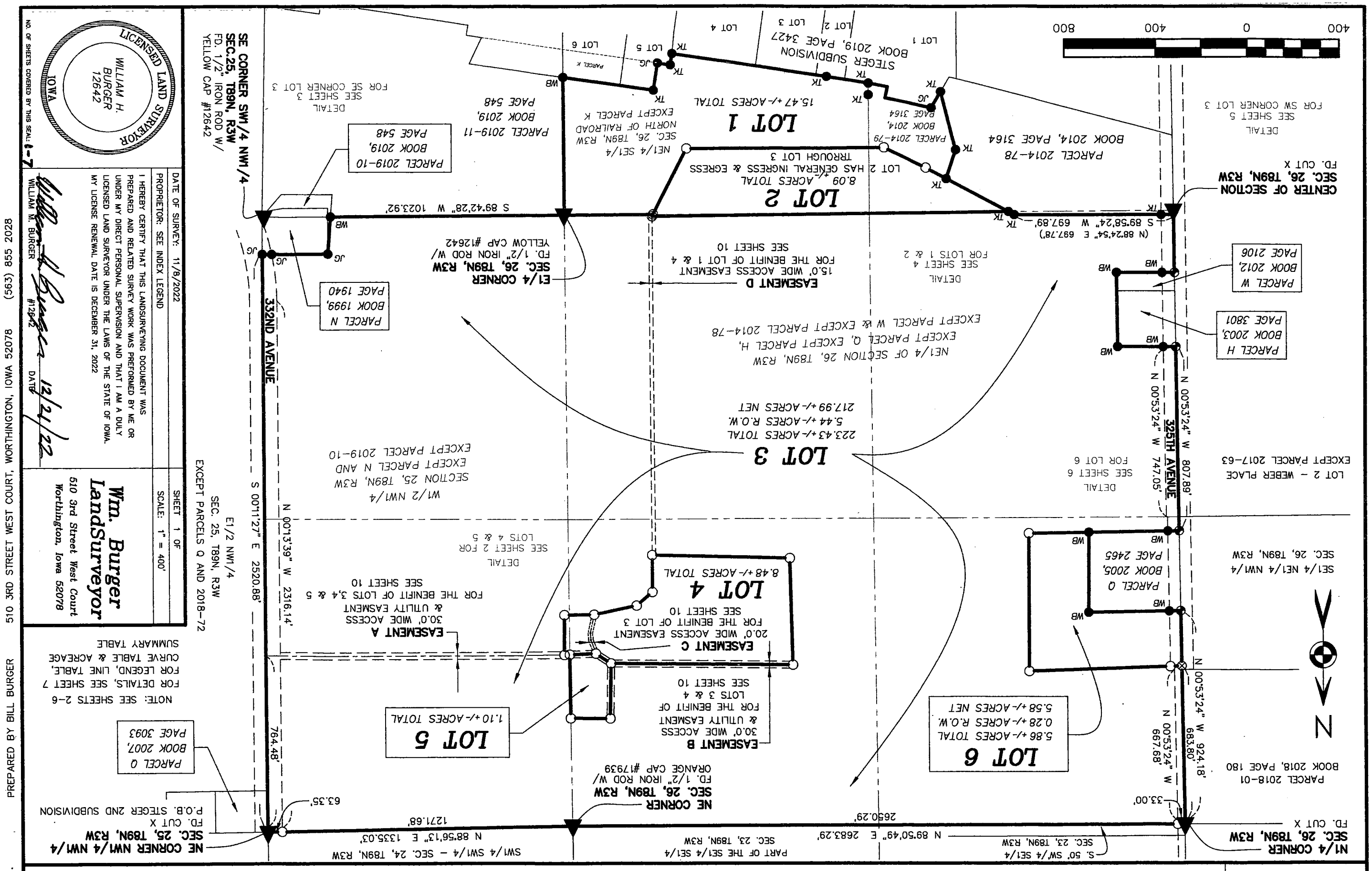
Book 2022 Page 3741
Document 2022 3741 Type 06 002 Pages 16
Date 12/21/2022 Time 3:38:28PM
Rec Amt $82.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FINAL PLAT

R.L. STEGER ADDITION IN DELAWARE COUNTY, IOWA

PART OF THE WEST HALF (W1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-FIVE (25), PART OF THE NORTHEAST QUARTER OF SECTION TWENTY-SIX (26), PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-SIX (26), AND COMPRISED OF PARCEL 2014-79 IN SECTION TWENTY-SIX (26), ALL IN TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN DELAWARE COUNTY, IOWA



