INDEX LEGEND	
LOCATION:	LOTS 7, 8, 9, AND 10, ALL IN SUNSET HEIGHTS NO. 2, IN SECTION 25, T89N, R3W, DELAWARE COUNTY, IOWA
PROPRIETORS:	STEVE NABER AND SUE NABER
REQUESTOR:	STEVE NABER
SURVEYOR:	BILL BURGER
SURVEYOR COMPANY:	WM. BURGER LANDSURVEYOR
RETURN TO:	BILL BURGER, 510 3RD STREET WEST COURT, WORTHINGTON, IA 52078 (563) 855-2028

FILED
Delaware Co. Assessor
APR 26 2021

FILED
Delaware Co. Auditor
APR 26 2021

Book 2021 Page 1508

Document 2021 1508 Type 06 002 Pages 5
Date 4/26/2021 Time 1:33:28PM
Rec Amt $27.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARED BY BILL BURGER 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 (563) 855 2028

PLAT OF SURVEY

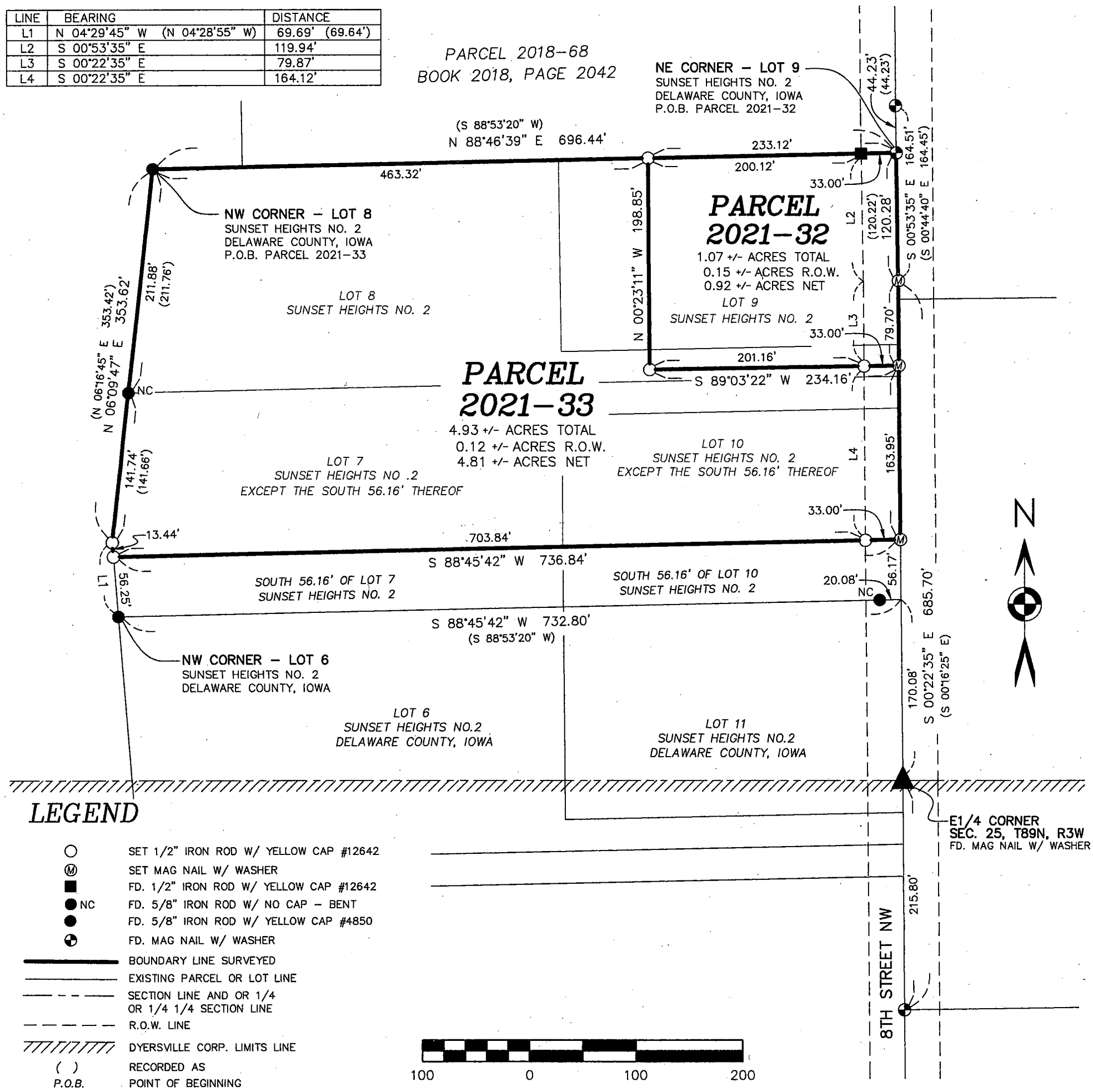
PARCEL 2021–32

PART OF LOTS EIGHT (8) AND NINE (9) OF SUNSET HEIGHTS NO. 2 IN SECTION TWENTY–FIVE (25), TOWNSHIP EIGHTY–NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN; DELAWARE COUNTY, IOWA

