

Plat of Survey of:
PARCEL 2025-33
part of the N1/2 of the SW1/4
of Section 12, T88N, R3W of the 5th P.M.,
in Delaware County, Iowa

INDEX LEGEND

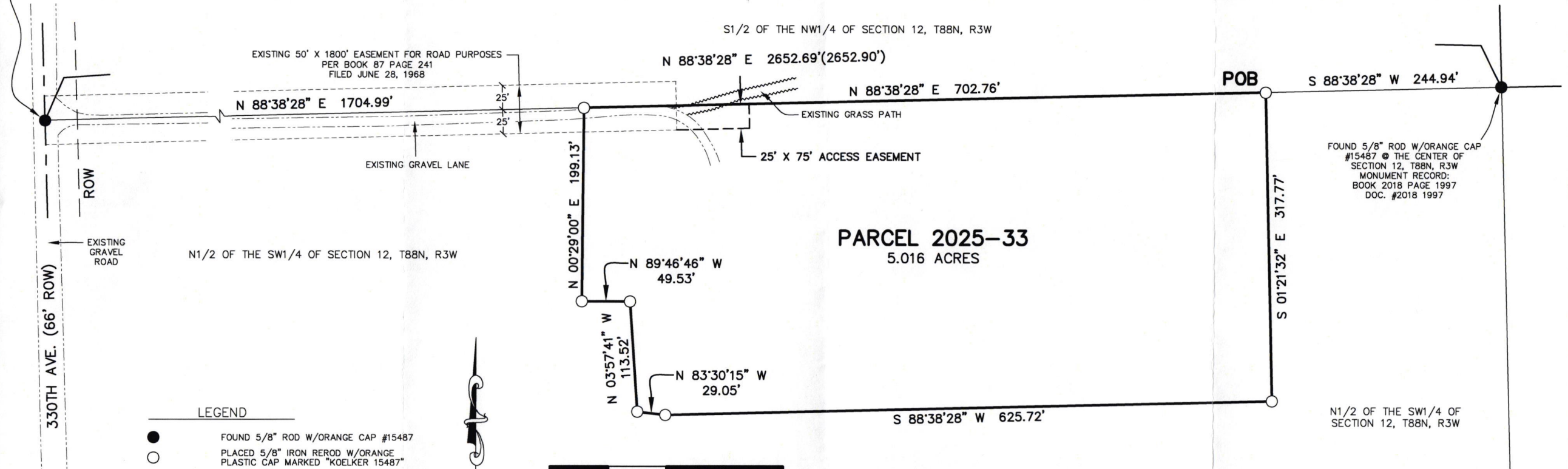
Location: Parcel 2025-33, part of the N1/2 of the SW1/4 of Section 12, T88N, R3W
of the 5th P.M., in Delaware County, Iowa
Requestor: Pat Dunkel
Proprietor of: the N1/2 of the SW1/4 of Section 12, T88N, R3W of the 5th P.M., in Delaware County, Iowa
Patrick J. & Ann M. Dunkel - 2350 330th Ave., Worthington, IA 52078
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

NOTE

THIS SURVEY IS COMPRISED OF: PART OF THE N1/2 OF THE SW1/4 OF
SECTION 12, T88N, R3W OF THE 5TH P.M., IN DELAWARE COUNTY, IOWA

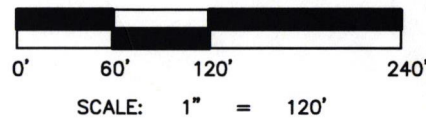
PREPARED BY: TERRY L. KOELKER, BUESING & ASSOCIATES
1212 LOCUST STREET, DUBUQUE, IOWA

FOUND 5/8" ROD W/ORANGE CAP
#15487 @ THE W1/4 CORNER OF
SECTION 12, T88N, R3W
MONUMENT RECORD:
BOOK 2018 PAGE 2000
DOC. #2018 2000



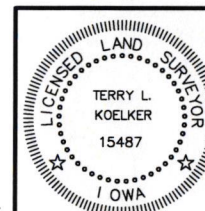
LEGEND

- FOUND 5/8" ROD W/ORANGE CAP #15487
- PLACED 5/8" IRON REROD W/ORANGE PLASTIC CAP MARKED "KOELKER 15487"
- SURVEYED BOUNDARY LINE
- CENTERLINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- EXISTING GRAVEL EDGE
- EXISTING GRASS PATH EDGE
- EXISTING EASEMENT LINE
- EASEMENT LINE
- () RECORD DIMENSION
- POB POINT OF BEGINNING
- ROW RIGHT OF WAY



NOTES

1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
2. TOTAL AREA OF PERIMETER SURVEYED IS 5.016 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.



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
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: 4/15/2025 PLOT DATE: 4/29/2025
DWG. NO. 25086-01 SCALE: 1" = 120'

SHEET 1 OF 2

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: part of the N1/2 of the SW1/4 of Section 12, T88N, R3W of the 5th P.M., in Delaware County, Iowa.

Parcel 2025-33

Commencing at the Center of Section 12, T88N, R3W of the 5th P.M., in Delaware County, Iowa;

Thence South 88° 38' 28" West along the South line of the NW1/4 of said Section 12, a distance of 244.94 feet to the Point of Beginning;

Thence South 01° 21' 32" East (bearing is based from NAD 83, Zone 1401, Iowa North Coordinate System) a distance of 317.77 feet;

Thence South 88° 38' 28" West a distance of 625.72 feet;

Thence North 83° 30' 15" West a distance of 29.05 feet;

Thence North 03° 57' 41" West a distance of 113.52 feet;

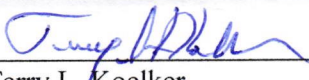
Thence North 89° 46' 46" West a distance of 49.53 feet;

Thence North 00° 29' 00" East a distance of 199.13 feet to the South line of the NW1/4 of said Section 12;

Thence North 88° 38' 28" East along the South line of the NW1/4 of said Section 12, a distance of 702.76 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 2025-33**, part of the N1/2 of the SW1/4 of Section 12, T88N, R3W of the 5th P.M., in Delaware County, Iowa.

Total area of **PARCEL 2025-33** is 5.016 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

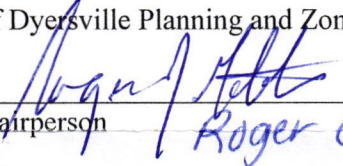
4/29/25
Date
License Renewal Date: 12/31/25

City of Dyersville Planning and Zoning Commission

Dyersville, Iowa

May 12, 2025

The foregoing Plat of Survey of: **PARCEL 2025-33**, part of the N1/2 of the SW1/4 of Section 12, T88N, 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

_____, 2025

The undersigned, Mayor, and Clerk, of the City of Dyersville, Iowa, do hereby certify that the foregoing Plat of Survey of: **PARCEL 2025-33**, part of the N1/2 of the SW1/4 of Section 12, T88N, 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

Clerk of the City of Dyersville, IA