Book 2017 Page 3378
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FILED
Delaware Co. Assessor
DEC 12 2017

FILED
Delaware Co. Auditor
DEC 12 2017

RECORDER'S INDEX

LOCATION: PARCEL 2017-64 AND PARCEL 2017-65 OF PART OF PARCEL 2017-63 IN WEBER PLACE AND PART OF THE NE1/4 OF THE SW1/4, SECTION 26, T89N, R3W, DELAWARE COUNTY, IOWA

REQUESTOR: BRENT SCHROEDER

PROPRIETORS: DAVID M. AND DORIS A STEGER, BRENT C. AND DAWN M. SCHROEDER (CONTRACT BUYERS) AND DYERSVILLE READY MIX, INC.

SURVEYOR: DAVID P. SCHNEIDER

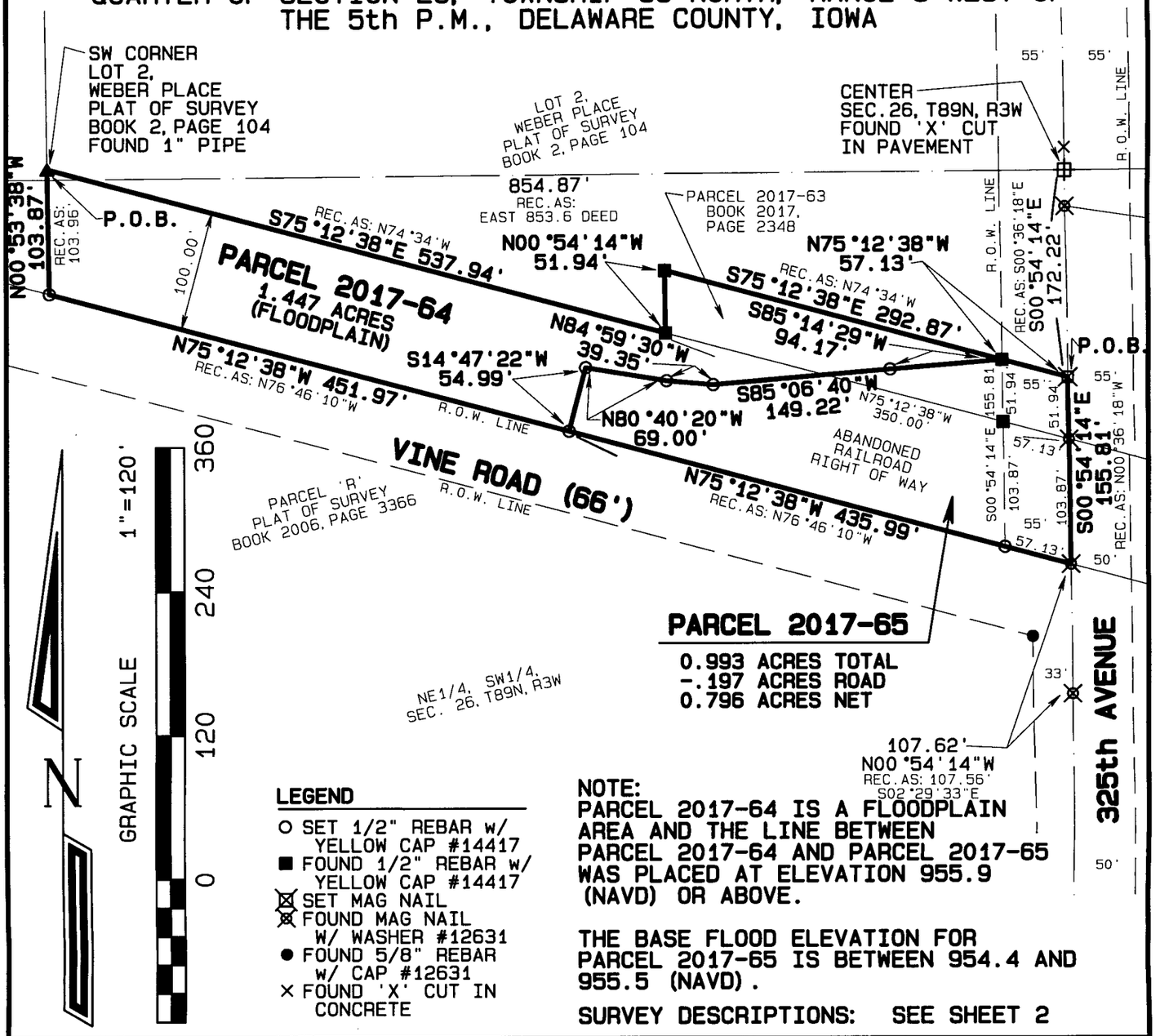
SURVEYOR COMPANY: SCHNEIDER LAND SURVEYING AND PLANNING, INC.

