PLAT OF SURVEY

PARCEL 2016–21

PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4), SECTION THIRTY–SIX (36), TOWNSHIP EIGHTY–NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA

LINE	BEARING	DISTANCE
L1	N. 63°30'42" W	32.91'
L2	N 46°50'23" W	57.67'
L3	N 01°26'06" W	15.07'

LEGEND

- ○ SET 1/2" IRON ROD W/YELLOW CAP #12642
- BOUNDARY LINE SURVEYED
- SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE
- R.O.W. LINE
- CENTERLINE OF EASEMENT
- ( ) RECORDED AS
- P.O.B. POINT OF BEGINNING

N

CENTER OF SECTION
SEC. 36, T89N, R3W
FD. 1/2" IRON ROD NO CAP

CENTERLINE 332ND AVENUE

N 00°38'21" W 1326.75' (N 02°13'51" W 1327.27')

NE1/4 SW1/4
SECTION 36, T89N, R3W

S 89°56'48" E 292.27'

225.99'
N 00°28'51" W

PARCEL 2016–21
2.51 Acres

S 02°19'19" E 325.90'

N 29°48'44" W
93.32'

62.51'

N 89°56'48" W
81.28'

N 37°02'46" W 180.72'

N 37°04'18" W 194.00'

EASEMENT A
30.0' WIDE INGRESS , EGRESS
AND UTILITY EASEMENT

N 46°50'23" W
60.46'

N 65°47'50" W
42.20'

N 85°50'09" W
48.26'

S 01°26'06" E 179.55'

DETAIL

L2 L1 L3

P.O.B.
PARCEL 2016–21

dimension line only

N 85°50'09" W
48.26'

NO SCALE

S 89°43'00" W 732.98'

R.O.W.
BK. 2014, P. 2015

68.8'

176.57'
S 89°43'00" W

P.O.B.
EASEMENT A

R.O.W.
BK. 2015, P. 446

SW CORNER NW1/4, SW1/4
SEC. 36, T89N, R3W
FD. IRON ROD FADED RED CAP
CAP #12631

S 89°56'48" E 2658.45' (N 88°27'32" E 2658.05')

SE CORNER NE1/4, SW1/4
SEC. 36, T89N, R3W
FD. 5/8" IRON ROD BENT NO CAP

EASEMENT A
30.0' WIDE INGRESS , EGRESS
AND UTILITY EASEMENT

100 0 100 200

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

SHEET NO. 1 COVERED BY THIS SEAL

DATE OF SURVEY: 3/29/16 | SHEET 1 OF 3

GARY G. & LORI WESSELS | SCALE: 1" = 100'

I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND RELATED SURVEY WORK WAS PREFORMED 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, 2016

William H. Burger 6/21/16

WILLIAM M. BURGER #12642 DATE

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

FILED
JUN 28 2016
DELAWARE
COUNTY ASSESSOR

FILED
JUN 28 2016
DELAWARE
COUNTY AUDITOR

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

LEGAL DESCRIPTION

PARCEL 2016-21 Part of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4), Section Thirty-six (36), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, in the City of Dyersville Delaware County, Iowa containing a total of 2.51 acres, **subject to easements of record and not of record** and more particularly described by metes and bounds as follows:

COMMENCING at the Southeast corner of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4), Section Thirty-six (36), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, in the City of Dyersville Delaware County, Iowa;

Thence North 00°-38'-21" West 8.89 feet along the East line of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of said Section Thirty-six (36);

Thence South 89°-43' 00" West 176.57 feet to the Westerly right of way line of 332nd Avenue;

Thence South 89°-43' 00" West 732.98 feet;

Thence North 89°-50' 09" West 48.26 feet;

Thence North 01°-26' 06" West 15.07 feet to the **POINT OF BEGINNING** of Parcel 2016-21;

Thence North 63°-30'-42" West 32.91 feet;

Thence North 46°-50'-23" West 57.67 feet;

Thence North 37°-02'-46" West 180.72 feet;

Thence North 89°-56'-48" West 81.28 feet;

Thence North 29°-48'-44" West 93.32 feet;

Thence North 00°-28'-51" West 225.99 feet;

Thence South 89°-56'-48" East 292.27 feet;

Thence South 02°-19'-19" East 325.90 feet;

Thence South 01°-26'-06" East 179.55 feet to the **POINT OF BEGINNING,** containing a total of 2.51 acres, **subject to easements of record and not of record;**

The East line of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4), Section Thirty-six (36), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian is assumed to bear North 00°-38'-21" West.

