2 1 2 Reveller

FILED
Date 1-5-2000
County Assessor

JAN 5 2000

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

BOOK 200 PAGE 107
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
26.00

DELAWARE COUNTY IOWA
FILED
2000 JA -5 AM 11:04
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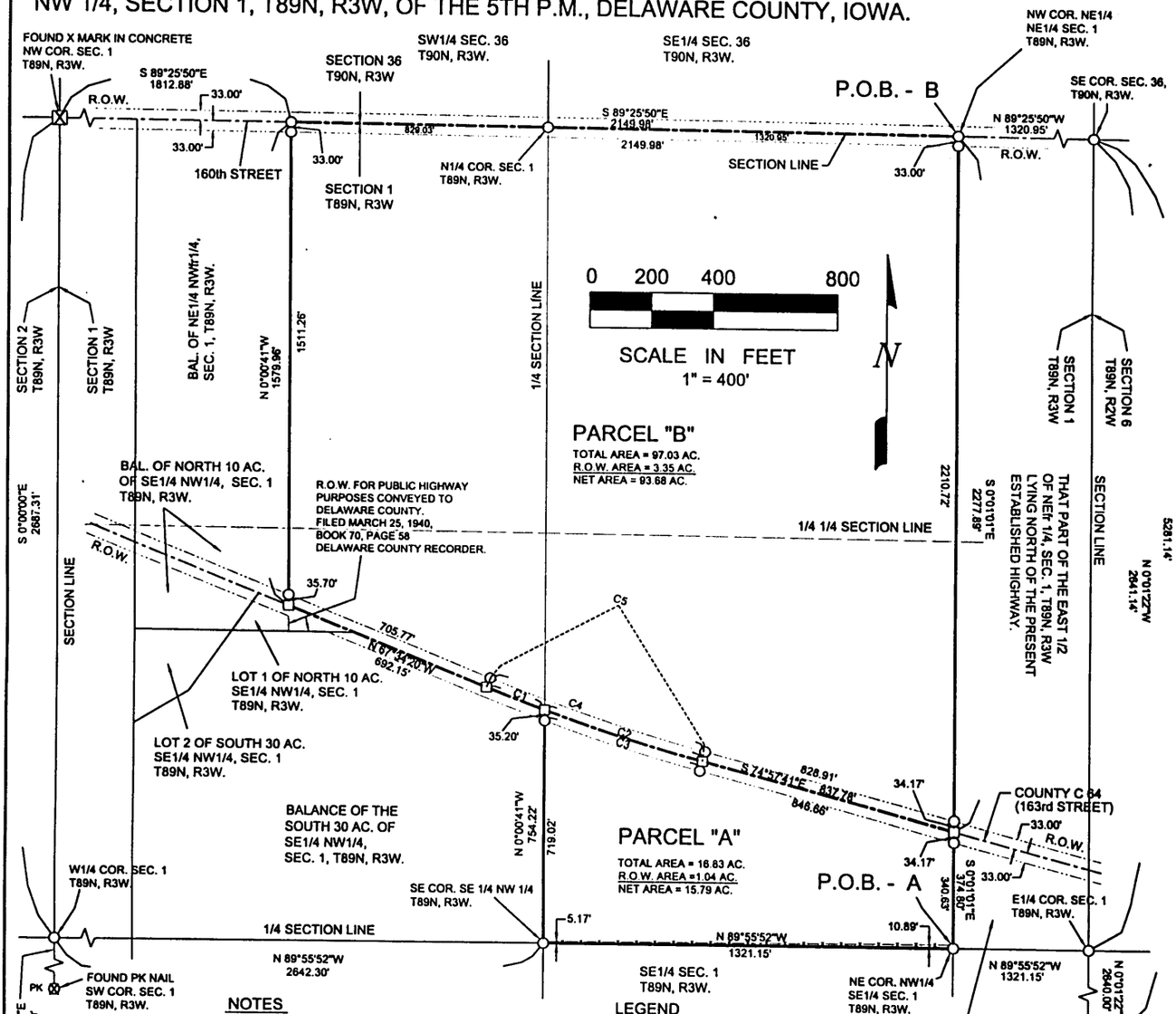
PREPARED BY: BUESING & ASSOCIATES ADDRESS: 1212 LOCUST STREET, DUBUQUE, IOWA PHONE: (319) 556-4389

