

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

REQUESTOR: MIKE MEYER

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

SURVEYOR: BILL BURGER

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

PREPARED BY BILL BURGER

510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078

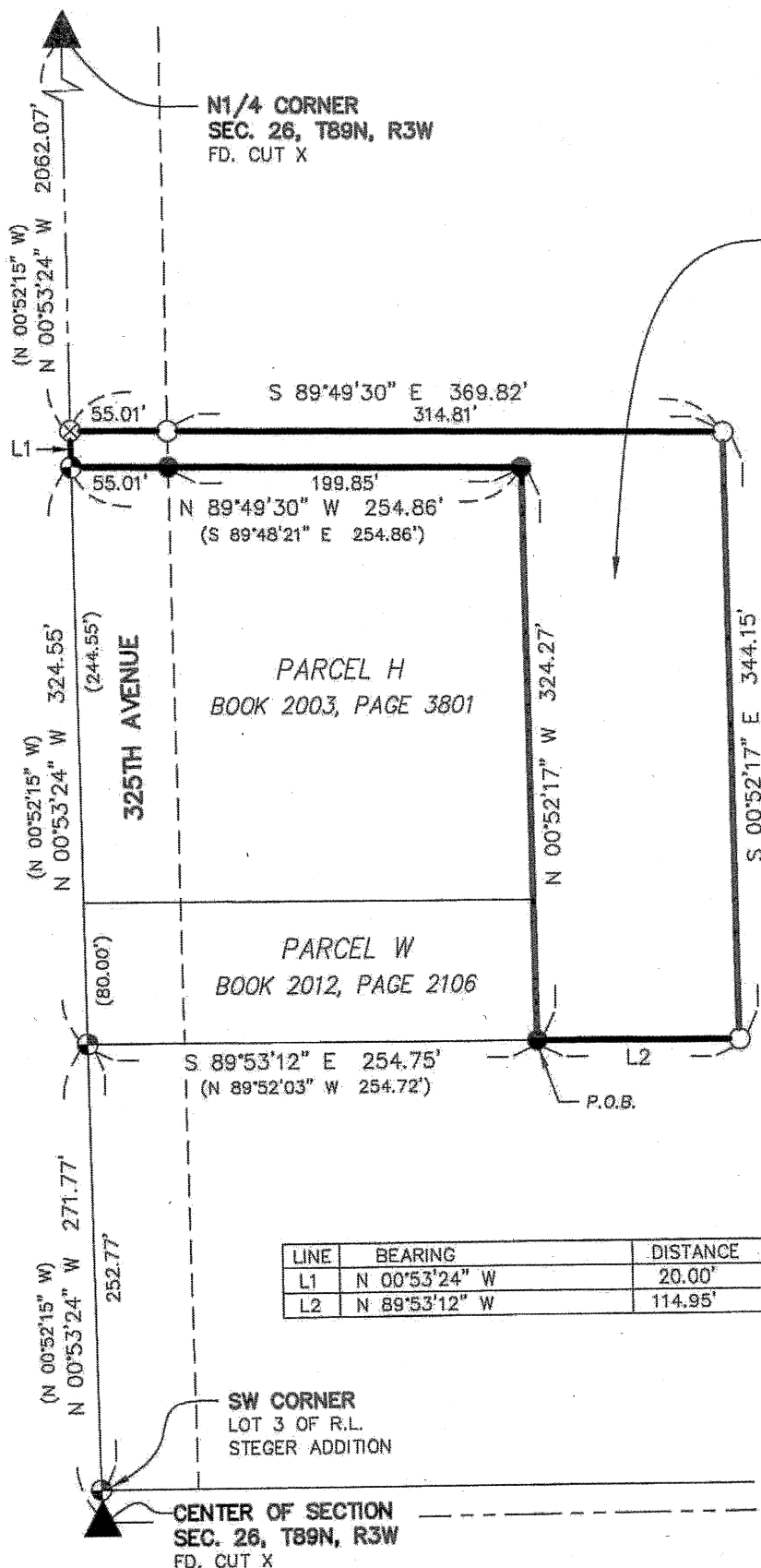
(563) 855 2028

PLAT OF
SURVEY

PARCEL 2023-103

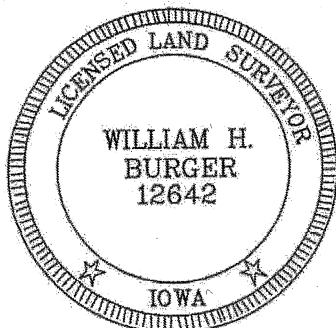
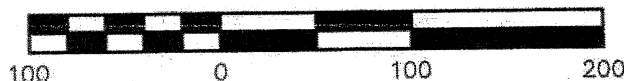
PART OF LOT 3 OF R.L. STEGER ADDITION IN DELAWARE COUNTY, IOWA

PARCEL 2023-103

1.03 +/- ACRES TOTAL
0.03 +/- ACRES R.O.W.
1.00 +/- ACRES NETLOT 3 OF
R.L. STEGER ADDITION
IN DELAWARE COUNTY, IOWA
BOOK 2022, PAGE 3741

LEGEND

- SET 1/2" IRON ROD W/
YELLOW CAP #12642
- ⊗ SET CUT X
- FD. 1/2" IRON ROD W/
YELLOW CAP #12642
- ⊙ FD. CUT X
- BOUNDARY LINE SURVEYED
- - - SECTION LINE AND OR 1/4 OR
1/4 1/4 SECTION LINE
- - - R.O.W. LINE
- () RECORDED AS
- P.O.B. POINT OF BEGINNING



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 11/20/23
WILLIAM H. BURGER #12642 DATE

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

LEGAL DESCRIPTION

PARCEL 2023-103 - Part of Lot 3 of R.L. Steger Addition in Delaware County, Iowa; containing a total of 1.03 acres more or less, including 0.03 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 Southwest corner 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;

Thence North 00°-53'-24" West 252.77 feet along a West line of said Lot 3 to the Southwest corner of Parcel W as recorded in Book 2012, Page 2106 in the Office of the Delaware County Recorder;

Thence South 89°-53'-12" East 254.75 feet along the South line and to the Southeast corner of said Parcel W, corner also being the **POINT OF BEGINNING**;

Thence North 00°-52'-17" West 324.27 feet along the East line of said Parcel W and along the East line and to the Northeast corner of Parcel H as recorded in Book 2003, Page 3801 in the Office of the Delaware County Recorder;

Thence North 89°-49'-30" West 254.86 feet along the North line and to the Northwest corner of said Parcel H;

Thence North 00°-53'-24" West 20.00 feet along a West line of said Lot 3;

Thence South 89°-49'-30" East 369.82 feet;

Thence South 00°-52'-17" East 344.15 feet;

Thence North 89°-53'-12" West 114.95 feet to the **POINT OF BEGINNING**, containing a total of 1.03 acres more or less, including 0.03 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 Lot 3 of R.L. Steger Addition in Delaware County, Iowa is assumed to bear North 00°-53'-24" West.

	<p>SURVEYORS CERTIFICATE</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, 2024</p> <p><i>William H. Burger</i> 11/20/23 _____ William H. Burger Date Reg. No. 12642</p> <p>Sheet No. 2 covered by this seal</p>
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CITY OF DYERSVILLE PLANNING AND ZONING COMMISSION

Dyersville, Iowa 12-11-23, 2023

The foregoing plat of survey of **PARCEL 2023-103**; 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 Roger Gibbs 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 2023-103**; 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