
L2	N 01°33'56" W	155.47'
L3	S 01°59'25" E	166.25'
L4	N 87°37'17" W	160.80'
L5	S 88°32'17" W	126.78'
L6	N 00°10'37" W	285.78'
L7	S 79°54'56" W	163.72'
L8	S 70°50'02" W	77.82'
L9	S 79°54'56" W	57.25'
L10	S 89°23'26" W	216.88'
L11	N 89°23'26" E	220.36'
L12	N 70°48'28" E	79.69'
L13	N 79°54'56" E	217.02'
L14	S 17°05'35" W	106.19'
L15	N 82°46'27" W	32.67'
L16	N 12°26'04" E	39.41'
L17	N 31°35'46" W	38.41'



LEGEND

- SET 1/2" IRON ROD W/ YELLOW CAP #12642
- BOUNDARY LINES SURVEYED
- SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE
- - - R.O.W. LINE
- () RECORDED AS POINT OF BEGINNING
- P.O.B.



DATE OF SURVEY: 2/28/2026 REVISED: 4/16/2026 SCALE: 1" = 150' 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 #42642 DATE 4/16/26

WILLIAM H. BURGER #42642

WILLIAM H. BURGER
12642
IOWA

NO. OF SHEETS COVERED BY THIS SEAL: 1

LEGAL DESCRIPTION

PARCEL 2026-28 – part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-five (35) and part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Thirty-four (34), all in Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 1.82 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 West Quarter (W1/4) corner of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 00°-15'-23" West 210.00 feet along the West line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of said Section Thirty-five (35) to the **POINT OF BEGINNING**;

Thence South 88°-32'-17" West 216.85 feet;

Thence North 01°-33'-56" West 155.47 feet;

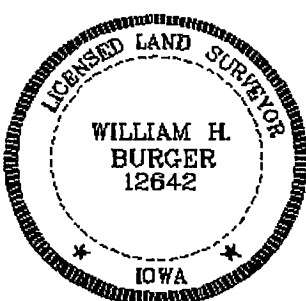
Thence North 88°-32'-17" East 502.82 feet;

Thence South 01°-59'-25" East 166.25 feet;

Thence North 87°-37'-17" West 160.80 feet;

Thence South 88°-32'-17" West 126.78 feet to the **POINT OF BEGINNING**, containing a total of 1.82 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**.

The West line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 00°-15'-23" 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> 4/16/26 William H. Burger Date Reg. No. 12642</p> <p>Sheet No. <u>2</u> covered by this seal</p>
---	---

LEGAL DESCRIPTION

PARCEL 2026-29 – part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 1.21 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 West Quarter (W1/4) corner of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 89°-49'-18" East 738.05 feet along the South line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of said Section Thirty-five (35);

Thence North 00°-10'-37" West 285.78 feet to the **POINT OF BEGINNING**;

Thence South 79°-54'-56" West 163.72 feet;

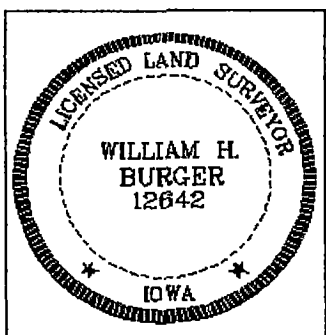
Thence South 70°-50'-02" West 77.82 feet;

Thence North 01°-38'-17" West 247.78 feet;

Thence North 86°-56'-24" East 236.23 feet;

Thence South 01°-38'-17" East 206.15 feet to the **POINT OF BEGINNING**, containing a total of 1.21 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**.

The South line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89°-49'-18" East.

	<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> 4/16/26 William H. Burger Date Reg. No. 12642 Sheet No. 3445 covered by this seal</p>
---	---

EASEMENT A – A 25.0' wide Access and Utility Easement is hereby created through and across the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa as shown on the attached plat for the benefit of the proprietor of Parcel 2026-28 And Parcel 2026-29. Said easement being described by metes and bounds as follows:

COMMENCING at the West Quarter (W1/4) corner of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 89°-49'-18" East 1278.86 feet along the South line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of said Section Thirty-five (35) to the West right of way line of 320th Avenue;

Thence North 00°-23'-31" West 267.70 feet along said West right of way line to the **POINT OF BEGINNING**;

Thence continuing along said West right of way line North 00°-23'-31" West 25.00 feet;

Thence North 89°-49'-50" West 483.32 feet;

Thence South 79°-54'-56" West 57.25 feet to the Southeasterly corner of Parcel 2026-29;

Thence South 79°-54'-56" West 163.72 feet along a Southerly line and to a Southerly corner of said Parcel 2026-29;

Thence South 70°-50'-02" West 77.82 feet along a Southerly line and to the Southwesterly corner of said Parcel 2026-29;

Thence South 89°-23'-26" West 216.88 feet to the Easterly line of Parcel 2026-28;

Thence South 01°-59'-25" East 25.00 feet along the Easterly line and to the Southeasterly corner of said Parcel 2026-28;

Thence North 89°-23'-26" East 220.36 feet;

Thence North 70°-48'-28" East 79.69 feet;

Thence North 79°-54'-56" East 217.02 feet;

Thence South 89°-49'-50" East 481.29 feet to the **POINT OF BEGINNING**.

The South line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89°-49'-18" East.

EASEMENT B – An Access Easement is hereby created through and across the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa as shown on the attached plat. Said easement being described by metes and bounds as follows:

COMMENCING at the West Quarter (W1/4) corner of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 89°-49'-18" East 1278.86 feet along the South line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of said Section Thirty-five (35) to the West right of way line of 320th Avenue;

Thence North 00°-23'-31" West 267.70 feet along said West right of way line;

Thence North 89°-49'-50" West 481.29 feet;

Thence South 79°-54'-56" West 217.02 feet to the **POINT OF BEGINNING**;

Thence South 17°-05'-35" West 106.19 feet;

Thence North 82°-46'-27" West 32.67 feet;

Thence North 12°-26'-04" East 39.41 feet;

Thence North 31°-35'-46" West 38.41 feet;

Thence North 70°-48'-28" East 79.76 feet to the **POINT OF BEGINNING**

The South line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89°-49'-18" East.

RESOLUTION NO. 33-26

RESOLUTION APPROVING PLAT OF SURVEY OF PARCEL 2026-28 PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-FIVE (35), AND PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-FOUR (34), ALL IN TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA. PARCEL 2026-29 PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION THIRTY-FIVE (35), 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 2026-28** Part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-five (35), and Part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Thirty-four (34), all in Township Eighty-Nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa. **Parcel 2026-29** Part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-five (35), 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;

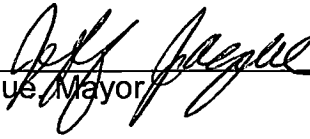
WHEREAS, said plat has been found by the City Council to conform to the statutes and ordinances relating thereto; and

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

SECTION 1: That Plat of Survey of **Parcel 2026-28** Part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-five (35), and Part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Thirty-four (34), all in Township Eighty-Nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa. **Parcel 2026-29** Part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-five (35), 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 20th Day of April, 2026.



Jeff Jacque, Mayor

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