SURVEY PLAT OF PARCEL "A",

A PART OF THE WEST 1/2 OF THE NEfr 1/4, SECTION 1, T89N, R3W, OF THE 5TH P.M., DELAWARE COUNTY, IOWA

AND PARCEL "B",

A PART OF THE WEST 1/2 OF THE NEfr 1/4 AND THAT PART OF THE EAST 49 RODS, 9 FEET, 11 INCHES OF THE NORTH 50 ACRES OF THE EAST 1/2 OF THE NWfr 1/4 LYING NORTH OF THE PRESENT ESTABLISHED HIGHWAY, AND LOT 1 OF THE SOUTH 30 ACRES OF THE SE 1/4 OF THE NW 1/4, SECTION 1, T89N, R3W, OF THE 5TH P.M., DELAWARE COUNTY, IOWA.



NOTES

(1) ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
(2) PROPRIETORS : CHARLES A. & MARILEE J. KOELKER.
(3) DATE OF FIELD SURVEY: NOV. 13, 1999.
(4) TOTAL SURVEYED AREA = 113.86 AC.
AREA IN NE1/4 NW1/4 = 25.25 AC.
AREA IN NW1/4 NE1/4 = 40.17 AC.
AREA IN SW1/4 NE1/4 = 40.45 AC.
AREA IN SE1/4 NW1/4 = 7.99 AC.
(5) WARRANTY DEED DATED AUG. 17, 1920 AND LAND CONTRACT DATED OCT. 14, 1982 DENOTES THE LEGAL DESCRIPTION: "THE EAST 49 RODS, 9 FEET, 11 INCHES OF THE NORTH 50 ACRES OF THE EAST 1/2 OF THE NWfr 1/4" - AS "THE EAST 31 AND 1/2 ACRES OF THE NORTH 50 ACRES, OF THE EAST FRACTIONAL ONE-HALF, OF THE NORTH-WEST QUARTER".

LEGEND

- X MARK IN CONCRETE (FOUND)
- 5/8" IRON ROD W/YELLOW CAP RLS# 4016 (PLACED)
- PK PK NAIL (FOUND)
- PK NAIL (PLACED)
- RECORDED PROPERTY LINE
- SURVEYED PROP. LINE
- CENTER LINE
- R.O.W. (RIGHT OF WAY) LINE
- EXISTING FENCE LINE
- ( ) RECORDED DIMENSION
- P.O.B. POINT OF BEGINNING
- STANDARD CONCRETE MONUMENT (SCM) (FOUND)

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
C1	2°01'33"	5750.00	203.30	101.66	203.29	N 68°35'15" W
C2	5°21'32"	5750.00	537.80	269.09	537.60	S 72°16'47" E
C3	5°14'14"	5783.00	528.61	264.49	528.42	N 72°20'26" W
C4	7°23'05"	5717.00	736.85	368.93	736.34	N 71°16'01" W
C5	7°23'05"	5750.00	741.10	371.06	740.59	N 71°16'01" W

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED 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 AND THAT ALL MONUMENTS WERE PLACED.

JOHN L. WHITE
20 Dec 1999 (DATE)
LICENSE NUMBER 4016
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2000

LAND SURVEYOR JOHN L. WHITE 4016 IOWA

DWG. #99246-01

SHEET TITLE	PROJECT	NO. 99246
SURVEY PLAT OF PARCELS "A" AND "B"	PREPARED FOR: CHARLES KOELKER 3366 163rd STREET NEW VIENNA, IOWA 52065	

BUESING & ASSOCIATES
CONSULTING ENGINEERS
1212 LOCUST STREET
DUBUQUE, IOWA 52001
(319) 556-4389

DATE	REVISIONS	DRAWN BY:
DEC. 20, 1999		TLK
SCALE		CHECKED BY:
1" = 400'		JLW

SHEET 1 OF 5

PLOT DATE: 12-20-99

BOOK 2000 PAGE 107

Surveyor's Certificate

Dubuque, Iowa 20 Dec, 1999

I hereby certify that the plat shown on sheet 1 of 5 hereof, is a true and correct **SURVEY PLAT OF PARCEL "A", A PART OF THE WEST ½ OF THE NEfr ¼ SECTION 1, T89N, R3W, OF THE 5TH P.M., DELAWARE COUNTY, IOWA AND PARCEL "B", A PART OF THE WEST ½ OF THE NEfr ¼ AND THAT PART OF THE EAST 49 RODS, 9 FEET, 11 INCHES OF THE NORTH 50 ACRES OF THE EAST ½ OF THE NWfr ¼ LYING NORTH OF THE PRESENT ESTABLISHED HIGHWAY, AND LOT 1 OF THE SOUTH 30 ACRES OF THE SE ¼ OF THE NW ¼, SECTION 1, T89N, R3W, OF THE 5TH P.M., DELAWARE COUNTY, IOWA**, according to the recorded plats thereof, subject to easements of record and not of record. The perimeter of **PARCEL "A"** was surveyed by me and is more particularly described as follows:

