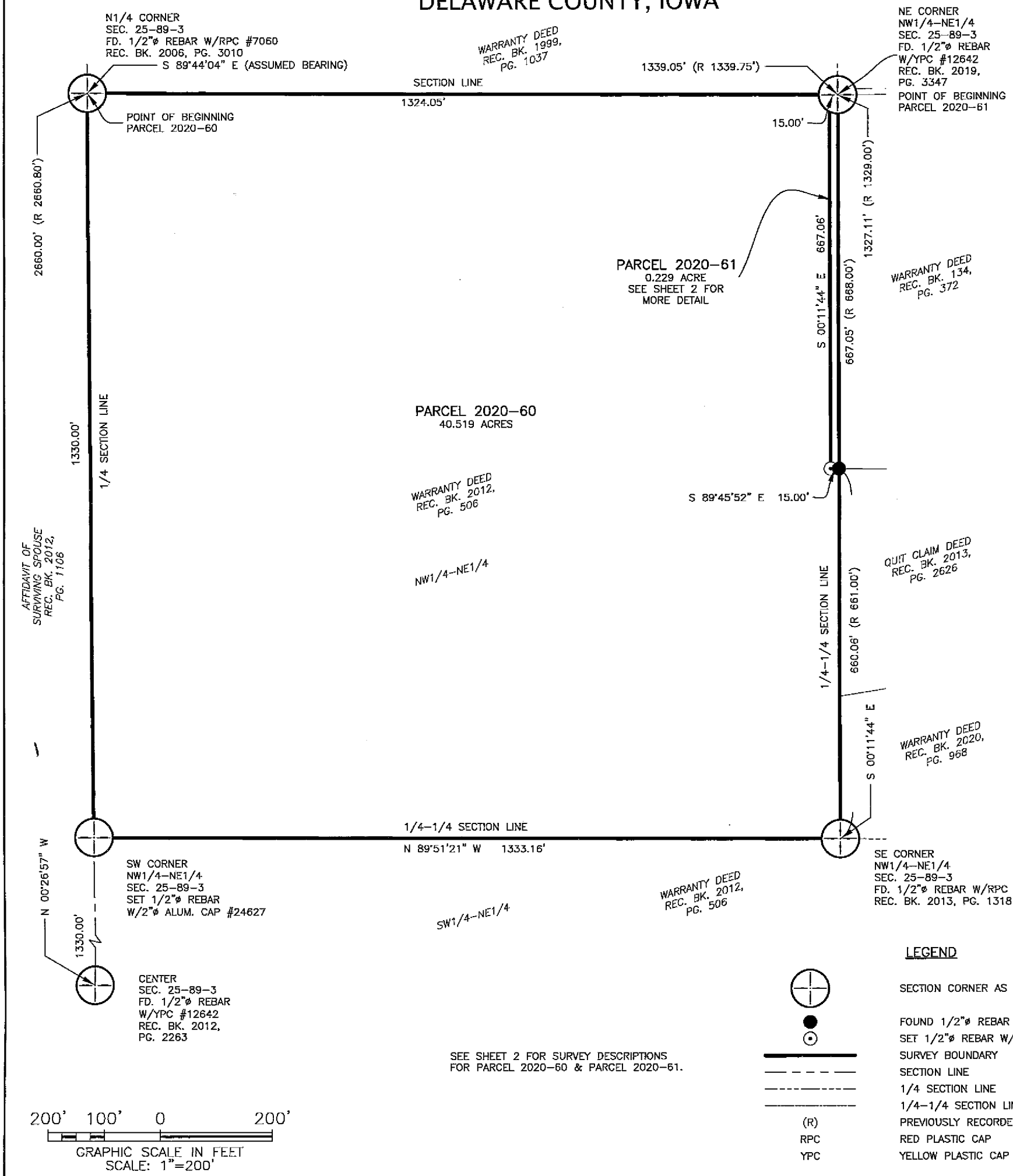
RECORDER'S INDEX
COUNTY: DELAWARE
SECTION: 25–T89N–R3W
QUARTER SECTION: NW1/4–NE1/4
CITY: N/A
SUBDIVISION: N/A
BLOCK: N/A
LOT(S): PARCEL 2020–60 AND PARCEL 2020–61
PROPRIETOR: GOLDEN ACRES LIMITED COMPANY
REQUESTED BY: THOMAS J. FITZGERALD

