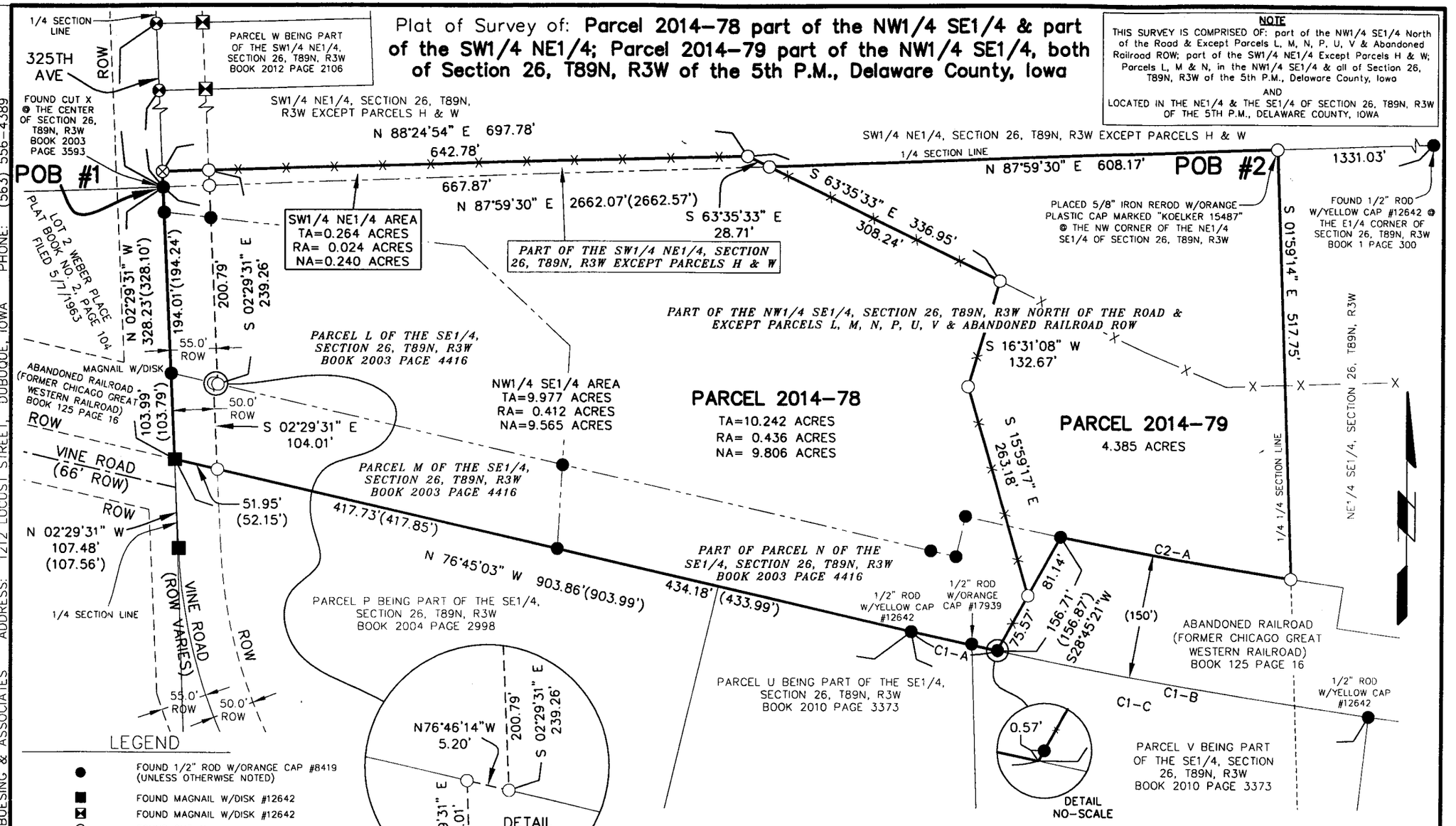
Book 2014 Page 3164
Document 2014 3164 Type 06 002 Pages 5
Date 12/17/2014 Time 10:49:36AM
Rec Amt $27.00

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Plat of Survey of: Parcel 2014–78 part of the NW1/4 SE1/4 & part of the SW1/4 NE1/4; Parcel 2014–79 part of the NW1/4 SE1/4, both of Section 26, T89N, R3W of the 5th P.M., Delaware County, Iowa

