Book 2013 Page 730

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FILED
FEB 25 2013
CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

FILED
FEB 25 2013
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

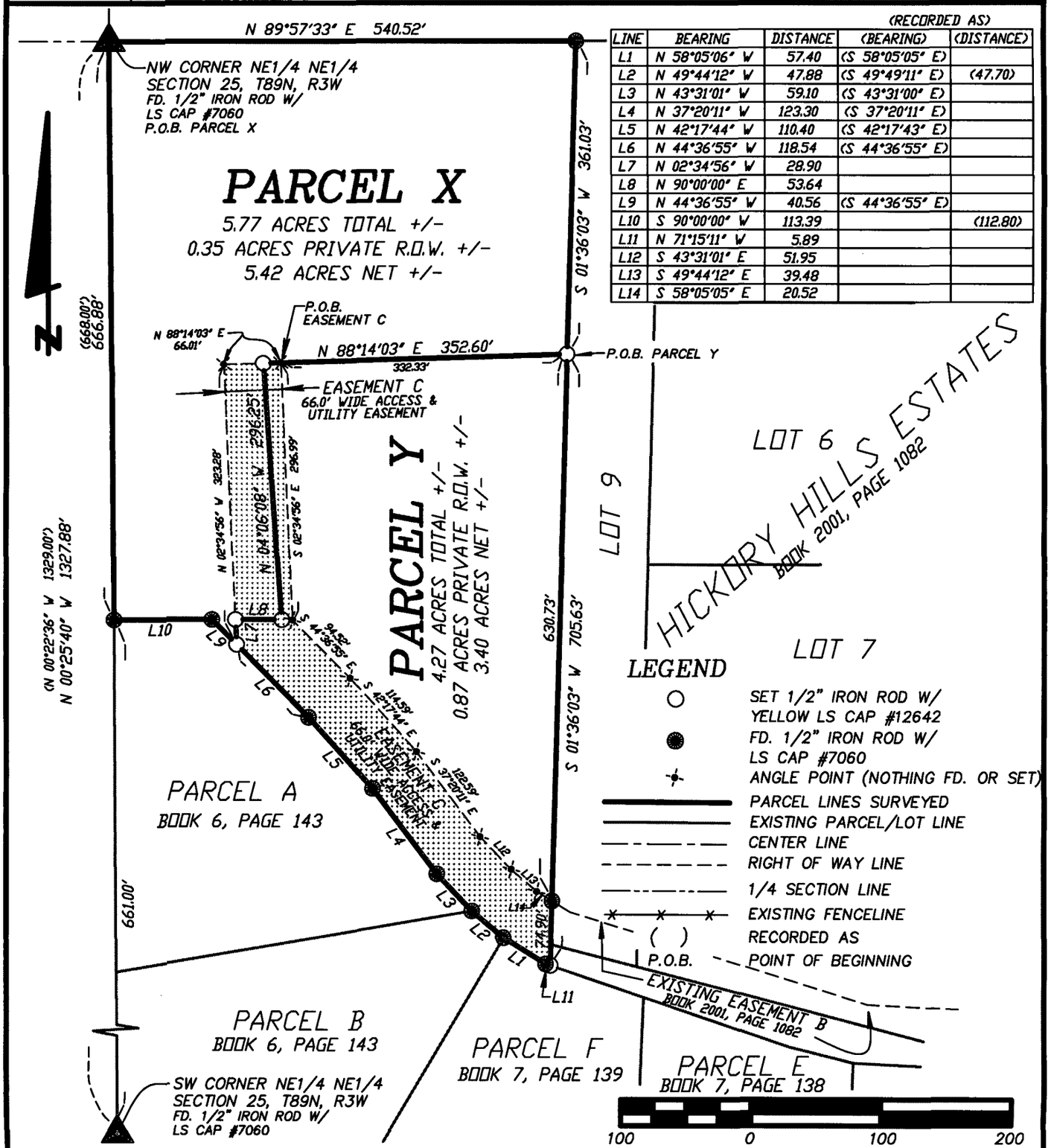
DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

