

## TRANSMITTAL MEMO

**TO:** Dyersville City Hall  
Lori Panton – Planning & Zoning  
340 1st Avenue E  
Dyersville, IA 52040

**DATE:** April 29, 2025

**RE:** Plat of Survey of: Parcel 2025-33

**FROM:** Audrey Gottschalk  
Buesing & Associates  
1212 Locust Street  
Dubuque, IA 52001

**PHONE:** 563-556-4389

**ENCL:** 1 – Plat of Survey: Parcel 2025-33, Sheets 1 & 2 of 2  
1 – Check for \$150

**NOTES:** Please review the enclosed paperwork and sign off as necessary. You should have received an email with a digital copy of the Plats. Once you complete your review process, please call our office and we will pick up. Thank you.

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**

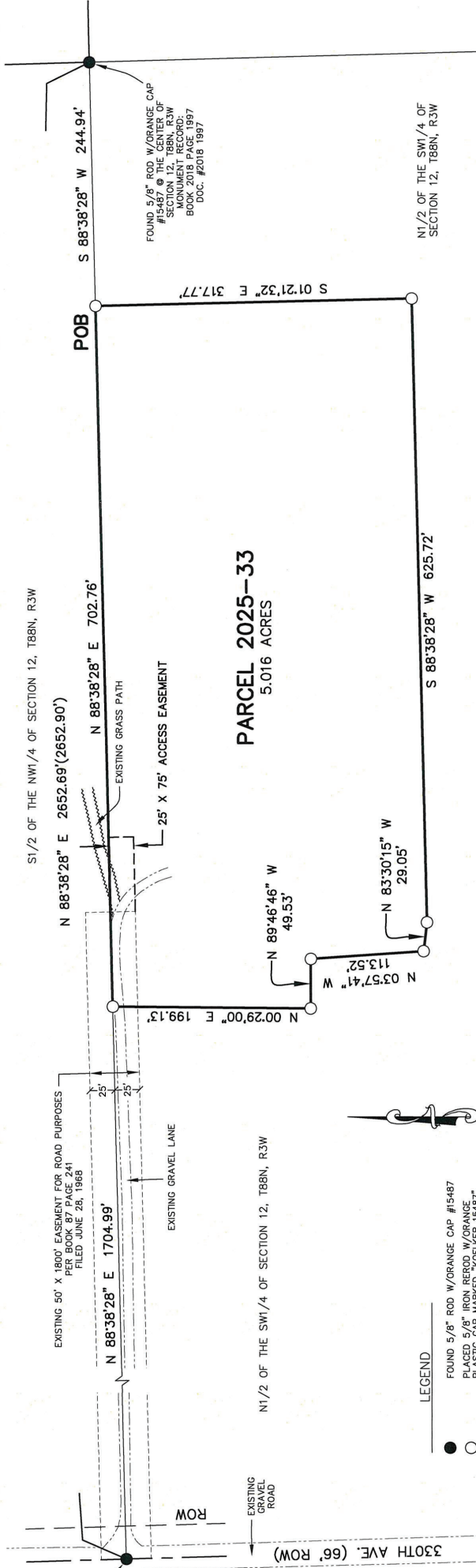
Location: Parcel 2025-33, part of the N1/2 of the SW1/4 of Section 12, T88N, R3W of the 5th P.M., in Delaware County, Iowa  
Requestor: Pat Dunkel  
Proprietor of: the N1/2 of the SW1/4 of Section 12, T88N, R3W of the 5th P.M., in Delaware County, Iowa  
Surveyor: Terry L. Koelker  
Company: Buesing & Associates, Inc.  
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

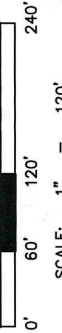
FOUND 5/8" ROD W/ORANGE CAP #15487 @ THE CORNER OF SECTION 12, T88N, R3W MONUMENT RECORD: BOOK 2018 PAGE 2000 DOC. #2018 2000

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



**LEGEND**

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



**NOTES**

1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
2. TOTAL AREA OF PERMETER 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 FULLY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.  
  
TERRY L. KOELKER 15487  
(DATE) 4/29/25  
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) 555-4339  
DRAWN BY: JCH  
CHECKED BY: TLK  
SURVEY DATE: 4/15/2025  
PLOT DATE: 4/29/2025  
DWG. NO. 25068-01  
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  
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 \_\_\_\_\_, 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

**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