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

NO. OF SHEETS COVERED BY THIS SEAL: 1-7

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

William H. Burger 12/21/22
WILLIAM M. BURGER #12642 DATE

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

DATE OF SURVEY: 11/8/2022

PROPRIETOR: SEE INDEX LEGEND

I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND RELATED SURVEY WORK WAS PREFORMED 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

SHEET 1 OF

SCALE: 1" = 400'

FILED
Delaware Co. Auditor
DEC 21 2022

FILED
Delaware Co. Assessor
DEC 21 2022

INDEX LEGEND

LOCATION: PART OF THE W1/2 NW1/4, SEC. 25, T89N, R3W
PART OF THE NE1/4, SEC. 26, T89N, R3W
PART OF THE NE1/4 SE1/4, SEC. 26, T89N, R3W
PART OF THE NW1/4 SE1/4, SEC. 26, T89N, R3W

REQUESTOR: KEVIN GOEDKEN & JIM STEGER
PROPRIETOR: ROBERT J. STEGER & LILLIAN R. STEGER

SURVEYOR: BILL BURGER

SURVEYOR COMPANY: WM. BURGER LANDSURVEYOR

RETURN TO: BILL BURGER, 510 3RD STREET WEST COURT, WORTHINGTON, IA 52078 | (563) 855-2028

DETAIL – SHEET 2

NOTE: SEE SHEET 7 FOR LEGEND, LINE TABLE, CURVE TABLE AND ACREAGE SUMMARY TABLE

N

LOT 5
1.10 +/- ACRES TOTAL

EASEMENT A
30.0' WIDE ACCESS
& UTILITY EASMENT
FOR THE BENIFIT OF LOTS 3,4 & 5

L12

L11

275.50'

N 001°26'40" W

764.48'

DIMENSION LINE ONLY

S 89°29'31" E 797.85'

EASEMENT B
30.0' WIDE ACCESS
& UTILITY EASMENT
FOR THE BENIFIT OF LOTS 3 & 4

P.O.B. EASEMENT B

L19

L10

L9

N 89°29'31" E 328.99'

N 89°53'38" E 728.68'

L21

L20

P.O.B. EASEMENT A

EASEMENT A
30.0' WIDE ACCESS
& UTILITY EASMENT
FOR THE BENIFIT OF LOTS 3,4 & 5

L13

L14

L30

L31

EASEMENT C
20.0' WIDE ACCESS EASEMENT
FOR THE BENIFIT OF LOT 3

L15

L16

L17

L18

N 01°26'45" W 465.07'

LOT 4
8.39 +/- ACRES TOTAL

N 88°37'02" W 603.54'

