FILED
AUG 10 2011
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

FILED
AUG 10 2011
CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

Book 2011 Page 2501

Document 2011 2501 Type 06 002 Pages 6
Date 8/10/2011 Time 8:17:01AM
Rec Amt $32.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARED BY: BUESING & ASSOCIATES ADDRESS: 1212 LOCUST STREET, DUBUQUE, IOWA PHONE: (563) 556-4389

Survey Plat of: Parcel "C", Parcel "D" & Parcel "E", a part of the NW Fr'l 1/4 in Section 1, T89N, R3W of the 5th P.M., Delaware County, Iowa

Comprised of: West 1/2 of the NW Fractional 1/4, (except South 5 acres and except Lot 1 of Fractional West 1/2 of NW1/4). West 19 acres of the North 50 acres of the East 1/2 of the NW1/4 (except Lot 1 of North 10 acres of the SE1/4 NW1/4) and Lot 2 of the South 30 acres of the SE1/4 NW1/4, all in Section 1, T89N, R3W

SEE DESCRIPTION NO. 2
N 1°48'07" W 2522.48'
SEE DESCRIPTION NO. 1
SECTION 2
SECTION LINE
N 1°48'07" W 1207.00'
S 2°04'45" E 821.02'
33.00'
(FROM CL RD ALIGNMENT)
ROW
POB FOR PARCEL "D"
30.93'(30.93')
SECTION 36, T90N, R3W
SECTION 1, T89N, R3W
SW1/4, SW1/4 SEC. 36, T90N, R3W
FOUND CUT X @ THE SW CORNER, SEC. 36, T90N, R3W
8.90'(8.88') BOOK 2011, PAGE 1184
4.45'(4.5')
4.45'(4.5')
8.90'(9.0')
FOUND CUT X @ THE NW CORNER, SEC. 1, T89N, R3W
DISTANCES TAKEN FROM 1939/1940 ROAD PLANS
DETAIL NO-SCALE
ROAD ALIGNMENT STOPS FOLLWING SECTION LINE
(33')
(FROM CL RD ALIGNMENT)
50.00'
(FROM SEC. LINE)
S 88°45'53" W 610.16'
S 88°45'53" W 463.78'
S 43°11'53" W 135.62'
MATCH LINE
ROW
N 88°45'53" E
100.00'
687.70'
(687.7')
653.94'
50.00'
50.00'
1/4 1/4 SECTION LINE
(DOES NOT LAND ON 1/4 1/4 SECTION LINE)
ROW PIN ONLY
83.00'
C1-A
C1-B
C1-C
C1-D
C1-E
S 1°48'26" E 80.78'
S 1°48'26" E 553.47'
S 1°48'26" E 472.69'
N 88°45'53" E 33.76'
S 1°14'07" E 54.20'(54.2')
N 69°22'07" E 711.56'
S 69°22'07" W
MATCH LINE
33.00'
EXCEPT LOT 1 OF FRACTIONAL WEST 1/2 OF NW1/4), SECTION 1, T89N, R3W
ACRES OF THE NORTH 50 ACRES OF THE EAST NORTH 10 ACRES OF THE SE1/4 NW1/4),
1/2 OF THE NW1/4 (EXCEPT LOT 1 OF SECTION 1, T89N, R3W
POB FOR PARCEL "C"
S 88°11'34" W 1908.03'
1/4 1/4 SECTION LINE
THIS IS AN ASSUMED BEARING FOR THE PURPOSES OF THIS SURVEY ONLY.
S 88°46'14" E 1812.89'(1812.88')
S 88°46'14" W 1784.17'
SECTION LINE
160TH ST. (ROW VARIES)
ROW
S 1°48'26" E 33.00'(33.00')
S 1°48'26" E 642.01'
S 1°48'26" E 675.01'
S 1°48'26" E 869.29'
S 1°48'26" E 904.99'
S 1°48'26" E 1580.00'(1579.96')
20.0' WIDE UTILITY EASEMENT
PARCEL "B" BOOK 2000-PAGE 107
PARCEL "C" SEC. 36, T90N, R3W BOOK 2011, PAGE 1076
N 88°46'14" E 828.84'(829.03')
BOOK 2011, PAGE 1076
4.33'(4.29')
FOUND 1/2" ROD W/YELLOW CAP #14417 @ THE S1/4 CORNER, SEC. 36, T90N, R3W
FOUND 5/8" ROD @ THE N1/4 CORNER, SECTION 1, T89N, R3W
DETAIL NO-SCALE
33.00'
33.00'

