INDEX LEGEND

Location: Parcel 2025-3 & Parcel 2025-4 of the East 1/2 of the NE1/4 of Section 23, T89N, R3W of the 5th P.M., in Delaware County, Iowa
Requestor: Daniel Schulte
Proprietor of: Parcel 2018-115 in the NE1/4 NE1/4 of Section 23, T89N, R3W of the 5th P.M., in Delaware County, Iowa
Daniel John Schulte and Debra Ann Schulte, Trustees of the Daniel John Schulte and Debra Ann Schulte Declaration of Trust dated November 19, 2024
3294 Floyd Rd. Dyersville, IA 52040
Proprietor of: the East 1/2 of the NE1/4 except Parcel 2018-115 of Section 23, T89N, R3W of the 5th P.M., in Delaware County, Iowa
Glen Joseph & Sandy Marie Recker 3346 Vaske Rd. Dyersville, IA 52040
Surveyor: Terry L. Koelker
Company: Buesing & Associates, Inc.
1212 Locust St., Dubuque, IA 52001
Return To: Buesing and Associates, 1212 Locust St. Dubuque, IA 52001

FILED
Delaware Co. Assessor
FEB 20 2025

FILED
Delaware Co. Auditor
FEB 20 2025

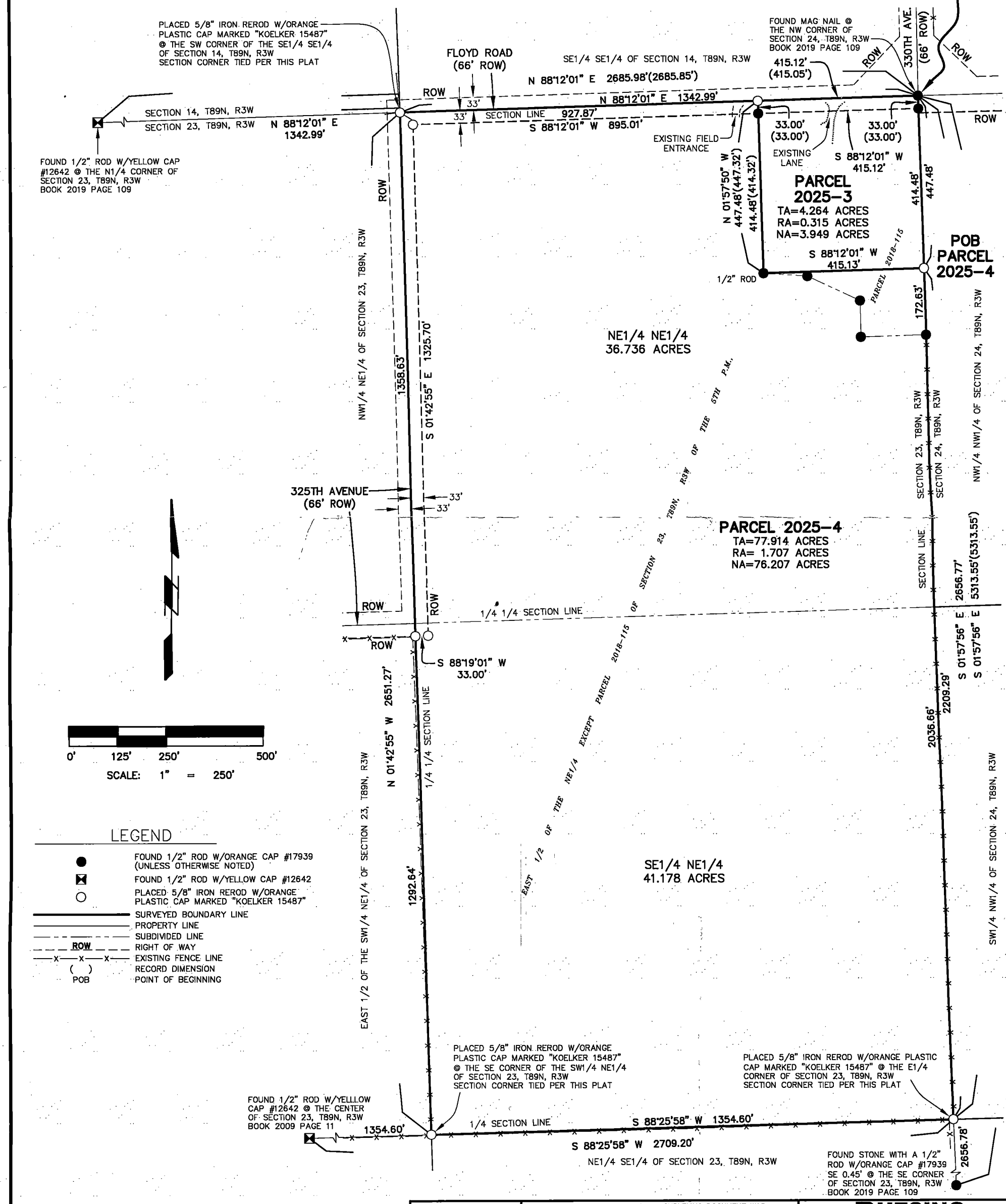
Book 2025 Page 448
Document 2025 448 Type 06 002 Pages 5
Date 2/20/2025 Time 10:29:20AM
Rec Amt $27.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARED BY: TERRY L. KOELKER, BUESING & ASSOCIATES 1212 LOCUST STREET, DUBUQUE, IOWA