332ND AVENUE

W1/2 NW1/4
SECTION 25, T89N, R3W
EXCEPT PARCEL N AND
EXCEPT PARCEL 2019-10

LOT 3
223.43 +/- ACRES TOTAL
5.44 +/- ACRES R.O.W.
217.99 +/- ACRES NET

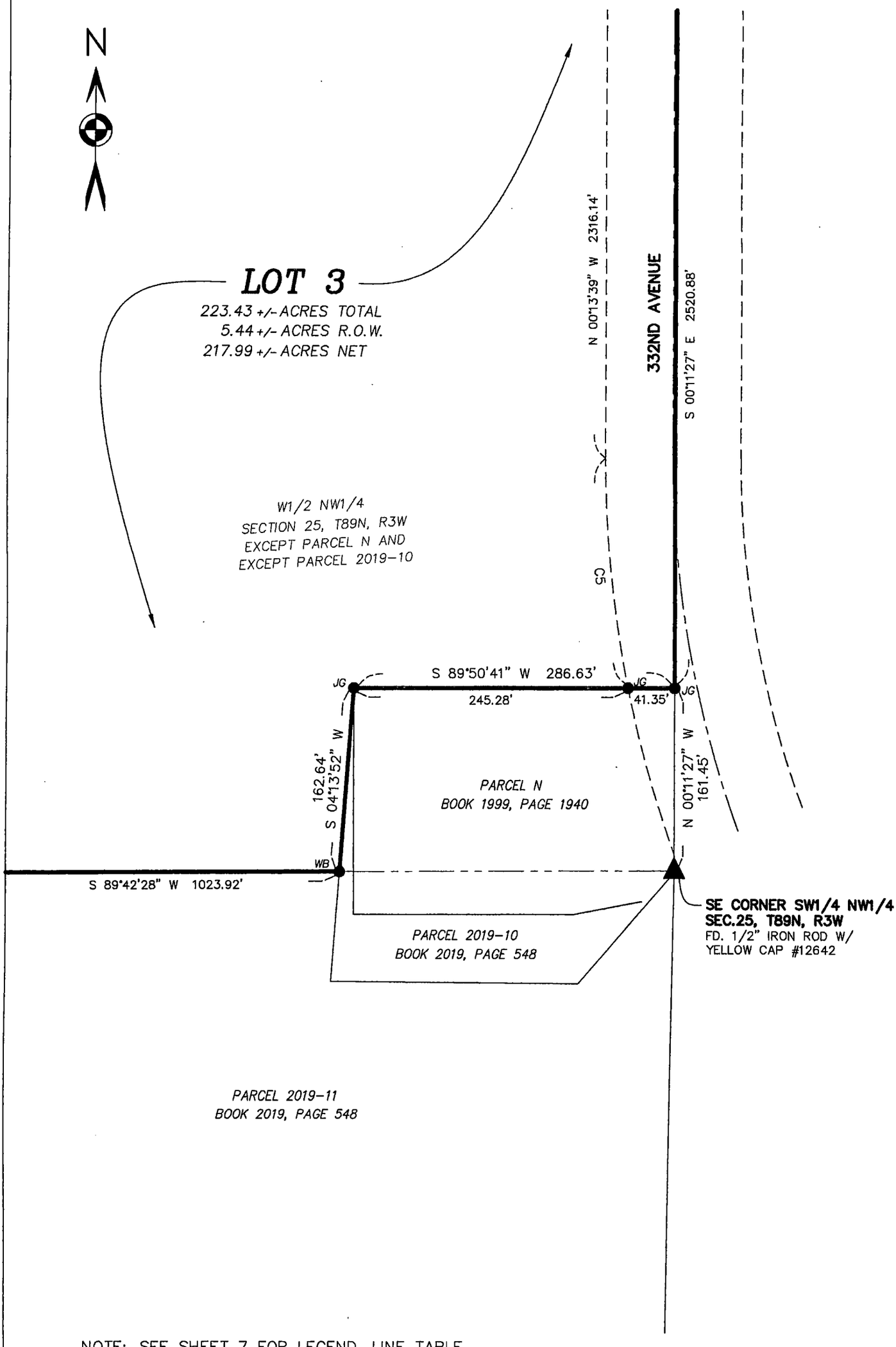
NE1/4 OF SECTION 26, T89N, R3W
EXCEPT PARCEL Q, EXCEPT PARCEL H,
EXCEPT PARCEL W & EXCEPT PARCEL 2014-78

EASEMENT D
15.0' WIDE ACCESS EASEMENT
FOR THE BENIFIT OF LOT 1 & 4

SCALE: 1" = 150'

150 0 150 300

DETAIL – SHEET 3



NOTE: SEE SHEET 7 FOR LEGEND, LINE TABLE, CURVE TABLE AND ACREAGE SUMMARY TABLE

SCALE: 1" = 100'

100 0 100 200

DETAIL – SHEET 4

NOTE: SEE SHEET 7 FOR LEGEND, LINE TABLE, CURVE TABLE AND ACREAGE SUMMARY TABLE

EASEMENT D
15.0' WIDE ACCESS EASEMENT
FOR THE BENIFIT OF LOT 1 & 4

NE1/4 OF SECTION 26, T89N, R3W
EXCEPT PARCEL Q, EXCEPT PARCEL H,
EXCEPT PARCEL W & EXCEPT PARCEL 2014–78

LOT 3
223.43+/- ACRES TOTAL
5.44 +/-ACRES R.O.W.
217.99 +/- ACRES NET

W1/2 NW1/4
SECTION 25, T89N, R3W
EXCEPT PARCEL N AND
EXCEPT PARCEL 2019–10

DETAIL — 15.0' EASEMENT D — L27 — NO SCALE

E1/4 CORNER
SEC. 26, T89N, R3W
FD. 1/2" IRON ROD W/
YELLOW CAP #12642

S 89°58'24" W
697.89'

28.86'

N 89°14'23" E 1557.24'

386.52'
S 89°32'57" W

S 89°32'57" W 2662.43'

S 89°42'28" W 1023.92'

308.10'
N 62°02'23" W
336.97'
(S 63°35'33" E 336.95')

N 26°55'55" E
322.32'

S 00°27'38" E 604.46'
(N 00°25'48" W)

LOT 2
8.09+/- ACRES TOTAL
LOT 2 HAS GENERAL INGRESS & EGRESS
THROUGH LOT 3

N 89°41'51" E 861.95'

