Book 2019 Page 3427
2019 3427 Type 06 002 Pages 19
Date 12/05/2019 Time 10:29:04AM
Rec Amt $97.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FILED
Delaware Co. Auditor
DEC 05 2019

FILED
Delaware Co. Assessor
DEC 05 2019

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

Final Plat of: STEGER SUBDIVISION

in Sections 25 & 26, T89N, R3W of the 5th P.M., in the City of Dyersville and in Delaware County, Iowa

NOTE

THIS SURVEY IS COMPRISED OF:

Parcel K, a part of the NW1/4 SW1/4 of Section 25, and a part of the NE1/4 SE1/4 of Section 26, both of T89N, R3W of the 5th P.M., Delaware County, Iowa, according to the plat thereof recorded in Book 8, Page 45;
Abandoned railroad right-of-way lying across the NW1/4 SE1/4 and the NE1/4 SE1/4 of Section 26, T89N, R3W of the 5th P.M., according to the Tax Sale Deed thereof recorded in Book 125, Page 16, except Parcels 2014-78 & 2014-79, according to the plat thereof recorded in Book 2014, Page 3164;
Abandoned railroad right-of-way lying across the NW1/4 SW1/4 and the NE1/4 SW1/4 lying West of road located in Section 25, T89N, R3W of the 5th P.M., according to the Tax Sale Deed thereof recorded in Book 125, Page 16, except Parcel L, according to the plat thereof recorded in Book 8, Page 43;
Parcel V, Part of Parcel O in the SE1/4, according to the plat thereof recorded in Book 2010, Page 3373;
Parcel I, Part of Parcel G in the SE1/4, according to the plat thereof recorded in Book 2003, Page 4872;
Parcel F, Part of Parcel B in the SE1/4, according to the plat thereof recorded in Book 2002, Page 4812;
Parcel E, Part of Parcel B in the SE1/4, according to the plat thereof recorded in Book 2001, Page 54;
Parcel C, Part of the E1/4 of the SE1/4, according to the plat thereof recorded in Book 7, Page 144;
Parcel A in the SE1/4, according to the plat thereof recorded in Book 7, Page 13;
all of Section 26, T89N, R3W of the 5th P.M., Delaware County, Iowa.
Former Railroad Parcel, that part of the W1/2 of the SW of Section 25, and the NE1/4 SE1/4, of Section 26, both of T89N, R3W of the 5th P.M., bounded as follows: On the Easterly side by the East line of the W1/2 of the SW1/4 of said Section 25; On the Northerly side by a line parallel with and distant 50' Southerly, measured at right angles, from the centerline of the main track of the Dubuque and Northwestern Railway Company (later the Chicago Great Western Railway Company, now the Chicago and North Western Transportation Company), as said main track centerline was originally located and established across said Sections 25 and 26; On the Westerly side by a line drawn at right angles to said original main track center line at a point thereon distant 1,808' Westerly from its intersection with the East line of the W1/2 of the SW1/4 of said Section 25; And on the Southerly side by the Northerly line of the Easterly-Westerly public road running generally through the center of the SW1/4 of said Section 25, and the SE1/4 of said Section 26, according to the document thereof recorded in Book 100, Page 257, except Parcel A in the SE1/4, of said Section 26, according to the plat thereof recorded in Book 7, Page 13 and except Parcel M in the SW1/4, of said Section 25, according to the plat thereof recorded in Book 8, Page 51.

LOT OWNER TABULATION

PARCEL	OWNER	
PARCEL A	DAVID M. & DORIS A. STEGER	
PARCEL C	TYMOTHY J. & VICKIE L. THEISEN	
PARCEL E	TYMOTHY J. & VICKIE L. THEISEN	
PARCEL F	JEROME A. & KAROL M. GOEDKEN	
PARCEL I	MICHAEL G. BURKLE	
PARCEL V	JAMIE D. & JESSICA A. WILLENBORG	
PARCEL K	DAVID M. & DORIS A. STEGER	
PARCEL L	PETER P. HELLE	
PARCEL M	FLOYD KRAPFL	
PARCEL R	BK 2006 PG 3366	BIG RIVER UNITED ENERGY LLC
PARCEL R	BK 2008 PG 3346	PETER P. HELLE
PARCEL U	WILLIAM G. & DONNA M. SIEVERDING	
ABANDONED RAILROAD ROW BOOK 125 PAGE 16	DAVID M. & DORIS A. STEGER	
FORMER RAILROAD PARCEL BOOK 100 PAGE 257	FLOYD KRAPFL	

LINE DATA

LINE	BEARING	DISTANCE
L-1	N 28°44'26" E	75.58'(75.57')
L-2	N 28°44'26" E	81.14'(81.14')

CURVE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	TAN.	CHORD LENGTH	CHORD BEARING
C1-A	01°32'12"	2569.30'	68.91'	34.46'	68.90'	N85°54'49"W
C1-B	01°40'12"	2519.30'	73.43'	36.72'	73.43'	S85°50'51"E
C2-A	00°18'49"	5778.66'	31.62'	15.81'	31.62'	S77°42'53"E
C3-A	02°05'32"	5628.66'	205.54'	102.78'	205.53'	S79°22'28"E
C3-B	00°45'43"	5628.66'	74.84'	37.42'	74.84'	S80°48'07"E
C4-A	02°42'15"	5678.66'	268.02'	134.04'	268.00'	S81°46'21"E
C4-B	01°55'27"	5678.66'	190.69'	95.36'	190.69'	S81°22'57"E
C4-C	00°51'29"	5678.66'	85.05'	42.52'	85.05'	S80°50'58"E
C4-D	01°03'58"	5678.66'	105.64'	52.83'	105.64'	S81°48'42"E
C4-E	00°46'49"	5678.66'	77.33'	38.66'	77.33'	S82°44'05"E

INDEX LEGEND

Location: Steger Subdivision
SE1/4 of Section 26 & SW1/4 of Section 25, both of T89N, R3W of the 5th P.M., Delaware County, Iowa
Requestor: Dave Steger
Proprietor: See Plat for Owners
Surveyor: Terry L. Koelker
Company: Buesing & Associates, Inc.
1212 Locust St., Dubuque, IA 52001
Return To: tlkoelker@buesing.com (563) 556-4389

PARCEL 2014-78 BOOK 2019 PAGE 2013 OWNER-JAMES & JANET PIRC

PARCEL 2014-79 BOOK 2019 PAGE 2013 OWNER-ROBERT J. & LILLIAN R. STEGER

NW1/4 SE1/4

NE1/4 SE1/4 NORTH OF RAILROAD ROW OF SECTION 26, T89N, R3W (EXCEPT PARCEL K) OWNER-ROBERT J. & LILLIAN R. STEGER

NW/4 SW1/4 NORTH OF RAILROAD ROW OF SECTION 25, T89N, R3W (EXCEPT PARCELS K & N) ROBERT J. & LILLIAN R. STEGER

DLO = DIMENSION LINE ONLY

1/4 1/4 SECTION LINE

SECTION 26 / SECTION 25

FOUND 1/2" ROD W/YELLOW CAP #12642 @ THE E1/4 CORNER OF SECTION 26, T89N, R3W MONUMENT RECORD: BOOK 1 PAGE 300

N28°44'26"E 156.72' (156.71')

