Plat of Survey of:

PARCEL 2020–89, part of the (SW $\frac{1}{4}$) of Section 9, T89N, R5W,

PARCEL 2020–90, part of the (SW $\frac{1}{4}$) of Section 9, T89N, R5W,

and **PARCEL 2020–91**, part of the (SW $\frac{1}{4}$) of Section 9, T89N, R5W,

all of DELAWARE COUNTY, IOWA.

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Document 2020 3381 Type 06 002 Pages 3
Date 9/28/2020 Time 2:45:34PM
Rec Amt $17.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARED BY: BUESING & ASSOCIATES ADDRESS: 1212 LOCUST STREET, DUBUQUE, IOWA 52001 PHONE: (563) 556–4389

FILED
Delaware Co. Assessor
SEP 28 2020

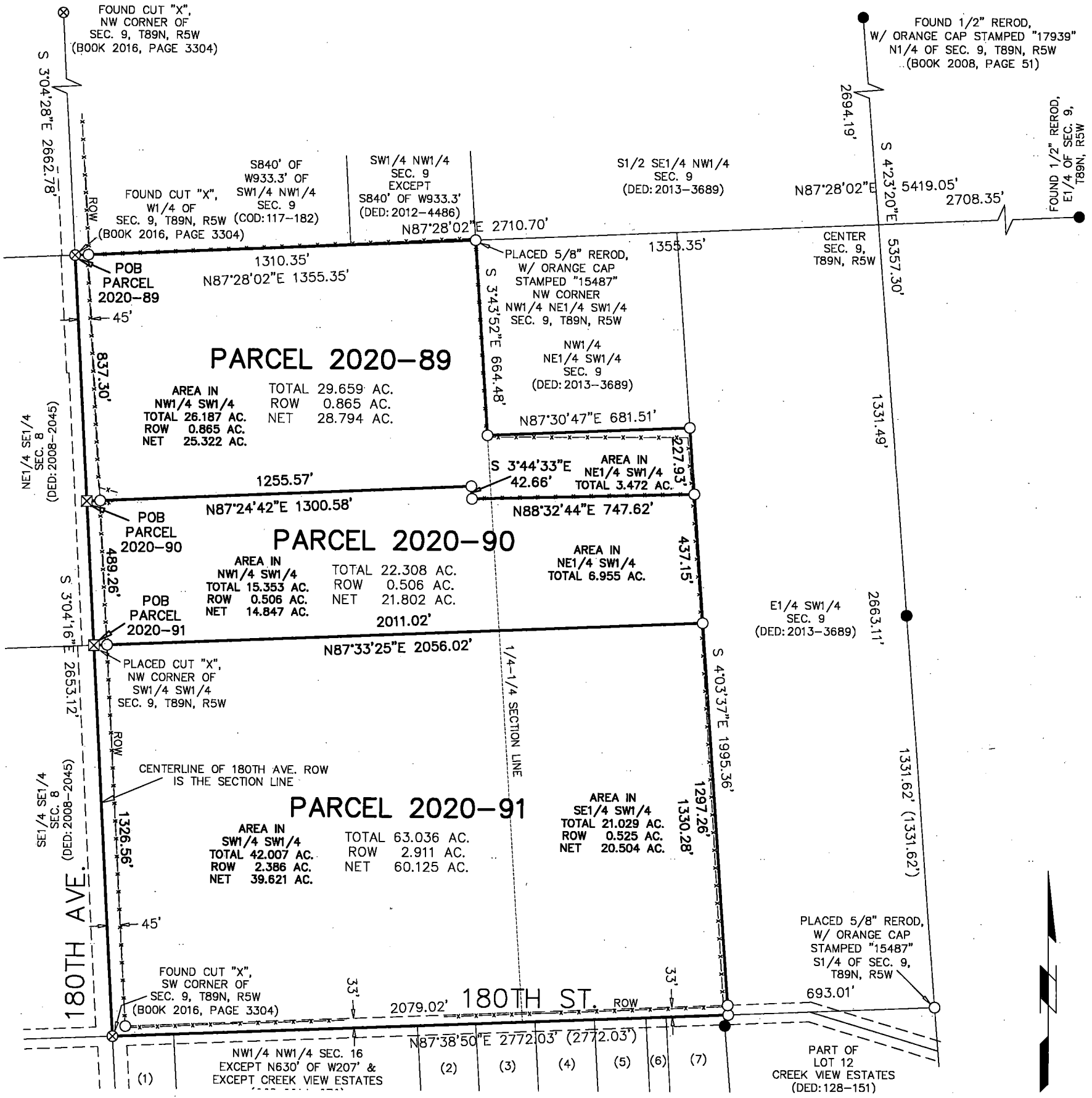
FILED
Delaware Co. Auditor
SEP 28 2020

INDEX LEGEND

Location: PARCEL 2020–89, PARCEL 2020–90, AND PARCEL 2020–91, SW1/4 of Section 9, T89N, R5W of the 5th P.M., Delaware County, Iowa
Requestor: Glen Bockenstedt
Proprietor: Glen L. & Sherrie J. Bockenstedt 1819 180th St., Manchester, IA 52057
Surveyor: Terry L. Koelker
Company: Buesing & Associates, Inc. 1212 Locust St., Dubuque, IA 52001
Return To: tlkoelker@buesing.com (563) 556–4389

SURVEYED PERIMETER
TOTAL AREA = 115.003 AC.
ROW AREA = 4.282 AC.
NET AREA = 110.721 AC.

THIS SURVEY IS COMPRISED OF:
THE W1/2 SW1/4, THE SW1/4 NE1/4 SW1/4, AND THE W1/2 SE1/4 SW1/4, ALL OF SECTION 9, T89N, R5W, OF THE 5TH P.M., DELAWARE COUNTY, IOWA.
(DED: 2006–23)



(1) N630' OF W207' OF NW1/4 NW1/4 SEC. 16 (REC: 1999–1279)
(2) LOT 1 CREEK VIEW ESTATES (SWD: 2015–3224)
(3) LOT 2 CREEK VIEW ESTATES (SWD: 2015–3224)
