

## INDEX LEGEND

LOCATION: LOT 3 OF R.L. STEGER ADDITION IN DELAWARE  
COUNTY, IOWA

REQUESTOR: LINDA HANSEL

PROPRIETOR: LILLIAN R. STEGER, C/O JIM STEGER

SURVEYOR: BILL BURGER

SURVEYOR  
COMPANY: WM. BURGER LANDSURVEYORBILL BURGER, 510 3RD STREET WEST COURT,  
RETURN TO: WORTHINGTON, IA 52078 | (563) 855-2028

PREPARED BY BILL BURGER

510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078

(563) 855 2028

PLAT OF  
SURVEY

## PARCEL 2023-104

PART OF LOT 3 OF R.L. STEGER ADDITION IN DELAWARE COUNTY, IOWA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	189.01'	1022.73'	10°35'20"	S 06°23'18" E	188.74'

## LEGEND

○ SET 1/2" IRON ROD W/  
YELLOW CAP #12642

⊗ SET CUT X

● FD. 1/2" IRON ROD W/  
ORANGE CAP #8419

— BOUNDARY LINE SURVEYED

- - - SECTION LINE AND OR 1/4 OR  
1/4 1/4 SECTION LINE

- - - R.O.W. LINE

- - - CENTER LINE

( ) RECORDED AS

P.O.B. POINT OF BEGINNING

NE CORNER NW1/4 NW1/4  
SEC. 25, T89N, R3W  
FD. MAG NAIL W/ WASHER

332ND AVENUE

S 00°11'27" E 2333.26'

P.O.B.

S 00°11'27" E 187.63'

S 00°11'27" E 161.45'

SE CORNER SW1/4 NW1/4  
SEC. 25, T89N, R3W  
FD. 1/2" IRON ROD W/  
YELLOW CAP #12642PARCEL  
2023-1041.23 +/- ACRES TOTAL  
0.23 +/- ACRES R.O.W.  
1.00 +/- ACRES NETPARCEL N  
BOOK 1999, PAGE 1940PARCEL 2019-10  
BOOK 2019, PAGE 548E1/4 CORNER  
SEC. 26, T89N, R3W  
FD. 1/2" IRON ROD W/  
YELLOW CAP #12642

S 89°42'28" W 1323.09'

N 89°50'41" E 286.63'

224.90'

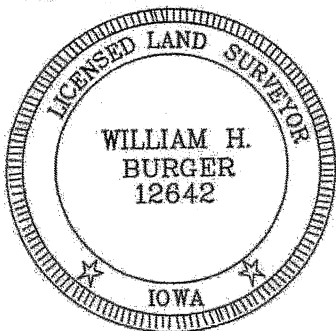
61.73'

N 00°11'27" W 187.63'

S 89°50'41" W 286.63'

245.28'

41.35'



DATE OF SURVEY: 11/8/2023

SCALE: 1" = 100'

SHEET 1 OF 3

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, 2024

WILLIAM H. BURGER

#12642

DATE

Wm. Burger  
LandSurveyor510 3rd Street West Court  
Worthington, Iowa 52078

**LEGAL DESCRIPTION**

**PARCEL 2023-104** - Part of Lot 3 of R.L. Steger Addition in Delaware County, Iowa; containing a total of 1.23 acres more or less, including 0.23 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:

**COMMENCING** at the Northeast corner of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Twenty-five (25), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

**Thence** South 00°-11'-27" East 2333.26 feet along the East line of Lot 3 of R.L. Steger Addition in Delaware County, Iowa as recorded in Book 2022, Page 3741 in the Office of the Delaware County Recorder to the **POINT OF BEGINNING**;

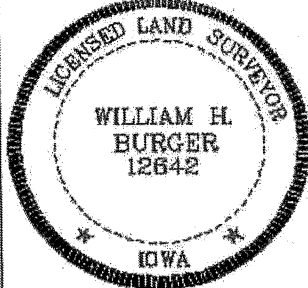
**Thence** continuing along the East line of said Lot 3 South 00°-11'-27" East 187.63 feet to the Northeast corner of Parcel N as recorded in Book 1999, Page 1940 in the Office of the Delaware County Recorder;

**Thence** South 89°-50'-41" West 286.63 feet along the North line and to the Northwest corner of said Parcel N;

**Thence** North 00°-11'-27" West 187.63 feet;

**Thence** North 89°-50'-41" East 286.63 feet to the **POINT OF BEGINNING**, containing a total of 1.23 acres more or less, including 0.23 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 East line of Lot 3 of R.L. Steger Addition in Delaware County, Iowa is assumed to bear South 00°-11'-27" East.



**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, 2024

*William H. Burger* 11/20/23  
William H. Burger Date Reg. No. 12642  
Sheet No. 2 covered by this seal

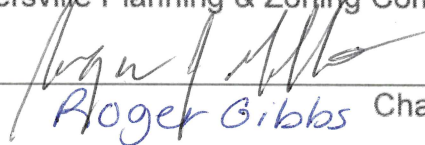
**CITY OF DYERSVILLE PLANNING AND ZONING COMMISSION**

Dyersville, Iowa

December 11, 2023

The foregoing plat of survey of **PARCEL 2023-104**; as shown on the attached plat, being within the 2-mile radius 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 County, Iowa is here by recommended.

Dyersville Planning & Zoning Commission

By  Chairperson

**CITY COUNCIL APPROVING FINAL PLAT**

Dyersville, Iowa

\_\_\_\_\_, 2023

The undersigned, \_\_\_\_\_, Mayor, and \_\_\_\_\_, Clerk of the City of Dyersville, Delaware County, Iowa do hereby certify that the foregoing plat of survey of **PARCEL 2023-104**; 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

\_\_\_\_\_  
City Clerk

STATE OF IOWA            )  
                                      ) ss.  
DELAWARE COUNTY        )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me, \_\_\_\_\_, a Notary Public in and for the State of Iowa, personally appeared \_\_\_\_\_ and \_\_\_\_\_, 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 \_\_\_\_\_, 2023, 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