AREA IN NW1/4 NW1/4 = 31.593 AC.
AREA IN NE1/4 NW1/4 = 7.713 AC.

PARCEL "D"
TA= 39.306 AC.
RA= 3.699 AC.
NA= 35.607 AC.

AREA IN NW1/4 NW1/4 = 5.856 AC.
AREA IN NE1/4 NW1/4 = 7.719 AC.
AREA IN SE1/4 NW1/4 = 1.408 AC.
AREA IN SW1/4 NW1/4 = 0.017 AC.

PARCEL "C"
TA=15.000 AC.
RA= 0.777 AC.
NA=14.223 AC.

LEGEND

●	FOUND 5/8" ROD W/YELLOW CAP #4016
■	FOUND 5/8" ROD
⊕	FOUND CUT X
⊠	FOUND 1/2" ROD W/YELLOW CAP #14417
⊙	FOUND PK NAIL
ⓜ	PLACED MAG NAIL
○	PLACED 5/8" IRON REROD W/ORANGE PLASTIC CAP MARKED "KOELKER 15487"
	SURVEYED BOUNDARY LINE
	PROPERTY LINE
	SUBDIVIDED LINE
	CENTER LINE OF ROAD
ROW	RIGHT OF WAY
x x x	EXISTING FENCELINE
	EDGE OF ASPHALT ROAD
AC.	ACRES
( )	RECORD DIMENSION
▲	EXISTING FENCE POSTS

SCALE: 1" = 240'
0' 120' 240' 480'

NOTES

1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
2. CONTRACT PURCHASER OF ABOVE DESCRIBED PARCELS: GARY L. & KATHLEEN WILLENBORG.
3. DEED HOLDER OF ABOVE DESCRIBED PARCELS: LAVERN WILLENBORG.
4. SURVEYED REQUESTED BY: GARY WILLENBORG.
5. TOTAL AREA OF PERIMETER SURVEYED IS 94.853 ACRES.
6. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND NOT OF RECORD.