NOTE
THIS SURVEY IS COMPRISED OF: part of the NW1/4 SE1/4 North of the Road & Except Parcels L, M, N, P, U, V & Abandoned Railroad ROW; part of the SW1/4 NE1/4 Except Parcels H & W; Parcels L, M & N, in the NW1/4 SE1/4 & all of Section 26, T89N, R3W of the 5th P.M., Delaware County, Iowa
AND
LOCATED IN THE NE1/4 & THE SE1/4 OF SECTION 26, T89N, R3W OF THE 5TH P.M., DELAWARE COUNTY, IOWA



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

LICENSED LAND SURVEYOR TERRY L. KOELKER 15487 I OWA

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
LICENSE NUMBER 15487
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015

11/19/14 (DATE)

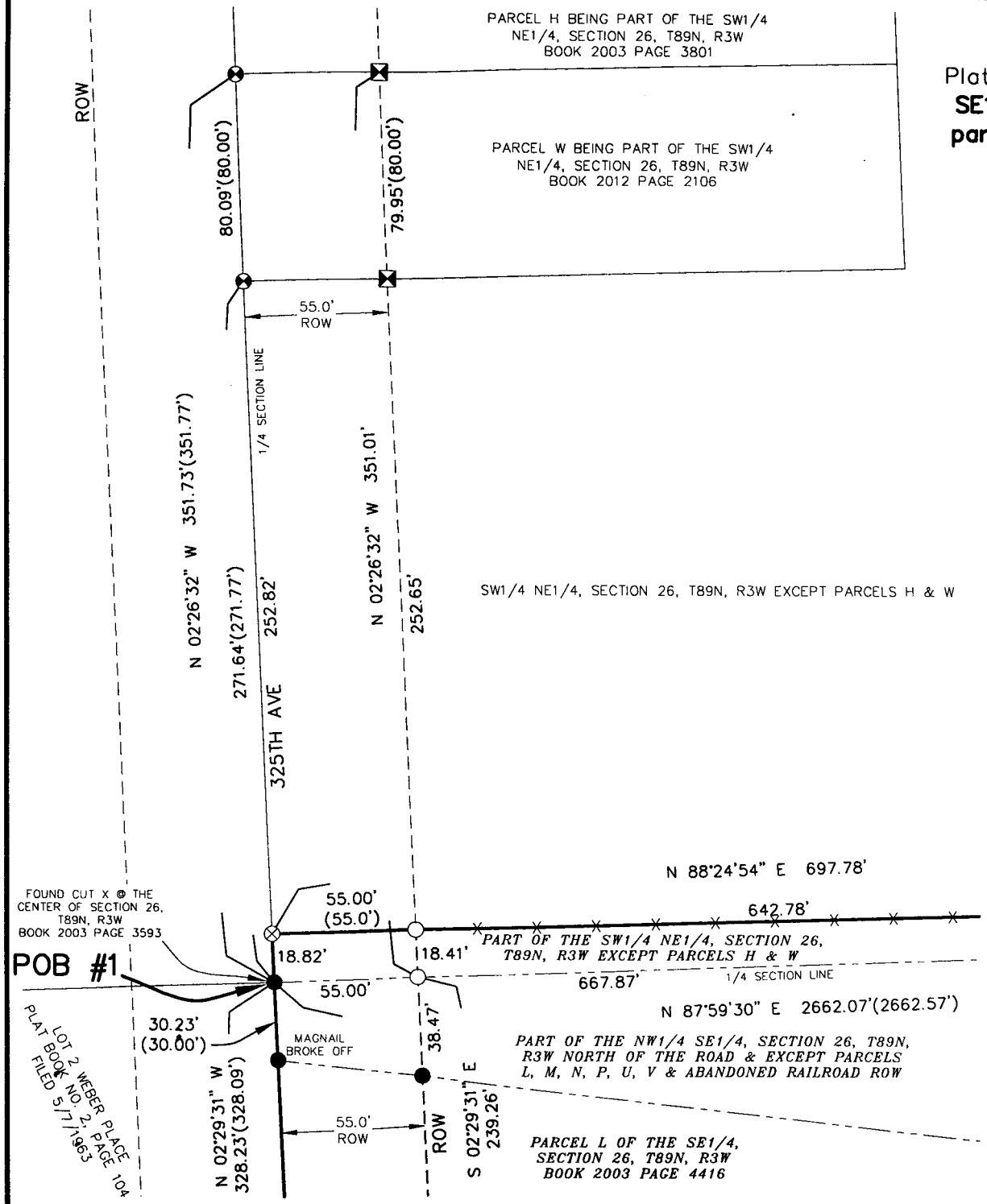
SHEETS COVERED BY THIS SEAL : SHEETS 1, 2, 3 & 4

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

DRAWN BY: JCH	CHECKED BY: TLK
SURVEY DATE: 9/17/14	PLOT DATE: 11/12/14
DWG. NO. 14188-01	SCALE: 1" = 150'