PIN IS 0.35' NORTHEAST OF LINE

1/2" ROD W/ORANGE CAP #17939 IS 1.33' NORTH OF CORNER

PARCEL U BOOK 2010 PAGE 3373

N 01°50'06" W 562.78'(562.85')

512.43'(512.50')

S 09°34'43" W 50.00'

WITNESS PIN 5/8" ROD W/ORANGE CAP #15487

S01°59'14"E 50.89'

ABANDONED RAILROAD ROW BK 125 PG 16 NO DELAWARE COUNTY ZONING

COULD NOT SET DUE TO LANDING IN WATER

5/8" ROD W/ORANGE CAP #15487

DETAIL #3

TA = TOTAL AREA
RA = ROW AREA
NA = NET AREA

PARCEL V BOOK 2010 PAGE 3373 NO DELAWARE COUNTY ZONING

EXISTING EASEMENT B 30'x30' ACCESS EASEMENT FOR PARCELS U & V BOOK 2010 PAGE 3373

1/2" ROD W/ORANGE CAP #17939

DETAIL #1

ROW

50.35' (50.35')

PK NAIL WITH WASHER #12642 IS 0.32' NORTH OF END OF RADIUS

NW1/4 SE1/4

PARCEL R BOOK 2006 PAGE 3366

1/4 1/4 SECTION LINE

DETAIL #1 1"=10'

0.32'
334.83'
2.23'

DETAIL #2 1"=30'

406.65' (406.69')
401.64'
202.98'
5.01'
119.16'
21.05'

DETAIL #3 NO-SCALE

0.18' (0.57')

LOT 1
TA 6.590 AC
RA 0.464 AC
NA 6.126 AC

LOT 2
TA 1.745 AC
RA 0.145 AC
NA 1.600 AC

LOT 3
TA 3.610 AC
RA 0.308 AC
NA 3.302 AC

LOT 4
TA 4.855 AC
RA 0.428 AC
NA 4.427 AC

LOT 5
TA 3.087 AC
RA 0.119 AC
NA 2.968 AC

LOT 6
TA 10.009 AC
RA 0.465 AC
NA 9.544 AC

LOT 7
TA 8.062 AC
RA 0.468 AC
NA 7.594 AC

NE1/4 SE1/4 OF SEC. 26 = 4.856 AC
NW1/4 SW1/4 OF SEC. 25 = 5.153 AC

S 06°40'24" W 605.63'
455.69'(455.42')
447.11'(446.95')
S 06°41'52" E 597.20'
S 06°38'12" W 580.28'
429.94'(429.95')
S 06°43'40" W 456.74'(456.77')
406.65'(406.69')
N 06°33'19" E 717.07'
392.78'(393.04')

PARCEL I BOOK 2003 PAGE 4872 ZONED: A-1 NO DELAWARE COUNTY ZONING

PARCEL F BOOK 2002 PAGE 4812 NO DELAWARE COUNTY ZONING

PARCEL E BOOK 2001 PAGE 54 NO DELAWARE COUNTY ZONING

PARCEL C BOOK 7 PAGE 144 NO DELAWARE COUNTY ZONING

PARCEL A BOOK 7 PAGE 13 NO DELAWARE COUNTY ZONING

NO DELAWARE COUNTY ZONING

S 86°40'53" E 1102.11'

126.54' (126.52')
126.52' (126.52')
267.82'(267.95')
50.09'(50.09')
267.87'(267.94')
50.08'(50.09')
253.76'(253.71')
S 06°43'40" W 29.04'
372.84'(372.83')
119.16'
21.05'
N 86°40'53" W 1099.13'(1099.41')
N 86°40'53" W 1656.26'(1656.75')

FOUND PK NAIL HOLE PLACED CUT-X PARCEL R BOOK 2006 PAGE 3366 OWNER- BIG RIVER UNITED ENERGY

HATCHED AREA OWNER: HENRY B. SCHNIEDERS PER BOOK 60 PAGE 512 FILED 3-14-1922

N 07°12'22" E 122.13'(122.13')
S 83°05'44" E 56.64'
N 06°56'21" E 50.55'
S 02°38'22" W 100.28'
1/2" ROD W/YELLOW CAP #8812
17.00'
8.00'
25.00' SHARED ACCESS EASEMENT
20.00' WATER & UTILITY EASEMENT
N83°12'31"W 202.14'
10.00' FORMER RAILROAD PARCEL BOOK 100 PAGE 257
S 86°40'53" E 548.72'
202.98'
25.11'
203.14'
N 86°56'53" W 203.11'
1/2" ROD
345.74'
N 06°33'19" E 55.24'
29.98'
N 86°40'53" W 300.00'(300.00')
S 06°37'17" W 31.38'
PLACED CUT-X @ THE NW CORNER OF THE SW1/4 SW1/4 OF SECTION 25, T89N, R3W

S 83°13'32" E 812.46'(812.46')
149.92'
248.48'
662.54'
414.06'
604.47'
S 02°01'07" E 2664.04'(2664.31')
PARCEL K BOOK 8 PAGE 45
S 23°38'45" W 129.47'(129.52')
1/2" ROD
S 83°05'43" E 67.55'
S 07°16'59" W 45.53'
ABANDONED RAILROAD ROW BK 125 PG 16
N 07°16'59" E 49.50'
S 82°43'01" E 650.00'(650')
NO DELAWARE COUNTY ZONING
ABANDONED RAILROAD ROW BK 125 PG 16
N 82°43'01" W 998.25'
10.00' WITNESS PIN INLINE NORTH
CORNER LANDS IN WATER
80.00' WITNESS PIN INLINE WEST
648.76'
371.67'
S 02°01'07" E 394.72'
FORMER RAILROAD PARCEL BOOK 100 PAGE 257 NO DELAWARE COUNTY ZONING
S 86°41'36" E 1094.78'
112.67'
161.87'
23.05'
982.11'
981.76'
N 86°56'53" W 1143.13'
23.55'
S 89°00'11" W 1290.31'
53.99'(54.15')
1/4 1/4 SECTION LINE
HATCHED AREA OWNER: FRANK J. STEGER PER BOOK 49 PAGE 100 FILED 3-2-1904
SW1/4 SW1/4 OF SECTION 25, T89N, R3W (EXCEPT PARCEL M) OWNER- RUTH E KOELKER TRUST
SECTION LINE
1332.02'
FOUND 3/4" PIPE W/YELLOW CAP #13804 @ THE SE CORNER OF SECTION 26, T89N, R3W MONUMENT RECORD: BOOK 2009 PAGE 742

