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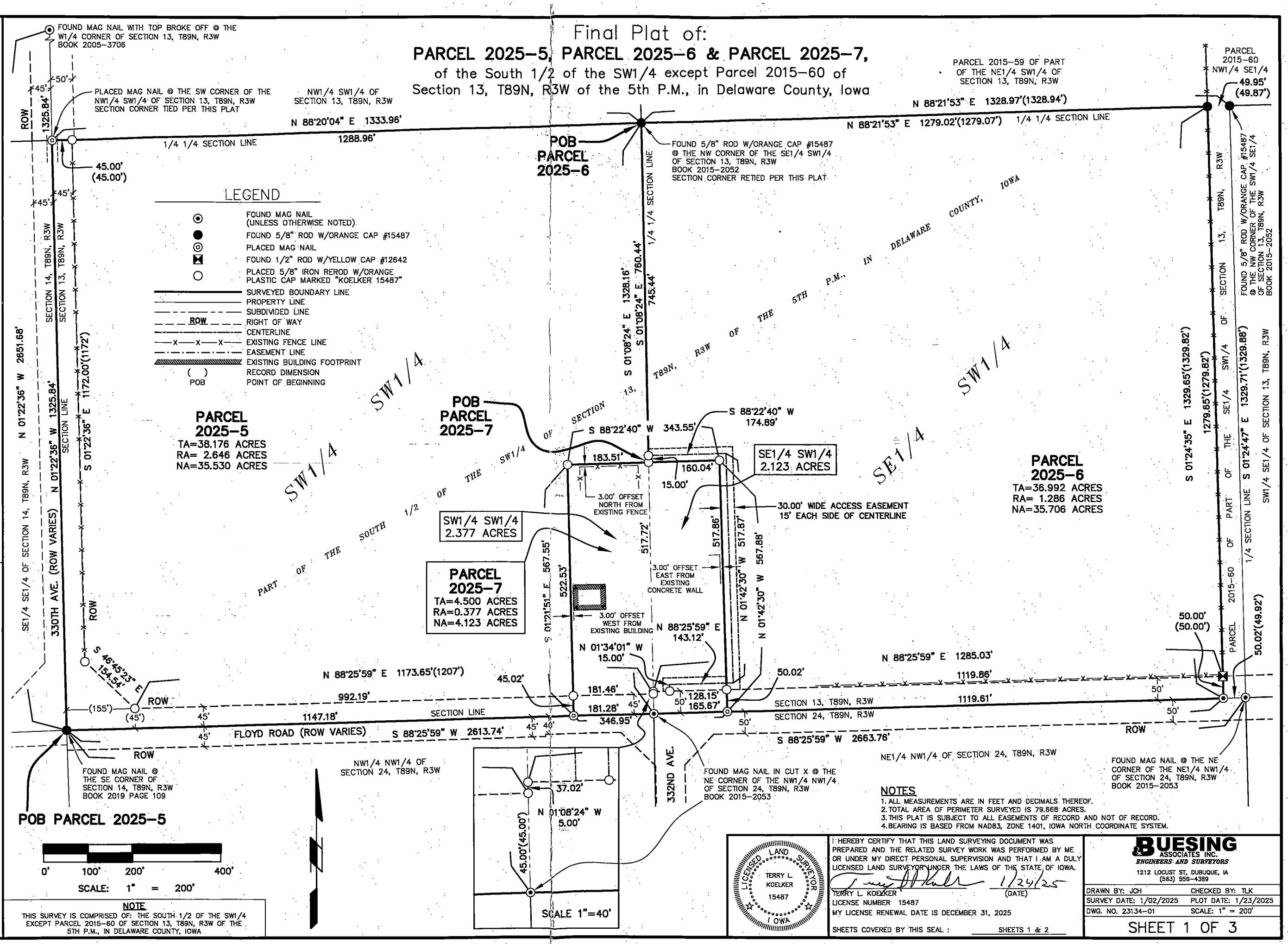
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Final Plat of:

