FILED

JUN 24 2016

DELAWARE COUNTY AUDITOR

FILED

JUN 24 2016

DELAWARE COUNTY ASSESSOR

Book 2016 Page 1620

Document 2016 1620 Type 06 002 Pages 6
Date 6/24/2016 Time 12:38:44PM
Rec Amt $32.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

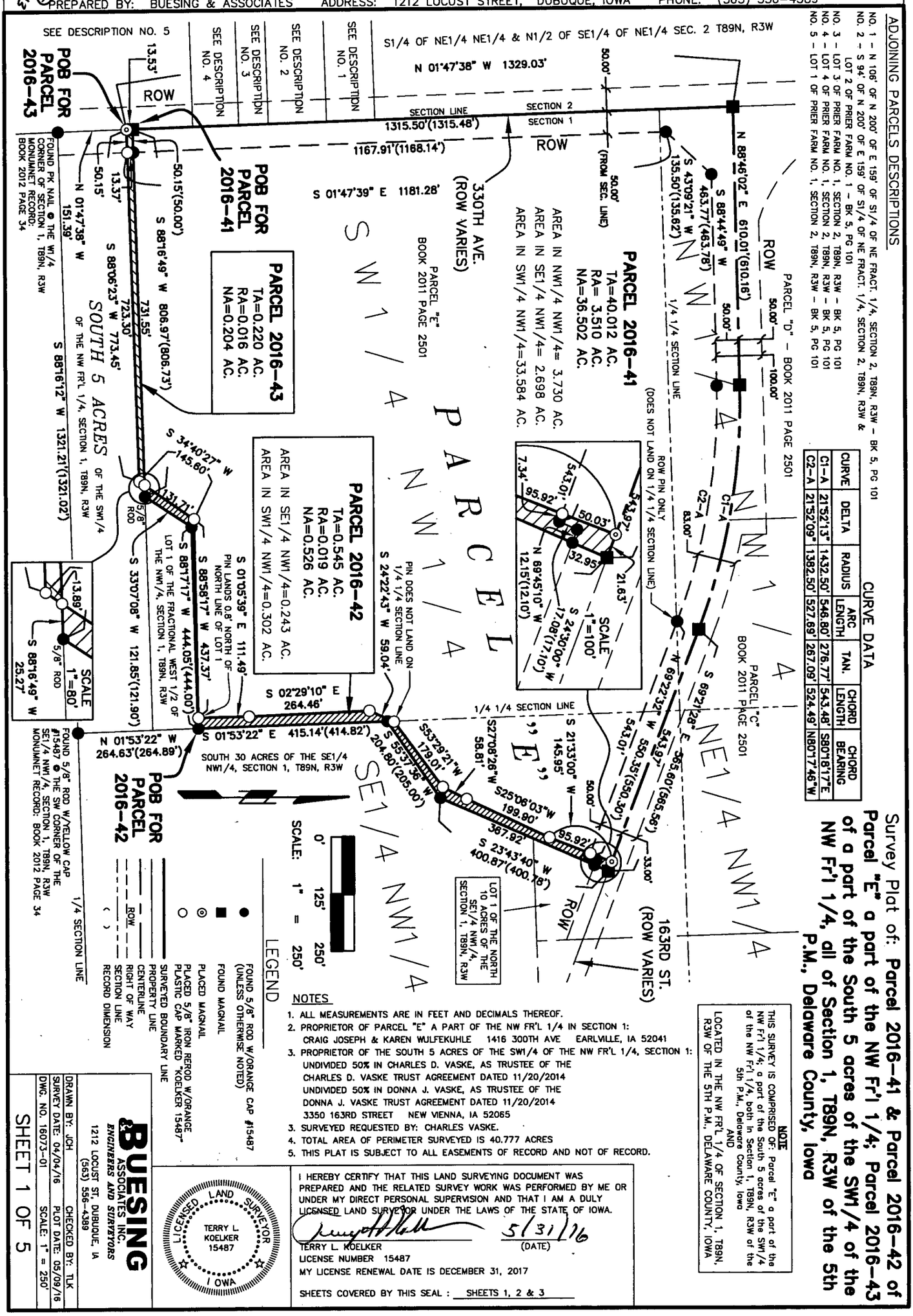
Survey Plat of: Parcel 2016-41 & Parcel 2016-42 of Parcel "E" a part of the NW Fr'l 1/4; Parcel 2016-43 of a part of the South 5 acres of the SW1/4 of the NW Fr'l 1/4, all of Section 1, T89N, R3W of the 5th P.M., Delaware County, Iowa