CORNER LANDS IN WATER
S 83°05'47" E 39.47'
S 83°05'47" E 656.93'(656.94')
PARCEL L BOOK 8 PAGE 43
151.20' (151.30')
S 83°05'47" E 674.10'(674.03')
1/2" ROD
201.82' (201.53')
472.28' (472.50')
S 00°38'27" E 471.39'
301.56'
PARCEL M BOOK 8 PAGE 51
S82°43'37"W 201.34'
DIMENSION LINE ONLY
PARCEL R BOOK 2008 PAGE 3346
DLO
PK NAIL
ROW
POB
S00°38'27"E 36.51'
FOUND 1/2" ROD W/YELLOW CAP #12642 @ THE NE CORNER OF THE SW1/4 SW1/4 OF SECTION 25, T89N, R3W MONUMENT RECORD: BOOK 2018 PAGE 3486

DETAIL 1"=30'
1/4 1/4 SECTION LINE
ROW
S00°38'27"E 18.63'
POB
PARCEL M

VINE RD. (ROW VARIES)

THIS IS AN ASSUMED BEARING FOR THE PURPOSES OF THIS SURVEY ONLY.

0' 100' 200' 400'
SCALE: 1" = 200'

LEGEND

- FOUND CUT-X
- FOUND 1/2" ROD W/ORANGE CAP #8419
- FOUND 1/2" ROD W/YELLOW CAP #12642 (UNLESS OTHERWISE NOTED)
- PLACED 5/8" IRON REROD W/ORANGE PLASTIC CAP MARKED "KOELKER 15487"
- PLACED CUT-X
- SURVEYED BOUNDARY LINE
- PROPERTY LINE
- SUBDIVIDED LINE
- ROW RIGHT OF WAY LINE
- EASEMENT LINE
- SBL SBL EXISTING SETBACK LINE
- CL CL EXISTING CITY OF DYERSVILLE CORPORATE LINE
- AC ACRES
- ( ) RECORD DIMENSION

NOTES

1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
2. TOTAL AREA OF PERIMETER SURVEYED IS 37.958 AC.
3. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND NOT OF RECORD.
4. LOT 2 CITY OF DYERSVILLE ZONING: A-1. SETBACKS: FRONT & REAR=50' SIDE=15'

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 — 7/31/19 (DATE)
LICENSE NUMBER 15487
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019
SHEETS COVERED BY THIS SEAL : SHEETS 1, 2 & 3

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

DRAWN BY: JCH CHECKED BY: TLK
SURVEY DATE: 10/30/18 PLOT DATE: 7/31/19
DWG. NO. 18251-01 SCALE: 1" = 200'

Surveyors Certificate

Delaware, Iowa

I hereby certify that the plat shown on SHEET 1 hereof, is a true and correct Final Plat of: **STEGER SUBDIVISION** in Sections 25 & 26, T89N, R3W of the 5th P.M., in the City of Dyersville and in Delaware County, Iowa.
This survey is comprised of:
Parcel K, a part of the NW1/4 SW1/4 of Section 25, and a part of the NE1/4 SE1/4 of Section 26, both of T89N, R3W of the 5th P.M., Delaware County, Iowa, according to the plat thereof recorded in Book 8, Page 45;
Abandoned railroad right-of-way lying across the NW1/4 SE1/4 and the NE1/4 SE1/4 of Section 26, T89N, R3W of the 5th P.M., according to the Tax Sale Deed thereof recorded in Book 125, Page 16, except Parcels 2014-78 & 2014-79, according to the plat thereof recorded in Book 2014, Page 3164;
Abandoned railroad right-of-way lying across the NW1/4 SW1/4 and the NE1/4 SW1/4 lying West of road located in Section 25, T89N, R3W of the 5th P.M., according to the Tax Sale Deed thereof recorded in Book 125, Page 16, except Parcel L, according to the plat thereof recorded in Book 8, Page 43;
Parcel V, Part of Parcel O in the SE1/4, according to the plat thereof recorded in Book 2010, Page 3373;
Parcel I, Part of Parcel G in the SE1/4, according to the plat thereof recorded in Book 2003, Page 4872;
Parcel F, Part of Parcel B in the SE1/4, according to the plat thereof recorded in Book 2002, Page 4812;
Parcel E, Part of Parcel B in the SE1/4, according to the plat thereof recorded in Book 2001, Page 54;
Parcel C, Part of the E1/4 of the SE1/4, according to the plat thereof recorded in Book 7, Page 144;
Parcel A in the SE1/4, according to the plat thereof recorded in Book 7, Page 13;
all of Section 26, T89N, R3W of the 5th P.M., Delaware County, Iowa.
Former Railroad Parcel, that part of the W1/2 of the SW of Section 25, and the NE1/4 SE1/4, of Section 26, both of T89N, R3W of the 5th P.M., bounded as follows: On the Easterly side by the East line of the W1/2 of the SW1/4 of said Section 25; On the Northerly side by a line parallel with and distant 50' Southerly, measured at right angles, from the centerline of the main track of the Dubuque and Northwestern Railway Company (later the Chicago Great Western Railway Company, now the Chicago and North Western Transportation Company), as said main track centerline was originally located and established across said Sections 25 and 26; On the Westerly side by a line drawn at right angles to said original main track center line at a point thereon distant 1,808' Westerly from its intersection with the East line of the W1/2 of the SW1/4 of said Section 25; And on the Southerly side by the Northerly line of the Easterly-Westerly public road running generally through the center of the SW1/4 of said Section 25, and the SE1/4 of said Section 26, according to the document thereof recorded in Book 100, Page 257, except Parcel A in the SE1/4, of said Section 26, according to the plat thereof recorded in Book 7, Page 13 and except Parcel M in the SW1/4, of said Section 25, according to the plat thereof recorded in Book 8, Page 51.
The perimeter of **STEGER SUBDIVISION** was surveyed by me and is more particularly described as follows:

STEGER SUBDIVISION
Commencing at the Northeast corner of the SW1/4 SW1/4, Section 25, T89N, R3W, of the 5th P.M.;

Thence South 82° 43' 37" West along a dimension line, a distance of 201.34 feet to the Point of Beginning;

Thence North 86° 56' 53" West (this is an assumed bearing for the purposes of this survey only) along the North line of the Original Right of Way (ROW) line of Vine Road, a distance of 1143.13 feet to the East line of existing Parcel A (Book 7, Page 13) as called out in our note for Lots comprised of in this survey;

Thence South 06° 37' 17" West along the East line of said Parcel A, a distance of 31.38 feet to the North line of Parcel R (Book 2006, Page 3366) in Section 26, T89N, R3W, of the 5th P.M.;

Thence North 86° 40' 53" West along the North line of said Parcel R, a distance of 300.00 feet to the SE corner of a Parcel that is owned by Henry B. Schnieders;