RETURN TO: DAVID P. SCHNEIDER
P.O.BOX 128 FARLEY, IOWA
Ph#563-744-3631 daves@yousq.net

PLAT OF SURVEY

PARCEL 2017-64 OF PART OF PARCEL 2017-63 AND PART OF THE ABANDONED RAILROAD RIGHT OF WAY IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 89 NORTH, RANGE 3 WEST OF THE 5th P.M., DELAWARE COUNTY, IOWA

PARCEL 2017-65 OF PART OF PARCEL 2017-63 AND PART OF THE ABANDONED RAILROAD RIGHT OF WAY IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 89 NORTH, RANGE 3 WEST OF THE 5th P.M., DELAWARE COUNTY, IOWA



LEGEND

- ○ SET 1/2" REBAR w/ YELLOW CAP #14417
- ■ FOUND 1/2" REBAR w/ YELLOW CAP #14417
- ⊠ SET MAG NAIL
- ⊠ FOUND MAG NAIL W/ WASHER #12631
- ● FOUND 5/8" REBAR w/ CAP #12631
- × FOUND 'X' CUT IN CONCRETE

NOTE:
PARCEL 2017-64 IS A FLOODPLAIN AREA AND THE LINE BETWEEN PARCEL 2017-64 AND PARCEL 2017-65 WAS PLACED AT ELEVATION 955.9 (NAVD) OR ABOVE.

THE BASE FLOOD ELEVATION FOR PARCEL 2017-65 IS BETWEEN 954.4 AND 955.5 (NAVD).

SURVEY DESCRIPTIONS: SEE SHEET 2

LICENSED LAND SURVEYOR
DAVID P. SCHNEIDER #14417
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.

David P. Schneider P.L.S. #14417 Date: 10/12/2017
My license renewal date is December 31, 2017.

Pages or sheets covered by this seal: THIS SHEET ONLY

SCHNEIDER
Land Surveying & Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
daves@yousq.net

Project: 2216PS
Survey Date: 9/13/2017
Sheet: 1 of 3

SURVEY DESCRIPTION - PARCEL 2017-64:

Part of Parcel 2017-63 as illustrated on a Plat of Survey filed August 25, 2017 in Book 2017, Page 2348 in the office of the Recorder of Delaware County, Iowa, and part of the abandoned railroad right of way in the Northeast Quarter of the Southwest Quarter of Section 26, Township 89 North, Range 3 West of the 5th P.M., Delaware County, Iowa, more particularly described as follows: Beginning at the southwest corner of Lot 2 of Weber Place, Delaware County, Iowa, as illustrated on a plat filed May 7, 1963, in Plat Record Book No. 2, Page 104, in the office of the Recorder of Delaware County, Iowa; thence S75°12'38"E, 537.94 feet along the south line of said Lot 2 to the southwest corner of said Parcel 2017-63; thence N00°54'14"W, 51.94 feet to the northwest corner of said Parcel 2017-63; thence S75°12'38"E, 292.87 feet along the north line of said Parcel 2017-63; thence S85°14'29"W, 94.17 feet; thence S85°06'40"W, 149.22 feet; thence N84°59'30"W, 39.35 feet; thence N80°40'20"W, 69.00 feet; thence S14°47'22"W, 54.99 feet to the south line of said abandoned railroad right of way and the north right of way line of Vine Road; thence along said right of way line N75°12'38"W, 451.97 feet; thence N00°53'38"W, 103.87 feet to the point of beginning, containing 1.447 acres.

SURVEY DESCRIPTION - PARCEL 2017-65:

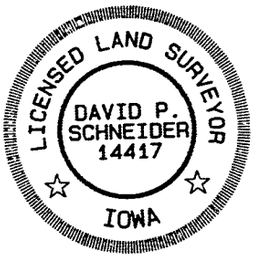
Part of Parcel 2017-63 as illustrated on a Plat of Survey filed August 25, 2017 in Book 2017, Page 2348 in the office of the Recorder of Delaware County, Iowa, and part of the abandoned railroad right of way in the Northeast Quarter of the Southwest Quarter of Section 26, Township 89 North, Range 3 West of the 5th P.M., Delaware County, Iowa, more particularly described as follows: Commencing at the Center of said Section 26; thence S00°54'14"E, 172.22 feet to the northeast corner of said Parcel 2017-63 and the point of beginning; thence S00°54'14"E, 155.81 feet to the south line of said abandoned railroad right of way and the north right of way line of Vine Road; thence along said right of way line N75°12'38"W, 435.99 feet; thence N14°47'22"E, 54.99 feet; thence S80°40'20"E, 69.00 feet; thence S84°59'30"E, 39.35 feet; thence N85°06'40"E, 149.22 feet; thence N85°14'29"E, 94.17 feet to the north line of said Parcel 2017-63; thence S75°12'38"E, 57.13 feet to the point of beginning, containing 0.993 acres which includes, 0.197 acres of public road right of way.