Commencing at the Southeast Corner of Section 1, T89N, R3W of the 5th P.M.;

Thence North 0 Degrees 01'-22" West (this is an assumed bearing for the purposes of this survey only), along the East line of said Section 1, a distance of 2640.00 feet to the East ¼ corner of said Section 1;

Thence North 89 Degrees 55'-52" West, along the East-West ¼ Section Line, a distance of 1321.15 feet to the Northeast corner of the NW ¼ SE ¼ of said Section 1 to the Point of Beginning A;

Thence North 89 Degrees 55'-52" West, along said East-West ¼ Section Line, a distance of 1321.15 feet to the Southeast corner of the SE ¼ NW ¼ Section 1, T89N, R3W ;

Thence North 0 Degrees 00'-41" West, along the East line of said SE ¼ NW ¼, a distance of 754.22 feet to the R.O.W (Right of Way) centerline of County Highway C64;

Thence Southeasterly along the centerline of said R.O.W. a distance of 537.80 feet along the arc of a 5750.00 foot radius curve to the left, of which the Chord distance is 537.60 feet and Chord Bearing is South 72 Degrees 16'-47" East;

Thence South 74 Degrees 57'-41" East, along the centerline of said R.O.W., a distance of 837.78 feet to the West line of the East ½ of the NEfr ¼ , Section 1, T89N, R3W;

Thence South 0 Degrees 01'-01" East, along the West line of said East ½ , a distance of 374.80 feet to the Point of Beginning A;

The total area of **Parcel "A"** is 16.83 acres with 1.04 acres in road R.O.W. and is subject to easements of record and not of record.

The perimeter of **PARCEL "B"** was surveyed by me and is more particularly described as follows:

Commencing at the Southeast Corner of Section 1, T89N, R3W of the 5th P.M.;

Thence North 0 Degrees 01'-22" West (this is an assumed bearing for the purposes of this survey only), along the East line of said Section 1, a distance of 5281.14 feet to the Southeast corner of Section 36, T90N, R3W;

Thence North 89 Degrees 25'-50" West, along the South line of said Section 36, a distance of 1320.95 feet to the Point of Beginning B;

Thence South 0 Degrees 01'-01" East, along the West line of the East ½ of the NEfr ¼, Section 1, T89N, R3W, a distance of 2277.89 feet to the R.O.W (Right of Way) centerline of County Highway C64;

Thence North 74 Degrees 57'-41" West, along the centerline of said R.O.W., a distance of 837.78 feet;

Thence Northwesterly along the centerline of said R.O.W. a distance of 741.10 feet along the arc of a 5750.00 foot radius curve to the right, of which the Chord distance is 740.59 feet and Chord Bearing is North 71 Degrees 16'-01" West;

Thence North 67 Degrees 34'-20" West, along the centerline of said R.O.W, a distance of 692.15 feet to the East line of the balance of the North 10 acres of the SE ¼ NW ¼ Section 1, T89N, R3W ;

Thence North 0 Degrees 00'-41" West, along the East line of said SE ¼ NW ¼ and the balance of the NE ¼ NWfr ¼ Section 1, T89N, R3W, a distance of 1579.96 feet to the South line of Section 36, T90N, R3W;

Thence South 89 Degree 25'-50" East, along the said South line of Section 36, a distance of 2149.98 feet to the Point of Beginning B;

The Total Area of **PARCEL "B"** is 97.03 acres with 3.35 acres in road R.O.W. and is subject to easements of record and not of record.

I hereby certify that this land surveying document was prepared 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 and that all monuments were placed.