Filed Delaware County
Auditor 7/22/2020
Filed Delaware County
Assessor 7/22/2020

Recorded: 7/22/2020 at 2:19:33.0 PM
County Recording Fee: $27.00
Iowa E-Filing Fee: $3.50
Combined Fee: $30.50
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 2446

PREPARED BY/RETURN TO: FEHR GRAHAM, 221 E. MAIN STREET, SUITE 301, MANCHESTER, IA 52057 – PH: (563)927–2060

PLAT OF SURVEY
PARCEL 2020–60 AND PARCEL 2020–61
IN THE NW1/4 OF THE NE1/4 OF SECTION 25–T89N–R3W
DELAWARE COUNTY, IOWA



SEE SHEET 2 FOR SURVEY DESCRIPTIONS
FOR PARCEL 2020–60 & PARCEL 2020–61.

LEGEND

⊕	SECTION CORNER AS DESCRIBED
●	FOUND 1/2"ø REBAR W/RPC #7060
⊙	SET 1/2"ø REBAR W/RPC #24627
———	SURVEY BOUNDARY
— — — —	SECTION LINE
————	1/4 SECTION LINE
————	1/4–1/4 SECTION LINE
(R)	PREVIOUSLY RECORDED AS
RPC	RED PLASTIC CAP
YPC	YELLOW PLASTIC CAP

200' 100' 0 200'
GRAPHIC SCALE IN FEET
SCALE: 1"=200'

N
W E
S

PROFESSIONAL LAND SURVEYOR
ADAM J. RECKER
24627
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.

Adam J. Recker 7-22-2020
Adam J. Recker, P.L.S. Date
License Number: 24627
My license renewal date is December 31, 2021.
Sheets covered by this seal: SHEETS 1 THROUGH 2

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
© 2020 FEHR GRAHAM
ILLINOIS
IOWA
WISCONSIN