PLAT OF SURVEY

PARCEL X PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4), SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL Y PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4), SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA



LINE	BEARING	DISTANCE	(RECORDED AS) (BEARING)	(DISTANCE)
L1	N 58°05'06" W	57.40	(S 58°05'05" E)	
L2	N 49°44'12" W	47.88	(S 49°49'11" E)	(47.70)
L3	N 43°31'01" W	59.10	(S 43°31'00" E)	
L4	N 37°20'11" W	123.30	(S 37°20'11" E)	
L5	N 42°17'44" W	110.40	(S 42°17'43" E)	
L6	N 44°36'55" W	118.54	(S 44°36'55" E)	
L7	N 02°34'56" W	28.90		
L8	N 90°00'00" E	53.64		
L9	N 44°36'55" W	40.56	(S 44°36'55" E)	
L10	S 90°00'00" W	113.39		(112.80)
L11	N 71°15'11" W	5.89		
L12	S 43°31'01" E	51.95		
L13	S 49°44'12" E	39.48		
L14	S 58°05'05" E	20.52		

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

NO. OF SHEETS COVERED BY THIS SEAL 1

DATE OF SURVEY: 1/16/2013

SHEET 1 OF 5

PROPRIETORS: DUANE & MARY B. THOLE

SCALE: 1" = 100'

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, 2014

William H Burger 1/30/13

WILLIAM H. BURGER #12642 DATE

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

LEGAL DESCRIPTION

PARCEL X – Part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4), Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W), of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 5.77 acres more or less including 0.35 acres more or less of private 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 Northeast Quarter (NE1/4), Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W), of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 89°-57'-33" East 540.52 feet along the North line of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) to the Northwest corner of Lot 9 of Hickory Hills Estates as recorded in the Office of the Delaware County Recorder in Book 2001, Page 1082;

Thence South 01°-36'-03" West 361.03 feet along the West line of said Lot 9 of said Hickory Hills Estates;

Thence South 88°-14'-03" West 352.60 feet;

Thence South 04°-06'-08" East 296.25 feet;

Thence South 90°-00'-00" West 53.64 feet;

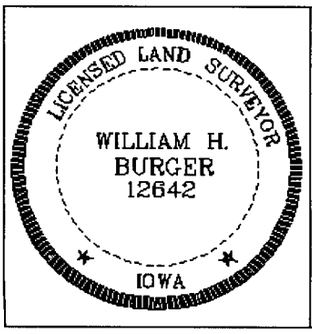
Thence South 02°-34'-56" East 28.90 feet to an Easterly line of Parcel A as recorded in the Office of the Delaware County Recorder in Book 6, Page 143;

Thence North 44°-36'-55" West 40.56 feet along an Easterly line and to the Northeast corner of said Parcel A;

Thence South 90°-00'-00" West 113.39 feet along the North line and to the Northwest corner of said Parcel A, also being on the West line of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) ;

Thence North 00°-25'-40" West 666.88 feet along said West line of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) to the **POINT OF BEGINNING** containing a total of 5.77 acres including 0.35 acres of private 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 Northeast Quarter (NE1/4), Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear North 89°-57'-33" East.



SURVEYORS CERTIFICATE

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;

My license renewal date is December 31, 2014

William H. Burger 1/30/13

William H. Burger Date Reg. No. 12642

Sheet No. 2 covered by this seal

LEGAL DESCRIPTION

PARCEL Y – Part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4), Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W), of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 4.27 acres more or less including 0.87 acres more or less of private 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;

COMMENCING at the Northwest corner of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4), Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W), of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 89°-57'-33" East 540.52 feet along the North line of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) to the Northwest corner of Lot 9 of Hickory Hills Estates as recorded in the Office of the Delaware County Recorder in Book 2001, Page 1082;

Thence South 01°-36'-03" West 361.03 feet along the West line of said Lot 9 of said Hickory Hills Estates to the **POINT OF BEGINNING**;