ADJOINING PARCELS DESCRIPTIONS

NO. 1 - 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. 2 - 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. 3 - LOT 3 OF PRIER FARM NO. 1, SECTION 2, T89N, R3W - BK 5, PG 101
NO. 4 - LOT 4 OF PRIER FARM NO. 1, SECTION 2, T89N, R3W - BK 5, PG 101
NO. 5 - 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°52'13"	1432.50'	548.80'	276.77'	543.48'	S80°18'17"E
C2-A	21°52'09"	1382.50'	527.89'	267.09'	524.49'	N80°17'46"W



LEGEND

- FOUND 5/8" ROD W/ORANGE CAP #15487 (UNLESS OTHERWISE NOTED)
- FOUND MAGNAIL
- PLACED MAGNAIL
- PLACED 5/8" IRON REROD W/ORANGE PLASTIC CAP MARKED "KOELKER 15487"
- SURVEYED BOUNDARY LINE
- PROPERTY LINE
- CENTERLINE
- ROW RIGHT OF WAY
- SECTION LINE
- ( ) RECORD DIMENSION

NOTES

1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
2. PROPRIETOR OF PARCEL "E" A PART OF THE NW FR'L 1/4 IN SECTION 1:
   CRAIG JOSEPH & KAREN WULFEKUHLE 1416 300TH AVE EARLVILLE, IA 52041
3. PROPRIETOR OF THE SOUTH 5 ACRES OF THE SW1/4 OF THE NW FR'L 1/4, SECTION 1:
   UNDIVIDED 50% IN CHARLES D. VASKE, AS TRUSTEE OF THE CHARLES D. VASKE TRUST AGREEMENT DATED 11/20/2014
   UNDIVIDED 50% IN DONNA J. VASKE, AS TRUSTEE OF THE DONNA J. VASKE TRUST AGREEMENT DATED 11/20/2014
   3350 163RD STREET NEW VIENNA, IA 52065
3. SURVEYED REQUESTED BY: CHARLES VASKE.
4. TOTAL AREA OF PERIMETER SURVEYED IS 40.777 ACRES
5. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND NOT OF RECORD.

NOTE

THIS SURVEY IS COMPRISED OF: Parcel "E" a part of the NW Fr'l 1/4; a part of the South 5 acres of the SW1/4 of the NW Fr'l 1/4, both in Section 1, T89N, R3W of the 5th P.M., Delaware County, Iowa
AND
LOCATED IN THE NW FR'L 1/4 OF SECTION 1, T89N, R3W OF THE 5TH P.M., DELAWARE COUNTY, 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
LICENSE NUMBER 15487
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017

5/31/16
(DATE)

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

LICENSED LAND SURVEYOR TERRY L KOELKER 15487 IOWA

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

DRAWN BY: JCH CHECKED BY: TLK
SURVEY DATE: 04/04/16 PLOT DATE: 05/09/16
DWG. NO. 16073-01 SCALE: 1" = 250'

SHEET 1 OF 5

Surveyor's Certificate

Delaware, Iowa

I hereby certify that the plat shown on sheet 1 of 5 hereof, is a true and correct Survey Plat of: **PARCEL 2016-41 & Parcel 2016-42** of Parcel "E" a part of the NW Fr'l 1/4; **PARCEL 2016-43** of a part of the South 5 acres of the SW1/4 of the NW Fr'l 1/4, all in Section 1, T89N, R3W of the 5th P.M. in Delaware County, Iowa, **Comprised Of:** Parcel "E" a part of the NW Fr'l 1/4; a part of the South 5 acres of the SW1/4 of the NW Fr'l 1/4, all in Section 1, T89N, R3W of the 5th P.M. in Delaware County, Iowa, according to the recorded plats thereof, subject to easements of record and not of record.

The perimeter of **PARCEL 2016-41** 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 01° 47'-38" West along the West line of said Section 1, a distance of 164.92 feet to the Point of Beginning of Parcel 2016-41;

Thence North 01° 47'-38" West (this is an assumed bearing for the purposes of this survey only), along the West line of said Section 1, a distance of 1315.50 feet to the Road Alignment centerline of 163rd Street;

Thence North 88° 46'-02" East along the centerline of said Alignment, a distance of 610.01 feet;

Thence Southeasterly along the centerline of said Alignment, a distance of 546.80 feet along the arc of a 1432.50 foot radius curve to the right, of which the Chord distance is 543.48 feet and Chord Bearing is South 80° 18'-17" East;