LICENSED LAND SURVEYOR TERRY L. KOELKER 15487 IOWA

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 (DATE) 7/20/11

LICENSE NUMBER 15487

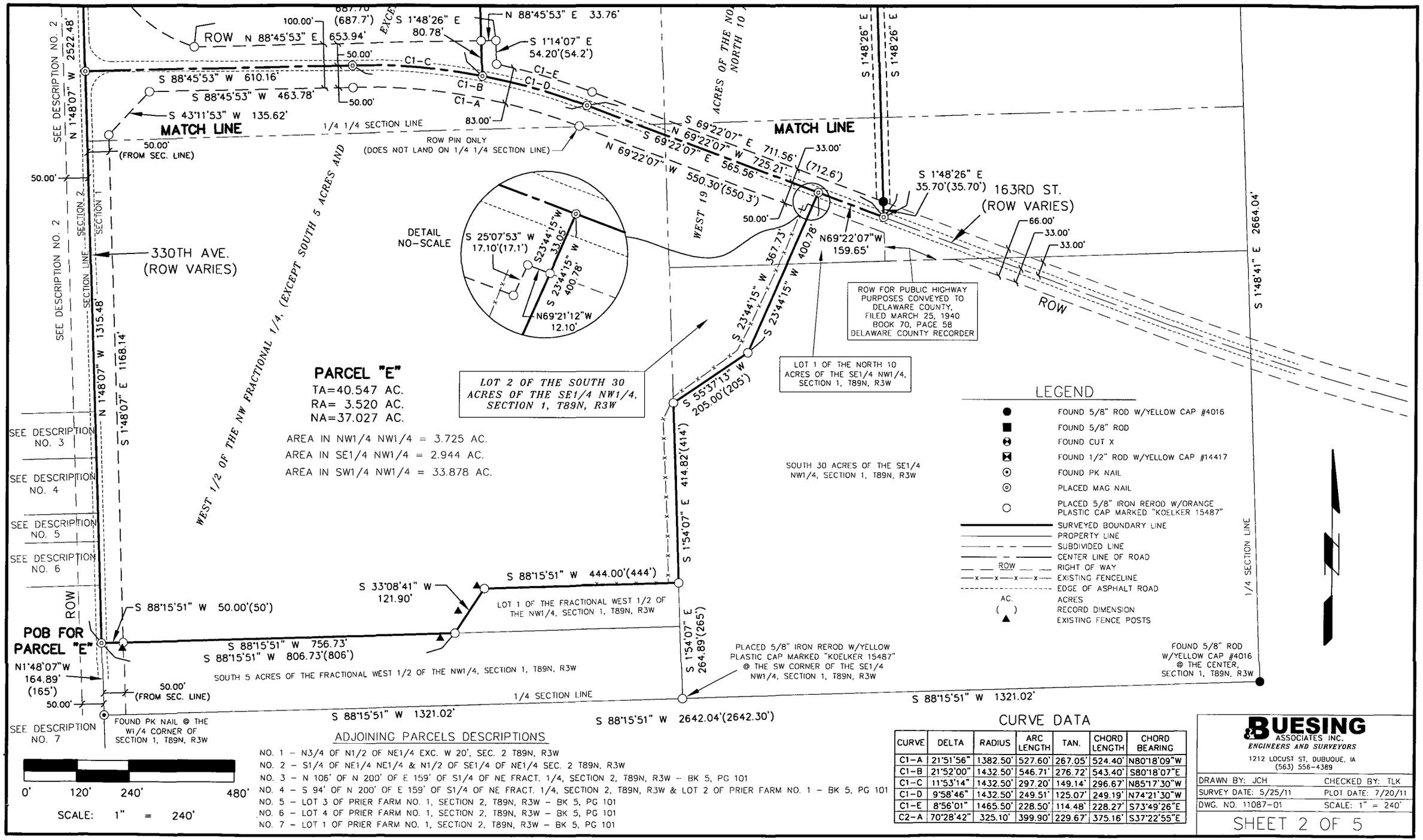
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2011

SHEETS COVERED BY THIS SEAL : SHEETS 1, 2, 3 & 4

BUESING ASSOCIATES INC
ENGINEERS AND SURVEYORS
1212 LOCUST ST. DUBUQUE, IA
(563) 556-4389

DRAWN BY: JCH	CHECKED BY: TLK
SURVEY DATE: 5/25/11	PLOT DATE: 7/20/11
DWG. NO. 11087-01	SCALE: 1" = 240'

SHEET 1 OF 5



LEGEND

- FOUND 5/8" ROD W/YELLOW CAP #4016
- FOUND 5/8" ROD
- FOUND CUT X
- FOUND 1/2" ROD W/YELLOW CAP #14417
- FOUND PK NAIL
- PLACED MAG NAIL
- PLACED 5/8" IRON REROD W/ORANGE PLASTIC CAP MARKED "KOELKER 15487"
- SURVEYED BOUNDARY LINE
- PROPERTY LINE
- SUBDIVIDED LINE
- CENTER LINE OF ROAD
- ROW — RIGHT OF WAY
- EXISTING FENCELINE
- EDGE OF ASPHALT ROAD
- AC. — ACRES
- ( ) — RECORD DIMENSION
- EXISTING FENCE POSTS

