DELAWARE COUNTY IOWA
FILED
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BOOK 2002 PAGE 609
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
36.00

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

FEB 15 2002

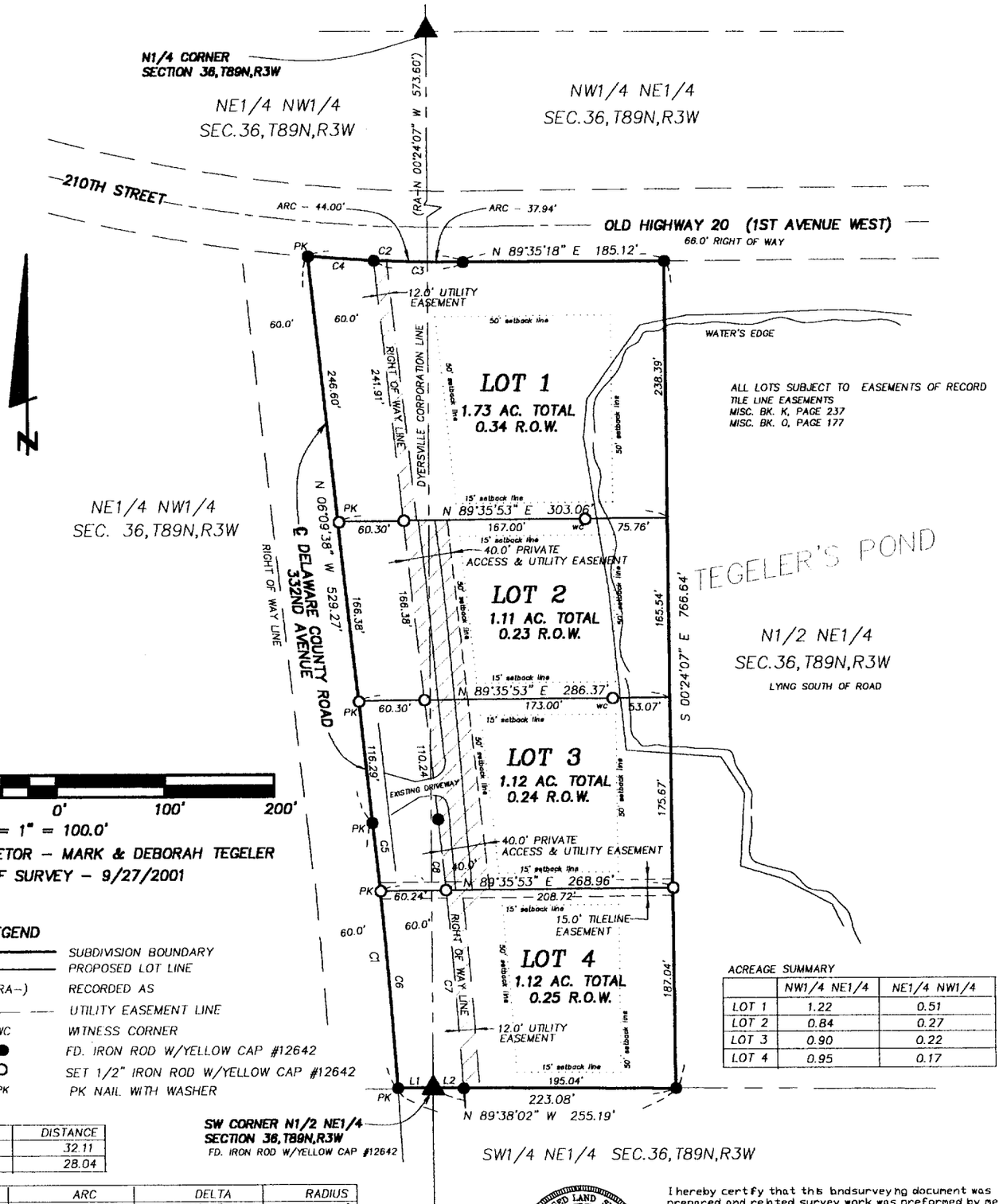
FILED
Date 2-15-02
County Assessor

CHG 1

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

FINAL PLAT
TEGELER LAKE ADDITION

A SUBDIVISION OF PARCEL D OF THE NORTH 1/2 OF THE NORTHEAST QUARTER (NE1/4) AND PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) ALL IN SECTION THIRTY-SIX (36), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA.



