



## PLANNING & ZONING MEETING

Lower Level Council Chambers  
Monday, February 10, 2025  
6:30 PM

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### AGENDA

#### ROLL CALL

#### AGENDA ITEMS

1. Approve Minutes of the November 12, 2024 Planning & Zoning Meeting.
2. Approve Plat of Survey of Benn Subdivision, Fifth Addition, City of Dyersville, Dubuque County, Iowa. Lot 2 in Benn Subdivision, Third Addition, Dubuque County, Iowa. Plat submitted by Blake Burkle.
3. Approve Final Plat of Weber Place Plat 2, Delaware County, Iowa. Lot 1 of "Weber Place" in Section 26, Bremen Township, Delaware County, Iowa, and that portion of abandoned railroad right of way as described in Deed Book 113, Page 129 in the Office of the Recorder of Delaware County, Iowa. Plat submitted by Elijah Demmer c/o Dyersville Ready Mix.
4. Approve Plat of Survey of: Parcel 2025-3 & Parcel 2025-4, of the East 1/2 of the NE 1/4 of Section 23, T89N, R3W of the 5th P.M., in Delaware County, Iowa. Plat submitted by Daniel Schulte.
5. Approve Final Plat of: Parcel 2025-5, Parcel 2025-6 & Parcel 2025-7, of the South 1/2 of the SW 1/4 except Parcel 2015-60 of Section 13, T89N, R3W of the 5th P.M., in Delaware County, Iowa. Plat submitted by Ben Lammers.

#### ADJOURNMENT



## PLANNING & ZONING MEETING

Lower Level Council Chambers  
Tuesday, November 12, 2024  
6:35 PM

### MINUTES

#### ROLL CALL

PRESENT: Ryan Cahill (via phone), Vice-Chairperson Tim Nefzger, Joe Petsche, Matt Tauke

ABSENT: Chairperson Roger Gibbs, Bec Willenborg

#### AGENDA ITEMS

1. Approve Minutes of the October 14, 2024 Planning & Zoning Commission Meeting

There were no questions, changes or comments.

Motion to approve Minutes of the October 14, 2024 Planning & Zoning Meeting made by Joe Petsche. Seconded by Matt Tauke.

Voting Yea: Ryan Cahill, Tim Nefzger, Joe Petsche, Matt Tauke

Voting Nay:

2. Approve Plat of Survey of City View Acres 3rd Addition, City of Dyersville, Dubuque County, Iowa. Plat submitted by Dan and Lynne Lueck.

Dave Schneider with Schneider Land Surveying was present. He stated he is working with Lueck's to divide their property into two parcels. They plan to build a new home on Lot 1. The property is also being annexed into the city due to conflicts with county requirements. It was questioned if they were building just one single family home and that was confirmed. The 45' access was questioned. City Administrator Mick Michel advised that will be the driveway and 15' of that is a public utility easement. Michel also stated that the city has no issues.

Motion to approve Plat of Survey of City View Acres 3<sup>rd</sup> Addition, City of Dyersville, Dubuque County Iowa made by Matt Tauke, Seconded by Joe Petsche.

Voting Yea: Ryan Cahill, Tim Nefzger, Joe Petsche, Matt Tauke

Voting Nay:

3. Approve Final Plat of Ameskamp Farm Subdivision, Dubuque County, Iowa. The Northeast Quarter of the Northwest Quarter, Except Lot 1, and the Southeast Quarter of the Northwest Quarter, all in Section 27, Township 89 North, Range 2 West of the 5th P.M., Dubuque County, Iowa. Plat submitted by Wayne & Sharon Ameskamp.

Dave Schneider with Schneider Land Surveying was present. He stated that Ryan Ameskamp is planning on building a home on Lot 1 of the plat. Schneider said he is working with the county on their requirements, and this is going to the city because of the two-mile jurisdiction. The county has approved the entrance permit to Golf Course Road.

City Administrator, Mick Michel, stated the city has no issues.

Motion to approve Final Plat of Ameskamp Farm Subdivision, Dubuque County Iowa made by  
by Matt Tauke. Seconded by Tim Nefzger.  
Voting Yea: Ryan Cahill, Tim Nefzger, Joe Petsche, Matt Tauke