(4) LOT 3 CREEK VIEW ESTATES (REC: 2002–227)
(5) PART OF NE1/4 NW1/4 SEC.16 AS DESCRIBED BK.1999 PG.2783 (REC: 1999–2783)
(6) PART OF NE1/4 NW1/4 SEC.16 AS DESCRIBED BK.2013 PG.3650 (DED: 2013–3650)
(7) PART OF NE1/4 NW1/4 SEC.16 AS DESCRIBED BK.2019 PG.3392 (DED: 2019–3392)

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

LEGEND

- ● 5/8" REROD (FOUND) W/ ORANGE CAP STAMPED "17939" (UNLESS NOTED OTHERWISE)
- ⊗ CUT "X" (FOUND)
- ◎ MAG NAIL (FOUND)
- PROPERTY LINE
- SURVEYED PROPERTY LINE
- CENTERLINE
- RIGHT OF WAY (ROW)
- ( ) RECORD DIMENSION
- ○ 5/8" REROD (PLACED) W/ ORANGE CAP STAMPED "15487"
- ⊠ CUT "X" (PLACED)
- ROW RIGHT OF WAY
- POB POINT OF BEGINNING

NOTES
1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEROF.
2. THIS PLAT IS SUBJECT TO 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 — 9/28/2020 (DATE)
LICENSE NUMBER 15487
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

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: TPL	CHECKED BY: TLK
SURVEY DATE: 9/4/20	PLOT DATE: 9/14/20
DWG. NO. 20257–01	SCALE: 1" = 100'

SHEET 1 OF 3

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 2020-89,** part of the (SW ¼) of Section 9, T89N, R5W, **Parcel 2020-90,** part of the (SW ¼) of Section 9, T89N, R5W, and **Parcel 2020-91,** part of the (SW ¼) of Section 9, T89N, R5W, all of Delaware County, Iowa.

This survey is comprised of: part of the W1/2 SW1/4, the SW1/4 NE1/4 SW1/4, and the W1/2 SE1/4 SW1/4, all of Section 9, T89N, R5W of the 5th P.M., Delaware County, Iowa.