This survey was performed for the purpose of dividing part of Parcel 2017-63 and part of the abandoned railroad right of way in the Northeast Quarter of the Southwest Quarter of Section 26, Township 89 North, Range 3 West of the 5th P.M., Delaware County, Iowa. This parcel is 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. All monuments were placed or shall be placed within 30 days from the date this plat is recorded.

I hereby certify that this land survey 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.

10/12/2017

David P. Schneider P.L.S. #14417 Date:
My license renewal date is December 31, 2017.
Pages or sheets covered by this seal: Surveyor's Certificate Only



Schneider Land Surveying & Planning, Inc.
P.O. Box 128 Farley, Iowa 52046 Job No. 2216PS
Phone: 563-744-3631
Email: daves@yousq.net Date: 9/13/2017

CITY OF DYERSVILLE ZONING COMMISSION

Dyersville, Iowa November 13, 2017

The foregoing plat of **Parcel 2017-64 and Parcel 2017-65 of part of Parcel 2017-63 and part of the abandoned railroad right of way in the Northeast Quarter of the Southwest Quarter of Section 26, Township 89 North, Range 3 West of the 5th P.M., Delaware County, Iowa,** 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.

Daniel J. Willenborg
City of Dyersville Zoning Commission
Chairperson Daniel J. Willenborg

DYERSVILLE CITY COUNCIL

Dyersville, Iowa 11-20, 2017

The undersigned, DANIEL J. WILLENBORG Mayor and TRICIA L. MAIERS, Clerk of the City of Dyersville, Dubuque County, Iowa do hereby certify that the foregoing plat of **Parcel 2017-64 and Parcel 2017-65 of part of Parcel 2017-63 and part of the abandoned railroad right of way in the Northeast Quarter of the Southwest Quarter of Section 26, Township 89 North, Range 3 West of the 5th P.M., 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 CITY SEAL

Daniel J. Willenborg
Mayor

Tricia L. Maiers
City Clerk

State of Iowa)
) ss:
County of Dubuque)

On this 20 day of November, 2017, before me, a Notary Public in and for the State of Iowa, personally appeared Daniel J Willenborg 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 56-17 adopted by the City Council on the 20 day of November, 2017, and that Daniel J Willenborg and Tricia L Maiers acknowledged the execution of the instrument to be their voluntary act and deed of the corporation, by it voluntary executed.

ROBIN A. PANTON
Commission Number 722203
My Commission Expires
5/2/18

Lori A. Panton
Notary Public in the State of Iowa
My Commission Expires _____

RESOLUTION NO. 56-17

RESOLUTION APPROVING PLAT OF SURVEY PARCEL 2017-64 OF PART OF PARCEL 2017-63 AND PART OF THE ABANDONED RAILROAD RIGHT OF WAY IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 89 NORTH, RANGE 3 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA. PARCEL 2017-65 OF PART OF PARCEL 2017-63 AND PART OF THE ABANDONED RAILROAD RIGHT OF WAY IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 89 NORTH, RANGE 3 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA.

WHEREAS, there has been filed with the City Clerk, the Plat of Survey Parcel 2017-64 of Part of Parcel 2017-63 and Part of the Abandoned Railroad Right of Way in the Northeast Quarter of the Southwest Quarter of Section 26, Township 89 North, Range 3 West of the 5th P.M., Delaware County, Iowa. Parcel 2017-65 of Part of Parcel 2017-63 and Part of the Abandoned Railroad Right of Way in the Northeast Quarter of the Southwest Quarter of Section 26, Township 89 North, Range 3 West of the 5th P.M., Delaware County, Iowa; and

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 Parcel 2017-64 of Part of Parcel 2017-63 and Part of the Abandoned Railroad Right of Way in the Northeast Quarter of the Southwest Quarter of Section 26, Township 89 North, Range 3 West of the 5th P.M., Delaware County, Iowa. Parcel 2017-65 of Part of Parcel 2017-63 and Part of the Abandoned Railroad Right of Way in the Northeast Quarter of the Southwest Quarter of Section 26, Township 89 North, Range 3 West of the 5th P.M., 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 20th day of November, 2017.

CITY OF DYERSVILLE Iowa

Daniel J. Willenborg, Mayor

ATTEST: Tricia L. Maiers

Tricia L. Maiers, City Clerk