Thence South 69° 21'-28" East along the centerline of said Alignment, a distance of 543.97 feet to a point of intersection of the previously existing fence line and the centerline of said Alignment as shown on a Survey Plat with Book No. 2011, Page 2501 in the Delaware County Recorder's Office;

Thence South 21° 33'-00" West along said fence line, a distance of 145.95 feet;

Thence South 25° 06'-03" West along said fence line, a distance of 199.90 feet;

Thence South 27° 08'-26" West along said fence line, a distance of 58.81 feet;

Thence South 53° 29'-21" West along said fence line, a distance of 179.01 feet;

Thence South 24° 22'-43" West along said fence line, a distance of 59.04 feet;

Thence South 02° 29'-10" East along said fence line, a distance of 264.46 feet;

Thence South 01° 05'-39" East along said fence line, a distance of 111.49 feet;

Thence South 88° 58'-17" West along said fence line, a distance of 437.37 feet to a previously shot in steel fence post as shown on said Survey Plat ;

Thence South 34° 40'-27" West towards a previously shot in steel fence post as shown on said Survey Plat, a distance of 131.71 feet to the North line of the South 5 acres of the SW1/4 of the NW Fr'l ¼ of Section 1, T89N, R3W;

Thence South 88° 16'-49" West along the North line of said South 5 acres, a distance of 781.70 feet to the Point of Beginning of Parcel 2016-41;

The Total Area of **PARCEL 2016-41** is 40.012 acres with 3.510 acres in road Right-Of-Way and is subject to easements of record and not of record.

The perimeter of **PARCEL 2016-42** was surveyed by me and is more particularly described as follows:

Commencing at the SW Corner of the SE1/4 NW1/4 of Section 1, T89N, R3W of the 5th P.M.;

Thence North 01° 53'-22" West along the West line of said SE1/4 NW1/4, a distance of 264.63 feet to the Point of Beginning of Parcel 2016-42;

Thence South 88° 17'-17" West (this is an assumed bearing for the purposes of this survey only), along the North line of Lot 1 of the Fractional West 1/2 of the NW1/4 of Section 1, T89N, R3W, a distance of 444.05 feet to the NW corner of said Lot 1;

Thence South 33° 07'-08" West along the West line of said Lot 1, a distance of 121.85 feet to the North line of the South 5 acres of the SW1/4 of the Fr'l 1/4 of Section 1, T89N, R3W;

Thence South 88° 16'-49" West along the North line of said South 5 acres, a distance of 25.27 feet;

Thence North 34° 40'-27" East towards a previously shot in steel fence post as shown on a Survey Plat with Book No. 2011, Page 2501 in the Delaware County Recorder's Office, a distance of 131.71 feet to a previously shot in steel fence post as shown on said Survey Plat;

Thence North 88° 58'-17" East along a previously shot in existing fence line as shown on said Survey Plat, a distance of 437.37 feet;

Thence North 01° 05'-39" West along said fence line, a distance of 111.49 feet;

Thence North 02° 29'-10" West along said fence line, a distance of 264.46 feet;

Thence North 24° 22'-43" East along said fence line, a distance of 59.04 feet;

Thence North 53° 29'-21" East along said fence line, a distance of 179.01 feet;

Thence North 27° 08'-26" East along said fence line, a distance of 58.81 feet;

Thence North 25° 06'-03" East along said fence line, a distance of 199.90 feet;

Thence North 21° 33'-00" East along said fence line, a distance of 145.95 feet to the Road Alignment centerline of 163rd Street;

Thence South 69° 21'-28" East along the centerline of said Alignment, a distance of 21.63 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° 43'-40" 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 400.87 feet;

Thence South 55° 37'-36" West along the Westerly line of said South 30 acres, a distance of 204.80 feet to the N-S 1/4 1/4 Section line in the NW1/4, Section 1, T89N, R3W;

Thence South 01° 53'-22" East along the Westerly line of said South 30 acres, a distance of 415.14 feet to the Point of Beginning of Parcel 2016-42;

The Total Area of **PARCEL 2016-42** is 0.545 acres with 0.019 acres in road Right-Of-Way and is subject to easements of record and not of record.