ADJOINING PARCELS DESCRIPTIONS

NO. 1 – N3/4 OF N1/2 OF NE1/4 EXC. W 20', SEC. 2 T89N, R3W
NO. 2 – S1/4 OF NE1/4 NE1/4 & N1/2 OF SE1/4 OF NE1/4 SEC. 2 T89N, R3W
NO. 3 – N 106' OF N 200' OF E 159' OF S1/4 OF NE FRACT. 1/4, SECTION 2, T89N, R3W – BK 5, PG 101
NO. 4 – S 94' OF N 200' OF E 159' OF S1/4 OF NE FRACT. 1/4, SECTION 2, T89N, R3W & LOT 2 OF PRIER FARM NO. 1 – BK 5, PG 101
NO. 5 – LOT 3 OF PRIER FARM NO. 1, SECTION 2, T89N, R3W – BK 5, PG 101
NO. 6 – LOT 4 OF PRIER FARM NO. 1, SECTION 2, T89N, R3W – BK 5, PG 101
NO. 7 – LOT 1 OF PRIER FARM NO. 1, SECTION 2, T89N, R3W – BK 5, PG 101

CURVE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	TAN.	CHORD LENGTH	CHORD BEARING
C1-A	21°51'56"	1382.50'	527.60'	267.05'	524.40'	N80°18'09"W
C1-B	21°52'00"	1432.50'	546.71'	276.72'	543.40'	S80°18'07"E
C1-C	11°53'14"	1432.50'	297.20'	149.14'	296.67'	N85°17'30"W
C1-D	9°58'46"	1432.50'	249.51'	125.07'	249.19'	N74°21'30"W
C1-E	8°56'01"	1465.50'	228.50'	114.48'	228.27'	S73°49'26"E
C2-A	70°28'42"	325.10'	399.90'	229.67'	375.16'	S37°22'55"E

BUESING & ASSOCIATES INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST, DUBUQUE, IA
(563) 556-4389

DRAWN BY: JCH | CHECKED BY: TLK
SURVEY DATE: 5/25/11 | PLOT DATE: 7/20/11
DWG. NO. 11087-01 | SCALE: 1" = 240'

Surveyor's Certificate

Dubuque, Iowa July 20, 2011

I hereby certify that the plat shown on sheet 1 of 5 hereof, is a true and correct Survey Plat Of: **PARCEL "C", PARCEL "D" & PARCEL "E",** a part of NW Fr'l ¼ in Section 1, T89N, R3W of the 5th P.M., Delaware County, Iowa, **Comprised Of:** West 1/2 of the NW Fractional 1/4, (except South 5 acres and except Lot 1 of Fractional West 1/2 of NW1/4), West 19 acres of the North 50 acres of the East 1/2 of the NW1/4 (except Lot 1 of North 10 acres of the SE1/4 NW1/4) and Lot 2 of the South 30 acres of the SE1/4 NW1/4, all in Section 1, T89N, R3W in Delaware County, Iowa, according to the recorded plats thereof, subject to easements of record and not of record.

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

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

Thence North 88 Degrees 46'-14" East along the North Line of said Section 1, a distance of 1812.89 feet to the NW corner of Parcel "B" as recorded in Book 2000, Page 107;

Thence South 1 Degrees 48'-26" East along the West line of said Parcel "B", a distance of 675.01 feet to the Point of Beginning of Parcel "C";

Thence South 1 Degrees 48'-26" East (this is an assumed bearing for the purposes of this survey only), along the West line of said Parcel "B", a distance of 904.99 feet to the Road Alignment centerline of 163rd Street;

Thence North 69 Degrees 22'-07" West along the centerline of said Alignment, a distance of 725.21 feet;

Thence Northwesterly along the centerline of said Alignment, a distance of 249.51 feet along the arc of a 1432.50 foot radius curve to the left, of which the Chord distance is 249.19 feet and Chord Bearing is North 74 Degrees 21'-30" West;

Thence North 1 Degrees 48'-26" West a distance of 553.47 feet;

Thence North 88 Degrees 11'-34" East a distance of 908.03 feet to the Point of Beginning of Parcel "C";

The total area of **Parcel "C"** is 15.000 acres with 0.777 acres in road Right-Of-Way and is subject to easements of record and not of record.