LEGEND

———	SUBDIVISION BOUNDARY
———	PROPOSED LOT LINE
(RA-)	RECORDED AS
— — —	UTILITY EASEMENT LINE
WC	WITNESS CORNER
●	FD. IRON ROD W/YELLOW CAP #12642
O	SET 1/2" IRON ROD W/YELLOW CAP #12642
PK	PK NAIL WITH WASHER

ACREAGE SUMMARY

	NW1/4 NE1/4	NE1/4 NW1/4
LOT 1	1.22	0.51
LOT 2	0.84	0.27
LOT 3	0.90	0.22
LOT 4	0.95	0.17

LINE	DISTANCE
L1	32.11
L2	28.04

CURVE	ARC	DELTA	RADIUS
C1	244.37'	02°21'03"	5956.19'
C2	142.91'	05°31'16"	1483.00'
C3	81.95'	03°09'58"	1483.00'
C4	60.96'	02°21'18"	1483.00'
C5	60.24'	00°34'46"	5956.19'
C6	184.13'	01°46'17"	5956.19'
C7	184.93'	01°45'40"	6016.19'
C8	66.28'	00°37'52"	6016.19'

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

I hereby certify that this landsurveying document was prepared and related survey work was preformed 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, 2002.

William H. Burger 2/15/2002
William H. Burger #12642
Date

LEGAL DESCRIPTION:

TEGELER LAKE ADDITION a subdivision of Parcel D of part of the N 1/2 of the Northeast Quarter (NE1/4) and part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4), all in Section Thirty-six (36), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principle Meridian, in the City of Dyersville, Delaware County, Iowa as recorded in the office of the Delaware County Recorder plat book 1999, page 1624, containing a total of 5.08 acres including 1.06 acres of public road right of way, divided into four (4) Lots and numbered Lot 1 through Lot 4 as shown on the attached plat, **subject to easements of record** and more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of the North 1/2 of the Northeast Quarter (NE1/4), Section Thirty-six (36), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, in the City of Dyersville, Delaware County, Iowa;

Thence North 89°-38'-02" West 32.11 feet along the South line of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4), Section Thirty-six (36), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa to the centerline of a Delaware County, Road;

Thence along said centerline and along a circular curve concave Southwesterly for a Arc Length of 244.37 feet, said circular curve having a central angle of 02°-21'-03" and a Radius of 5956.19 feet;

Thence continuing along said centerline North 06°-09'-38" West 529.27 feet to the South right of way line of Old Highway 20;

Thence along the South right of way line of Old Highway 20 and along a circular curve concave Northerly for a Arc Length of 142.91 feet, said circular curve having a central angle of 05°-31'-16" and a Radius of 1483.00 feet ;

Thence continuing along the South right of way line of Old Highway 20 North 89°-35'-18" East 185.12 feet

Thence South 00°-24'-07" East 766.64 feet to the South line of the North 1/2 of the Northeast Quarter (NE1/4) of said Section Thirty-six (36);

Thence North 89°-38'-02" West 223.08 feet along the South line of said North 1/2 of the Northeast Quarter (NE1/4) of said Section Thirty-six (36) to the **POINT OF BEGINNING**; containing a total of 5.08 acres including 1.06 acres of public road right of way, divided into four (4) Lots and numbered Lot 1 through Lot 4 as shown on the attached plat, **subject to easements of record;**

The South line of the North 1/2 of the Northeast Quarter (NE1/4) of Section Thirty-six (36), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, in the City of Dyersville, Delaware County, Iowa is assumed to bear North 89°-38'-02" West

SURVEYORS CERTIFICATE :

I hereby certify that this landsurvey 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, 2002