The perimeter of **PARCEL 2016-43** 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 01° 47'-38" West along the West line of said Section 1, a distance of 151.39 feet to the Point of Beginning of Parcel 2016-43;

Thence North 01° 47'-38" West (this is an assumed bearing for the purposes of this survey only), along the West line of said Section 1, a distance of 13.53 feet to the North line of the South 5 acres of the SW1/4 of the NW Fr'l 1/4 of Section 1, T89N, R3W;

Thence North 88° 16'-49" East along the North line of said South 5 acres, a distance of 781.70 feet;

Thence South 34° 40'-27" West towards a previously shot in steel fence post as shown on a Survey Plat with Book No. 2011, Page 2501 in the Delaware County Recorder's Office, a distance of 13.89 feet to a previously shot in steel fence post as shown on said Survey Plat;

Thence South 88° 06'-23" West towards a previously shot in wood fence post as shown on said Survey Plat, a distance of 773.45 feet to the Point of Beginning of Parcel 2016-43;

The total area of **Parcel 2016-43** is 0.220 acres with 0.016 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
Licensed Land Surveyor
Reg. No. 15487

5/31/16
Date

Reg. Renewal 12/31/17

CITY OF NEW VIENNA, IOWA

New Vienna, Iowa

June 7, 2016

The undersigned, Patrick Hermsen, Mayor and, Angie Oberbroeckling, Clerk of the City of New Vienna, Iowa, do hereby certify that the foregoing Survey Plat of: **PARCEL 2016-41 & Parcel 2016-42** of Parcel "E" a part of the NW Fr'l 1/4; **PARCEL 2016-43** of a part of the South 5 acres of the SW1/4 of the NW Fr'l 1/4, all in Section 1, T89N, R3W of the 5th P.M. in Delaware County, Iowa, **Comprised Of:** Parcel "E" a part of the NW Fr'l 1/4; a part of the South 5 acres of the SW1/4 of the NW Fr'l 1/4, all in Section 1, T89N, R3W of the 5th P.M. 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 2016-41 & Parcel 2016-42** of Parcel "E" a part of the NW Fr'l 1/4; **PARCEL 2016-43** of a part of the South 5 acres of the SW1/4 of the NW Fr'l 1/4, all in Section 1, T89N, R3W of the 5th P.M. in Delaware County, Iowa, **Comprised Of:** Parcel "E" a part of the NW Fr'l 1/4; a part of the South 5 acres of the SW1/4 of the NW Fr'l 1/4, all in Section 1, T89N, R3W of the 5th P.M. in Delaware County, Iowa.

This approval was passed by resolution of the New Vienna City Council on the 7th day of June, 2016.

Mayor of the City of New Vienna, Iowa

Clerk of the City of New Vienna, Iowa

CITY COUNCIL RESOLUTION APPROVING THE PLAT OF SURVEY
RESOLUTION # 8-2016

WHEREAS, the perimeter boundaries of the City of New Vienna, Iowa are located less than two miles from **PARCEL 2016-41 & Parcel 2016-42** of Parcel "E" a part of the NW Fr'l 1/4; **PARCEL 2016-43** of a part of the South 5 acres of the SW1/4 of the NW Fr'l 1/4, all in Section 1, T89N, R3W of the 5th P.M. in Delaware County, Iowa, and

WHEREAS, said plat of survey has been acknowledged and approved by the Mayor for the City of New Vienna, Delaware County, Iowa; and

WHEREAS, said plat of survey has been examined by the City Council and they find that the same conforms to the statutes and ordinances relating thereto;

NOWTHEREFORE, BE IT RESOLVED, by the City of New Vienna, Delaware County, Iowa

Section 1: That the Survey Plat of: **PARCEL 2016-41 & Parcel 2016-42** of Parcel "E" a part of the NW Fr'l 1/4; **PARCEL 2016-43** of a part of the South 5 acres of the SW1/4 of the NW Fr'l 1/4, all in Section 1, T89N, R3W of the 5th P.M. in Delaware County, Iowa.

The Mayor and City Clerk are hereby directed to certify this approval and affix the same said plat as by law provided.

Passed this 7th day of June, A.D., 2016

Mayor of the City of New Vienna, IA

Attest:

Clerk of the City of New Vienna, IA

State of Iowa)
)
County of Dubuque) ss:

On this 14th day of June, AD 2016, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared Patrick Hermsen and Angie Oberbroeckling personally known, who, being duly sworn did say that they are the Mayor and City Clerk, respectively, of the City of New Vienna, Delaware County, Iowa; that the ~~seal affix to the foregoing instrument in 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 8-2016 adopted by the City Council on the 7th day of June, 2016 and that Patrick Hermsen and Angie Oberbroeckling acknowledged the execution of said instrument to be their voluntary act and deed of the corporation, by it voluntarily executed.