Thence South 01°-36'-03" West 705.63 feet along the West line of said Lot 9 of said Hickory Hills Estates to the Northerly line of Parcel F as recorded in the Office of the Delaware County Recorder in Book 7, Page 139;

Thence North 71°-15'-11" West 5.89 feet along a Northerly line of said Parcel F;

Thence continuing along a Northerly of said Parcel F North 58°-05'-06" West 57.40 feet to the Northwest corner of said Parcel F, said corner also being a Northeasterly corner of Parcel B as recorded in the Office of the Delaware County Recorder in Book 6, Page 143;

Thence North 49°-44'-12" West 47.88 feet along a Northerly line of said Parcel B to a Northeasterly corner of said Parcel B, said corner also being the Southeast corner of Parcel A as recorded in the Office of the Delaware County Recorder in Book 6, Page 143;

Thence North 43°-31'-01" West 59.10 feet along an Easterly line of said Parcel A;

Thence continuing along an Easterly line of said Parcel A North 37°-20'-11" West 123.30 feet;

Thence continuing along an Easterly line of said Parcel A North 42°-17'-44" West 110.40 feet;

Thence continuing along an Easterly line of said Parcel A North 44°-36'-55" West 118.54 feet;

Thence North 02°-34'-56" West 28.90 feet;

Thence North 90°-00'-00" East 53.64 feet;

Thence North 04°-06'-08" West 296.25 feet;

Thence North 88°-14'-03" East 352.60 feet to the **POINT OF BEGINNING** containing a total of 4.27 acres including 0.87 acres of private 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 Northeast Quarter (NE1/4), Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian of Delaware County, Iowa is assumed to bear North 89°-57'-33" East.

EASEMENT C – Easement C is a 66.0' wide Access and Utility Easement hereby created across Parcel X and Parcel Y for the benefit of Parcel X, Parcel Y, Parcel A, Parcel B and Parcel F. Easement C is described by metes and bound as follows;

COMMENCING at the Northwest corner of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4), Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W), of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 89°-57'-33" East 540.52 feet along the North line of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) to the Northwest corner of Lot 9 of Hickory Hills Estates as recorded in the Office of the Delaware County Recorder in Book 2001, Page 1082;

Thence South 01°-36'-03" West 361.03 feet along the West line of said Lot 9 of said Hickory Hills Estates;

Thence South 88°-14'-03" West 332.33 feet to the **POINT OF BEGINNING OF EASEMENT C**;

Thence South 02°-34'-56" East 296.99 feet;

Thence South 44°-36'-55" East 94.52 feet;

Thence South 42°-17'-44" East 114.59 feet;

Thence South 37°-20'-11" East 122.59 feet;

Thence South 43°-31'-01" East 51.95 feet;

Thence South 49°-44'-12" East 39.48 feet;

Thence South 58°-05'-05" East 20.52 feet;

Thence South 01°-36'-03" West 74.90 feet to the Northerly line of Parcel F as recorded in the Office of the Delaware County Recorder in Book 7, Page 139;

Thence North 71°-15'-11" West 5.89 feet along a Northerly line of said Parcel F;

Thence continuing along a Northerly of said Parcel F North 58°-05'-06" West 57.40 feet to the Northwest corner of said Parcel F, said corner also being a Northeasterly corner of Parcel B as recorded in the Office of the Delaware County Recorder in Book 6, Page 143;

Thence North 49°-44'-12" West 47.88 feet along a Northerly line of said Parcel B to a Northeasterly corner of said Parcel B, said corner also being the Southeast corner of Parcel A as recorded in the Office of the Delaware County Recorder in Book 6, Page 143;

Thence North 43°-31'-01" West 59.10 feet along an Easterly line of said Parcel A;

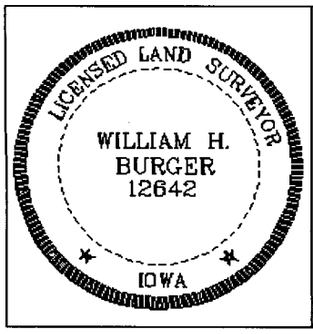
Thence continuing along an Easterly line of said Parcel A North 37°-20'-11" West 123.30 feet;