G:\C3D\20\20–223\20–223 Legal.dwg

FLD BK: DEL. CO. BREMEN TWP 1
PG: 12–13

SURVEY WAS COMPLETED ON:
JUNE 15, 2020

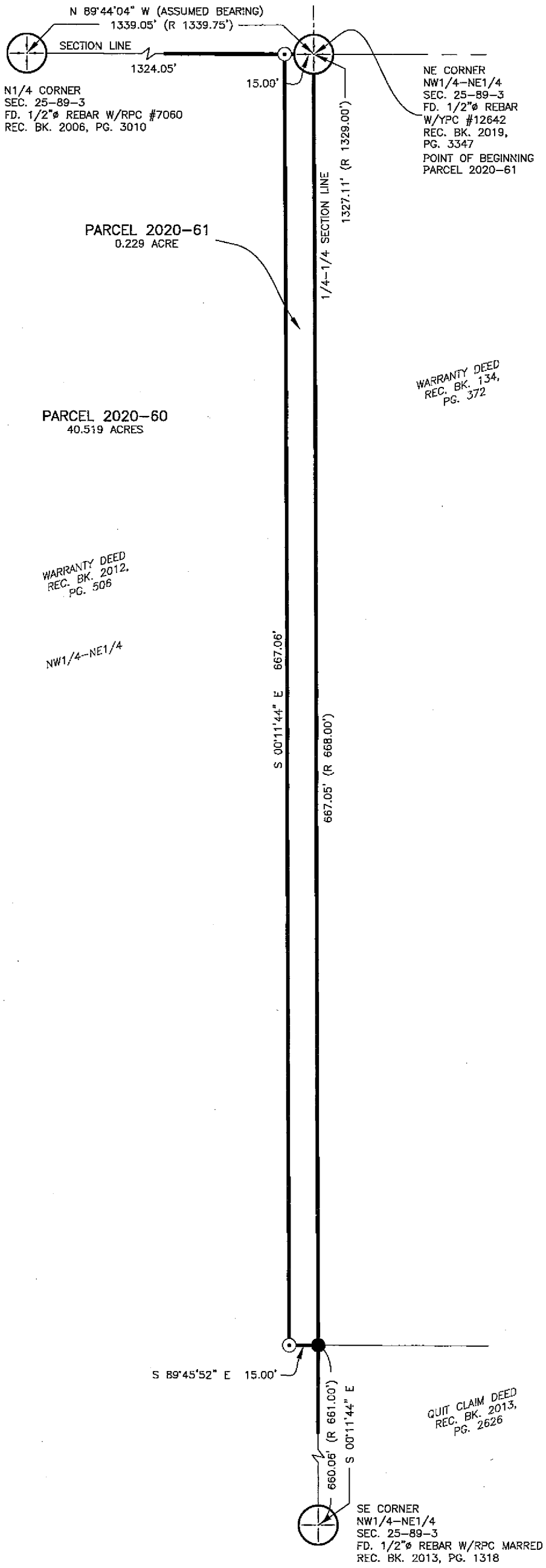
JOB NUMBER:
20–574

SHEET NUMBER:
1 of 2

PLOT DATE: 7/22/20

PREPARED BY/RETURN TO: FEHR GRAHAM, 221 E. MAIN STREET, SUITE 301, MANCHESTER, IA 52057 – PH: (563)927–2060

PLAT OF SURVEY
PARCEL 2020–60 AND PARCEL 2020–61
IN THE NW1/4 OF THE NE1/4 OF SECTION 25–T89N–R3W
DELAWARE COUNTY, IOWA



LEGAL DESCRIPTION

PARCEL 2020–60

PARCEL 2020–60 IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 89 NORTH, RANGE 3 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION;

THENCE **SOUTH 89°44'04" EAST (ASSUMED BEARING), 1324.05 FEET** ALONG THE NORTH LINE OF SAID QUARTER–QUARTER SECTION;

THENCE **SOUTH 00°11'44" EAST, 667.06 FEET;**

THENCE **SOUTH 89°45'52" EAST, 15.00 FEET** TO THE EAST LINE OF SAID QUARTER–QUARTER SECTION;

THENCE **SOUTH 00°11'44" EAST, 660.06 FEET** ALONG SAID QUARTER–QUARTER SECTION LINE TO THE SOUTH LINE OF SAID QUARTER–QUARTER SECTION;

THENCE **NORTH 89°51'21" WEST, 1333.16 FEET** ALONG SAID QUARTER–QUARTER SECTION LINE TO THE WEST LINE OF SAID QUARTER–QUARTER SECTION;

THENCE **NORTH 00°26'57" WEST, 1330.00 FEET** ALONG SAID QUARTER–QUARTER SECTION LINE TO THE NORTH LINE OF SAID QUARTER–QUARTER SECTION AND THE POINT OF BEGINNING;

CONTAINING **40.519 ACRES,** SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL 2020–61

PARCEL 2020–61 IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 89 NORTH, RANGE 3 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER–QUARTER SECTION;

THENCE **SOUTH 00°11'44" EAST, 667.05 FEET** ALONG THE EAST LINE OF SAID QUARTER–QUARTER SECTION;

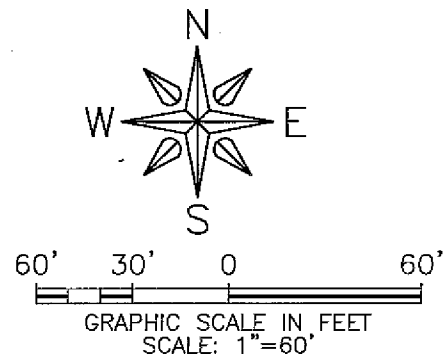
THENCE **NORTH 89°42'52" WEST, 15.00 FEET;**

THENCE **NORTH 00°11'44" WEST, 667.06 FEET** TO THE NORTH LINE OF SAID QUARTER–QUARTER SECTION;

THENCE **SOUTH 89°44'04" EAST, 15.00 FEET** ALONG SAID QUARTER–QUARTER SECTION LINE TO THE POINT OF BEGINNING;

CONTAINING **0.229 ACRE,** SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