EASEMENT A – A 30.00' wide ingress, egress and utility easement is hereby created as shown on the attached plat and the centerline described as follows

COMMENCING at the Southeast corner of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4), Section Thirty-six (36), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, in the City of Dyersville Delaware County, Iowa;

Thence North 00°-38'-21" West 8.89 feet along the East line of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of said Section Thirty-six (36);

Thence South 89°-43' 00" West 176.57 feet to the Westerly right of way line of 332nd Avenue said point being the **POINT OF BEGINNING**;

Thence South 89°-43' 00" West 732.98 feet;

Thence North 89°-50' 09" West 48.26 feet;

Thence North 65°-47'-50" West 42.20 feet;

Thence North 46°-50'-23" West 60.46 feet;

Thence North 37°-04'-18" West 194.00 feet to the South line of Parcel 2016-21;

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, 2016

William H. Burger 6/24/16

William H. Burger Date Reg. No. 12642

No. of sheets covered by this seal 1

RESOLUTION NO. 31-16
Recorder's Cover Sheet

Preparer Information:
Mick Michel, 340 1st Avenue East,
Dyersville, IA 52040
(563) 875-7724

Taxpayer Information:
Gary & Lori Wessels
2193 332nd Avenue
Dyersville, IA 52040

Return Address:
City of Dyersville, Iowa
340 1st Avenue East
Dyersville, IA 52040

Grantors:
City of Dyersville, Iowa

Grantees:
Gary & Lori Wessels
2193 332nd Avenue
Dyersville, IA 52040

Legal Description:
See Page 2

Document or instrument number if applicable:

RESOLUTION NO. 31-16

RESOLUTION APPROVING PLAT OF SURVEY PARCEL 2016-21 PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4), SECTION THIRTY-SIX (36), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA

WHEREAS, there has been filed with the City Clerk, the Plat of Survey of Parcel 2016-21 Part of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4), Section Thirty-six (36), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, in the City of Dyersville, 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 2016-21 Part of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4), Section Thirty-six (36), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, in the City of Dyersville, Delaware County, 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 April 2016.

CITY OF DYERSVILLE Iowa CITY SEAL

Daniel J. Willenborg, Mayor

ATTEST: Tricia L. Maiers

Tricia L. Maiers, City Clerk

CITY OF DYERSVILLE PLANNING AND ZONING COMMISSION

Dyersville, Iowa April 11, 2016

The foregoing PLAT OF SURVEY of **PARCEL 2016-21 PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4), SECTION 36, T89N, R3W OF THE 5TH P.M., IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA**; as shown on the attached plat, being within 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 _____ Chairperson

CITY COUNCIL APPROVING FINAL PLAT

Dyersville, Iowa APRIL 18, 2016

The undersigned, Dan Willenborg, Mayor, and Tricia Maiers, Clerk of the City of Dyersville, Dubuque County, Iowa do hereby certify that the foregoing PLAT OF SURVEY of **PARCEL 2016-21 PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4), SECTION 36, T89N, R3W OF THE 5TH P.M., IN THE CITY OF DYERSVILLE, DELAWARE 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

Daniel J. Willenborg
Mayor

TRICIA L. MAIERS
City Clerk

STATE OF IOWA)
) ss.
DUBUQUE COUNTY)

On this 18 day of April, 2016, before me, Lori A. Panton, a Notary Public in and for the State of Iowa, personally appeared Dan Willenborg and Tricia 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 31-16 adopted by the City Council on the 18 day of April, 2016, and that Dan Willenborg and Tricia 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

LORI A. PANTON
Commission Number 722203
My Commission Expires
5/2/16