

PLAT OF SURVEY

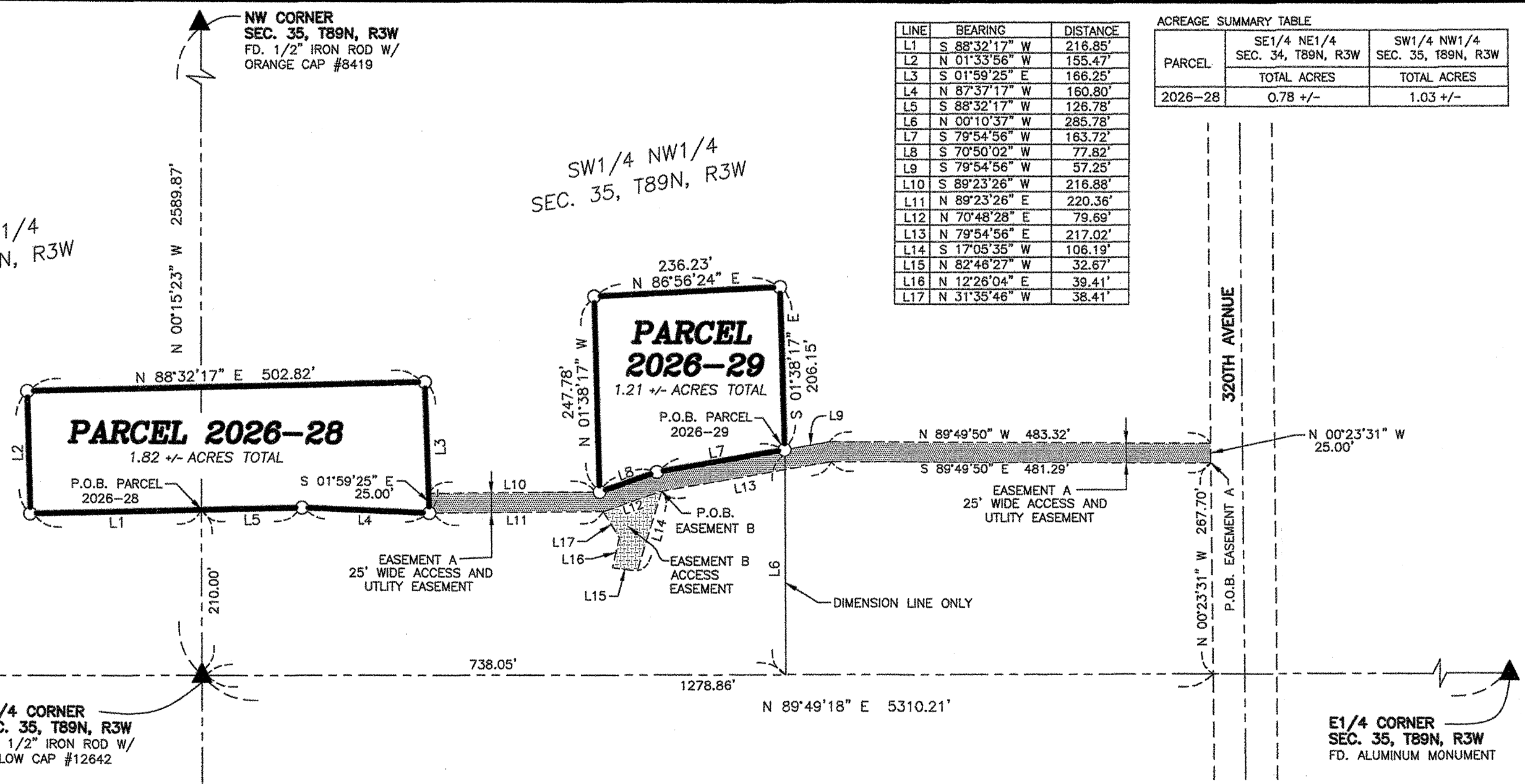
PARCEL 2026-28 PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-FIVE (35), AND PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-FOUR (34), ALL IN TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

PARCEL 2026-29 PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE THREE WEST (R3W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

INDEX LEGEND
 LOCATION: PART OF THE SW1/4 NW1/4 OF SEC. 35, T89N, R3W
 PART OF THE SE1/4 NE1/4 OF SEC. 34, T89N, R3W
 PROPRIETORS: WESSELS FARM LLC
 REQUESTOR: GARY WESSELS
 SURVEYOR: BILL BURGER
 SURVEYOR COMPANY: WM. BURGER LANDSURVEYOR
 RETURN TO: BILL BURGER, 510 3RD STREET WEST COURT, WORTHINGTON, IA 52078 | (563) 855-2028