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

Notary Public in and for the State of Iowa

NOTARIAL SEAL IOWA

LORAS BOECKENSTEDT
Commission Number 124290
My Commission Expires
8-31-16

OWNER'S CONSENT

Delaware, Iowa — June 21, 2016

The foregoing, Survey Plat of: **PARCEL 2016-41 & Parcel 2016-42** of Parcel "E" a part of the NW Fr'l 1/4; **PARCEL 2016-43** of a part of the South 5 acres of the SW1/4 of the NW Fr'l 1/4, all in Section 1, T89N, R3W of the 5th P.M. in Delaware County, Iowa, **Comprised Of:** Parcel "E" a part of the NW Fr'l 1/4; a part of the South 5 acres of the SW1/4 of the NW Fr'l 1/4, all in Section 1, T89N, R3W of the 5th P.M. in Delaware County, Iowa, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors of a part of the South 5 acres of the SW1/4 of the NW Fr'l 1/4, Section 1, T89N, R3W of the 5th P.M. in Delaware County, Iowa.

Charles D. Vaske Trust Agreement
Dated November 20, 2014

Charles D. Vaske, Trustee (undivided 1/2)

Donna J. Vaske Trust Agreement
Dated November 20, 2014

Donna J. Vaske, Trustee (undivided 1/2)

State of Iowa)
)
County of Dubuque) ss:

On this 21st day of June, AD 2016, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared that Charles D. Vaske is the Trustee for the Charles D. Vaske Trust Agreement & Donna J. Vaske is the Trustee for the Donna J. Vaske Trust Agreement, to me personally known, who, being duly sworn did say that said appeared Charles D. Vaske & Donna J. Vaske 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.

Notary Public in and for the State of Iowa

NOTARIAL SEAL IOWA
MIKAELA K BOSS
Commission Number 788660
My Commission Expires
February 24, 2018

OWNER'S CERTIFICATE

Dubuque, Iowa — June 21, 2016

The foregoing, Survey Plat of: **PARCEL 2016-41 & Parcel 2016-42** of Parcel "E" a part of the NW Fr'l 1/4; **PARCEL 2016-43** of a part of the South 5 acres of the SW1/4 of the NW Fr'l 1/4, all in Section 1, T89N, R3W of the 5th P.M. in Delaware County, Iowa, **Comprised Of:** Parcel "E" a part of the NW Fr'l 1/4; a part of the South 5 acres of the SW1/4 of the NW Fr'l 1/4, all in Section 1, T89N, R3W of the 5th P.M. in Delaware County, Iowa, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors of Parcel "E" a part of the NW Fr'l 1/4, Section 1, T89N, R3W of the 5th P.M. in Delaware County, Iowa.

Craig Joseph Wulfekuhle

Karen Wulfekuhle

State of Iowa)
)
County of Dubuque) ss:

On this 21st day of June, AD 2016, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared Craig Joseph and Karen Wulfekuhle, husband and wife, to me personally known, who, being duly sworn did say that said appeared Craig Joseph and Karen Wulfekuhle 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.

Notary Public in and for the State of Iowa

NOTARIAL SEAL IOWA
MIKAELA K BOSS
Commission Number 788660
My Commission Expires
February 24, 2018

MORTGAGE HOLDERS CONSENT

Delaware, Iowa June 21, 2016

Fidelity Bank & Trust, Delaware, Iowa does hereby certify that the above survey, as shown by the attached Plat, is made with our free consent and in accordance with our desire as mortgage holder of a portion of the premises described herein.

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

Fidelity Bank & Trust, Delaware, Iowa hereby consents to the Plat of Survey of: **PARCEL 2016-41 & Parcel 2016-42,** Delaware County.

Dated this 21st day of June, 2016

Fidelity Bank & Trust

BY: _____ Vice President
Signature Title

Nathan J Freese
Printed Name

State of Iowa)
)
County of Delaware) ss:

On this 21st day of June, AD 2016, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared Nathan J Freese, to me personally known, who being by me duly sworn, did state that he/~~she~~ is Vice President for Fidelity Bank & Trust of the corporation executing the within and foregoing instrument, that said instrument was signed on behalf of said Corporation by authority of its Board of Directors, and that Vice President _____ acknowledged the execution of the foregoing instrument to be the voluntary act and deed of said Corporation by it voluntarily executed.

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

Mikaela K Boss
Notary Public in and for the State of Iowa
My Commission Expires on 2/24/18

NOTARIAL SEAL IOWA
MIKAELA K BOSS
Commission Number 788660
My Commission Expires
February 28, 2019