PARCEL 2021–33

PART OF LOTS SEVEN (7), EIGHT (8), NINE (9), AND TEN (10), ALL IN SUNSET HEIGHTS NO. 2 IN SECTION TWENTY–FIVE (25), TOWNSHIP EIGHTY–NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

LINE	BEARING	DISTANCE
L1	N 04°29'45" W (N 04°28'55" W)	69.69' (69.64')
L2	S 00°53'35" E	119.94'
L3	S 00°22'35" E	79.87'
L4	S 00°22'35" E	164.12'



LEGEND

- ○ SET 1/2" IRON ROD W/ YELLOW CAP #12642
- Ⓜ SET MAG NAIL W/ WASHER
- ■ FD. 1/2" IRON ROD W/ YELLOW CAP #12642
- ● NC FD. 5/8" IRON ROD W/ NO CAP – BENT
- ● FD. 5/8" IRON ROD W/ YELLOW CAP #4850
- ◔ FD. MAG NAIL W/ WASHER
- ——— BOUNDARY LINE SURVEYED
- ——— EXISTING PARCEL OR LOT LINE
- — — — SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE
- — — — — R.O.W. LINE
- //////// DYERSVILLE CORP. LIMITS LINE
- ( ) RECORDED AS
- P.O.B. POINT OF BEGINNING

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

NO. OF SHEETS COVERED BY THIS SEAL: 1

DATE OF SURVEY: 3/20/2021 | SCALE: 1" = 100' | SHEET 1 OF 4

PROPRIETORS: SEE INDEX LEGEND

I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND 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. MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

William H Burger 4/26/21

WILLIAM H. BURGER #12642 DATE

Wm. Burger LandSurveyor
510 3rd Street West Court
Worthington, Iowa 52078

LEGAL DESCRIPTION

PARCEL 2021-32 – part of Lots Eight (8) and Nine (9) of Sunset Heights No. 2 in Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 1.07 acres more or less, including 0.15 acres more or less of public road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record** and more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of Lot 9 of Sunset Heights No. 2 in Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa as recorded in the Office of the Delaware County Recorder in Plat Book 7, page 112;

Thence South 00°-53'-35" East 120.28 feet along an East line of said Lot 9;

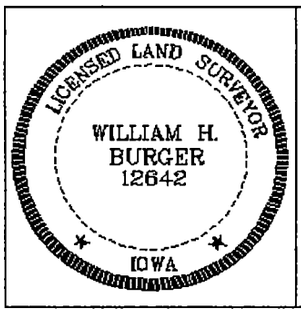
Thence South 00°-22'-35" East 79.70 feet along an East line of said Lot 9 and along the East line of Lot 8 of said Sunset Heights No. 2;

Thence South 89°-03'-22" West 234.16 feet;

Thence North 00°-23'-11" West 198.85 feet to the North line of said Lot 9;

Thence North 88°-46'-39" East 233.12 feet along the North line of said Lot 9 to the **POINT OF BEGINNING,** containing a total of 1.07 acres more or less, including 0.15 acres more or less of public road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The North line of Lot 9 of Sunset Heights No. 2 in Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 88°-46'-39" East.



SURVEYORS CERTIFICATE

I hereby certify that this land survey document was prepared and 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;

My license renewal date is December 31, 2022

William H. Burger 4/26/21

William H. Burger Date Reg. No. 12642

Sheet No. 2 covered by this seal

LEGAL DESCRIPTION

PARCEL 2021-33 – part of Lots Seven (7), Eight (8), Nine (9) and Ten (10) of Sunset Heights No. 2 in Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 4.93 acres more or less, including 0.12 acres more or less of public road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record** and more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of Lot 8 of Sunset Heights No. 2 in Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa as recorded in the Office of the Delaware County Recorder in Plat Book 7, page 112;

Thence North 88°-46'-39" East 463.32 feet along the North line of said Lot 8 and along the North line of Lot 9 of said Sunset Heights No. 2;