Thence North 06° 33' 19" East along the East line of said Henry B. Schnieders parcel, a distance of 29.98 feet to the North Original ROW line of said Road;

Thence North 86° 56' 53" West along the North Original ROW line of said Road, a distance of 203.11 feet to the East line of existing Parcel C (Book 7, Page 144) as called out in our note for Lots comprised of in this survey;

Thence South 06° 43' 40" West along the East line of said Parcel C, a distance of 29.04 feet to the North line of said Parcel R;

Thence North 86° 40' 53" West along the North line of said Parcel R, a distance of 1099.13 feet;

Thence Northwesterly along the North line of said Parcel R, a distance of 68.91 feet along the arc of a 2569.30 foot radius curve to the right, of which the Chord distance is 68.90 feet and Chord bearing is N 85° 54' 49" W to the SE corner of Parcel U (Book 2010, Pages 3373);

Thence North 01° 50' 06" West along the East line of said Parcel U, a distance of 562.78 feet to the South line of Parcel 2014-78 (Book 2019, Page 2013);

Thence Southeasterly along the South line of said Parcel 2014-78, a distance of 31.62 feet along the arc of a 5778.66 foot radius curve to the left, of which the Chord distance is 31.62 feet and Chord bearing is S 77° 42' 53" E to the most Southeasterly SE corner of said Parcel 2014-78;

Thence North 28° 44' 26" East along the East line of said Parcel 2014-78 & along the most Westerly Southeast line of Parcel 2014-79 (Book 2019, Page 2013), a distance of 156.72 feet to the most Northerly South line of Parcel 2014-79;

Thence Southeasterly along the most Northerly South line of said Parcel 2014-79, a distance of 205.54 feet along the arc of a 5628.66 foot radius curve to the left, of which the Chord distance is 205.53 feet and Chord bearing is S 79° 22' 28" E to a corner of said Parcel 2014-79;

Thence South 09° 34' 43" West a distance of 50.00 feet to a corner of said Parcel 2014-79;

Thence Southeasterly along the South line of said Parcel 2014-79 & the South line of the NE1/4 SE1/4 of said Section 26, a distance of 268.02 feet along the arc of a 5678.66 foot radius curve to the left, of which the Chord distance is 268.00 feet and Chord bearing is S 81° 46' 21" E;

Thence South 83° 03' 39" East along the South line of the NE1/4 SE1/4 of said Section 26, a distance of 681.98 feet to one of many Southeasterly corners of the NE1/4 SE1/4 of said Section 26;

Thence North 06° 56' 21" East along one of many Southeasterly lines of the NE1/4 SE1/4 of said Section 26, a distance of 50.55 feet;

Thence South 83° 05' 44" East along one of many Southeasterly lines of the NE1/4 SE1/4 of said Section 26, a distance of 56.64 feet;

Thence North 07° 12' 22" East along one of many Southeasterly lines of the NE1/4 SE1/4 of said Section 26, a distance of 122.13 feet;

Thence South 83° 13' 32" East along one of many Southeasterly lines of the NE1/4 SE1/4 of said Section 26 & along one of many Southwesterly lines of the NW1/4 SW1/4 North of Railroad ROW of said Section 25 (except Parcel K & N), a distance of 812.46 feet;

Thence South 23° 38' 45" West along one of many Southwesterly lines of the NW1/4 SW1/4 of said Section 25, a distance of 129.47 feet;

Thence South 83° 05' 43" East along one of many Southwesterly lines of the NW1/4 SW1/4 of said Section 25, a distance of 67.55 feet;

Thence South 07° 16' 59" West along one of many Southwesterly lines of the NW1/4 SW1/4 of said Section 25, a distance of 45.53 feet;

Thence South 82° 43' 01" East along the South line of the NW1/4 SW1/4 of said Section 25, a distance of 650.00 feet to one of many Southeasterly corners of the NW1/4 SW1/4 of said Section 25;

Thence North 07° 16' 59" East along one of many Southeasterly lines of the NW1/4 SW1/4 of said Section 25, a distance of 49.50 feet;

Thence South 83° 05' 47" East along one of many Southeasterly lines of the NW1/4 SW1/4 of said Section 25, a distance of 39.47 feet to the NW corner of Parcel L (Book 8, Page 43) in said Section 25;

Thence South 00° 38' 27" East along the West line of said Parcel L & Parcel M (Book 8, Page 51) in said Section 25, a distance of 471.39 feet to the Point of Beginning;

This survey was performed for the purpose of subdividing and platting said real estate henceforth to be known as **STEGER SUBDIVISION** in Sections 25 & 26, T89N, R3W of the 5th P.M., in the City of Dyersville and in Delaware County, Iowa. Total area of **STEGER SUBDIVISION** is 37.958 acres, with the ROW area being 2.397 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. All monuments are placed or shall be placed within one year from the date this plat is recorded.

TERRY L. KOELKER
LICENSED LAND SURVEYOR
REGISTRATION # 15487

7/31/19
DATE

REG. RENEWAL 12/31/19

Owner's Consent

Dyersville, Iowa 9.6, 2019

The foregoing Final Plat of: **STEGER SUBDIVISION** in Sections 25 & 26, T89N, R3W of the 5th P.M., in the City of Dyersville and in Delaware County, Iowa, is made with the free consent and in accordance with the desires of the undersigned owner and proprietor of Parcel K, Parcel A & Abandoned railroad right-of-way in Section 25 & Section 26, T89N, R3W of the 5th P.M., Delaware County, Iowa.

David M. Steger

Doris A. Steger

State of Iowa)
)
County of Dubuque) ss:

On this 6 day of Sept, AD 2019, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared David M. and Doris A. Steger, husband and wife, to me personally known, who, being duly sworn did say that said appeared David M. and Doris A. Steger 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
My Commission Expires on 9.22.21

NOTARIAL SEAL IOWA
JANET M. TEGELER
Commission Number 176135
My Comm. Exp. 9-22-21

Owner's Consent

Dyersville, Iowa 9.6, 2019

The foregoing Final Plat of: **STEGER SUBDIVISION** in Sections 25 & 26, T89N, R3W of the 5th P.M., in the City of Dyersville and in Delaware County, Iowa, is made with the free consent and in accordance with the desires of the undersigned owner and proprietor of Parcel V in Section 26, T89N, R3W of the 5th P.M., Delaware County, Iowa.

Jamie D. Willenborg

Jessica A. Willenborg

State of Iowa)
)
County of Dubuque) ss:

On this 6 day of Sept, AD 2019, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared Jamie D. and Jessica A. Willenborg, husband and wife, to me personally known, who, being duly sworn did say that said appeared Jamie D. and Jessica A. Willenborg 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
My Commission Expires on 9.22.21

NOTARIAL SEAL IOWA
JANET M. TEGELER
Commission Number 176135
My Comm. Exp. 9-22-21

Owner's Consent

Dyersville, Iowa 8-23-, 2019

The foregoing Final Plat of: **STEGER SUBDIVISION** in Sections 25 & 26, T89N, R3W of the 5th P.M., in the City of Dyersville and in Delaware County, Iowa, is made with the free consent and in accordance with the desires of the undersigned owner and proprietor of Parcel I in Section 26, T89N, R3W of the 5th P.M., in the City of Dyersville, Delaware County, Iowa.

