

**LEGAL DESCRIPTION**

**PARCEL 2026-14** – part of the East Half (E1/2) of the Northwest Quarter (NW1/4) and part of Parcel B, all in Section Thirty-three (33), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 2.62 acres more or less, including 0.26 acres more or less of public road right of way, **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:

**BEGINNING** at the Northwest corner of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Thirty-three (33), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

**Thence** North 01°-01'-59" West 307.23 feet along the West line of the East Half (E1/2) of the Northwest Quarter (NW1/4) of said Section Thirty-three (33);

**Thence** North 89°-29'-56" East 310.27 feet;

**Thence** South 01°-34'-13" East 205.43 feet;

**Thence** South 00°-14'-34" West 10.00 feet;

**Thence** South 20°-42'-20" West 181.01 feet;

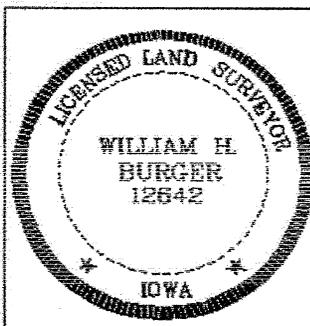
**Thence** South 89°-24'-55" West 244.92 feet to the West line of Parcel B as recorded in Book 2002, Page 4907 in the Office of the Delaware County Recorder;

**Thence** North 01°-02'-01" West 77.30 feet along the West line of said Parcel B to the **POINT OF BEGINNING**, containing a total of 2.62 acres more or less, including 0.26 acres more or less of public road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record.**

The West line of the East Half (E1/2) of the Northwest Quarter (NW1/4) of Section Thirty-three (33), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 01°-01'-59" West.

**EASEMENT A** – A 20.0' wide Access Easement is hereby created along the North line of Parcel 2026-14 as shown on the attached plat for the benefit of the proprietor of the East Half (E1/2) of the Northwest Quarter (NW1/4).

**EASEMENT B** – A 20.0' wide Access and Utility Easement is hereby created through and across Parcel 2026-14 as shown on the attached plat for the benefit of the proprietor of the East Half (E1/2) of the Northwest Quarter (NW1/4) of said Section Thirty-Three (33) and Parcel 2026-15.



**SURVEYORS CERTIFICATE**

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;

My license renewal date is December 31, 2026

*William H. Burger* 2/25/24  
William H. Burger Date Reg. No. 12642  
Sheet No. 2 covered by this seal

**LEGAL DESCRIPTION**

**PARCEL 2026-15** – part of the East Half (E1/2) of the Northwest Quarter (NW1/4) and part of Parcel B, all in Section Thirty-three (33), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 1.99 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 Center of Section Thirty-three (33), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

**Thence** North 89°-41'-51" West 723.15 feet along the South line of the East Half (E1/2) of the Northwest Quarter (NW1/4) of said Section Thirty-three (33) to the **POINT OF BEGINNING**;

**Thence** South 26°-06'-04" East 47.72 feet;

**Thence** South 00°-06'-41" East 130.72 feet;

**Thence** North 88°-50'-58" West 232.31 feet;

**Thence** North 50°-33'-05" West 61.22 feet;

**Thence** North 86°-08'-55" West 97.38 feet;

**Thence** North 01°-18'-54" West 51.89 feet;

**Thence** North 20°-42'-20" East 181.01 feet;

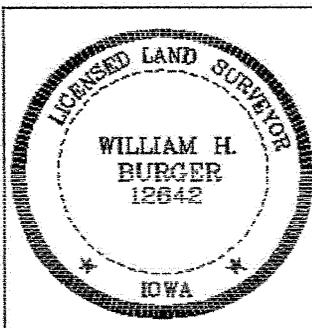
**Thence** North 00°-14'-34" East 10.00 feet;

**Thence** North 89°-17'-07" East 83.06 feet;

**Thence** South 81°-19'-13" East 170.84 feet;

**Thence** South 26°-06'-04" East 92.40 feet to the **POINT OF BEGINNING**, containing a total of 1.99 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**.

The South line of the East Half (E1/2) of the Northwest Quarter (NW1/4) of Section Thirty-three (33), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89°-41'-51" West.



**SURVEYORS CERTIFICATE**

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;

My license renewal date is December 31, 2026

*William H. Burger* 2/25/26  
William H. Burger Date Reg. No. 12642  
Sheet No. 3 covered by this seal

**LEGAL DESCRIPTION**

**PARCEL 2026-16** – part of Parcel B, Section Thirty-three (33), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 6.39 acres more or less including 0.13 acres of public road right of way, **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:

**BEGINNING** at the Center of Section Thirty-three (33), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

**Thence** South 01°-06'-22" East 268.54 feet along the East line of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of said Section Thirty-Three (33) also being the East line of Parcel B as recorded in the Office of the Delaware County Recorder Book 2002, Page 4907 to the Northeast corner of Parcel A of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of said Section Thirty-Three (33), also recorded in the Office of the Delaware County Recorder Book 2002, Page 4907;

**Thence** North 89°-41'-31" West 1326.47 feet along the North line of Parcel A to the Northwest corner of said Parcel A, said point also being on the West line of said Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4);

**Thence** North 01°-02'-01" West 191.15 feet along the West line of said Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4);

**Thence** South 01°-18'-54" East 51.89 feet;

**Thence** South 86°-08'-55" East 97.38 feet;

**Thence** South 50°-33'-05" East 61.22 feet;

**Thence** South 88°-50'-58" East 232.31 feet;

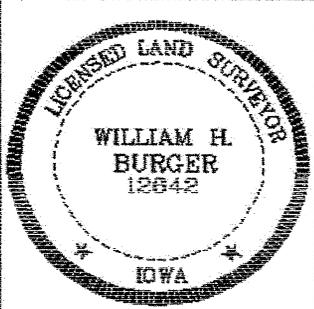
**Thence** North 00°-06'-41" West 130.72 feet;

**Thence** North 26°-06'-04" West 47.72 to the North line of said Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of said Section Thirty-Three (33);

**Thence** South 89°-41'-51" East 723.15 feet along the North line of said Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) to the **POINT OF BEGINNING**, containing a total of 6.39 acres more or less including 0.13 acres of public road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record.**

The North line of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4); of Section Thirty-three (33), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89°-41'-51" West.

**EASEMENT C** – A 20.0' wide Access and Utility Easement is hereby created through and across Parcel 2026-16 as shown on the attached plat for the benefit of the proprietor of Parcel 2026-15.

	<p><b><u>SURVEYORS CERTIFICATE</u></b></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> 2/25/26 William H. Burger Date Reg. No. 12642</p> <p>Sheet No. 4 covered by this seal</p>
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**CITY OF DYERSVILLE PLANNING AND ZONING COMMISSION**

Dyersville, Iowa \_\_\_\_\_, 2026

The foregoing PLAT OF SURVEY of **PART OF THE EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) AND PART OF PARCEL B ALL IN SECTION 33, T89N, R3W OF THE 5<sup>TH</sup> 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 \_\_\_\_\_  
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 EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) AND PART OF PARCEL B ALL IN SECTION 33, T89N, R3W OF THE 5<sup>TH</sup> 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