PARCEL 2014–78
BOOK 2014, PAGE 3164

PARCEL 2014–79
BOOK 2014, PAGE 3164

PARCEL 2019–11
BOOK 2019, PAGE 548

NE1/4 SE1/4
SEC. 26, T89N, R3W
NORTH OF RAILROAD
EXCEPT PARCEL K

LOT 1
15.47 +/-ACRES TOTAL

L1 L2 L3 L4 L5 L6 L7 L8 L27 L28
C1 C2 C3 C4
TK JG WB

(S 83°13'32" E)
N 81°39'53" W
398.45'

N 81°29'51" W 681.98'

PARCEL K

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6

STEGER SUBDIVISION
BOOK 2019, PAGE 3427

STEGER SUBDIVISION

N

SCALE: 1" = 200'

200 0 200 400

DETAIL – SHEET 5

NOTE: SEE SHEET 7 FOR LEGEND, LINE TABLE, CURVE TABLE AND ACREAGE SUMMARY TABLE



(S 00°52'15" E)
N 00°53'24" W 807.89'

N 00°53'24" W 747.05'

(S 89°48'21" E)
N 89°49'30" W 254.86'

WB

55.01'

199.85'

WB

PARCEL H
BOOK 2003, PAGE 3801

(S 00°52'15" E)
N 00°53'24" W 324.55'

N 00°52'17" W 324.27'
(S 00°50'49" E)

PARCEL W
BOOK 2012, PAGE 2106

55.01'

199.74'

WB

WB

S 89°53'12" E 254.75'
(N 89°52'03" W 254.72')

(S 00°52'15" E)
N 00°53'24" W 252.77'

LOT 3

223.43 +/- ACRES TOTAL
5.44 +/- ACRES R.O.W.
217.99 +/- ACRES NET

NE1/4 OF SECTION 26, T89N, R3W
EXCEPT PARCEL Q, EXCEPT PARCEL H,
EXCEPT PARCEL W & EXCEPT PARCEL 2014–78

(N 88°24'54" E 697.78')
S 89°58'24" W 697.89'

L26

TK

CENTER OF SECTION
SEC. 26, T89N, R3W
FD. CUT X

325TH AVENUE

PARCEL 2014–78
BOOK 2014, PAGE 3164

SCALE: 1" = 100'

100 0 100 200

DETAIL – SHEET 6

NOTE: SEE SHEET 7 FOR LEGEND, LINE TABLE, CURVE TABLE AND ACREAGE SUMMARY TABLE



LOT 3

223.43+/- ACRES TOTAL
5.44 +/- ACRES R.O.W.
217.99 +/- ACRES NET

NE1/4 OF SECTION 26, T89N, R3W
EXCEPT PARCEL Q, EXCEPT PARCEL H,
EXCEPT PARCEL W & EXCEPT PARCEL 2014–78

(S 00°52'15" E)
N 00°53'24" W 924.18'
683.80'
N 00°53'24" W 667.68'
33.0'
L25
L24
N 88°10'15" E 667.55'
617.54'
50.01'
50.0'
240.38'
N 00°53'24" W 241.19'

LOT 6

5.86 +/- ACRES TOTAL
0.28 +/- ACRES R.O.W.
5.58 +/- ACRES NET

50.00'
352.18'
S 89°06'27" W 402.18'
(N 89°09'48" E 402.25')
S 00°00'11" W 601.37'
(S 00°52'15" E)
N 00°53'24" W 350.01'
325TH AVENUE
PARCEL Q
BOOK 2005, PAGE 2465
(S 00°16'14" W)
N 00°12'53" E 350.07'
50.00'
345.43'
N 89°06'27" E 395.43'
(S 89°09'48" W 395.48')
S 89°06'27" W 262.66'
L23
L22
55.0'
(S 00°52'15" E)
N 00°53'24" W 807.89'
N 00°53'24" W 747.05'

SCALE: 1" = 100'

100 0 100 200

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	205.54'	5628.66'	02°05'32"	N 77°48'44" W	205.53'
C2	268.03'	5678.66'	02°42'15"	N 80°12'38" W	268.00'
C3	84.46'	5678.66'	00°51'08"	N 79°17'04" W	84.46'
C4	74.36'	5628.66'	00°45'25"	N 79°14'13" W	74.36'
C5	204.47'	1022.73'	11°27'18"	S 05°57'18" E	204.13'

