

LOCATION: LOT 12 IN BLOCK 1 OF SUNSET HEIGHTS NO. 1 IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA; EXCEPT PARCEL G; AND LOT 2 IN SUNSET HEIGHTS NO. 2 IN THE CITY OF DYERSVILLE AND DELAWARE COUNTY, IOWA

REQUESTOR: MARK J. BROWN AND GEORGIA J. BROWN

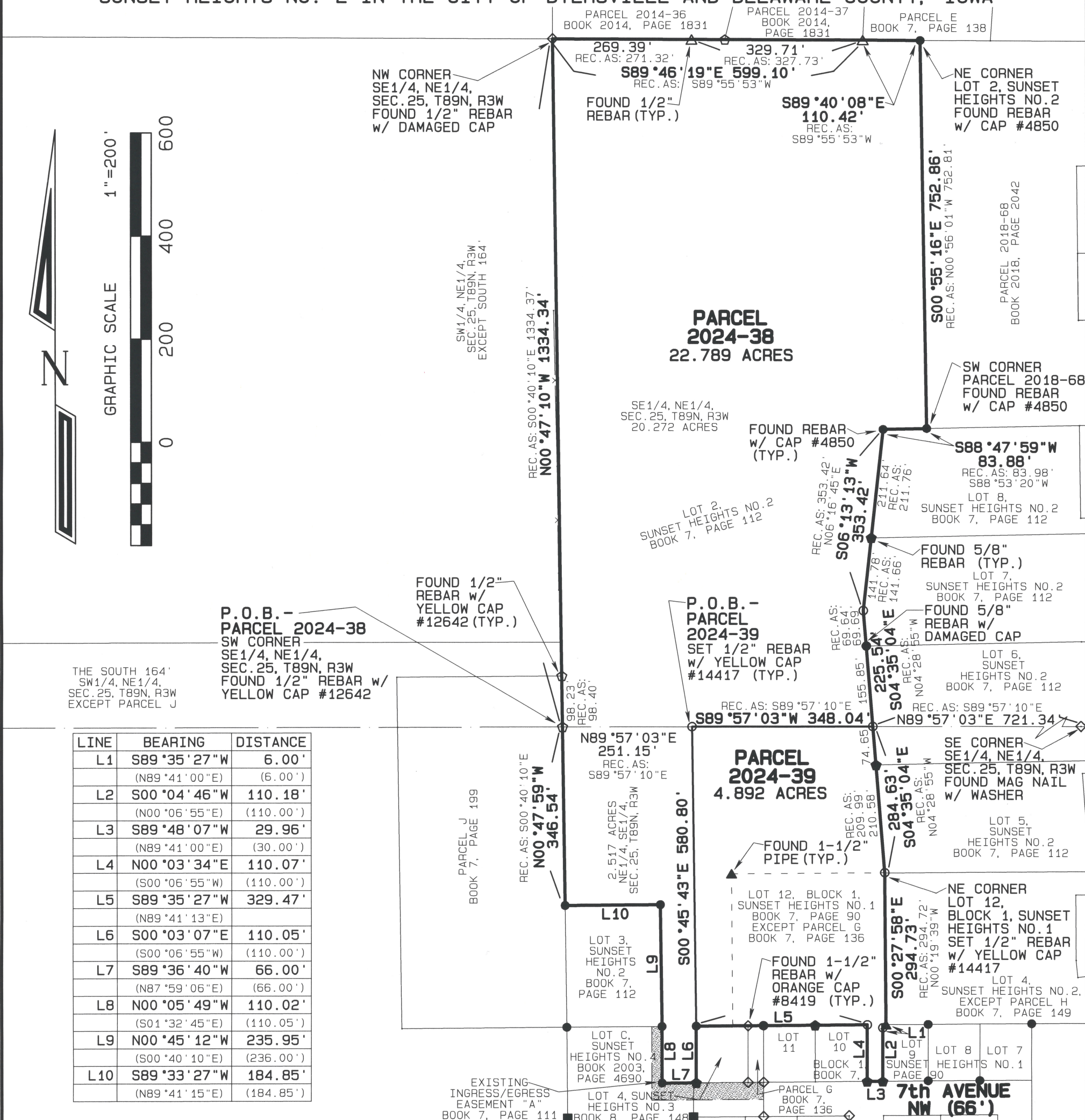
PROPRIETOR: MARK J. BROWN AND GEORGIA J. BROWN

SURVEYOR: DAVID P. SCHNEIDER

SURVEYOR COMPANY: SCHNEIDER LAND SURVEYING AND PLANNING, INC.

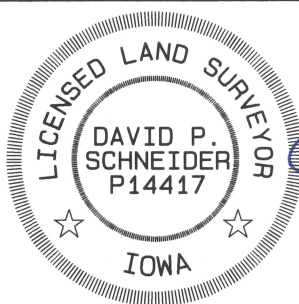
RETURN TO: DAVID P. SCHNEIDER
P.O. BOX 128 FARLEY, IOWA
Ph#563-744-3631 daves@yousq.net

PARCEL 2024-38 IN PART OF LOT 2 IN SUNSET HEIGHTS NO. 2
IN THE CITY OF DYERSVILLE AND DELAWARE COUNTY, IOWA
PARCEL 2024-39 IN LOT 12 IN BLOCK 1 OF SUNSET HEIGHTS NO. 1 IN THE CITY OF
DYERSVILLE, DELAWARE COUNTY, IOWA, EXCEPT PARCEL G; AND PART OF LOT 2 IN
SUNSET HEIGHTS NO. 2 IN THE CITY OF DYERSVILLE AND DELAWARE COUNTY, IOWA



TOTAL AREA
27.681 ACRES

SURVEY DESCRIPTION:
SEE SHEET 2



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.