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

Commencing at the NW Corner of Section 1, T89N, R3W of the 5th P.M., the Point of Beginning of Parcel "D";

Thence North 88 Degrees 46'-14" East (this is an assumed bearing for the purposes of this survey only), along the North Line of said Section 1, a distance of 1812.89 feet to the NW corner of Parcel "B" as recorded in Book 2000, Page 107;

Thence South 1 Degrees 48'-26" East along the West line of said Parcel "B", a distance of 675.01 feet;

Thence South 88 Degrees 11'-34" West a distance of 908.03 feet;

Thence South 1 Degrees 48'-26" East a distance of 553.47 feet to the Road Alignment centerline of 163rd Street;

Thence Northwesterly along the centerline of said Alignment, a distance of 297.20 feet along the arc of a 1432.50 foot radius curve to the left, of which the Chord distance is 296.67 feet and Chord Bearing is North 85 Degrees 17'-30" West;

Thence South 88 Degrees 45'-53" West along the centerline of said Alignment, a distance of 610.16 feet to the West line of Section 1, T89N, R3W;

Thence North 1 Degrees 48'-07" West along the West line of said Section 1, a distance of 1207.00 feet to the Point of Beginning of Parcel "D";

The Total Area of **PARCEL "D"** is 39.306 acres with 3.699 acres in road Right-Of-Way and is subject to easements of record and not of record.

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

Commencing at the W1/4 Corner of Section 1, T89N, R3W of the 5th P.M.;

Thence North 1 Degrees 48'-07" West along the West line of said Section 1, a distance of 164.89 feet to the Point of Beginning of Parcel "E"

Thence North 1 Degrees 48'-07" West (this is an assumed bearing for the purposes of this survey only), along the West Line of said Section 1, a distance of 1315.48 feet to the Road Alignment centerline of 163rd Street;

Thence North 88 Degrees 45'-53" East along the centerline of said Alignment, a distance of 610.16 feet;

Thence Southeasterly along the centerline of said Alignment, a distance of 546.71 feet along the arc of a 1432.50 foot radius curve to the right, of which the Chord distance is 543.40 feet and Chord Bearing is South 80 Degrees 18'-07" East;

Thence South 69 Degrees 22'-07" East along the centerline of said Alignment, a distance of 565.56 feet to the NW corner of Lot 1 of the North 10 acres of the SE1/4 NW1/4, Section 1, T89N, R3W;

Thence South 23 Degrees 44'-15" West along the Westerly line of said Lot 1 and the South 30 acres of the SE1/4 NW1/4, Section 1, T89N, R3W, a distance of 400.78 feet;

Thence South 55 Degrees 37'-13" West along the Westerly line of said South 30 acres, a distance of 205.00 feet to the N-S 1/4 1/4 Section line in the NW1/4, Section 1, T89N, R3W;

Thence South 1 Degrees 54'-07" East along the Westerly line of said South 30 acres, a distance of 414.82 feet to the NE corner of Lot 1 of the Fractional West 1/2 of the NW1/4, Section 1, T89N, R3W;

Thence South 88 Degrees 15'-51" West along the North line of said Lot 1, a distance of 444.00 feet to the NW corner of said Lot 1;

Thence South 33 Degrees 08'-41" West along the West line of said Lot 1, a distance of 121.90 feet to the North line of the South 5 acres of the Fractional West 1/2 of the NW1/4, Section 1, T89N, R3W;

Thence South 88 Degrees 15'-51" West along the North line of said South 5 acres, a distance of 806.73 feet to the Point of Beginning of Parcel "E";

The Total Area of **PARCEL "E"** is 40.547 acres with 3.520 acres in road Right-Of-Way 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 Terry L Koelker

