Book 2014 Page 3082
Document 2014 3082 Type 06 002 Pages 7
Date 12/09/2014 Time 10:43:23AM
Rec Amt $37.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Final Plat of:

HELLE HOMESTEAD a Subdivision in the NW1/4 NW1/4, NE1/4 NW 1/4 and the NW1/4 NE1/4 all in Section 11 T89N R3W of the 5th P.M. Delaware County, Iowa

Comprised of: the West 30 acres of the NW1/4 NE1/4, except 10 acres in square form in the NE corner thereof, and the N1/2 of the NW1/4 of Section 11, T89N, R3W of the 5th P.M., Delaware County, Iowa
Book 2010 Page 3870

NW1/4 NW1/4

LOT 1

TA=91.256
RA =0.489
NA=90.767

AREA IN NW1/4 NW1/4 = 40.615 AC
AREA IN NE1/4 NW1/4 = 37.970 AC
AREA IN NW1/4 NE1/4 = 12.671 AC

NE1/4 NW1/4

NOTE
THIS SURVEY IS LOCATED IN THE NW1/4 AND THE NE1/4 OF SECTION 11, T89N, R3W (BREMEN TWP) OF THE 5TH P.M., IN DELAWARE COUNTY, IOWA

POB LOT 1

PLACED 5/8" IRON REROD W/ORANGE PLASTIC CAP MARKED "KOELKER 15487" @ THE SW CORNER OF SECTION 2, T89N, R3W

SW1/4 SW1/4 OF SECTION 2, T89N, R3W

SECTION 2 / SECTION 11

N 88°10'49" E 2684.97'

SE1/4 SW1/4 OF SECTION 2, T89N, R3W

SECTION LINE

NE1/4 NE1/4 NE1/4 OF SECTION 10, T89N, R3W

SE1/4 NE1/4 NE1/4 OF SECTION 10, T89N, R3W

1/4 1/4 1/4 SECTION LINE

1/4 1/4 SECTION LINE

N 0°04'02" W 1311.64'

SECTION 10 / SECTION 11

S 88°26'48" W 2699.65'

PLACED 5/8" IRON REROD W/ORANGE PLASTIC CAP MARKED "KOELKER 15487" @ THE SE CORNER OF THE NE1/4 NE1/4 OF SECTION 10, T89N, R3W

SW1/4 NW1/4 OF SECTION 11, T89N, R3W

SE1/4 NW1/4 OF SECTION 11, T89N, R3W

MATCH-LINE

LEGEND

⊙	FOUND PK NAIL
○	PLACED 5/8" IRON REROD W/ORANGE PLASTIC CAP MARKED "KOELKER 15487"
———	SURVEYED BOUNDARY LINE
———	PROPERTY LINE
— - —	SUBDIVIDED LINE
— — —	CENTER LINE
ROW	RIGHT OF WAY
( )	RECORD DIMENSION
- - - - - -	OVERHEAD UTILITY LINE EASEMENT
—x—x—x—	EXISTING FENCE LINE
TA	TOTAL AREA
RA	ROW AREA
NA	NET AREA

0' 125' 250' 500'

SCALE: 1" = 250'

NOTES

1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
2. PROPRIETOR OF ABOVE DESCRIBED PARCELS:
   CONTRACT HOLDER: KENNETH J. & RITA M. HELLE
   3253 172ND ST. DYERSVILLE, IA 52040
   DEED HOLDER: DONALD F. & ARDELLA M. HELLE
   1210 1ST ST. SW DYERSVILLE, IA 52040
3. SURVEY REQUESTED BY: KENNETH J. & RITA M. HELLE.
4. TOTAL AREA OF PERIMETER SURVEYED IS 103.353 ACRES.
5. 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 — 6/24/14 (DATE)
LICENSE NUMBER 15487
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015