LINE	BEARING	DISTANCE
L1	S 30°18'13" W (N 28°44'26" E)	81.94' (81.14')
L2	N 14°26'08" W (S 15°59'17" E)	263.41' (263.18')
L3	N 18°04'18" E (S 16°31'08" W)	132.67'
L4	S 62°01'06" E	101.99'
L5	S 64°26'06" E	202.50'
L6	S 08°46'09" W (N 07°12'22" E)	122.13'
L7	N 81°31'53" W (S 83°05'44" E)	56.64'
L8	S 08°30'01" W (N 06°56'21" E)	50.55'
L9	S 87°35'35" W	113.75'
L10	N 57°03'41" W	78.64'
L11	N 01°12'05" E	238.73'
L12	S 89°36'42" E	172.51'
L13	N 86°11'41" E	23.22'
L14	S 00°16'58" W	173.88'
L15	S 89°05'52" W	129.63'
L16	S 78°00'57" W	190.15'
L17	S 49°37'00" W	91.13'
L18	S 00°07'41" E	161.53'
L19	N 89°29'31" W	15.00'
L20	N 89°08'20" W	62.86'
L21	N 89°08'20" W	187.95'
L22	S 89°46'48" W	5.00'
L23	N 00°53'24" W	61.80'
L24	N 00°53'24" W	14.67'
L25	S 89°48'48" W	17.00'
L26	N 00°53'24" W (N 02°26'32" W)	19.00' (18.82')
L27	N 26°55'55" E	9.47'
L28	N 11°08'34" E	50.00'
L29	S 20°10'00" E	63.05'
L30	S 03°35'01" E	30.62'
L31	S 12°13'41" W	81.71'

ACREAGE SUMMARY

LOTS	NE1/4, NE1/4 SEC. 26, T89N, R3W		NW1/4, NE1/4 SEC. 26, T89N, R3W		SW1/4, NE1/4 SEC. 26, T89N, R3W		SE1/4, NE1/4 SEC. 26, T89N, R3W	
	TOTAL	R.O.W.	TOTAL	R.O.W.	TOTAL	R.O.W.	TOTAL	R.O.W.
1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	0.00	0.00	0.00	0.00	0.02+/-	0.00	0.13+/-	0.00
3	31.48+/-	0.00	31.96+/-	0.59	38.84+/-	1.27+/-	40.75+/-	0.00
4	8.39+/-	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	1.10+/-	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6	0.00	0.00	5.86+/-	0.28+/-	0.00	0.00	0.00	0.00

ACREAGE SUMMARY

LOTS	NW1/4, SE1/4 SEC. 26, T89N, R3W		NE1/4, SE1/4 SEC. 26, T89N, R3W		NW1/4, NW1/4 SEC. 25, T89N, R3W		SW1/4, NW1/4 SEC. 25, T89N, R3W	
	TOTAL	R.O.W.	TOTAL	R.O.W.	TOTAL	R.O.W.	TOTAL	R.O.W.
1	2.23+/-	0.00	13.24+/-	0.00	0.00	0.00	0.00	0.00
2	2.24+/-	0.00	5.70+/-	0.00	0.00	0.00	0.00	0.00
3	0.00	0.00	0.00	0.00	41.10+/-	1.96+/-	39.30+/-	1.62+/-
4	0.00	0.00	0.00	0.00	0.09+/-	0.00	0.00	0.00
5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

LEGEND

○	SET 1/2" IRON ROD W/ YELLOW CAP #12642
⊗	SET CUT X IN CONCRETE
WB●	FD. 5/8" IRON ROD W/ ORANGE CAP #12642
JG●	FD. 1/2" IRON ROD W/ ORANGE CAP #8419
TK●	FD. 1/2" IRON ROD W/ YELLOW CAP #15487
⊕	FD. CUT X IN CONCRETE
———	BOUNDARY LINE SURVEYED
——— - - ———	SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE
- - - - - -	R.O.W. LINE
——— - ———	CENTERLINE
( )	RECORDED AS
P.O.B.	POINT OF BEGINNING

SURVEY DESCRIPTION

R.L. STEGER 1ST ADDITION IN DELAWARE COUNTY, IOWA – part of the West Half (W1/2) of the Northwest Quarter (NW1/4) of Section Twenty-five (25), part of the Northeast Quarter (NE1/4) of Section Twenty-six (26), part of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section Twenty-six (26), and comprised of Parcel 2014-79 in Section Twenty-six (26), all in Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 262.43 acres more or less, including 5.72 acres more or less of pubic road right of way, divided into six (6) lots and numbered Lots 1 through 6 as shown on the attached plat; **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 the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 00°-11'-27" East 2520.88 feet along the East line of the West Half (W1/2) of the Northwest Quarter (NW1/4) of said Section Twenty-five (25) to the Northeast corner of Parcel N as recorded in Book 1999, Page 1940 in the Office of the Delaware County Recorder;