PARCEL 2025–5, PARCEL 2025–6 & PARCEL 2025–7,

of the South 1/2 of the SW1/4 except Parcel 2015–60 of Section 13, T89N, R3W of the 5th P.M., in Delaware County, Iowa



NOTE
THIS SURVEY IS COMPRISED OF: THE SOUTH 1/2 OF THE SW1/4 EXCEPT PARCEL 2015–60 OF SECTION 13, T89N, R3W OF THE 5TH P.M., IN DELAWARE COUNTY, IOWA

NOTES
1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
2. TOTAL AREA OF PERIMETER SURVEYED IS 79.668 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.

INDEX LEGEND
Location: Parcel 2025-5, Parcel 2025-6 & Parcel 2025-7, of the South 1/2 of the SW1/4 except Parcel 2015-60 of Section 13, T89N, R3W of the 5th P.M., In Delaware County, Iowa
Requestor: Ben Lammers
Proprietor of: the South 1/2 of the SW1/4 except Parcel 2015-60 of Section 13, T89N, R3W of the 5th P.M., in Delaware County, Iowa
Bernard J. Lammers and Inez M. Lammers, Co-Trustees of The Lammers Family Revocable Trust
3327 Floyd 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

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 — 1/24/25 (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: 1/02/2025	PLOT DATE: 1/23/2025
DWG. NO. 23134–01	SCALE: 1" = 200'

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: the South 1/2 of the SW1/4 except Parcel 2015-60 of Section 13, T89N, R3W of the 5th P.M., in Delaware County, Iowa.

Parcel 2025-5
Commencing at the Southeast corner of Section 14, T89N, R3W of the 5th P.M., in Delaware County, Iowa, said point being the Point of Beginning;

Thence North 01° 22' 36" West (bearing is based from NAD 83, Zone 1401, Iowa North Coordinate System) along the East line of said Section 14, a distance of 1325.84 feet to the SW corner of the NW1/4 SW1/4 of Section 13, T89N, R3W of the 5th P.M., in Delaware County, Iowa;

Thence North 88° 20' 04" East along the South line of said NW1/4 SW1/4, a distance of 1333.96 feet to the NW corner of the SE1/4 SW1/4 of said Section 13;

Thence South 01° 08' 24" East along the West line of said SE1/4 SW1/4, a distance of 760.44 feet;

Thence South 88° 22' 40" West a distance of 183.51 feet;

Thence South 01° 21' 51" East a distance of 567.55 feet to the North line of the NW1/4 NW1/4 of Section 24, T89N, R3W of the 5th P.M., in Delaware County, Iowa;

Thence South 88° 25' 59" West along the North line of said NW1/4 NW1/4, a distance of 1147.18 feet to the Point of Beginning.

Parcel 2025-6
Commencing at the SW corner of Parcel 2015-59 of part of the NE1/4 SW1/4 of Section 13, T89N, R3W of the 5th P.M., in Delaware County, Iowa, said point being the Point of Beginning;

Thence North 88° 21' 53" East (bearing is based from NAD 83, Zone 1401, Iowa North Coordinate System) along the South line of said Parcel 2015-59, a distance of 1279.02 feet to the West line of Parcel 2015-60 of part of the SE1/4 SW1/4 of said Section 13;

Thence South 01° 24' 35" East along the West line of said Parcel 2015-60, a distance of 1329.65 feet to the North line of the NE1/4 NW1/4 of Section 24, T89N, R3W of the 5th P.M., in Delaware County, Iowa

Thence South 88° 25' 59" West along the North line of said NE1/4 NW1/4, a distance of 1119.61 feet;

Thence North 01° 42' 30" West a distance of 567.88 feet;

Thence South 88° 22' 40" West a distance of 160.04 feet to the West line of the SE1/4 SW1/4 of said Section 13;

Thence North 01° 08' 24" West along the West line of said SE1/4 SW1/4, a distance of 760.44 feet to the Point of Beginning.