Thence continuing along an Easterly line of said Parcel A North 42°-17'-44" West 110.40 feet;

Thence continuing along an Easterly line of said Parcel A North 44°-36'-55" West 118.54 feet;

Thence North 02°-34'-56" West 323.28 feet;

Thence North 88°-14'-03" East 66.01 feet to the **POINT OF BEGINNING OF EASEMENT C**;



SURVEYORS CERTIFICATE

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;

My license renewal date is December 31, 2014

William H Burger 1/30/13

William H. Burger Date Reg. No. 12642

Sheet No. 3 & 4 covered by this seal

CITY OF DYERSVILLE PLANNING AND ZONING COMMISSION

Dyersville, Iowa — Feb 11, 2013

The foregoing final plat of **PARCEL X** - Part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4), Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Dubuque County, Iowa and **PARCEL Y** - Part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4), Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Dubuque County, Iowa; as shown on the attached plat and being within 2 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, Dubuque County, Iowa is here by recommended.

Dyersville Planning & Zoning Commission

By Daniel J. Olberding
Daniel J. Olberding Chairperson

CITY COUNCIL APPROVING FINAL PLAT

Dyersville, Iowa — FEB. 18, 2013

The undersigned, James A. Heavens, Mayor, and Tricia Maiers, Clerk of the City of Dyersville, Dubuque County, Iowa do hereby certify that the foregoing Final Plat of **PARCEL X** - Part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4), Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Dubuque County, Iowa and **PARCEL Y** - Part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4), Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Dubuque County, Iowa; 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 SEAL

JAMES A. HEAVENS Mayor

TRICIA L. MAIERS
TRICIA MAIERS City Clerk

STATE OF IOWA)
) ss.
DUBUQUE COUNTY)

On this 18TH day of FEBRUARY, 2013, before me, _____, a Notary Public in and for the State of Iowa, personally appeared JAMES A. HEAVENS and TRICIA L. MAIERS, 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 11-13 adopted by the City Council on the 18TH day of FEBRUARY, 2013, and that James A Heavens and Tricia L Maiers acknowledged the execution of the instrument to be their voluntary act and deed of the corporation, by it voluntarily executed.

Lori A Panton
Notary Public

NOTARIAL SEAL IOWA
LORI A. PANTON
Commission Number 722200
My Commission Expires
5/2/15

RESOLUTION NO. 11-13

RESOLUTION APPROVING PLAT OF SURVEY OF PARCEL X PART OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼), SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, AND PARCEL Y PART OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼) SECTION TWENTY-FIVE (25), 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, a Plat of Survey of Parcel X Part Of The Northeast Quarter (NE¼) Of The Northeast Quarter (NE¼), Section Twenty-Five (25), Township Eighty-Nine North (T89N), Range Three West (R3W) Of The Fifth Principal Meridian, Delaware County, Iowa, and Parcel Y Part Of The Northeast Quarter (NE¼) Of The Northeast Quarter (NE¼), Section Twenty-Five (25), Township Eighty-Nine North (T89N), Range Three West (R3W) Of The Fifth Principal Meridian, Delaware County, Iowa.

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 the Plat of Survey of Parcel X Part Of The Northeast Quarter (NE¼) Of The Northeast Quarter (NE¼), Section Twenty-Five (25), Township Eighty-Nine North (T89N), Range Three West (R3W) Of The Fifth Principal Meridian, Delaware County, Iowa, and Parcel Y Part Of The Northeast Quarter (NE¼) Of The Northeast Quarter (NE¼), Section Twenty-Five (25), 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 18th day of February, 2013.

CITY OF DYERSVILLE Iowa CITY SEAL

James A. Heavens, Mayor

ATTEST: Tricia L. Maiers

Tricia L. Maiers, City Clerk