SHEET 1 OF 5

Eric
Jim Eric
2050 325th Ave
Dyersville IA
52040



Plat of Survey of: **Parcel 2014–78 part of the NW1/4 SE1/4 & part of the SW1/4 NE1/4; Parcel 2014–79 part of the NW1/4 SE1/4, both of Section 26, T89N, R3W of the 5th P.M., Delaware County, Iowa**

0' 30' 60' 120'

SCALE: 1" = 60'

LEGEND

- FOUND 1/2" ROD W/ORANGE CAP #8419 (UNLESS OTHERWISE NOTED)
- FOUND MAGNAIL W/DISK #12642
- FOUND MAGNAIL W/DISK #12642
- FOUND CUT-X
- PLACED CUT-X
- PLACED 5/8" IRON REROD W/ORANGE PLASTIC CAP MARKED "KOELKER 15487"
- SURVEYED BOUNDARY LINE
- PROPERTY LINE
- SUBDIVIDED LINE
- CENTERLINE
- ROW — RIGHT OF WAY
- X — X — EXISTING FENCE LINE
- ( ) RECORD DIMENSION
- W/ WITH

CURVE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	TAN.	CHORD LENGTH	CHORD BEARING
C1–A	1°02'43"	5778.66'	105.41'	52.71'	105.41'	N77°19'34"W
C1–B	4°29'28"	5778.66'	452.97'	226.60'	452.85'	S80°05'40"E
C1–C	5°32'11"	5778.66'	558.38'	279.41'	558.16'	N79°34'19"W
C2–A	2°51'15"	5628.66'	280.38'	140.22'	280.35'	N79°43'54"W

NOTES

1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
2. PROPRIETOR OF PART OF THE SW1/4 NE1/4 & PART OF THE NW1/4 SE1/4 AND PARCEL N, ALL OF SECTION. 26:
   ROBERT J. & LILLIAN R. STEGER 2013 332ND AVE. DYERSVILLE, IA 52040
3. PROPRIETOR OF PARCEL L & M OF SECTION 26:
   JAMES & JANET PIRC 2050 325TH AVE. DYERSVILLE, IA 52040
3. SURVEYED REQUESTED BY: JIM PIRC.
4. TOTAL AREA OF PERIMETER SURVEYED IS 14.627 ACRES
5. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND NOT OF RECORD.

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

DRAWN BY: JCH	CHECKED BY: TLK
SURVEY DATE: 9/17/14	PLOT DATE: 11/12/14
DWG. NO. 14188-01	SCALE: 1" = 60'

Surveyors Certificate

Delaware, Iowa

I hereby certify that the plat shown on SHEET 1 & 2 of 5 hereof, is a true and correct Plat of Survey of: **Parcel 2014-78 part of the NW1/4 SE1/4 & part of the SW1/4 NE1/4; Parcel 2014-79 part of the NW1/4 SE1/4, both of Section 26, T89N, R3W of the 5th P.M., Delaware County, Iowa.**

This survey is comprised of: part of the NW1/4 SE1/4 North of the Road & Except Parcels L. M, N, P, U, V, & Abandoned Railroad ROW; part of the SW1/4 NE1/4 Except Parcels H & W; Parcels L, M & N, in the NW1/4 SE1/4 & all of Section 26, T89N, R3W of the 5th P.M., Delaware County, Iowa.

The perimeter of **Parcel 2014-78 & Parcel 2014-79** was surveyed by me and is more particularly described as follows:

Parcel 2014-78

Commencing at the Center of Section 26, T89N, R3W, the Point of Beginning #1;

Thence North 02° 26' 32" West (this is an assumed bearing for the purposes of this survey only) along the East line of the NW1/4 of Section 26, T89N, R3W {also being the East line of Lot 2 of Weber Place (Plat Book No.2, Page 104 filed 5/7/1963)}, a distance of 18.82 feet;

Thence North 88° 24' 54" East along a fence line, a distance of 697.78 feet to a fence bend;

Thence South 63° 35' 33" East along a fence line, a distance of 336.95 feet a fence tee;

Thence South 16° 31' 08" West along a fence line, a distance of 132.67 feet to a fence bend;

Thence South 15° 59' 17" East along a fence line, a distance of 263.18 feet to the East line of Parcel N as recorded in (Book 2003, Page 4416);

Thence South 28° 45' 21" West along the East line of said Parcel N (Book 2003, Page 4416), a distance of 75.57 feet to the North line of Parcel V (Book 2010 Page 3373);

Thence Northwesterly along the North line of said Parcel V and also Parcel U (Book 2010 Page 3373), a distance of 105.41 feet along the arc of a 5778.66 foot radius curve to the right, of which the Chord distance is 105.41 feet and Chord bearing is N 77° 19' 34" W;