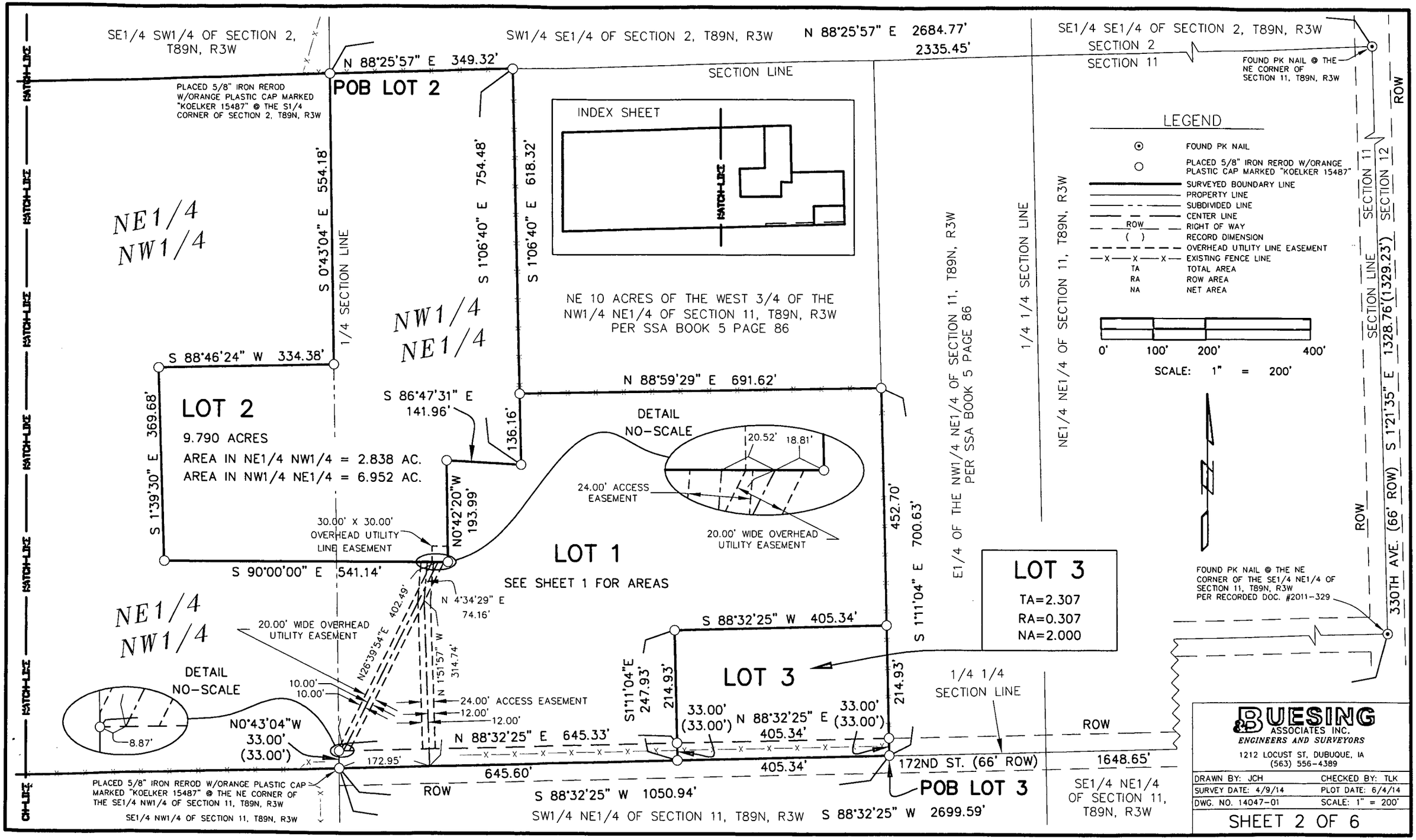
SHEETS COVERED BY THIS SEAL : SHEETS 1~4

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

DRAWN BY: JCH	CHECKED BY: TLK
SURVEY DATE: 4/9/14	PLOT DATE: 6/4/14
DWG. NO. 14047-01	SCALE: 1" = 250'