Thence South 89°-50'-41" West 286.63 feet along the North line and to the Northwest corner of said Parcel N;

Thence South 04°-13'-52" West 162.64 feet along the Westerly line of Parcel 2019-10 as recorded in Book 2019, Page 548 in the Office of the Delaware County Recorder to the North line of Parcel 2019-11 as recorded in Book 2019, Page 548 in the Office of the Delaware County Recorder;

Thence South 89°-42'-28" West 1023.92 feet along the North line and to the Northwest corner of said Parcel 2019-11, corner also being the E1/4 corner of Section Twenty-six (26), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 00°-27'-38" East 604.46 feet along the East line of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of said Section Twenty-six (26) to a Northerly line of Steger Subdivision as recorded in Book 2019, Page 3427 in the Office of the Delaware County Recorder;

Thence North 81°-39'-53" West 398.45 feet along a Northerly line of said Steger Subdivision;

Thence South 08°-46'-09" West 122.13 feet along a Northerly line of said Steger Subdivision;

Thence North 81°-31'-53" West 56.64 feet along a Northerly line of said Steger Subdivision;

Thence South 08°-30'-01" West 50.55 feet along a Northerly line of said Steger Subdivision;

Thence North 81°-29'-51" West 681.98 feet along a Northerly line of said Steger Subdivision;

Thence along a Northerly line of said Steger Subdivision and along a circular curve concave Northerly for an arc length of 268.03 feet, said circular curve having a central angle of 02°-42'-15", a radius of 5678.66 feet, a chord bearing of North 80°-12'-38" West and a chord length of 268.00 feet;

Thence North 11°-08'-34" East 50.00 feet along a Northerly line of said Steger Subdivision;

Thence along a Northerly line of said Steger Subdivision and along a circular curve concave Northerly for an arc length of 205.54 feet, said circular curve having a central angle of 02°-05'-32", a radius of 5628.66 feet, a chord bearing of North 77°-48'-44" West and a chord length of 205.53 feet;

Thence South 30°-18'-13" West 81.94 feet along a Northerly line of said Steger Subdivision to an Easterly corner of Parcel 2014-78 as recorded in Book 2014, Page 3164 in the Office of the Delaware County Recorder;

Thence North 14°-26'-08" West 263.41 feet along an Easterly line of said Parcel 2014-78;

Thence North 18°-04'-18" East 132.67 feet along an Easterly line and to the Northeasterly corner of said Parcel 2014-78;

Thence North 62°-02'-23" West 336.97 feet along a Northerly line and to a Northerly corner of said Parcel 2014-78;

Thence South 89°-58'-24" West 697.89 feet along a Northerly line and to the Northwesterly corner of said Parcel 2014-78;

Thence North 00°-53'-24" West 252.77 feet along the West line of the Northeast Quarter (NE1/4) of said Section Twenty-six (26) to the Southwest corner of Parcel W as recorded in Book 2012, Page 2106 in the Office of the Delaware County Recorder;

Thence South 89°-53'-12" East 254.75 feet along the South line and to the Southeast corner of said Parcel W;

Thence North 00°-52'-17" West 324.27 feet along the East line of said Parcel W and along the East line and to the Northeast corner of Parcel H as recorded in Book 2003, Page 3801 in the Office of the Delaware County Recorder;

Thence North 89°-49'-30" West 254.86 feet along the North line and to the Northwest corner of said Parcel H;

Thence North 00°-53'-24" West 807.89 feet along the West line of the Northeast Quarter (NE1/4) of said Section Twenty-six (26) to the Southwest corner of Parcel Q as recorded in Book 2005, Page 2465 in the Office of the Delaware County Recorder;

Thence North 89°-06'-27" East 395.43 feet along the South line and to the Southeast corner of said Parcel Q;

Thence North 00°-12'-53" East 350.07 feet along the East line and to the Northeast corner of said Parcel Q;

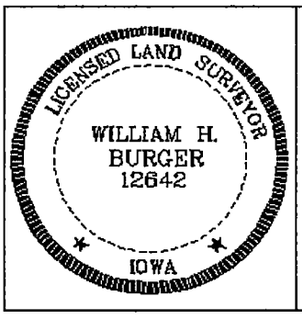
Thence South 89°-06'-27" West 402.18 feet along the North line and to the Northwest corner of said Parcel Q;

Thence North 00°-53'-24" West 924.18 feet along the West line and to the Northwest corner of the Northeast Quarter (NE1/4) of said Section Twenty-six (26);