David P. Schneider P.L.S. P14417

My license renewal date is December 31, 2025.

Pages or sheets covered by this seal: THIS SHEET ONLY

SCHNEIDER
Land Surveying
&
Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
daves@yousq.net

Project: 2864
Survey Date: 5/7/2024
Sheet: 1 of 3

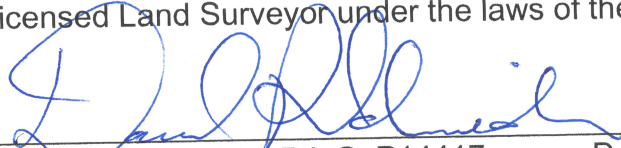
Survey Description- Parcel 2024-38:

Part of Lot 2 in Sunset Heights No. 2 in the City of Dyersville and Delaware County, Iowa, more particularly described as follows: Beginning at the southwest corner of the Southeast Quarter of the Northeast Quarter of Section 25, Township 89 North, Range 3 West of the 5th P.M., Delaware County, Iowa; thence N00°47'10"W, 1334.34 feet to the northwest corner of the Southeast Quarter of the Northeast Quarter of said Section 25 and the northwest corner of Lot 2 in said Sunset Heights No. 2; thence S89°46'19"E, 599.10 feet along the north line of said Lot 2; thence S89°40'08"E, 110.42 feet to the northeast corner of said Lot 2; thence S00°55'16"E, 752.86 feet along the east line of said Lot 2 to the north line of Lot 8 in Sunset Heights No. 2 in the City of Dyersville and Delaware County, Iowa; thence S88°47'59"W, 83.88 feet to the northwest corner of said Lot 8; thence S06°13'13"W, 353.42 feet along the east line of Lot 2 and the west line of Lots 8 and 7 in said Sunset Heights No. 2; thence S04°35'04"E, 225.54 feet along the east line of Lot 2 and the west line of Lots 7 and 6 in said Sunset Heights No. 2 to the south line of the Southeast Quarter of the Northeast Quarter of said Section 25; thence S89°57'03"W, 348.04 feet along said south line; thence S00°45'43"E, 580.80 feet to the northwest corner of Lot 4 in said Sunset Heights No. 3 in the City of Dyersville, Delaware County, Iowa;; thence S00°03'07"E, 110.05 feet to the southwest corner of said Lot 4; thence S89°36'40"W, 66.00 feet to the southwesterly corner of said Lot 2; thence N00°05'49"W, 110.02 feet to the southeast corner of Lot 3 in said Sunset Heights No. 2; thence N00°45'12"W, 235.95 feet to the northeast corner of said Lot 3; thence S89°33'27"W, 184.85 feet to the northwest corner of said Lot 3; thence N00°47'59"W, 346.54 feet along the west line of said Lot 2 to the point of beginning, containing 22.789 acres.

Survey Description- Parcel 2024-39:

Lot 12 in Block 1 of Sunset Heights No. 1 in the City of Dyersville, Delaware County, Iowa, except Parcel G as illustrated on a Plat of Survey filed May 19, 1995 in Book 7, Page 136 in the office of the Recorder of Delaware County, Iowa; and part of Lot 2 in Sunset Heights No. 2 in the City of Dyersville and Delaware County, Iowa, more particularly described as follows: Commencing at the southwest corner of the Southeast Quarter of the Northeast Quarter of Section 25, Township 89 North, Range 3 West of the 5th P.M., Delaware County, Iowa; thence N89°57'03"E, 251.15 feet along the south line of the Southeast Quarter of the Northeast Quarter of said Section 25 to the point of beginning; thence continuing N89°57'03"E, 348.04 feet to the west line of Lot 6 in Sunset Heights No. 2; thence S04°35'04"E, 284.63 feet to the northeast corner of Lot 12 in Block 1 of said Sunset Heights No. 1; thence S00°27'58"E, 294.73 feet to the southwest corner of Lot 4 in said Sunset Heights No. 2; thence S89°35'27"W, 6.00 feet to the northwest corner of Lot 9 in Block 1 of said Sunset Heights No. 1; thence S00°04'46"W, 110.18 feet to the southwest corner of Lot 9 in Block 1 of said Sunset Heights No. 1; thence S89°48'07"W, 29.96 feet to the southeast corner of Lot 10 in Block 1 of said Sunset Heights No. 1; thence N00°03'34"E, 110.07 feet to the northeast corner of Lot 10 in Block 1 of said Sunset Heights No. 1; thence S89°35'27"W, 329.47 feet to the northwest corner of Lot 4 in said Sunset Heights No. 3 in the City of Dyersville, Delaware County, Iowa; thence N00°45'43"W, 580.80 feet to the point of beginning, containing 4.892 acres.

I hereby certify that this land survey 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.

 5/27/2024
David P. Schneider P.L.S. P14417 Date:
My license renewal date is December 31, 2025.
Pages or sheets covered by this seal: Surveyor's Certificate Only

Schneider Land Surveying & Planning, Inc.
P.O. Box 128 Farley, Iowa 52046 Job No. 2864
Phone: 563-744-3631
Email: daves@yousq.net Date: 5/7/2024