SHEET 1 OF 6

Ken Helle
3255 172nd St
Dyersville IA
52040


SE1/4 SW1/4 OF SECTION 2, T89N, R3W
SW1/4 SE1/4 OF SECTION 2, T89N, R3W
N 88°25'57" E 2684.77'
2335.45'
N 88°25'57" E 349.32'
POB LOT 2
PLACED 5/8" IRON REROD W/ORANGE PLASTIC CAP MARKED "KOELKER 15487" @ THE S1/4 CORNER OF SECTION 2, T89N, R3W
SECTION LINE
SE1/4 SE1/4 OF SECTION 2, T89N, R3W
SECTION 2
SECTION 11
FOUND PK NAIL @ THE NE CORNER OF SECTION 11, T89N, R3W
INDEX SHEET
HATCH-LINE
LEGEND
FOUND PK NAIL
PLACED 5/8" IRON REROD W/ORANGE PLASTIC CAP MARKED "KOELKER 15487"
SURVEYED BOUNDARY LINE
PROPERTY LINE
SUBDIVIDED LINE
CENTER LINE
ROW RIGHT OF WAY
( ) RECORD DIMENSION
OVERHEAD UTILITY LINE EASEMENT
EXISTING FENCE LINE
TA TOTAL AREA
RA ROW AREA
NA NET AREA
0' 100' 200' 400'
SCALE: 1" = 200'
S 0°43'04" E 554.18'
1/4 SECTION LINE
S 1°06'40" E 754.48'
S 1°06'40" E 618.32'
NE1/4 NW1/4
NW1/4 NE1/4
NE 10 ACRES OF THE WEST 3/4 OF THE NW1/4 NE1/4 OF SECTION 11, T89N, R3W PER SSA BOOK 5 PAGE 86
1/4 1/4 SECTION LINE
NE1/4 NE1/4 OF SECTION 11, T89N, R3W
E1/4 OF THE NW1/4 NE1/4 OF SECTION 11, T89N, R3W PER SSA BOOK 5 PAGE 86
SECTION 11
SECTION 12
SECTION LINE
ROW
S 88°46'24" W 334.38'
N 88°59'29" E 691.62'
S 86°47'31" E 141.96'
136.16'
LOT 2
9.790 ACRES
AREA IN NE1/4 NW1/4 = 2.838 AC.
AREA IN NW1/4 NE1/4 = 6.952 AC.
S 1°39'30" E 369.68'
N0°42'20"W 193.99'
DETAIL NO-SCALE
20.52'
18.81'
24.00' ACCESS EASEMENT
20.00' WIDE OVERHEAD UTILITY EASEMENT
30.00' X 30.00' OVERHEAD UTILITY LINE EASEMENT
452.70'
S 1°11'04" E 700.63'
LOT 1
SEE SHEET 1 FOR AREAS
S 90°00'00" E 541.14'
LOT 3
TA=2.307
RA=0.307
NA=2.000
FOUND PK NAIL @ THE NE CORNER OF THE SE1/4 NE1/4 OF SECTION 11, T89N, R3W PER RECORDED DOC. #2011-329
330TH AVE. (66' ROW) S 1°21'35" E 1328.76'(1329.23')
NE1/4 NW1/4
N 4°34'29" E 74.16'
402.49'
N26°39'54"E
N 1°51'57" W 314.74'
20.00' WIDE OVERHEAD UTILITY EASEMENT
S 88°32'25" W 405.34'
S1°11'04"E 247.93'
214.93'
214.93'
1/4 1/4 SECTION LINE
DETAIL NO-SCALE
10.00'
10.00'
24.00' ACCESS EASEMENT
12.00'
12.00'
8.87'
N0°43'04"W 33.00' (33.00')
33.00' (33.00')
N 88°32'25" E 405.34'
33.00' (33.00')
N 88°32'25" E 645.33'
ROW
1648.65'
172.95'
645.60'
405.34'
172ND ST. (66' ROW)
ROW
S 88°32'25" W 1050.94'
POB LOT 3
SE1/4 NE1/4 OF SECTION 11, T89N, R3W
PLACED 5/8" IRON REROD W/ORANGE PLASTIC CAP MARKED "KOELKER 15487" @ THE NE CORNER OF THE SE1/4 NW1/4 OF SECTION 11, T89N, R3W
SE1/4 NW1/4 OF SECTION 11, T89N, R3W
SW1/4 NE1/4 OF SECTION 11, T89N, R3W
S 88°32'25" W 2699.59'
BUESING ASSOCIATES INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST, DUBUQUE, IA
(563) 556-4389
DRAWN BY: JCH
CHECKED BY: TLK
SURVEY DATE: 4/9/14
PLOT DATE: 6/4/14
DWG. NO. 14047-01
SCALE: 1" = 200'
SHEET 2 OF 6