William H. Burger 2/5/2002

William H. Burger Date Reg. No. 12642

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

DYERSVILLE PLANNING AND ZONING COMMISSION

Dyersville, Iowa Nov. 13, 2001

The foregoing plat of **TEGELER LAKE ADDITION a subdivision of Parcel D of part of the N 1/2 of the NE 1/4 and part of the NE 1/4 of the NW 1/4, Section Thirty-six (36), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principle Meridian** part being within the City of Dyersville, Delaware County, Iowa and part being within two miles of the corporate limits of the City of Dyersville is hereby approved by the Dyersville Planning and Zoning Commission and approval of said plat by the City Council of the City of Dyersville, ~~Delaware~~ Dubuque County, Iowa is here by recommended.

Dyersville Planning & Zoning Commission

By Charles V. F
Chairperson

CITY COUNCIL APPROVING FINAL PLAT

Dyersville, Iowa November 19, 2001

The undersigned, Alan T. Gibbs, Mayor, and Susan L. Ertl, Clerk of the City of Dyersville, Delaware County, Iowa do hereby certify that the foregoing Final Plat of **TEGELER LAKE ADDITION a subdivision of Parcel D part of the N 1/2 of the NE 1/4 and part of the NE 1/4 of the NW 1/4, all in Section Thirty-six (36), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principle Meridian** as appears heretofore has been filed in the Office of the City Clerk of Dyersville, Iowa and that the City Council of the City of Dyersville, Iowa approves said plat.

CITY OF DYERSVILLE Iowa

Alan T. Gibbs, Mayor

Susan L. Ertl, City Clerk

STATE OF IOWA)
) ss.
Dubuque COUNTY)

On this 19th day of November, 2001, before me, Tricia Maiers, a Notary Public in and for the State of Iowa, personally appeared Alan T. Gibbs and Susan L. Ertl, 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 Dyersville, 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 48-01 adopted by the City Council on the 19th day of November, 2001, and that Alan T. Gibbs and Susan L. Ertl acknowledged the execution of the instrument to be their voluntary act and deed of the corporation, by it voluntarily executed.

TRICIA L. MAIERS NOTARY PUBLIC STATE OF IOWA

TRICIA MAIERS
Notary Public;
EXP. 10/21/03

OWNERS ACKNOWLEDGMENT

I (We) Mark & Deborah Tegeler husband and wife of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with my (our) free consent, and in accordance with my (our) desire.

Mark F Tegeler

Deborah L Tegeler

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

On this 16th day of November A. D. 2001 before me, a Notary Public in and for said County, personally appeared MARK F. Tegeler and Deborah L. Tegeler, to me known to be the person or persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Notary Public in and for said County

DELAWARE COUNTY TREASURER

Manchester , Iowa 1-22, 2002

I the undersigned, Carolyn A. Wilson Treasurer of Delaware County, Iowa do hereby certify that all taxes and special assessments levied against **Parcel D of part of the N 1/2 of the NE 1/4 and part of the NE 1/4 of the NW 1/4, Section Thirty-six (36), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principle Meridian** , in the City of Dyersville , Delaware County, Iowa have been paid and said real estate is free and clear of all taxes as of this date.

County Treasurer Delaware County, Iowa

ATTORNEY'S OPINION

I , Marc W. Casey , a practicing attorney at law in Dyersville, city, Dubuque County , Iowa have examined the abstract of title to the land included **in Parcel D of part of the N 1/2 of the NE 1/4 and part of the NE 1/4 of the NW 1/4, Section Thirty-six (36), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principle Meridian** ; Said abstract has been prepared in its entirety by the Delaware County Abstract Company, and was last certified to by said company on the 9th day of March , AD, 2001 , at the hour of 8:00 o'clock A. M.
My examination of said abstract shows good and merchantable title on the date and hour of certification to be in Mark Tegeler and Deborah Tegeler ** Dated at Dyersville, Iowa in said County , this 16th day of November . 2001

MOSS & CASEY

BY: Marc W. Casey

** husband and wife, subject to Mortgage to American Trust & Savings Bank dated February 23, 2001, and filed for record March 1, 2001, at Book 2001, Page 654.