NOTE
THIS SURVEY IS COMPRISED OF: PARCEL 2018-115 IN THE NE1/4 NE1/4 AND THE EAST 1/2 OF THE NE1/4 EXCEPT PARCEL 2018-115, ALL OF SECTION 23, T89N, R3W OF THE 5TH P.M., IN DELAWARE COUNTY, IOWA

Plat of Survey of:
PARCEL 2025-3 & PARCEL 2025-4,
of the East 1/2 of the NE1/4 of Section 23, T89N, R3W of the 5th P.M., in Delaware County, Iowa



0' 125' 250' 500'
SCALE: 1" = 250'

LEGEND

- FOUND 1/2" ROD W/ORANGE CAP #17939 (UNLESS OTHERWISE NOTED)
- FOUND 1/2" ROD W/YELLOW CAP #12642
- PLACED 5/8" IRON REROD W/ORANGE PLASTIC CAP MARKED "KOELKER 15487"
- SURVEYED BOUNDARY LINE
- PROPERTY LINE
- SUBDIVIDED LINE
- ROW RIGHT OF WAY
- EXISTING FENCE LINE
- ( ) RECORD DIMENSION
- POB POINT OF BEGINNING

NOTES
1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
2. TOTAL AREA OF PERIMETER SURVEYED IS 82.178 ACRES.
3. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND NOT OF RECORD.
4. BEARING IS BASED FROM NAD83, ZONE 1401, IOWA NORTH COORDINATE SYSTEM.

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.

Craig L. Koelker 1/24/25
TERRY L. KOELKER (DATE)
LICENSE NUMBER 15487
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

SHEETS COVERED BY THIS SEAL : SHEETS 1 & 2

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

DRAWN BY: JCH	CHECKED BY: TLK
SURVEY DATE: 12/10/2024	PLOT DATE: 1/23/2025
DWG. NO. 24359-01	SCALE: 1" = 250'

SHEET 1 OF 3

Surveyor's Certificate

I, Terry L. Koelker, a Duly Licensed Land Surveyor in the State of Iowa, do hereby certify that the following real estate was surveyed and platted by me or under my direct personal supervision, To Wit:

Comprised of: Parcel 2018-115 in the NE1/4 NE1/4 and the East 1/2 of the NE1/4 except parcel 2018-115, all of Section 23, T89N, R3W of the 5th P.M., in Delaware County, Iowa.

Parcel 2025-3
Commencing at the Northwest corner of Section 24, T89N, R3W of the 5th P.M., in Delaware County, Iowa, said point being the Point of Beginning;

Thence South 01° 57' 56" East (bearing is based from NAD 83, Zone 1401, Iowa North Coordinate System) along the West line of said Section 24, a distance of 447.48 feet;

Thence South 88° 12' 01" West a distance of 415.13 feet to the West line of the Original Parcel 2018-115 in the NE1/4 NE1/4 of Section 23, T89N, R3W of the 5th P.M., in Delaware County, Iowa;

Thence North 01° 57' 50" West along the West line of said Original Parcel 2018-115, a distance of 447.48 feet to the South line of the SE1/4 SE1/4 of Section 14, T89N, R3W of the 5th P.M., in Delaware County, Iowa;

Thence North 88° 12' 01" East along the South line of said SE1/4 SE1/4, a distance of 415.12 to the Point of Beginning;

Parcel 2025-4
Commencing at the Northwest corner of Section 24, T89N, R3W of the 5th P.M., in Delaware County, Iowa;

Thence South 01° 57' 56" East along the West line of said Section 24, a distance of 447.48 feet, said point being the Point of Beginning;

Thence continuing South 01° 57' 56" East (bearing is based from NAD 83, Zone 1401, Iowa North Coordinate System) along the West line of said Section 24, a distance of 2209.29 feet to the East 1/4 corner of Section 23, T89N, R3W of the 5th P.M., in Delaware County, Iowa;

Thence South 88° 25' 58" West along the North line of the SE1/4 of said Section 23, a distance of 1354.60 feet to the SE corner of the SW1/4 NE1/4 of said Section 23;