Surveyors Certificate

Delaware, Iowa

I hereby certify that the plat shown on SHEETS 1 and 2 of 5 hereof, is a true and correct Final Plat of: **HELLE HOMESTEAD a Subdivision in the NW ¼ NW ¼ , NE ¼ NW ¼ and NW ¼ NE ¼ all in Section 11 T89N R3W of the 5th P.M. Delaware County, Iowa.** This survey is comprised of: the West 30 acres of the NW1/4 NE1/4, except 10 acres in square form in the NE corner thereof, and the N1/2 of the NW1/4 of Section 11, T89N, R3W of the 5th P.M., Delaware County, Iowa. The perimeter of **Lot 1, Lot 2 & Lot 3** was surveyed by me and is more particularly described as follows:

Lot 1

Commencing at the Southwest corner of Section 2, T89N, R3W, said point being the Point of Beginning #1:

Thence North 88° 10' 49" East (this is an assumed bearing for the purposes of this survey only) along the South line of said Section 2, a distance of 2684.97 feet to the N1/4 of Section 11, T89N, R3W;

Thence South 0° 43' 04" East along the N-S 1/4 Line of said Section 11, a distance of 554.18 feet;

Thence South 88° 46' 24" West a distance of 334.38 feet;

Thence South 1° 39' 30" East a distance of 369.68 feet;

Thence South 90° 00' 00" East a distance of 541.14 feet;

Thence North 0° 42' 20" West a distance of 193.99 feet;

Thence South 86° 47' 31" East a distance of 141.96 feet;

Thence North 1° 06' 40" West a distance of 136.16 feet to the SW corner of the NE 10 acres of the West 3/4 of the NW1/4 NE1/4 of Section 11, T89N, R3W as recorded in Affidavit of Surviving Spouse Book 5 Page 86;

Thence North 88° 59' 29" East along the South line of said NE 10 acres, a distance of 691.62 feet to the West line of the E1/4 of the NW1/4 NE1/4 of Section 11, T89N, R3W as recorded in Affidavit of Surviving Spouse Book 5 Page 86;

Thence South 1° 11' 04" East along the West line of the said E1/4 of the NW1/4 NE1/4, a distance of 452.70 feet;

Thence South 88° 32' 25" West a distance of 405.34 feet;

Thence South 1° 11' 04" East a distance of 247.93 feet to the North line of the S1/2 of the NE1/4 of Section 11, T89N, R3W;

Thence South 88° 32' 25" West along the North line of the said S1/2 of the NE1/4, a distance of 645.60 feet to the NE corner of the S1/2 of the NW1/4 of Section 11, T89N, R3W;

Thence South 88° 26' 48" West along the North line of the said S1/2 of the NW1/4, a distance of 2699.65 feet to the SE corner of the NE1/4 NE1/4 of Section 10, T89N, R3W;

Thence North 0° 04' 02" West along the East line of the said NE1/4 NE1/4, a distance of 1311.64 feet to the Point of Beginning #1.