LINE	BEARING	DISTANCE
L1	S 88°32'17" W	216.85'
L2	N 01°33'56" W	155.47'
L3	S 01°59'25" E	166.25'
L4	N 87°37'17" W	160.80'
L5	S 88°32'17" W	126.78'
L6	N 00°10'37" W	285.78'
L7	S 79°54'56" W	163.72'
L8	S 70°50'02" W	77.82'
L9	S 79°54'56" W	57.25'
L10	S 89°23'26" W	216.88'
L11	N 89°23'26" E	220.36'
L12	N 70°48'28" E	79.69'
L13	N 79°54'56" E	217.02'
L14	S 17°05'35" W	106.19'
L15	N 82°46'27" W	32.67'
L16	N 12°26'04" E	39.41'
L17	N 31°35'46" W	38.41'

PARCEL	SE1/4 NE1/4 SEC. 34, T89N, R3W	SW1/4 NW1/4 SEC. 35, T89N, R3W
	TOTAL ACRES	TOTAL ACRES
2026-28	0.78 +/-	1.03 +/-



DATE OF SURVEY: 2/28/2026 REVISED: 4/16/2026 SCALE: 1" = 150' SHEET 1 OF 5

PROPRIETORS: SEE INDEX LEGEND

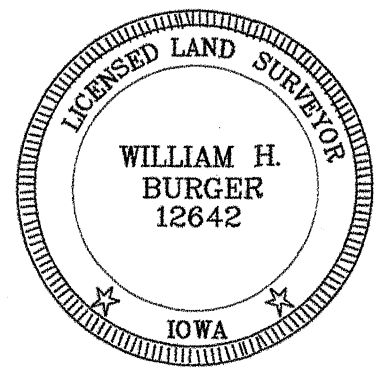
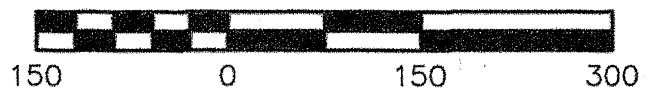
I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

William H. Burger 4/16/26
 WILLIAM H. BURGER #12642 DATE

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

LEGEND

- SET 1/2" IRON ROD W/ YELLOW CAP #12642
- BOUNDARY LINES SURVEYED
- - - SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE
- - - R.O.W. LINE
- () RECORDED AS
- P.O.B. POINT OF BEGINNING



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

LEGAL DESCRIPTION

PARCEL 2026-28 – part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-five (35) and part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Thirty-four (34), all in Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 1.82 acres more or less, **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:

COMMENCING at the West Quarter (W1/4) corner of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 00°-15'-23" West 210.00 feet along the West line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of said Section Thirty-five (35) to the **POINT OF BEGINNING**;

Thence South 88°-32'-17" West 216.85 feet;

Thence North 01°-33'-56" West 155.47 feet;

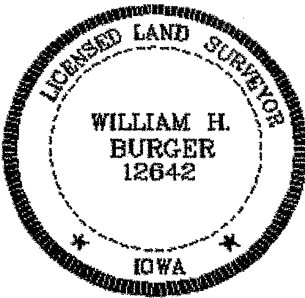
Thence North 88°-32'-17" East 502.82 feet;

Thence South 01°-59'-25" East 166.25 feet;

Thence North 87°-37'-17" West 160.80 feet;

Thence South 88°-32'-17" West 126.78 feet to the **POINT OF BEGINNING**, containing a total of 1.82 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**.

The West line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 00°-15'-23" West.

	<p><u>SURVEYORS CERTIFICATE</u></p> <p>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;</p> <p>My license renewal date is December 31, 2026</p> <p><i>William H. Burger</i> 4/16/26 William H. Burger Date Reg. No. 12642</p> <p>Sheet No. 2 covered by this seal</p>
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LEGAL DESCRIPTION

PARCEL 2026-29 – part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 1.21 acres more or less, **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:

COMMENCING at the West Quarter (W1/4) corner of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 89°-49'-18" East 738.05 feet along the South line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of said Section Thirty-five (35);

Thence North 00°-10'-37" West 285.78 feet to the POINT OF BEGINNING;

Thence South 79°-54'-56" West 163.72 feet;

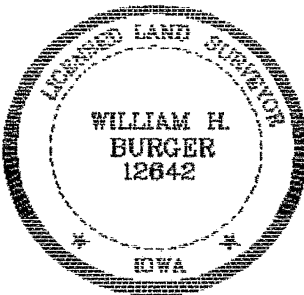
Thence South 70°-50'-02" West 77.82 feet;

Thence North 01°-38'-17" West 247.78 feet;

Thence North 86°-56'-24" East 236.23 feet;

Thence South 01°-38'-17" East 206.15 feet to the POINT OF BEGINNING, containing a total of 1.21 acres more or less, subject to easements, reservations, restrictions, and rights of way of record and not of record.