BY John L White

John L. White
Licensed Land Surveyor
Reg. No. 4016

20 Dec 1999
Date

Reg. Renewal 12/31/00

OWNER'S CONSENT

Delaware, Iowa

Date Dec. 28, 1999

The foregoing, correct **SURVEY PLAT OF PARCEL "A", A PART OF THE WEST ½ OF THE NEfr ¼ SECTION 1, T89N, R3W, OF THE 5TH P.M., DELAWARE COUNTY, IOWA AND PARCEL "B", A PART OF THE WEST ½ OF THE NEfr ¼ AND THAT PART OF THE EAST 49 RODS, 9 FEET, 11 INCHES OF THE NORTH 50 ACRES OF THE EAST ½ OF THE NWfr ¼ LYING NORTH OF THE PRESENT ESTABLISHED HIGHWAY, AND LOT 1 OF THE SOUTH 30 ACRES OF THE SE ¼ OF THE NW ¼, SECTION 1, 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.

Charles A. Koelker

Charles A. Koelker

Marilee J. Koelker

Marilee J. Koelker

State of Iowa)
)
County of Delaware) ss:

On this 28 day of Dec., AD 1999, 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 acknowledges the execution of said instrument to be the voluntary act and deed voluntarily executed.

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

NOTARIAL SEAL IOWA
DARLENE M. BOECKENSTEDT
MY COMMISSION EXPIRES
8.31.01

Darlene M. Boeckenstedt

Notary Public in and for the State of Iowa

MORTGAGE HOLDERS CONSENT

Dubuque, Iowa

Date 12/27/99

Associates Financial Services, Dubuque, Iowa, as mortgage holders does hereby consent to the Survey Plat as described herein as located in **THE WEST ½ OF THE NEfr ¼ AND THAT PART OF THE EAST 49 RODS, 9 FEET, 11 INCHES OF THE NORTH 50 ACRES OF THE EAST ½ OF THE NWfr ¼ LYING NORTH OF THE PRESENT ESTABLISHED HIGHWAY, AND LOT 1 OF THE SOUTH 30 ACRES OF THE SE ¼ OF THE NW ¼, ALL IN SECTION 1, T89N, R3W, OF THE 5TH P.M., DELAWARE COUNTY, IOWA**, according to the recorded plats thereof, Delaware County, Iowa.

ASSOCIATES FINANCIAL SERVICES

Dan Saddler (Loan Manager)

CITY OF NEW VIENNA, IOWA

New Vienna, Iowa Date Jan. 4, 2000

The undersigned, Don Bockenstedt, Mayor and, Jane Ruhaus, Clerk of the City of New Vienna, Iowa, do hereby certify that the foregoing **SURVEY PLAT OF PARCEL "A", A PART OF THE WEST ½ OF THE NEfr ¼ SECTION 1, T89N, R3W, OF THE 5TH P.M., DELAWARE COUNTY, IOWA AND PARCEL "B", A PART OF THE WEST ½ OF THE NEfr ¼ AND THAT PART OF THE EAST 49 RODS, 9 FEET, 11 INCHES OF THE NORTH 50 ACRES OF THE EAST ½ OF THE NWfr ¼ LYING NORTH OF THE PRESENT ESTABLISHED HIGHWAY, AND LOT 1 OF THE SOUTH 30 ACRES OF THE SE ¼ OF THE NW ¼, SECTION 1, T89N, R3W, OF THE 5TH P.M., DELAWARE COUNTY, IOWA**, as appears heretofore, has been filed in the office of the City Clerk of New Vienna, Iowa. The City of New Vienna, with perimeter boundaries being located less than 2 miles from the subject parcel, does hereby approve the **SURVEY PLAT OF PARCEL "A", A PART OF THE WEST ½ OF THE NEfr ¼ SECTION 1, T89N, R3W, OF THE 5TH P.M., DELAWARE COUNTY, IOWA AND PARCEL "B", A PART OF THE WEST ½ OF THE NEfr ¼ AND THAT PART OF THE EAST 49 RODS, 9 FEET, 11 INCHES OF THE NORTH 50 ACRES OF THE EAST ½ OF THE NWfr ¼ LYING NORTH OF THE PRESENT ESTABLISHED HIGHWAY, AND LOT 1 OF THE SOUTH 30 ACRES OF THE SE ¼ OF THE NW ¼, SECTION 1, T89N, R3W, OF THE 5TH P.M., DELAWARE COUNTY, IOWA.**
This approval was passed by resolution of the New Vienna City Council on the 4 day of Jan., 2000.

Don Bockenstedt
Mayor of the City of New Vienna, Iowa

Jane Ruhaus
Clerk of the City of New Vienna, Iowa