Lot 2

Commencing at the S1/4 corner of Section 2, T89N, R3W, said point being the Point of Beginning #2;

Thence North 88° 25' 57" East (this is an assumed bearing for the purposes of this survey only) along the South line of said Section 2, a distance of 349.32 feet to the NW corner of the NE 10 acres of the West 3/4 of the NW1/4 NE1/4 of Section 11, T89N, R3W as recorded in Affidavit of Surviving Spouse Book 5 Page 86;

Thence South 1° 06' 40" East along the West line of said NE 10 acres, a distance of 754.48 feet;

Thence North 86° 47' 31" West a distance of 141.96 feet;

Thence South 0° 42' 20" East a distance of 193.99 feet;

Thence South 90° 00' 00" East a distance of 541.14 feet;

Thence North 1° 39' 30" West a distance of 369.68 feet;

Thence North 88° 46' 24" East a distance of 334.38 feet to the N-S 1/4 Line of Section 11, T89N, R3W;

Thence North 0° 43' 04" West along the N-S 1/4 Line of said Section 11, a distance of 554.18 feet to the Point of Beginning #2;

Lot 3

Commencing at the NE corner of the S1/2 of the NE1/4 of Section 11, T89N, R3W;

Thence South 88° 32' 25" West along the North line of said S1/2 of the NE1/4, a distance of 1648.65 feet to the Point of Beginning #3;

Thence South 88° 32' 25" West (this is an assumed bearing for the purposes of this survey only) along the North line of said S1/2 of the NE1/4, a distance of 405.34 feet;

Thence North 1° 11' 04" West a distance of 247.93 feet;

Thence North 88° 32' 25" East a distance of 405.34 feet to the West line of the E1/4 of the NW1/4 NE1/4 of Section 11, T89N, R3W as recorded in Affidavit of Surviving Spouse Book 5 Page 86;

Thence South 1° 11' 04" East along the West line of the said E1/4 of the NW1/4 NE1/4, a distance of 247.93 feet to the Point of Beginning #3;

Total area of **HELLE HOMESTEAD** is 103.353 acres, with the Right-of-Way (ROW) area being 0.796 acres. Total area of **LOT 1** is 91.256 acres, with the ROW area being 0.489 acres. Total area of **LOT 2** is 9.790 acres. Total area of **LOT 3** is 2.307 acres, with the ROW area being 0.307 acres. All Lot areas are, more or less, and all Lots are subject to easements, reservations, restrictions, and rights-of-way of record and not of record, the plat of which is attached hereto and made a part of this certificate.

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 — 6/24/14

TERRY L. KOELKER
LICENSED LAND SURVEYOR
REGISTRATION #15487

DATE

REG. RENEWAL 12/31/15

Owner's Consent

Dyersville, Iowa — 6/24/, 2014

The foregoing Final Plat of: **HELLE HOMESTEAD a Subdivision in the NW ¼ NW ¼ , NE ¼ NW ¼ and NW ¼ NE ¼ all in Section 11 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.

Deed Holders:

Donald F Helle
Donald F. Helle

Ardella M. Helle
Ardella M. Helle

State of Iowa)
)
County of Dubuque) ss:

On this 18 day of July, AD 2014, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared Donald F. and Ardella M. Helle, husband & wife, to me personally known, who, being duly sworn did say that said appeared Donald F. and Ardella M. Helle acknowledged the execution of said instrument to be their voluntary act and deed voluntarily executed.

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

HF Funke
Notary Public in and for the State of Iowa

HAILEY J FUNKE
Commission Number 784910
My Commission Expires
07/07/15

Owner's Consent

Dyersville, Iowa 6-24-, 2014

The foregoing Final Plat of: **HELLE HOMESTEAD a Subdivision in the NW ¼ NW ¼ , NE ¼ NW ¼ and NW ¼ NE ¼ all in Section 11 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.

Contract Holders:

Kenneth J. Helle
Kenneth J. Helle

Rita M. Helle
Rita M. Helle

State of Iowa)
)
County of Dubuque) ss:

On this 24th day of June, AD 2014, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared Kenneth J. and Rita M. Helle, husband & wife, to me personally known, who, being duly sworn did say that said appeared Kenneth J. and Rita M. Helle acknowledged the execution of said instrument to be their voluntary act and deed voluntarily executed.