Thence North 89°-50'-49" East 2683.22 feet along the North line and to the Northeast corner of the Northeast Quarter (NE1/4) of said Section Twenty-six (26);

Thence North 88°-56'-13" East 1335.10 feet along the North line of the West Half (W1/2) of the Northwest Quarter (NW1/4) of said Section Twenty-five (25) to the **POINT OF BEGINNING,** containing a total of 262.43 acres more or less, including 5.72 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 West Half (W1/2) of the Northwest Quarter (NW1/4) of 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°-56'-13" 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 12/21/22

William H. Burger Date Reg. No. 12642

Sheet No. 8 & 9 covered by this seal

LIST OF EASEMENTS

EASEMENT A - A 30 foot wide access and utility easement across Lots 3, 4 & 5 of R.L. STEGER 1st ADDITION as shown on the attached Plat sheet 2 of 14 for the benefit of Lots 3, 4 & 5.

EASEMENT B – A 30 foot wide access & utility easement across Lots 3 & 4 of R.L. STEGER 1st ADDITION as shown on the attached Plat sheet 2 of 14 for the benefit of Lots 3 & 4

EASEMENT C - A 20 foot wide access easement across Lot 4 of R.L. STEGER 1st ADDITION as shown on the attached Plat sheet 2 of 14 for the benefit of Lot 3.

EASEMENT D - A 15 foot wide access easement across Lot 3 from the Southeasterly corner of Lot 4 to the Northwesterly corner Lot 1 of R.L. STEGER 1st ADDITION as shown on the attached plat sheet 1 of 14 and sheet 3 of 14 for the benefit of Lots 1 & 4 and more particularly described by meets and bounds as follows;

Beginning at the Southeast corner of Lot 4 of R.L. STEGER 1st ADDITION as attached;

Thence South 00°-23'-15" East 1491.05 feet to the South line of Lot 3 of R.L. STEGER 1st ADDITION as attached;

Thence South 89°-32'-57" West 19.30 feet along the South line of Lot 3 of R.L. STEGER ADDITION to a Easterly line of Lot 2 of said R.L. STEGER 1st ADDITION;

Thence North 26°-55'-55" East 9.47 feet to the Northeast corner of Lot 2 of said R.L. STEGER 1st ADDITION;

Thence North 00°-23'-15" West 1483.12 feet to the South line of Lot 4 of R.L. STEGER 1st ADDITION as attached;

Thence South 88°-37'-02" East 15.00 feet along the South line of Lot 4 of said R.L. STEGER 1st ADDITION to the POINT OF BEGINNING

OWNERS ACKNOWLEDGMENT

I We, Linda Hansel & James Steger of DELAWARE County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

Linda Hansel Jim Steger

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

On this 14th day of December A. D. 2022 before me, a Notary Public in and for said County, personally appeared Jim Steger & Linda Hansel, to me known to be the person or persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Tracey L. Dickman
Notary Public in and for said County

NOTARIAL SEAL IOWA
TRACEY L. DICKMAN
COMMISSION NUMBER 764413
MY COMMISSION EXPIRES
10-11-2025

DELAWARE COUNTY TREASURER

Manchester, Iowa 12/16, 2022

I the undersigned, Pam Klein, Treasurer of Delaware County, Iowa do hereby certify that all taxes and special assessments levied against **the West ½ of the Northwest Quarter (NW1/4) Section 25, T89N, R3W of the 5th P.M. , Delaware County, Iowa except Parcel N and Parcel 2019-10,**

the Northeast Quarter (NE¼) of Section 26, T89N, R3W of the 5th P.M. , Delaware County, Iowa except Parcel H, except Parcel Q, except Parcel W and except Parcel 2014-78,

Parcel 2014-79 Section 26, T89N, R3W of the 5th P.M. , Delaware County, Iowa ,

the Northeast Quarter (NE1/4) of the Southeast (SE1/4), Section 26, T89N, R3W of the 5th P.M. , Delaware County, Iowa lying North of the railroad except Parcel K;
have been paid and said real estate is free and clear of all taxes as of this date.