The perimeter of **Parcel 2020-89** was surveyed by me and is more particularly described as follows:

Parcel 2020-89

Commencing at the W1/4 of Section 9, T89N, R5W, of the 5th P.M., Delaware County, Iowa, the Point of Beginning1;

Thence North 87°28'02" East (this is an assumed bearing for the purposes of this survey only), along the east-west 1/4 Section line of said Section 9, a distance of 1355.35 feet, to the NW corner of the NW1/4 NE1/4 SW1/4 of said Section 9 and described in a warranty deed recorded in Doc. No. 2013-3689 in the Delaware County Recorder's Office;

Thence South 3°43'52" East, along the west line of said NW1/4 NE1/4 SW1/4, a distance of 664.48 feet, to the SW corner of said NW1/4 NE1/4 SW1/4;

Thence North 87°30'47" East, along the south line of said NW1/4 NE1/4 SW1/4, a distance of 681.51 feet, to the west line of the E1/4 SW1/4 of said Section 9 as described in a warranty deed recorded in Doc. No. 2013-3689 in the Delaware County Recorder's Office;

Thence South 4°03'37" East, along the west line of said E1/4 SW1/4, a distance of 227.93 feet;

Thence South 88°32'44" West, a distance of 747.62 feet;

Thence North 3°44'33" West, a distance of 42.66 feet;

Thence South 87°24'42" West, a distance of 1300.58 feet, to the west line of said Section 9;

Thence North 3°04'16" West, along the west line of said Section 9, a distance of 837.30 feet, to said W1/4 of Section 9, the Point of Beginning;

The Total area of **Parcel 2020-89** is 29.659 acres, the ROW area is 0.865 acres, and the Net area is 28.794 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.

The perimeter of **Parcel 2020-90** was surveyed by me and is more particularly described as follows:

Parcel 2020-90

Commencing at the W1/4 of Section 9, T89N, R5W, of the 5th P.M., Delaware County, Iowa;

Thence South 3°04'16" East (this is an assumed bearing for the purposes of this survey only), along the west line of said Section 9, a distance of 837.30 feet, to the Point of Beginning;

Thence North 87°24'42" East, a distance of 1300.58 feet;

Thence South 3°44'33" East, a distance of 42.66 feet;

Thence North 88°32'44" East, a distance of 747.62 feet, to the west line of the E/4 SW1/4 of said Section 9 as described in a warranty deed recorded in Doc. No. 2013-3689 in the Delaware County Recorder's Office;

Thence South 4°03'37" East, along the west line of said E1/4 SW1/4, a distance of 437.15 feet;

Thence South 87°33'25" West, a distance of 2056.02 feet, to the west line of said Section 9;

Thence North 3°04'16" West, along the west line of said Section 9, a distance of 489.26 feet, to the Point of Beginning;

The Total area of **Parcel 2020-90** is 22.308 acres, the ROW area is 0.506 acres, and the Net area is 21.802 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.

The perimeter of **Parcel 2020-91** was surveyed by me and is more particularly described as follows:

Parcel 2020-91

Commencing at the W1/4 of Section 9, T89N, R5W, of the 5th P.M., Delaware County, Iowa;

Thence South 3°04'16" East (this is an assumed bearing for the purposes of this survey only), along the west line of said Section 9, a distance of 837.70 feet;

Thence South 3°04'16" East, along the west line of said Section 9, a distance of 489.26 feet, to the Point of Beginning;

Thence North 87°33'25" East, a distance of 2056.02 feet, to the west line of the E/4 SW1/4 of said Section 9 as described in a warranty deed recorded in Doc. No. 2013-3689 in the Delaware County Recorder's Office;

Thence South 4°03'37" East, along the west line of said E1/4 SW1/4, a distance of 1330.28 feet, to the south line of said Section 9;

Thence South 87°38'50" West, along the south line of said Section 9, a distance of 2079.02 feet, to the SW corner of said Section 9;

Thence North 3°04'16" West, along the west line of said Section 9, a distance of 1326.56 feet, to the Point of Beginning;

The Total area of **Parcel 2020-91** is 63.036 acres, the ROW area is 2.911 acres, and the Net area is 60.125 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 — 9/28/2020

TERRY L. KOELKER — DATE
LICENSED LAND SURVEYOR
REGISTRATION #15487 — REG. RENEWAL 12/31/21