Michael G Burkle

Michael G. Burkle

State of Iowa)
)
County of Dubuque) ss:

On this 23 day of August, AD 2019, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared Michael G. Burkle, to me personally known, who, being duly sworn did say that said appeared Michael G. Burkle 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.

Janet M Tegeler

Notary Public in and for the State of Iowa
My Commission Expires on 9.22.21

NOTARIAL SEAL IOWA
JANET M. TEGELER
Commission Number 176135
My Comm. Exp. 9-22-21

Owner's Consent

Dyersville, Iowa 9.4.19, 2019

The foregoing Final Plat of: **STEGER SUBDIVISION** in Sections 25 & 26, T89N, R3W of the 5th P.M., in the City of Dyersville and in Delaware County, Iowa, is made with the free consent and in accordance with the desires of the undersigned owner and proprietor of Parcel F in Section 26, T89N, R3W of the 5th P.M., Delaware County, Iowa.

Jerome A Goedken

Jerome A. Goedken

Koral M Goedken

KG Koral M. Goedken
Karol M Goedken

State of Iowa)
)
County of Dubuque) ss:

NOTARIAL SEAL IOWA
JANET M. TEGELER
Commission Number 176135
My Comm. Exp. 9-22-21

On this 4 day of Sept, AD 2019, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared Jerome A. and Koral M. Goedken, husband and wife, to me personally known, who, being duly sworn did say that said appeared Jerome A. and Koral M. Goedken 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
My Commission Expires on 9.2221

NOTARIAL SEAL IOWA
JANET M TEGELER
Commiss. Number 176135
My Comm. 9.2221

Owner's Consent

Dyersville, Iowa 9-4-, 2019

The foregoing Final Plat of: **STEGER SUBDIVISION** in Sections 25 & 26, T89N, R3W of the 5th P.M., in the City of Dyersville and in Delaware County, Iowa, is made with the free consent and in accordance with the desires of the undersigned owner and proprietor of Parcel E & Parcel C in Section 26, T89N, R3W of the 5th P.M., Delaware County, Iowa.

Tymothy J. Theisen

Vickie L. Theisen

State of Iowa)
)
County of Dubuque) ss:

On this 4 day of Sept, AD 2019, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared Tymothy J. and Vickie L. Theisen, husband and wife, to me personally known, who, being duly sworn did say that said appeared Tymothy J. and Vickie L. Theisen 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
My Commission Expires on 9-22-21

JANET M. TEGELER
Commission Number 176135
My Comm. Exp. 9-22-21

Owner's Consent

Dyersville, Iowa 8-20-, 2019

The foregoing Final Plat of: **STEGER SUBDIVISION** in Sections 25 & 26, T89N, R3W of the 5th P.M., in the City of Dyersville and in Delaware County, Iowa, is made with the free consent and in accordance with the desires of the undersigned owner and proprietor of Former Railroad Parcel in Section 25 & Section 26, T89N, R3W of the 5th P.M., Delaware County, Iowa.

Floyd Krapfl

State of Iowa)
)
County of Dubuque) ss:

On this 20 day of August, AD 2019, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared Floyd Krapfl, to me personally known, who, being duly sworn did say that said appeared Floyd Krapfl 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
My Commission Expires on 9-22-21

JANET M. TEGELER
Commission Number 176135
My Comm. Exp. 9-22-21

City of Dyersville Planning & Zoning Commission

Dyersville, Iowa August 12, 2019

The foregoing Final Plat of: **STEGER SUBDIVISION** in Sections 25 & 26, T89N, R3W of the 5th P.M., in the City of Dyersville and in Delaware County, Iowa 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.

Chairman, Dyersville Planning & Zoning Commission
Daniel J Olberding

Dyersville City Council

Dyersville, Iowa 08.19, 2019

The undersigned, Mayor and Clerk of the City of Dyersville, Iowa, do hereby certify that the foregoing plat in the City of Dyersville, Iowa has been filed in the office of the Clerk of the City of Dyersville on the 19TH day of AUGUST, 2019 by resolution No. 84.19 and that the Dyersville City Council approved said plat.

CITY OF DYERSVILLE Iowa CITY SEAL

James A. Heavens
Mayor for the City of Dyersville, Iowa

TRICIA L. MAIERS
Tricia Maiers
Clerk for the City of Dyersville, Iowa

Delaware County E-911 Board

Delaware County, Iowa 10-24, 2019

The foregoing Final Plat of: **STEGER SUBDIVISION** in Sections 25 & 26, T89N, R3W of the 5th P.M., in the City of Dyersville and in Delaware County, Iowa, has been examined and approved as to being in full compliance with the Delaware County Ordinance #12, The Uniform Rural Address System, as passed and adopted by the Delaware County Board of Supervisors on the 6th Day of August, 1996.

Coordinator Delaware County E-911 Board

STATE OF IOWA)
) ss:
DELAWARE COUNTY)

On this 24th day of October A.D., 2019 before me, a Notary Public in and for the State of Iowa, personally appeared Mike Corkery, to me personally known, and, who being duly sworn, did say that he/she is the Coordinator for the Delaware County E-911 Board

Julia L. Hackbarth
Notary Public in and for said State
My Commission Expires May 24, 2020

NOTARIAL SEAL IOWA
JULIA L. HACKBARTH
Commission Number 169605
MY COMMISSION EXPIRES
MAY 24, 2020

County Auditor's Certificate

Delaware County, Iowa

October 24, 2019

I, Peggy Hildebrand Deputy, Auditor of Delaware County, Iowa, pursuant to Iowa Code Sections 354.6(2) and 354.11(6), have reviewed and do hereby approve of the subdivision name or title of **STEGER SUBDIVISION** in Sections 25 & 26, T89N, R3W of the 5th P.M., in the City of Dyersville and in Delaware County, Iowa a subdivision in Delaware County, Iowa.

Peggy Hildebrand
Deputy Auditor of Delaware County, Iowa

STATE OF IOWA)
) ss:
DELAWARE COUNTY)

On this 24th day of October A.D., 2019 before me, a Notary Public in and for the State of Iowa, personally appeared Peggy Hildebrand, Deputy to me personally known, and, who being duly sworn, did say that she is the Auditor of Delaware County, Iowa.