DELAWARE COUNTY IOWA TREASURER SEAL

Pam Klein
County Treasurer Delaware County, Iowa

ATTORNEY'S OPINION

I, Carolyn Davis, a practicing attorney at law in Dyersville, Dubuque County, Iowa have examined the abstract of title to the land included within **the West ½ of the Northwest Quarter (NW1/4) Section 25, T89N, R3W of the 5th P.M., Delaware County, Iowa except Parcel N and Parcel 2019-10,**

the Northeast Quarter (NE¼) of Section 26, T89N, R3W of the 5th P.M., Delaware County, Iowa except Parcel H, except Parcel Q, except Parcel W and except Parcel 2014-78,

Parcel 2014-79 Section 25, T89N, R3W of the 5th P.M., Delaware County, Iowa,

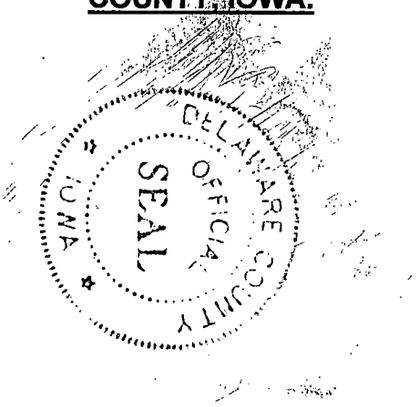
the Northeast Quarter (NE1/4) of the Southeast (SE1/4), Section 26, T89N, R3W of the 5th P.M., Delaware County, Iowa lying North of the railroad Said abstract has been prepared in its entirety by the Delaware County Abstract Company, and was last certified to by said company on the 18th day of November, AD, 2022, at the hour of 8 o'clock A. M.

My examination of said abstract shows good and merchantable title on the date and hour of certification to be in Lillian R. Steger ~~and~~ _____, a single person
Dated at Dyersville, Iowa in said County, this 11th day of December, 2022

Carolyn Davis
Attorney at Law

APPROVAL OF AUDITOR

I, Carla K. Becker, 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 **R.L. STEGER 1ST ADDITION IN DELAWARE COUNTY, IOWA.**



Carla K. Becker, Delaware County Auditor

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of **R.L. STEGER 1ST ADDITION IN DELAWARE COUNTY, IOWA.** has been examined and approved as to being in full compliance with 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.

Michael Corkery – Coordinator
Delaware County E-911 Board

CITY OF DYERSVILLE PLANNING AND ZONING COMMISSION

Dyersville, Iowa December 12, 2022

The foregoing final plat of **R.L. STEGER 1ST ADDITION, 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 Roger Gibbs
Chairperson

CITY COUNCIL APPROVING FINAL PLAT

Dyersville, Iowa DEC. 19, 2022

The undersigned, JEFF JACQUE, Mayor, and TRICIA MAIERS, Clerk of the City of Dyersville, Delaware County, Iowa do hereby certify that the foregoing Final Plat of **R.L. STEGER 1ST ADDITION, 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

Jeff Jacque
Mayor

Tricia L. Maiers
City Clerk

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

On this 19th day of December, 2022, before me, Lori A. Panton, a Notary Public in and for the State of Iowa, personally appeared Jeff Jacque 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 authority of its City Council, as contained in Resolution Number 107-22 adopted by the City Council on the 19th day of December, 2022, and that Jeff Jacque 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. 107-22
Recorder's Cover Sheet

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

Taxpayer Information:
Robert J & Lillian Steger
798 6th Avenue NW
Dyersville, IA 52040

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

Grantors:
City of Dyersville, Iowa

Grantees:
Robert J & Lillian Steger
798 6th Avenue NW
Dyersville, IA 52040

Legal Description:
See Page 2

Document or instrument number if applicable:

RESOLUTION NO. 107-22

RESOLUTION APPROVING FINAL PLAT OF R.L. STEGER ADDITION IN DELAWARE COUNTY, IOWA. PART OF THE WEST HALF (W1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-FIVE (25), PART OF THE NORTHEAST QUARTER OF SECTION TWENTY-SIX (26), PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION TWENTY-SIX (26), AND COMPRISED OF PARCEL 2014-79 IN SECTION TWENTY-SIX (26), ALL IN 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, the Final Plat of R.L. Steger Addition in Delaware County, Iowa. Part of the West Half (W1/2) of the Northwest Quarter (NW1/4) of Section Twenty-five (25), part of the Northeast Quarter of Section Twenty-six (26), part of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section Twenty-six (26) and Comprised of Parcel 2014-79 in Section Twenty-six (26), all in 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 Final Plat of R.L. Steger Addition in Delaware County, Iowa. Part of the West Half (W1/2) of the Northwest Quarter (NW1/4) of Section Twenty-five (25), part of the Northeast Quarter of Section Twenty-six (26), part of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section Twenty-six (26) and Comprised of Parcel 2014-79 in Section Twenty-six (26), all in 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 December, 2022.

CITY OF DYERSVILLE Iowa CITY SEAL

Jeff Jaqque, Mayor

ATTEST: Tricia L. Maiers

Tricia L. Maiers, City Clerk