The South line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89°-49'-18" East.

 <p>WILLIAM H. BURGER 12642 IOWA</p>	<p><u>SURVEYORS CERTIFICATE</u></p> <p>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;</p> <p>My license renewal date is December 31, 2026</p> <p><i>William H. Burger</i> 3/31/26 William H. Burger Date Reg. No. 12642</p> <p>Sheet No. 3-5 covered by this seal</p>
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EASEMENT A – A 25.0' wide Access and Utility Easement is hereby created through and across the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa as shown on the attached plat for the benefit of the proprietor of Parcel 2026-28 And Parcel 2026-29. Said easement being described by metes and bounds as follows:

COMMENCING at the West Quarter (W1/4) corner of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 89°-49'-18" East 1278.86 feet along the South line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of said Section Thirty-five (35) to the West right of way line of 320th Avenue;

Thence North 00°-23'-31" West 267.70 feet along said West right of way line to the **POINT OF BEGINNING**;

Thence continuing along said West right of way line North 00°-23'-31" West 25.00 feet;

Thence North 89°-49'-50" West 483.32 feet;

Thence South 79°-54'-56" West 57.25 feet to the Southeasterly corner of Parcel 2026-29;

Thence South 79°-54'-56" West 163.72 feet along a Southerly line and to a Southerly corner of said Parcel 2026-29;

Thence South 70°-50'-02" West 77.82 feet along a Southerly line and to the Southwesterly corner of said Parcel 2026-29;

Thence South 89°-23'-26" West 216.88 feet to the Easterly line of Parcel 2026-28;

Thence South 01°-59'-25" East 25.00 feet along the Easterly line and to the Southeasterly corner of said Parcel 2026-28;

Thence North 89°-23'-26" East 220.36 feet;

Thence North 70°-48'-28" East 79.69 feet;

Thence North 79°-54'-56" East 217.02 feet;

Thence South 89°-49'-50" East 481.29 feet to the **POINT OF BEGINNING**.

The South line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89°-49'-18" East.

EASEMENT B – An Access Easement is hereby created through and across the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa as shown on the attached plat. Said easement being described by metes and bounds as follows:

COMMENCING at the West Quarter (W1/4) corner of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North $89^{\circ}-49'-18''$ East 1278.86 feet along the South line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of said Section Thirty-five (35) to the West right of way line of 320th Avenue;

Thence North $00^{\circ}-23'-31''$ West 267.70 feet along said West right of way line;

Thence North $89^{\circ}-49'-50''$ West 481.29 feet;

Thence South $79^{\circ}-54'-56''$ West 217.02 feet to the **POINT OF BEGINNING**;

Thence South $17^{\circ}-05'-35''$ West 106.19 feet;

Thence North $82^{\circ}-46'-27''$ West 32.67 feet;

Thence North $12^{\circ}-26'-04''$ East 39.41 feet;

Thence North $31^{\circ}-35'-46''$ West 38.41 feet to the **POINT OF BEGINNING**.

The South line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-five (35), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North $89^{\circ}-49'-18''$ East.

CITY OF DYERSVILLE PLANNING AND ZONING COMMISSION

Dyersville, Iowa

April 13, 2026

The foregoing PLAT OF SURVEY of PART OF THE OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4), SECTION 35, AND PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER, SECTION 34, ALL IN T89N, R3W OF THE 5TH P.M., DELAWARE COUNTY, IOWA; as shown on the attached plat, 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, Dubuque and Delaware County, Iowa is here by recommended.

Dyersville Planning & Zoning Commission

By Tim Neizer
Tim Neizer Chairperson

CITY COUNCIL APPROVING FINAL PLAT

Dyersville, Iowa

_____, 2026

The undersigned, Jeff Jacque, Mayor, and Tricia Maiers, Clerk of the City of Dyersville, Dubuque County, Iowa do hereby certify that the foregoing PLAT OF SURVEY of PART OF THE OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4), SECTION 35, AND PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER, SECTION 34, ALL IN T89N, R3W OF THE 5TH P.M., 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.

Jeff Jacque Mayor

Tricia Maiers City Clerk

STATE OF IOWA)
) ss.
DUBUQUE COUNTY)

On this _____ day of _____, 2026, before me, _____, a Notary Public in and for the State of Iowa, personally appeared Jeff Jacque 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 _____ adopted by the City Council on the _____ day of _____, 2026, and that _____ and _____ acknowledged the execution of the instrument to be their voluntary act and deed of the corporation, by it voluntarily executed.

Notary Public