Thence North 76° 45' 03" West along the North line of said Parcel U and also Parcel P (Book 2004 Page 2998), a distance of 903.86 feet to the East line of the SW1/4 of Section 26, T89N, R3W {also being the East line of part of the Abandoned Railroad (Former Chicago Great Western Railroad) except Parcel D (Book 125 page 16)};

Thence North 02° 29' 31" West along the East line of said SW1/4, a distance of 328.23 feet to the Point of Beginning #1;

Parcel 2014-79

Commencing at the NW corner of the NE1/4 SE1/4 of Section 26, T89N, R3W, the Point of Beginning #2;

Thence South 01° 59' 14" East (this is an assumed bearing for the purposes of this survey only) along the West line of said NE1/4 SE1/4, a distance of 517.75 feet to the North line of part of the Abandoned Railroad (Former Chicago Great Western Railroad) (Book 125 page 16);

Thence Northwesterly along the North line of said Abandoned Railroad, a distance of 280.38 feet along the arc of a 5628.66 foot radius curve to the right, of which the Chord distance is 280.35 feet and Chord bearing is N 79° 43' 54" W to the East Line of Parcel N as recorded in (Book 2003, Page 4416);

Thence South 28° 45' 21" West along the East line of said Parcel N (Book 2003, Page 4416), a distance of 81.14 feet to a fence bend;

Thence North 15° 59' 17" West along a fence line, a distance of 263.18 feet to a fence bend;

Thence North 16° 31' 08" East along a fence line, a distance of 132.67 feet to a fence tee;

Thence North 63° 35' 33" West along a fence line, a distance of 308.24 feet to the South line of the SW1/4 NE1/4 of Section 26, T89N, R3W except Parcels H & W;

Thence North 87° 59' 30" East along the South line of said SW1/4 NE1/4, a distance of 608.17 feet to the Point of Beginning #2;

Total area of **Parcel 2014-78 & Parcel 2014-79** is 14.627 acres. **Parcel 2014-78** is 10.242 acres with the Right-of-Way (ROW) area being 0.436 acres and **Parcel 2014-79** is 4.385 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 — 11/19/14

TERRY L. KOELKER
LICENSED LAND SURVEYOR
REGISTRATION #15487

DATE

REG. RENEWAL 12/31/15

City of Dyersville Planning & Zoning Commission

Dyersville, Iowa Dec 8, 2014

The foregoing Plat of Survey of: **Parcel 2014-78 part of the NW1/4 SE1/4 & part of the SW1/4 NE1/4; Parcel 2014-79 part of the NW1/4 SE1/4, both of Section 26, T89N, R3W of the 5th P.M., Delaware County, Iowa;** as shown on the attached plat, being within 2 miles of the corporate limits of the City of Dyersville is hereby approved by the City of Dyersville Planning & Zoning Commission and approval of said plat by the City Council of the City of Dyersville, Iowa is hereby recommended.

Dyersville Planning & Zoning Commission

Daniel J Olberding

Chairperson Daniel J. Olberding

City Council Approving Plat of Survey

Dyersville, Iowa DEC. 15, 2014

The undersigned, Mayor and Clerk of the City of Dyersville, Iowa, do hereby certify that the foregoing Plat of Survey of: **Parcel 2014-78 part of the NW1/4 SE1/4 & part of the SW1/4 NE1/4; Parcel 2014-79 part of the NW1/4 SE1/4, both of Section 26, T89N, R3W of the 5th P.M., Delaware County, Iowa**; as appears hereto has been filed in the Office of the City Clerk of the City of Dyersville, Iowa on DEC. 15, 14 by resolution No. 71-14 and that the City Council of the City of Dyersville, Iowa approves said plat.

CITY OF DYERSVILLE Iowa CITY SEAL

Mayor of the City of Dyersville, IA

Alvin H. Haas

Mayor

City Clerk of the City of Dyersville, IA

Tricia L. Maiers

City Clerk

State of Iowa)
) ss:
County of Delaware)

On this 15 day of December, AD 2014, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared Alvin H. Haas, and Tricia L. Maiers, to me personally known, and, who, being by me duly sworn, did say that they are Mayor and City Clerk, respectively, of the City of Dyersville, Iowa; that the seal affixed to the foregoing instrument is the Corporate seal of 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 71-14 adopted by the City Council on 15 day of December, 2014, and that Alvin H. Haas and Tricia L. Maiers acknowledge the execution of the instrument to be their voluntary act and deed of the corporation, by it voluntarily executed.

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

Lori A Panton

Notary Public in and for the State of Iowa