Plat of Survey of: Parcel 2018–32, part of the NE1/4 NE1/4, Section 28, T89N, R3W of the 5th P.M., Delaware County, Iowa

INDEX LEGEND

Location: Parcel 2018-32
NE1/4 of Section 28, T89N, R3W of the 5th P.M.,
Delaware County, Iowa
Requestor: Ronald & Gail Bonert
Proprietor: NE1/4 NE1/4 NE1/4 NE1/4, Section 28, T89N, R3W
Ronald J. & Gail M. Bonert 2005 310th Ave., Dyersville, IA 52040
Proprietor: N1/2 NE1/4 (except the NE /4 NE1/4 NE1/4 NE1/4), Section 28, T89N, R3W
Contract Holder: Jeremy J. & Katie L. Bonert 123 15th Ave. SW, Dyersville, IA 52040
Deed Holder: Ronald J. & Gail M. Bonert 2005 310th Ave., Dyersville, IA 52040
Surveyor: Terry L. Koelker
Company: Buesing & Associates, Inc.
1212 Locust St., Dubuque, IA 52001
Return To: tlkoelker@buesing.com (563) 556-4389

Book 2018 Page 905
Document 2018 905 Type 06 002 Pages 2
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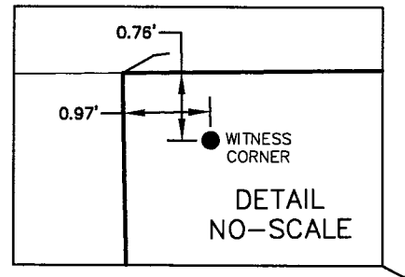
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FILED
Delaware Co. Auditor
APR 10 2018

FILED
Delaware Co. Assessor
APR 10 2018

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

NOTE
THIS SURVEY IS COMPRISED OF: PART OF THE NE1/4 NE1/4 NE1/4 NE1/4 & PART OF THE N1/2 NE1/4 (EXCEPT THE NE1/4 NE1/4 NE1/4 NE1/4), ALL OF SECTION 28, T89N, R3W OF THE 5TH P.M., DELAWARE COUNTY, IOWA



FOUND 1/2" ROD @ THE NE CORNER OF SECTION 28, T89N, R3W BOOK 2009 PAGE 3366

ABANDONED RAILROAD ROW IN THE S1/2 SE1/4, SECTION 21, T89N, R3W

N 89°19'39" E 5385.42'

N 89°19'39" E 370.00'(370.00')

337.00'(337.00')

ROW

POB

SECTION 21

SECTION 28

5015.42'

SECTION LINE

FOUND CUT X W/PK NAIL @ THE NW CORNER OF SECTION 28, T89N, R3W BOOK 2017 PAGE 2470

33.00' (33.00')

R3W

T89N,

SECTION 28

SECTION 27

N 01°17'33" W 194.32'

PARCEL 2018–32
TA=2.615 ACRES
RA=0.223 ACRES
NA=2.392 ACRES

S 01°17'33" E 294.32'(294.32')

310TH AVE. (66' ROW)

S 01°17'33" E 2654.90'(2655.25')

PARCEL A IN THE NW1/4 NW1/4, SECTION 27, T89N, R3W (BOOK 2000 PAGE 2563)

N1/2 NE1/4 (EXCEPT THE NE1/4 NE1/4 NE1/4 NE1/4), SECTION 28, T89N, R3W

N 89°19'39" E 50.00

1/4 1/4 1/4 SECTION LINE

SECTION

NE1/4

N 01°17'33" W 100.00'

PART OF THE N1/2 NE1/4 (EXCEPT THE NE1/4 NE1/4 NE1/4 NE1/4), SECTION 28, T89N, R3W

33.00' (33.00')

SECTION LINE

387.00'

S 89°19'39" W 420.00'

ROW

2360.58'

NW1/4 NW1/4 (EXCEPT PARCEL A), SECTION 27, T89N, R3W

1/4 1/4 1/4 SECTION LINE

N1/2 NE1/4 (EXCEPT THE NE1/4 NE1/4 NE1/4 NE1/4), SECTION 28, T89N, R3W

FOUND 1/2" ROD W/YELLOW CAP #12642 @ THE E1/4 CORNER OF SECTION 28, T89N, R3W BOOK 2009 PAGE 3366

0' 40' 80' 160'

SCALE: 1" = 80'

LEGEND

- FOUND 1/2" ROD (UNLESS OTHERWISE NOTED)
- PLACED 5/8" IRON REROD W/ORANGE PLASTIC CAP MARKED "KOELKER 15487"
- SURVEYED BOUNDARY LINE
- PROPERTY LINE
- SUBDIVIDED LINE
- ROW RIGHT OF WAY
- ( ) RECORD DIMENSION

NOTES

1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
2. TOTAL AREA OF PERIMETER SURVEYED IS 2.615 ACRES.
3. 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 — 4/9/18 (DATE)

LICENSE NUMBER 15487

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019

SHEETS COVERED BY THIS SEAL : SHEETS 1 & 2

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

DRAWN BY: JCH	CHECKED BY: TLK
SURVEY DATE: 3/27/18	PLOT DATE: 4/05/18
DWG. NO. 18071–01	SCALE: 1" = 80'

SHEET 1 OF 2

Surveyors Certificate

Delaware, Iowa

I hereby certify that the plat shown on SHEET 1 OF 2 hereof, is a true and correct Plat of Survey of: **Parcel 2018-32, part of the NE1/4 NE1/4, Section 28, T89N, R3W of the 5th P.M., Delaware County, Iowa.**

This survey is comprised of: part of the NE1/4 NE1/4 NE1/4 NE1/4 & part of the N1/2 NE1/4 (except the NE1/4 NE1/4 NE1/4 NE1/4), all of Section 28, T89N, R3W of the 5th P.M., Delaware County, Iowa.

The perimeter of **Parcel 2018-32** was surveyed by me and is more particularly described as follows:

Parcel 2018-32

Commencing at the NW corner of Section 27, T89N, R3W, said point being the Point of Beginning;

Thence South 01° 17' 33" East (this is an assumed bearing for the purposes of this survey only) along the West line of said Section 27, a distance of 294.32 feet;

Thence South 89° 19' 39" West a distance of 420.00 feet;

Thence North 01° 17' 33" West a distance of 100.00 feet;

Thence North 89° 19' 39" East a distance of 50.00 feet;

Thence North 01° 17' 33" West a distance of 194.32 feet to the South line of Section 21, T89N, R3W;

Thence North 89° 19' 39" East along the South line of said Section 21, a distance of 370.00 feet to the Point of Beginning;

Total area of **Parcel 2018-32** is 2.615 acres. The area in ROW is 0.223 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 — 4/9/18

TERRY L. KOELKER
LICENSED LAND SURVEYOR
REGISTRATION #15487

DATE

REG. RENEWAL 12/31/19