MORTGAGE HOLDERS ACKNOWLEDGMENT

The undersigned American Trust & Savings Bank BANK of Dyersville city State of Iowa, do hereby certify that the attached Plat of Survey of **TEGELER LAKE ADDITION a subdivision of Parcel D of part of the N 1/2 of the NE 1/4 and part of the NE 1/4 of the NW 1/4, Section Thirty-six (36), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principle Meridian** has made with our free consent and in accordance with our desire as lien holder and mortgagee of the premises described herein.

American TRust & Savings BANK Dyersville CITY

By: _____ Executive Vice President

By: _____ Vice President

STATE OF IOWA)
) ss.
DUBUQUE COUNTY)

On this 28th day of December A. D. 20 01 before me, the undersigned, a Notary Public in and for said State, personally appeared D. C. Willenbring and Linus Kuboushek, to me personally known, who being by me duly sworn, did say that they are the Exec. V.P. and Vice President respectively, of the corporation executing the within and foregoing instrument; ~~that the seal affixed thereto is the seal of the corporation~~; that the instrument was signed ~~and sealed~~ on behalf of the corporation by authority of its Board of Directors; and that D. C. Willenbring and Linus Kuboushek as officers, acknowledged the execution of the foregoing instrument to be the voluntarily act and deed of the corporation, by it and by them voluntarily ~~executed~~. WNB

NOTARIAL SEAL IOWA JOYCE WESSELS Commission Number 122849 My Commission Expires 05/12/03

_____
Notary Public in and for said State

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa 1-23, 2002

The foregoing plat of TEGELER LAKE ADDITION, Delaware County, Iowa has been examined and approved as to being in full compliance with Delaware County Ordinance #12, The Uniform Address System, as passed and adopted by the Delaware County Board of Supervisors on the 8th day of June, 1996.

_____
Norman Wellman - Coordinator
Delaware County E-911 Board

State of Iowa)
) ss.
County of Delaware)

On this 23 day of January, 2002, before me Carolyn A. Wilson, a Notary Public in and for use the State of Iowa, personally appeared Norman Wellman, to me personally known, and, who, being me duly sworn, did say that he is the Coordinator of the Delaware County E-911 Board.

_____
Notary Public

NOTARIAL SEAL IOWA CAROLYN A. WILSON Commission Number 167742 My Comm. Exp. 12-19-04

Preparer Information:	Marc W. Casey Individual's Name	129 1st Avenue E Street Address	Dyersville City	(563) 875-7178 Phone

RESOLUTION NO. 48-01

RESOLUTION APPROVING PLAT OF PARCEL D OF THE NORTH ½ OF THE NORTHEAST QUARTER (NE¼) AND PART OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHWEST QUARTER (NW¼) ALL IN SECTION THIRTY-SIX (36), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA

WHEREAS, there has been filed with the City Clerk, a plat which Parcel D of the North ½ of the Northeast Quarter (NE¼) and part of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) all in Section Thirty-Six (36), Township Eighty-Nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian in the City of Dyersville, Delaware County, Iowa, is platted and now known as Lot 1, Lot 2, Lot 3, and Lot 4 of Tegeler Lake Addition in the City of Dyersville, Delaware County, Iowa.

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

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

SECTION 1: That the plat of survey of Lot 1, Lot 2, Lot 3, and Lot 4 of Tegeler Lake Addition in the City of Dyersville, 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.

SECTION 3: That the approval of the plat is not contingent on the construction or completion of improvements, the installation of water mains, sanitary sewer mains or streets. Provided, however, that construction upon Lot 2, 3, or 4, shall require that all four lots shall be connected to the municipal water system.

Passed, adopted and approved this 19th day of November, 2001.

Alan T. Gibbs, Mayor

ATTEST: Susan L. Ertl, City Clerk

CITY OF DYERSVILLE Iowa CITY SEAL