Thence North 01° 42' 55" West along the East line of said SW1/4 NE1/4 and along the East line of the NW1/4 NE1/4 of said Section 23, a distance of 2651.27 feet to the SW corner of the SE1/4 SE1/4 of Section 14, T89N, R3W of the 5th P.M., in Delaware County, Iowa;

Thence North 88° 12' 01" East along the South line of said SE1/4 SE1/4, a distance of 927.87 feet to the West line of the Original Parcel 2018-115 in the NE1/4 NE1/4 of said Section 23;

Thence South 01° 57' 50" East along the West line of said Original Parcel 2018-115, a distance of 447.48 feet;

Thence North 88° 12' 01" East a distance of 415.13 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 Plat of Survey of: **PARCEL 2025-3 & PARCEL 2025-4,** of the East 1/2 of the NE1/4 of Section 23, T89N, R3W of the 5th P.M., in Delaware County, Iowa.

Total area of **PARCEL 2025-3** is 4.264 acres, with the ROW area being 0.315 acres. Total area of **PARCEL 2025-4** is 77.914 acres, with the ROW area being 1.707 acres. The surveyed Lot area is, more or less, and is 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.

BY: Terry L. Koelker
Licensed Land Surveyor
License No. 15487

1/24/25
Date

License Renewal Date: 12/31/25

City of Dyersville Planning and Zoning Commission

Dyersville, Iowa February 10, 2025

The foregoing Plat of Survey of: **PARCEL 2025-3 & PARCEL 2025-4,** of the East 1/2 of the NE1/4 of Section 23, T89N, R3W of the 5th P.M., in Delaware County, Iowa, being within 2 miles 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, Delaware County, Iowa is here by recommended.

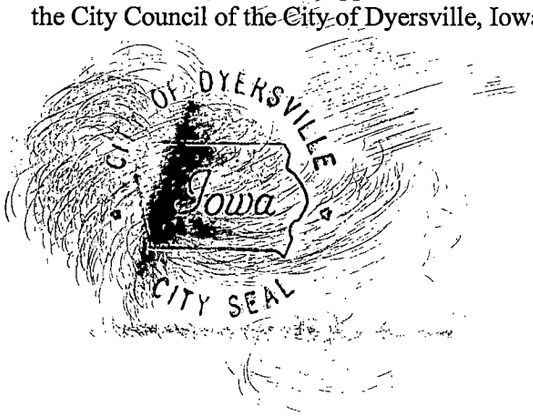
City of Dyersville Planning and Zoning Commission

Chairperson Roger Gibbs

City of Dyersville, Iowa

Dyersville, Iowa FEB. 17, 2025

The undersigned, Mayor, and Clerk, of the City of Dyersville, Iowa, do hereby certify that the foregoing Plat of Survey of: **PARCEL 2025-3 & PARCEL 2025-4,** of the East 1/2 of the NE1/4 of Section 23, T89N, R3W of the 5th P.M., in 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.



Mayor of the City of Dyersville, IA

TRICIA L. WAIERS

Clerk of the City of Dyersville, IA

RESOLUTION NO. 18-25
Recorder's Cover Sheet

Preparer Information:

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

Taxpayer Information:

Daniel John and Debra Ann Schulte Declaration of Trust
Daniel John and Debra Ann Schulte Trustees
3294 Floyd Road
Dyersville, IA 52040

Glen Joseph and Sandy Marie Recker
3346 Vaske Road
Dyersville, IA 52040

Return Address:

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

Grantors:

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

Grantees:

Daniel John and Debra Ann Schulte Declaration of Trust
Daniel John and Debra Ann Schulte Trustees
3294 Floyd Road
Dyersville, IA 52040

Glen Joseph and Sandy Marie Recker
3346 Vaske Road
Dyersville, IA 52040

Legal Description:

See Page 2

Document or instrument number if applicable:

RESOLUTION NO. 18-25

RESOLUTION APPROVING PLAT OF SURVEY OF: PARCEL 2025-3 & PARCEL 2025-4, OF THE EAST ½ OF THE NE1/4 OF SECTION 23, T89N, R3W OF THE 5TH P.M., IN DELAWARE COUNTY, IOWA.

WHEREAS, there has been filed with the City Clerk, the Plat of Survey of: Parcel 2025-3 and Parcel 2025-4, of the East ½ of the NE1/4 of Section 23, T89N, R3W of the 5th P.M., 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 the Plat of Survey of: Parcel 2025-3 and Parcel 2025-4, of the East ½ of the NE1/4 of Section 23, T89N, R3W of the 5th P.M., 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 17th Day of February, 2025.

Jeff Jaque, Mayor

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

CITY OF DYERSVILLE Iowa CITY SEAL