DELAWARE COUNTY OFFICIAL SEAL IOWA

NOTARIAL SEAL IOWA
JULIA L. HACKBARTH
Commission Number 169605
MY COMMISSION EXPIRES
MAY 24, 2020

Julia L. Hackbarth
Notary Public in and for said State
My Commission Expires 5-24-2020

CLEMENS, WALTERS, CONLON, RUNDE & HIATT, L.L.P.
Attorneys at Law

JEFFREY L. WALTERS ~ JENNIFER A. CLEMENS-CONLON ~ NATHAN D. RUNDE ~ JEFFREY E. HIATT ~ MYIA E. STEINES ~ TARYN R. MCCARTHY
DAVID L. CLEMENS ~ *(RETIRED)*
2080 SOUTHPARK COURT, DUBUQUE, IOWA 52003 ~ PHONE: (563) 582-2926 ~ FAX: (563) 582-2998

ATTORNEY'S OPINION

Dubuque, Iowa October 17, 2019

I, Jennifer A. Clemens-Conlon, a practicing attorney at law in Dubuque County, Iowa, have examined the abstract of title to real estate described as:

All that part of the abandoned railroad right-of-way lying across the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) and that part of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) lying West of the road in Section Twenty Five (25), and across the Southeast Quarter (SE ¼) of Section Twenty Six (26), all in Township Eighty Nine (89) North, Range Three (3), West of the Fifth P.M., except Parcel L Part of the NE 1/4 – SW ¼ and the NW ¼ - SW ¼ of Section 25, T89N, R3W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 43 and Retracement Survey recorded in Book 2008, page 3346, and also except Parcel D Part of the NW ¼-SE ¼ of Section 26 T89N, R3W of the Fifth P.M. Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 44; also that part of the West one-half (W ½) of the Southwest Quarter (SW ¼) of Section Twenty Five (25) and the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section Twenty Six (26), all in Township Eighty Nine (89) North, Range Three (3), West of the Fifth P.M., bounded as follows: on the Easterly side by the East line of the West one-half (W ½) of the Southwest Quarter (SW ¼) of said Section Twenty Five (25), on the Northerly side by a line parallel with and distant fifty (50) feet Southerly, measured at right angles, from the center line of the main track of the Dubuque and Northwestern Railway Company (later the Chicago Great Western Railway Company, now the Chicago and North Western Transportation Company), as said main track center line was originally located and established across said Sections Twenty Five (25) and Twenty Six (26), on the Westerly side by a line drawn at right angles to said original main track center line at a point thereon distant one thousand eight hundred eight (1808) feet Westerly from its intersection with the East line of the West one-half (W ½) of the Southwest Quarter (SW ¼) of said Section Twenty Five (25), and on the Southerly side by the Northerly line of the Easterly-Westerly public road running generally through the center of the Southwest Quarter (SW ¼) of said Section Twenty Five (25) and the Southeast Quarter (SE ¼) of said Section Twenty Six (26), except Parcel M Part of the NW ¼ - SW ¼) And The SW ¼ - SW ¼ of Section 25, T89N, R3W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 51, but including Parcel "A" In The SE

1/4 of Section 26, T 89 N, R 3 W Of The 5th P.M. Delaware County, Iowa, according to plat recorded in Book 7 Plats, page 13; also Parcel K Part Of The NW ¼ - SW ¼ of Section 25 And Part Of The NE ¼ - SE ¼ Of Section 26 T89N, R3W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 45; also Parcel C Part Of The East ¼ Of The Southeast Quarter (SE ¼) Section Twenty-Six (26), Township Eighty-Nine North (T89N), Range Three West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 144; also Parcel E Part Of Parcel B Of The Southeast Quarter (SE ¼), Section 26, Township Eighty-Nine North (T89N), Range Three West (R3W) Of The Fifth Principal Meridian Delaware County, Iowa, according to plat recorded in Book 2001, page 54; also Parcel F Part of Parcel B of the Southeast Quarter (SE ¼), Section 26, Township Eighty-Nine North (T89N), Range Three West (R3W) Of The Fifth Principal Meridian Delaware County, Iowa, according to plat recorded in Book 2002, Page 4812; also Parcel I Part of Parcel G Of The Southeast Quarter (SE ¼), Section 26, Township Eighty-Nine North (T89N), Range Three West (R3W) Of The Fifth Principal Meridian Delaware County, Iowa, according to plat recorded in Book 2003, Page 4872; and also Parcel V, Part Of Parcel O In The SE ¼; Sec. 26, T89N, R3W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2010, Page 3373.

Said abstract was last updated to the 4th day of October, 2019 at 8:00 a.m. and certified by Delaware County Abstract Company and find that said abstract shows good and merchantable title to said real property as follows:

A. Parcel I Part of Parcel G Of The Southeast Quarter (SE ¼), Section 26, Township Eighty-Nine North (T89N), Range Three West (R3W) Of The Fifth Principal Meridian Delaware County, Iowa, according to plat recorded in Book 2003, Page 4872, is currently titled in the name of **Michael G. Burkle**.

B. Parcel V, Part Of Parcel O In The SE ¼; Sec. 26, T89N, R3W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2010, Page 3373 is currently titled in **Jamie D. Willenborg and Jessica A. Willenborg,** husband and wife, as joint tenants with full rights of survivorship and not as tenants in common.

C. Parcel F Part of Parcel B of the Southeast Quarter (SE ¼), Section 26, Township Eighty-Nine North (T89N), Range Three West (R3W) Of The Fifth Principal Meridian Delaware County, Iowa, according to plat recorded in Book 2002, Page 4812 is currently titled in **Jerome A. Goedken and Karol M. Goedken**, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common.

D. Parcel C Part Of The East ¼ Of The Southeast Quarter (SE ¼) Section Twenty-Six (26), Township Eighty-Nine North (T89N), Range Three West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 7 Plats, Page 144 is currently titled in **Tymothy J. Theisen and Vickie L. Theisen**, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common.

E. Parcel E Part Of Parcel B Of The Southeast Quarter (SE ¼), Section 26, Township Eighty-Nine North (T89N), Range Three West (R3W) Of The Fifth Principal Meridian Delaware County, Iowa, according to plat recorded in Book 2001, page 54 is currently titled in **Tymothy J. Theisen and Vickie L. Theisen**, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common.

F. All that part of the abandoned railroad right-of-way lying across the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) and that part of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) lying West of the road in Section Twenty Five (25), and across the Southeast Quarter (SE ¼) of Section Twenty Six (26), all in Township Eighty Nine (89) North, Range Three (3), West of the Fifth P.M., except Parcel L Part of the NE 1/4 – SW ¼ and the NW ¼ - SW ¼ of Section 25, T89N, R3W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 43 and Retracement Survey recorded in Book 2008, page 3346, and also except Parcel D Part of the NW ¼-SE ¼ of Section 26 T89N, R3W of the Fifth P.M. Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 44 is currently titled in the name of **David M. Steger and Doris A. Steger**, husband and wife, as Tenants in Common.

G. Parcel "A" In The SE 1/4 of Section 26, T 89 N, R 3 W Of The 5th P.M. Delaware County, Iowa, according to plat recorded in Book 7 Plats, page 13 is currently titled in the name of **David M. Steger and Doris A. Steger**, as Tenants in Common.