Terry L. Koelker
Licensed Land Surveyor
Reg. No. 15487

7/20/11
Date

Reg. Renewal 12/31/11

CITY OF NEW VIENNA, IOWA

New Vienna, Iowa

Aug. 1st, 2011

The undersigned, Patrick Hermsen, Mayor and, Jane Niehaus, Clerk of the City of New Vienna, Iowa, do hereby certify that the foregoing Survey Plat Of: **PARCEL "C", PARCEL "D" & PARCEL "E",** a part of NW Fr'l ¼ in Section 1, T89N, R3W of the 5th P.M., Delaware County, Iowa**, Comprised Of:** West 1/2 of the NW Fractional 1/4, (except South 5 acres and except Lot 1 of Fractional West 1/2 of NW1/4), West 19 acres of the North 50 acres of the East 1/2 of the NW1/4 (except Lot 1 of North 10 acres of the SE1/4 NW1/4) and Lot 2 of the South 30 acres of the SE1/4 NW1/4, all in Section 1, T89N, in 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 "C", PARCEL "D" & PARCEL "E",** a part of NW Fr'l ¼ in Section 1, T89N, R3W of the 5th P.M., Delaware County, Iowa**, Comprised Of:** West 1/2 of the NW Fractional 1/4, (except South 5 acres and except Lot 1 of Fractional West 1/2 of NW1/4), West 19 acres of the North 50 acres of the East 1/2 of the NW1/4 (except Lot 1 of North 10 acres of the SE1/4 NW1/4) and Lot 2 of the South 30 acres of the SE1/4 NW1/4, all in Section 1, T89N, in Delaware County, Iowa.

This approval was passed by resolution of the New Vienna City Council on the 1st day of August, 2011.

Patrick A. Hermsen

Mayor of the City of New Vienna, Iowa

PATRICK A. HERMSEN

Jane Niehaus

Clerk of the City of New Vienna, Iowa

JANE NIEHAUS

RESOLUTION # 7-11

CITY OF NEW VIENNA
RESOLUTION APPROVING SURVEY PLAT

WHEREAS, a Survey Plat of **PARCEL "C", PARCEL "D" & PARCEL"E", a part of the NW Fr'l ¼ in Section 1, T89N, R3W of the 5th P.M., DELAWARE COUNTY, IOWA,** being within the two mile radius of the corporate limits of the City of New Vienna has been filed with the City of New Vienna, Dubuque County, Iowa; and NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NEW VIENNA, DUBUQUE COUNTY, IOWA:

Section 1: That the Survey Plat of **PARCEL "C", PARCEL "D" & PARCEL"E", a part of the NW Fr'l ¼ in Section 1, T89N, R3W of the 5th P.M., DELAWARE COUNTY, IOWA,** be, and the same is hereby acknowledge, **Approved and accepted on the part of the City of New Vienna of Dubuque County, Iowa.** The Mayor and City Clerk are hereby directed to certify this approval and affix the same to said Plat as by law provided.

Passed this 1st day of August, A.D. 2011

Patrick A Hermsen
Mayor of the City of New Vienna, IA
PATRICK A. HERMSEN

ATTEST:

Jane Niehaus
Clerk of the City of New Vienna, IA
JANE NIEHAUS

STATE OF IOWA)
)ss:
COUNTY OF DUBUQUE)

On this 1st day of August, A.D. 2011, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Patrick Hermsen and Jane Niehaus to me personally known, who being by me duly sworn did say that they are the Mayor and City Clerk, respectively of the City of New Vienna, Iowa that the seal affixed to the foregoing 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 # 7-11 adopted by the City Council on the 1st day of August, 2011and that Patrick Hermsen and Jane Niehaus acknowledged the execution of the instrument to be their voluntary act and deed of the Corporation by it voluntarily executed.

MARY C. WESTHOFF
Commission Number 709955
My Comm. Exp. 5-15-2013

Mary C Westhoff
Notary Public