Parcel 2025-7
Commencing at the NW corner of the SE1/4 SW1/4 of said Section 13, T89N, R3W of the 5th P.M., in Delaware County, Iowa;

Thence South 01° 08' 24" East along the West line of said SE1/4 SW1/4, a distance of 760.44 feet to the Point of Beginning;

Thence North 88° 22' 40" East a distance of 160.04 feet;

Thence South 01° 42' 30" East a distance of 567.88 feet to the North line of the NE1/4 NW1/4 of Section 24, T89N, R3W of the 5th P.M., in Delaware County, Iowa;

Thence South 88° 25' 59" West along the North line of said NE1/4 NW1/4 and along the North line of the NW1/4 NW1/4 of said Section 24, a distance of 346.95 feet;

Thence North 01° 21' 51" West a distance of 567.55 feet;

Thence North 88° 22' 40" East a distance of 183.51 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 Final Plat of: **PARCEL 2025-5, 2025-6 & PARCEL 2025-7,** of the South 1/2 of the SW1/4 except Parcel 2015-60 of Section 13, T89N, R3W of the 5th P.M., in Delaware County, Iowa.

Total area of **PARCEL 2025-5** is 38.176 acres, with the ROW area being 2.646 acres. Total area of **PARCEL 2025-6** is 36.992 acres, with the ROW area being 1.286 acres. Total area of **PARCEL 2025-7** is 4.500 acres, with the ROW area being 0.377 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 Planning and Zoning Commission

Dyersville, Iowa

February 10 2025

The foregoing Final Plat of: **PARCEL 2025-5, PARCEL 2025-6 & PARCEL 2025-7,** of the South 1/2 of the SW1/4 except Parcel 2015-60 of Section 13, 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 City of Dyersville Planning and Zoning Commission and approval of said plat by the City Council of the City of Dyersville, Iowa, is hereby recommended.

Roger Gibbs

Chairperson, City of Dyersville Planning and Zoning Commission

City of Dyersville, Iowa

Dyersville, Iowa

FEB. 17, 2025

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: **PARCEL 2025-5, PARCEL 2025-6 & PARCEL 2025-7,** of the South 1/2 of the SW1/4 except Parcel 2015-60 of Section 13, T89N, R3W of the 5th P.M., in Delaware County, Iowa as appears heretofore, has been filed on _____ day of _____, 2025 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

Mayor of the City of Dyersville, IA

TRICIA L. MAIERS

Clerk of the City of Dyersville, IA

RESOLUTION NO. 19-25
Recorder's Cover Sheet

Preparer Information:

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

Taxpayer Information:

Lammers Family Revocable Trust
Bernard J. and Inez M. Lammers Co-Trustees
3327 Floyd 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:

Lammers Family Revocable Trust
Bernard J. and Inez M. Lammers Co-Trustees
3327 Floyd Road
Dyersville, IA 52040

Legal Description:

See Page 2

Document or instrument number if applicable:

RESOLUTION NO. 19-25

RESOLUTION APPROVING FINAL PLAT OF: PARCEL 2025-5, PARCEL 2025-6 & PARCEL 2025-7, OF THE SOUTH ½ OF THE SW1/4 EXCEPT PARCEL 2015-60 OF SECTION 13, T89N, R3W OF THE 5TH P.M., IN DELAWARE COUNTY, IOWA.

WHEREAS, there has been filed with the City Clerk, the Final Plat of: Parcel 2025-5, Parcel 2025-6 & Parcel 2025-7, of the South ½ of the SW1/4 except Parcel 2015-60 of Section 13, 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 Final Plat of: Parcel 2025-5, Parcel 2025-6 & Parcel 2025-7, of the South ½ of the SW1/4 except Parcel 2015-60 of Section 13, 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 Jacque, Mayor

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