H. That part of the West one-half (W ½) of the Southwest Quarter (SW ¼) of Section Twenty Five (25) and the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section Twenty Six (26), all in Township Eighty Nine (89) North, Range Three (3), West of the Fifth P.M., bounded as follows: on the Easterly side by the East line of the West one-half (W ½) of the Southwest Quarter (SW ¼) of said Section Twenty Five (25), on the Northerly side by a line parallel with and distant fifty (50) feet Southerly, measured at right angles, from the center line of the main track of the Dubuque and Northwestern Railway Company (later the Chicago Great Western Railway Company, now the Chicago and North Western Transportation Company), as said main track center line was originally located and established across said Sections Twenty Five (25) and Twenty Six (26), on the Westerly side by a line drawn at right angles to said original main track center line at a point thereon distant one thousand eight hundred eight (1808) feet Westerly from its intersection with the East line of the West one-half (W ½) of the Southwest Quarter (SW ¼) of said Section Twenty Five (25), and on the Southerly side by the Northerly line of the Easterly-Westerly public road running generally through the center of the Southwest Quarter (SW ¼) of said Section Twenty Five (25) and the Southeast Quarter (SE ¼) of said Section Twenty Six (26), except Parcel M Part of the NW ¼ - SW ¼) And The SW ¼ - SW ¼ of Section 25, T89N, R3W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 51 And further except Parcel "A" In The SE 1/4 of Section 26, T 89 N, R 3 W Of The 5th P.M. Delaware County, Iowa, according to plat recorded in Book 7 Plats, page 13 is currently titled in the name of **Floyd Krapfl. The marital status of Floyd Krapfl should be stated in any documentation. In the event that Floyd Krapfl is married, his spouse must join in any conveyances.**

I. Parcel K Part Of The NW ¼ - SW ¼ of Section 25 And Part Of The NE ¼ - SE ¼ Of Section 26 T89N, R3W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 45 is currently titled in the name of **David M. Steger and Doris A. Steger.**

Free and clear of all liens and encumbrances except the following:

1. Parcel F, defined herein, is subject to a Mortgage from Jerome A. Goedken, spouse of Karol M. Goedken, as husband and wife, Karol M. Goedken, spouse of Jerome A. Goedken, as wife and husband to Fidelity Bank & Trust, dated April 25, 2019, filed May 9, 2019 in Book 2019, page 1014 of the records of Delaware County, Iowa, to secure an indebtedness of $32,000.00.

2. Parcel I, defined herein, is subject to a Mortgage from Michael G. Burkle, a single person, to American Trust & Savings Bank dated August 12, 2014, filed August 18, 2014 in Book 2014, page 1994 of the records of Delaware County, Iowa, to secure an indebtedness of $200,000.00.

3. Parcel V, defined herein, is subject to a Mortgage from Jamie D. Willenborg and Jessica A. Willenborg, husband and wife, to BRUE Properties, LLC dated November 11, 2010, filed November 22, 2010 in Book 2010, page 3747 of the records of Delaware County, Iowa, to secure indebtedness of $122,141.73.

4. Parcel F, defined herein, is subject to a Mortgage from Jerome A. Goedken and Karol M. Goedken, husband and wife, to Fidelity Bank & Trust dated December 4, 2014, filed December 10, 2014 in Book 2014, page 3095 of the records of Delaware County, Iowa, to secure indebtedness of $240,500.00.

5. Dissolution of marriage proceedings filed by Katherine A. Burkle, Petitioner, and Michael G. Burkle, Respondent, in the Iowa District Court for Delaware County as Case No. CDDM006257, wherein a Judgment was entered in favor of Petitioner, Katherine A. Burkle, and against the Respondent, Michael G. Burkle, for child support which is a judgment lien against the property under examination.

6. Real estate taxes for fiscal year 2018-2019. First and second installments have been paid.

7. Further, the property is subject Ordinances, Agreements, Plats and Easements of record.

By:_____
Jennifer A. Clemens-Conlon - AT0001534
CLEMENS, WALTERS, CONLON,
RUNDE & HIATT, L.L.P.
2080 Southpark Court
Dubuque, Iowa 52003
Telephone: (563) 582-2926
Facsimile: (563) 582-2998
Email: jconlon@cwcmlaw.com

County Treasurer's Certificate

Delaware County, Iowa 10-24, 2019

I, the undersigned, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes levied against:
Parcel K, a part of the NW1/4 SW1/4 of Section 25, and a part of the NE1/4 SE1/4 of Section 26, both of T89N, R3W of the 5th P.M., Delaware County, Iowa, according to the plat thereof recorded in Book 8, Page 45;
Abandoned railroad right-of-way lying across the NW1/4 SE1/4 and the NE1/4 SE1/4 of Section 26, T89N, R3W of the 5th P.M., according to the Tax Sale Deed thereof recorded in Book 125, Page 16, except Parcels 2014-78 & 2014-79, according to the plat thereof recorded in Book 2014, Page 3164;
Abandoned railroad right-of-way lying across the NW1/4 SW1/4 and the NE1/4 SW1/4 lying West of road located in Section 25, T89N, R3W of the 5th P.M., according to the Tax Sale Deed thereof recorded in Book 125, Page 16, except Parcel L, according to the plat thereof recorded in Book 8, Page 43;
Parcel V, Part of Parcel O in the SE1/4, according to the plat thereof recorded in Book 2010, Page 3373;
Parcel I, Part of Parcel G in the SE1/4, according to the plat thereof recorded in Book 2003, Page 4872;
Parcel F, Part of Parcel B in the SE1/4, according to the plat thereof recorded in Book 2002, Page 4812;
Parcel E, Part of Parcel B in the SE1/4, according to the plat thereof recorded in Book 2001, Page 54;
Parcel C, Part of the E1/4 of the SE1/4, according to the plat thereof recorded in Book 7, Page 144;
Parcel A in the SE1/4, according to the plat thereof recorded in Book 7, Page 13;
all of Section 26, T89N, R3W of the 5th P.M., Delaware County, Iowa.
Former Railroad Parcel, that part of the W1/2 of the SW of Section 25, and the NE1/4 SE1/4, of Section 26, both of T89N, R3W of the 5th P.M., bounded as follows: On the Easterly side by the East line of the W1/2 of the SW1/4 of said Section 25; On the Northerly side by a line parallel with and distant 50' Southerly, measured at right angles, from the centerline of the main track of the Dubuque and Northwestern Railway Company (later the Chicago Great Western Railway Company, now the Chicago and North Western Transportation Company), as said main track centerline was originally located and established across said Sections 25 and 26; On the Westerly side by a line drawn at right angles to said original main track center line at a point thereon distant 1,808' Westerly from its intersection with the East line of the W1/2 of the SW1/4 of said Section 25; And on the Southerly side by the Northerly line of the Easterly-Westerly public road running generally through the center of the SW1/4 of said Section 25, and the SE1/4 of said Section 26, according to the document thereof recorded in Book 100, Page 257, except Parcel A in the SE1/4, of said Section 26, according to the plat thereof recorded in Book 7, Page 13 and except Parcel M in the SW1/4, of said Section 25, according to the plat thereof recorded in Book 8, Page 51, have been paid and said real estate is free from taxes as of this date.