REFERENCE IS HEREBY MADE TO A SURVEY AND PLAT MADE BY LYLE G. TEKIPPE, RECORDED JUNE 27, 1991, IN BOOK 6, PAGE 143; TO A SURVEY AND PLAT MADE BY WILLIAM H. BURGER, RECORDED MARCH 20, 2012, IN BOOK 2012, PAGE 887; TO A SURVEY AND PLAT MADE BY WILLIAM H. BURGER, RECORDED FEBRUARY 25, 2013, IN BOOK 2013, PAGE 730; TO A SURVEY AND PLAT MADE BY WILLIAM H. BURGER, RECORDED JUNE 18, 1996, IN BOOK 7, PAGE 199; TO A SURVEY AND PLAT MADE BY WILLIAM H. BURGER, RECORDED MAY 9, 2002, IN BOOK 2002, PAGE 1786; ALL ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA.



GRAPHIC SCALE IN FEET
SCALE: 1"=60'

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G:\C3D\20\20–223\20–223 Legal.dwg

FLD BK: DEL. CO. BREMEN TWP 1
PG: 12–13

SURVEY WAS COMPLETED ON:
JUNE 15, 2020

JOB NUMBER:
20–574

SHEET NUMBER:
2 of 2

PLOT DATE: 7/22/20

CITY OF DYERSVILLE PLANNING AND ZONING COMMISSION

Dyersville, Iowa July 13, 2020

The foregoing **Plat of Survey for Parcel 2020-60 and Parcel 2020-61** in the Northwest Quarter of the Northeast Quarter of Section 25, Township 89 North, Range 3 West of the 5th P.M., Delaware County Iowa, as shown on the attached plat, being within the corporate limits and within the 2 mile radius 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 hereby recommended.

Dyersville Planning & Zoning Commission

Daniel J Olberding

Chairperson - Daniel J. Olberding

CITY COUNCIL APPROVING FINAL PLAT

Dyersville, Iowa July 20, 2020

The undersigned, James A. Heavens, Mayor and Tricia L. Maiers, Clerk of the City of Dyersville, Delaware County, Iowa do hereby certify that the foregoing **Plat of Survey for Parcel 2020-60 and Parcel 2020-61** in the Northwest Quarter of the Northeast Quarter of Section 25, 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

James A Heavens

Mayor

Tricia L Maiers

City Clerk

State of Iowa)
) SS
Delaware County)

On this 13th day of July, 2020, before me, Lori A. Panton, a Notary Public in and for the State of Iowa, personally appeared James A. Heavens 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 the authority of its City Council, as contained in Resolution Number 53-20 adopted by the City Council on the 20 day of July, 2020, and

that James A Heavens and Tricia L Maiers acknowledge the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Lori A Panton

Notary Public in and for the State of Iowa

My commission expires 5-2-21

NOTARIAL SEAL IOWA LORI A. PANTON Commission Number 722208 My Commission Expires 5-2-21

RESOLUTION NO. 53-20
Recorder's Cover Sheet

Preparer Information:

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

Taxpayer Information:

Golden Acres Limited Company
c/o Thomas J. Fitzgerald
319 8th Street NW
Dyersville, IA 52040

Return Address:

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

Grantors:

City of Dyersville, Iowa

Grantees:

Golden Acres Limited Company
c/o Thomas J. Fitzgerald
319 8th Street NW
Dyersville, IA 52040

Legal Description:

See Page 2

Document or instrument number if applicable:

RESOLUTION NO. 53-20

RESOLUTION APPROVING PLAT OF SURVEY OF PARCEL 2020-60 AND PARCEL 2020-61 IN THE NW ¼ OF THE NE ¼ OF SECTON 25-T89N-R3W DELWARE COUNTY, IOWA

WHEREAS, there has been filed with the City Clerk, the Plat of Survey of Parcel 2020-60 and Parcel 2020-61 in the NW ¼ of the NE ¼ of Section 24-T89N-R3W 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 of Parcel 2020-60 and Parcel 2020-61 in the NW ¼ of the NE ¼ of Section 24-T89N-R3W 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 20th day of July, 2020.

James A. Heavens, Mayor

ATTEST: Tricia L. Maiers, City Clerk

CITY OF DYERSVILLE IOWA CITY SEAL