Thence South 00°-23'-11" East 198.85 feet;

Thence North 89°-03'-22" East 234.16 feet to the East line of said Lot 8;

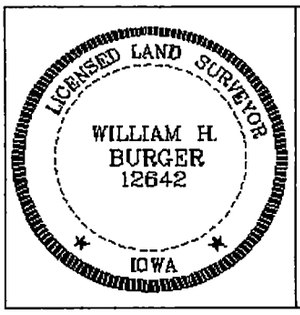
Thence South 00°-22'-35" East 163.95 feet along the East line of said Lot 8 and along the East line of Lots 7 and 10 of said Sunset Heights No. 2 to the Northeast corner of the South 56.16 feet of said Lot 10;

Thence South 88°-45'-42" West 736.84 feet along the North line of the South 56.16 feet of said Lot 10 and along the North line and to the Northwest corner of the South 56.16 feet of said Lot 7;

Thence North 04°-29'-45" West 13.44 feet along a Westerly line of said Lot 7;

Thence North 06°-09'-47" East 353.62 feet along a Westerly line of said Lot 7 and along a Westerly line of said Lot 8 to the **POINT OF BEGINNING,** containing a total of 4.93 acres more or less, including 0.12 acres more or less of public road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The North line of Lot 8 of Sunset Heights No. 2 in Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 88°-46'-39" East.



SURVEYORS CERTIFICATE

I hereby certify that this land survey document was prepared and 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;

My license renewal date is December 31, 2022

William H. Burger 4/26/21

William H. Burger Date Reg. No. 12642

Sheet No. 3 covered by this seal

CITY OF DYERSVILLE PLANNING AND ZONING COMMISSION

Dyersville, Iowa April 12, 2021

The foregoing plat of survey of **PARCEL 2021-32 – part of Lots Eight (8) and Nine (9) of Sunset Heights No. 2 in Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa and PARCEL 2021-33 – part of Lots Seven (7), Eight (8), Nine (9), and Ten (10) of Sunset Heights No. 2 in Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa,** as shown on the attached plat, being 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 here by recommended.

Dyersville Planning & Zoning Commission

By Daniel J. Olberding, Chairperson

CITY COUNCIL APPROVING FINAL PLAT

Dyersville, Iowa APRIL 19, 2021

The undersigned, James Heavens, Mayor, and Tricia Maiers, Clerk of the City of Dyersville, Dubuque County, Iowa do hereby certify that the foregoing plat of survey of **PARCEL 2021-32 – part of Lots Eight (8) and Nine (9) of Sunset Heights No. 2 in Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa and PARCEL 2021-33 – part of Lots Seven (7), Eight (8), Nine (9), and Ten (10) of Sunset Heights No. 2 in Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, 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.
DUBUQUE COUNTY)

On this 19 day of April, 2021, before me, Lori A. Panton, a Notary Public in and for the State of Iowa, personally appeared James Heavens and Tricia 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 18-21 adopted by the City Council on the 19 day of April, 2021, and that James A. Heavens and Tricia L Maiers acknowledged the execution of the instrument to be their voluntary act and deed of the corporation, by it voluntarily executed.

Lori A Panton
Notary Public

NOTARIAL SEAL IOWA
LORI A. PANTON
Commission Number 722208
My Commission Expires
5-2-24

RESOLUTION NO. 18-21

RESOLUTION APPROVING PLAT OF SURVEY OF PARCEL 2021-32 PART OF LOTS EIGHT (8) AND NINE (9) OF SUNSET HEIGHTS NO. 2 IN SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA AND PARCEL 2021-33 PART OF LOTS SEVEN (7), EIGHT (8), NINE (9) AND TEN (10) ALL IN SUNSET HEIGHTS NO. 2 IN SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA.

WHEREAS, there has been filed with the City Clerk, Plat of Survey of Parcel 2021-32 Part of Lots Eight (8) and Nine (9) of Sunset Heights No. 2 in Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa and Parcel 2021-33 Part of Lots Seven (7), Eight (8), Nine (9) and Ten (10) all in Sunset Heights No. 2 in Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, 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 2021-32 Part of Lots Eight (8) and Nine (9) of Sunset Heights No. 2 in Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa and Parcel 2021-33 Part of Lots Seven (7), Eight (8), Nine (9) and Ten (10) all in Sunset Heights No. 2 in Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, 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 April, 2021.

James A. Heavens, Mayor

ATTEST: Tricia L. Maiers

Tricia L. Maiers, City Clerk

CITY OF DYERSVILLE Iowa CITY SEAL