DELAWARE COUNTY TREASURER'S SEAL IOWA

Michele Arpica - Deputy

Pam Klein
Treasurer of Delaware County, Iowa

Mortgage Holder's Acknowledgment

The Fidelity Bank & Trust, State of 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.

Jill Cahill

By: Jill Cahill
As: Asst. Vice President

Mindy Burds

By: Mindy Burds
As: Vice President

STATE OF IOWA)
) ss:
DUBUQUE COUNTY)

On this 24th day of October, 2019, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jill Cahill to me personally known, who, being by me duly sworn did say that he/she is the Asst. Vice President of Fidelity Bank & Trust, executing the within and foregoing instrument to which this is attached, that (no seal has been procured by the) (~~the seal affixed hereto is the seal of the~~ Fidelity Bank & Trust by authority of its board of directors and that said Jill Cahill as office acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the Fidelity Bank & Trust, by it and by them voluntarily executed. .

JULIE A. WIENEKE
Commission Number
My Commission Expires
9-10-22

Julie A Wieneke
Notary Public in and for said State

STATE OF IOWA)
) ss:
DUBUQUE COUNTY)

On this 24th day of October, 2019, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Mindy Burds to me personally known, who, being by me duly sworn did say that he/she is the Vice President of Fidelity Bank & Trust, executing the within and foregoing instrument to which this is attached, that (no seal has been procured by the) (~~the seal affixed hereto is the seal of the~~ Fidelity Bank & Trust by authority of its board of directors and that said Mindy Burds as office acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the Fidelity Bank & Trust, by it and by them voluntarily executed. .

JULIE A. WIENEKE
Commission Number 166502
My Commission Expires 9-10-22

Julie A Wieneke
Notary Public in and for said State

Mortgage Holder's Acknowledgment

The MidWestOne Bank, State of 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.

By: Gary J. Keleher
As: Vice President

By: Jolee M. Demmer
As: Vice President

MidWestOne Bank CORPORATE SEAL IOWA CITY, IOWA

STATE OF IOWA)
) ss:
Dubuque COUNTY)

On this 30th day of October, 2019, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Gary J. Keleher to me personally known, who, being by me duly sworn did say that he/she is the Vice President of MidWestOne Bank, executing the within and foregoing instrument to which this is attached, that ~~(no seal has been procured by the)~~ (the seal affixed hereto is the seal of the MidWestOne Bank by authority of its board of directors and that said Gary J. Keleher as office acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the MidWestOne Bank, by it and by them ~~voluntarily executed~~.

NOTARIAL SEAL IOWA VICKY FELDERMAN Commission Number 116178 My Comm. Exp. 8/31/2022

Notary Public in and for said State

STATE OF IOWA)
) ss:
Dubuque COUNTY)

On this 30th day of October, 2019, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jolee M. Demmer to me personally known, who, being by me duly sworn did say that he/she is the Vice President of MidWestOne Bank, executing the within and foregoing instrument to which this is attached, that ~~(no seal has been procured by the)~~ (the seal affixed hereto is the seal of the MidWestOne Bank by authority of its board of directors and that said Jolee M. Demmer as office acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the MidWestOne Bank, by it and by them voluntarily executed.

NOTARIAL SEAL IOWA VICKY FELDERMAN Commission Number 116178 My Comm. Exp. 8/31/2022

Notary Public in and for said State

Lienholder's Consent

Dated: October 31, 2019

The foregoing Final Plat of Steger Subdivision in Sections 25 & 26, T89N, R3W of the 5th P.M., in the City of Dyersville and in Delaware County, Iowa is made with the free consent of the undersigned lien holder. The undersigned, Katherine A. Burkle, is Petitioner in dissolution of marriage proceedings filed in the Iowa District Court in and for Delaware County as case number CDDM 006257, wherein Judgment was entered in favor of Petitioner, Katherine A. Burkle, and against the Respondent, Michael G. Burkle, for child support which is a Judgment lien against a portion of the property referred to above.

Katherine A Burkle
Katherine A. Burkle

STATE OF IOWA, COUNTY OF Dubuque

This record was acknowledged before me on October 31st, 2019, by Katherine A. Burkle.

NOTARIAL SEAL IOWA
GABRIELLE FELDERMAN
Commission Number 797530
My Comm. Exp. 8-2-22

Gabrielle Felderman
Signature of Notary Public

RESOLUTION NO. 84-19
Recorder's Cover Sheet

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

Taxpayer Information:
(see attachment A)

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

Grantors:
City of Dyersville, Iowa

Grantees:
(see attachment A)

Legal Description:
See Page 2

Document or instrument number if applicable:

Attachment A

Taxpayer Information and Grantors

David M. & Doris A. Steger
3297 Vine Road
Dyersville, IA 52040

Tymothy J. & Vickie L. Theisen
3291 Vine Road
Dyersville, IA 52040

Jerome A. & Karol M. Goedken
3281 Vine Road
Dyersville, IA 52040

Michael G. Burkle
3277 Vine Road
Dyersville, IA 52040

Jamie D. & Jessica A. Willenborg
3273 Vine Road
Dyersville, IA 52040

Peter P. Helle
307 9th Street SE
Dyersville, IA 52040

Floyd Krapfl
PO Box 303
Dyersville, IA 52040

Big River United Energy LLC.
105210 103rd Street
West Burlington, IA 52655

William G. & Donna M. Sieverding
3267 Vine Road
Dyersville, IA 52040

RESOLUTION NO. 84-19

RESOLUTION APPROVING FINAL PLAT OF STEGER SUBDIVISION
IN SECTIONS 25 & 26, T89N, R3W OF THE 5TH P.M.,
IN THE CITY OF DYERSVILLE AND IN DELAWARE COUNTY, IOWA

WHEREAS, there has been filed with the City Clerk, the Final Plat of Steger Subdivision in Sections 25 & 26, T89N, R3W of the 5th P.M., in the City of Dyersville and in 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 Final Plat of Steger Subdivision in Sections 25 & 26, T89N, R3W of the 5th P.M., in the City of Dyersville and in Delaware County, Iowa, is hereby approved and the Mayor and the City Clerk are hereby authorized and directed to endorse the approval of the City of Dyersville, Iowa, on said plat.

SECTION 2: That there are no dedications of public streets or alleys accompanying the plat.

Passed, adopted and approved this 19th day of August 2019.

CITY OF DYERSVILLE Iowa CITY SEAL

James A. Heavens, Mayor

ATTEST: Tricia L. Maiers
Tricia L. Maiers, City Clerk