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

Jessalyn McDermott
Notary Public in and for the State of Iowa
My Commission Expires 7-18-2016

Attorney's Certificate

_____, Iowa _____, 2014

TO WHOM IT MAY CONCERN:

This will certify that I have examined the abstract of title of the **West 30 acres of the NW1/4 NE1/4, except 10 acres in square form in the NE corner thereof, and the N1/2 of the NW1/4 of Section 11, T89N, R3W of the 5th P.M., Delaware County, Iowa** covering the period from Government entry to _____ _____certified on that date by _____ _____ and find that said abstract shows good and merchantable title to said real estate in _____ free and clear of all liens and encumbrances and shows taxes all paid, including taxes for the fiscal year _____

_____
Attorney-at-Law

County Treasurer's Certificate

Manchester, Iowa 12-9, 2014

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa do hereby certify that all taxes levied against the **West 30 acres of the NW1/4 NE1/4, except 10 acres in square form in the NE corner thereof, and the N1/2 of the NW1/4 of Section 11, T89N, R3W of the 5th P.M., Delaware County, Iowa** have been paid and said real estate is free from taxes as of this date.

Carolyn A. Wilson
Treasurer of Delaware County, IA

Attorney's Certificate

Dubuque, Iowa December 4, 2014

TO WHOM IT MAY CONCERN:

This will certify that I have examined the abstract of title of the **West 30 acres of the NW1/4 NE1/4, except 10 acres in square form in the NE corner thereof, and the N1/2 of the NW1/4 of Section 11, T89N, R3W of the 5th P.M., Delaware County, Iowa** covering the period from Government entry to July 22, 2014 certified on that date by Delaware County Abstract Company, Inc. and find that said abstract shows good and merchantable title to said real estate in Kenneth J. Helle and Rita M. Helle, husband and wife, as joint tenants with full rights of the survivorship and not as tenants in common* free and clear of all liens and encumbrances and shows taxes all paid, including taxes for the fiscal year 2012-2013.

*Subject to a Real Estate Contract – Installments dated November 30, 2010, filed December 2, 2010 in Book 2010, Page 3871 in the records of the Delaware County Recorder, and First Amendment to Real Estate Contract – Installments dated December 13, 2010, filed December 15, 2010 in Book 2010, Page 4053 in the records of the Delaware County Recorder.

Brian J. Kane, Attorney-at-Law

Delaware County E-911 Board

Delaware County, Iowa DECEMBER 9, 2014

The foregoing Final Plat of: **HELLE HOMESTEAD a Subdivision in the NW ¼ NW ¼ , NE ¼ NW ¼ and NW ¼ NE ¼ all in Section 11 T89N R3W of the 5th P.M. Delaware County, Iowa** has been examined and approved as to being in full compliance with Delaware County Ordinance #12. The Uniform Rural Address System as passed and adopted by the Delaware County Board of Supervisors on the 9th day of December, 2014.

Norm Wellman
Coordinator for Delaware County E-911 Board

State of Iowa)
)
County of Delaware) ss:

On this 9th day of December, AD 2014, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared Norm Wellman, to me personally known, who, being duly sworn did say that Norm Wellman is the Coordinator for the Delaware County E-911 Board.

Julia L. Hackbarth
Notary Public in and for the State of Iowa
My Commission Expires on May 24, 2017

JULIA L. HACKBARTH
Commission Number 169605
MY COMMISSION EXPIRES
MAY 24, 2017

County Auditor's Certificate

Delaware, Iowa December 9, 2014

I, Carla K. Becker, Auditor of Delaware County, Iowa, pursuant to Iowa Code Sections 354.6(2) and 354.11(6), have reviewed and do hereby approve of the subdivision name or title of Final Plat of: **HELLE HOMESTEAD a Subdivision in the NW ¼ NW ¼ , NE ¼ NW ¼ and NW ¼ NE ¼ all in Section 11 T89N R3W of the 5th P.M. Delaware County, Iowa**.

Carla K. Becker
Carla K. Becker, Delaware County Auditor

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

On this 9th day of December A.D., 2014 before me, a Notary Public in and for the State of Iowa, personally appeared Carla K. Becker, to me personally known, and, who being duly sworn, did say that she is the Auditor of Delaware County, Iowa.

ANNE RAVE
Commission Number 757587
MY COMMISSION EXPIRES
MARCH 25, 2015

Anne Rave
Notary Public in and for said State