**ADJOURNMENT**

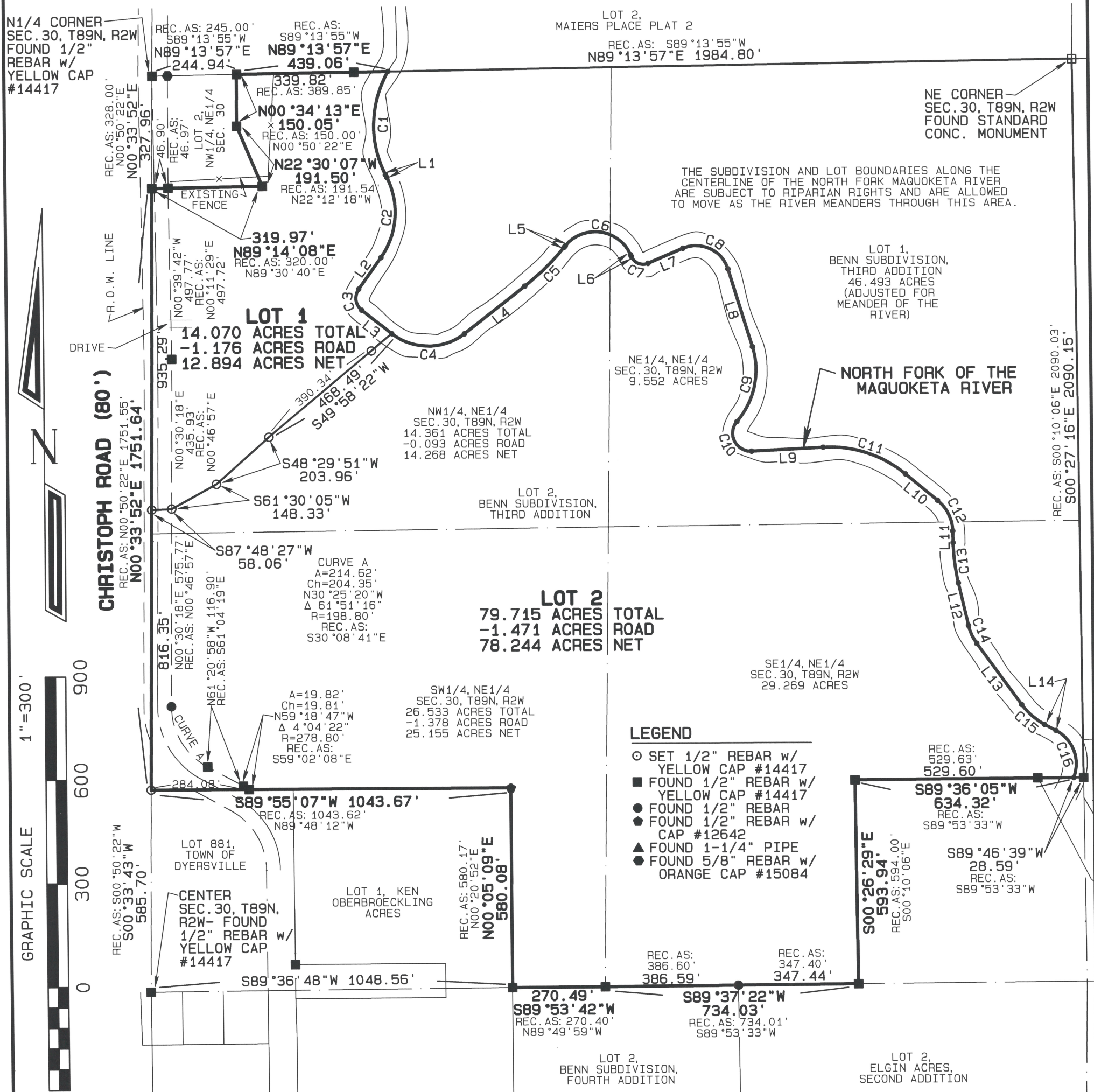
Meeting adjourned at 6:40 pm on a motion made by Matt Tauke. Seconded by Tim Nefzger.

A handwritten signature in cursive script that reads "Lori A. Panton".

Lori A. Panton, recording Secretary

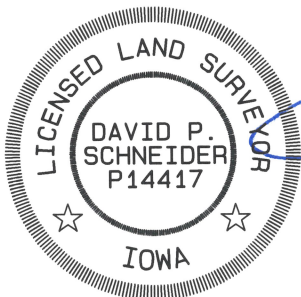
**SURVEYOR:** DAVID P. SCHNEIDER  
**SURVEYOR** SCHNEIDER LAND SURVEYING  
**COMPANY:** AND PLANNING, INC.  
**RETURN TO:** DAVID P. SCHNEIDER  
P.O.BOX 128 FARLEY, IOWA  
Ph#563-744-3631 daves@yousq.net

PLAT OF SURVEY  
BENN SUBDIVISION, FIFTH ADDITION,  
CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA  
LOT 2 IN BENN SUBDIVISION, THIRD ADDITION, DUBUQUE COUNTY, IOWA



**TOTAL AREA**  
**93.785 ACRES TOTAL**  
**-2.647 ACRES ROAD**  
**91.138 ACRES NET**

**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 Decem

Pages or sheets covered by this seal: SHEETS 1 AND 2

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

Project: 1550ps2024
Survey Date: 12/31/2024
Sheet: 1 of 5



**SURVEY DESCRIPTION -  
BENN SUBDIVISION, FIFTH ADDITION,  
CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA:  
LOT 2 IN BENN SUBDIVISION, THIRD ADDITION,  
DUBUQUE COUNTY, IOWA**

NOTE:  
THE SUBDIVISION AND LOT BOUNDARIES ALONG THE  
CENTERLINE OF THE NORTH FORK MAQUOKETA RIVER  
ARE SUBJECT TO RIPARIAN RIGHTS AND ARE ALLOWED  
TO MOVE AS THE RIVER MEANDERS THROUGH THIS AREA.

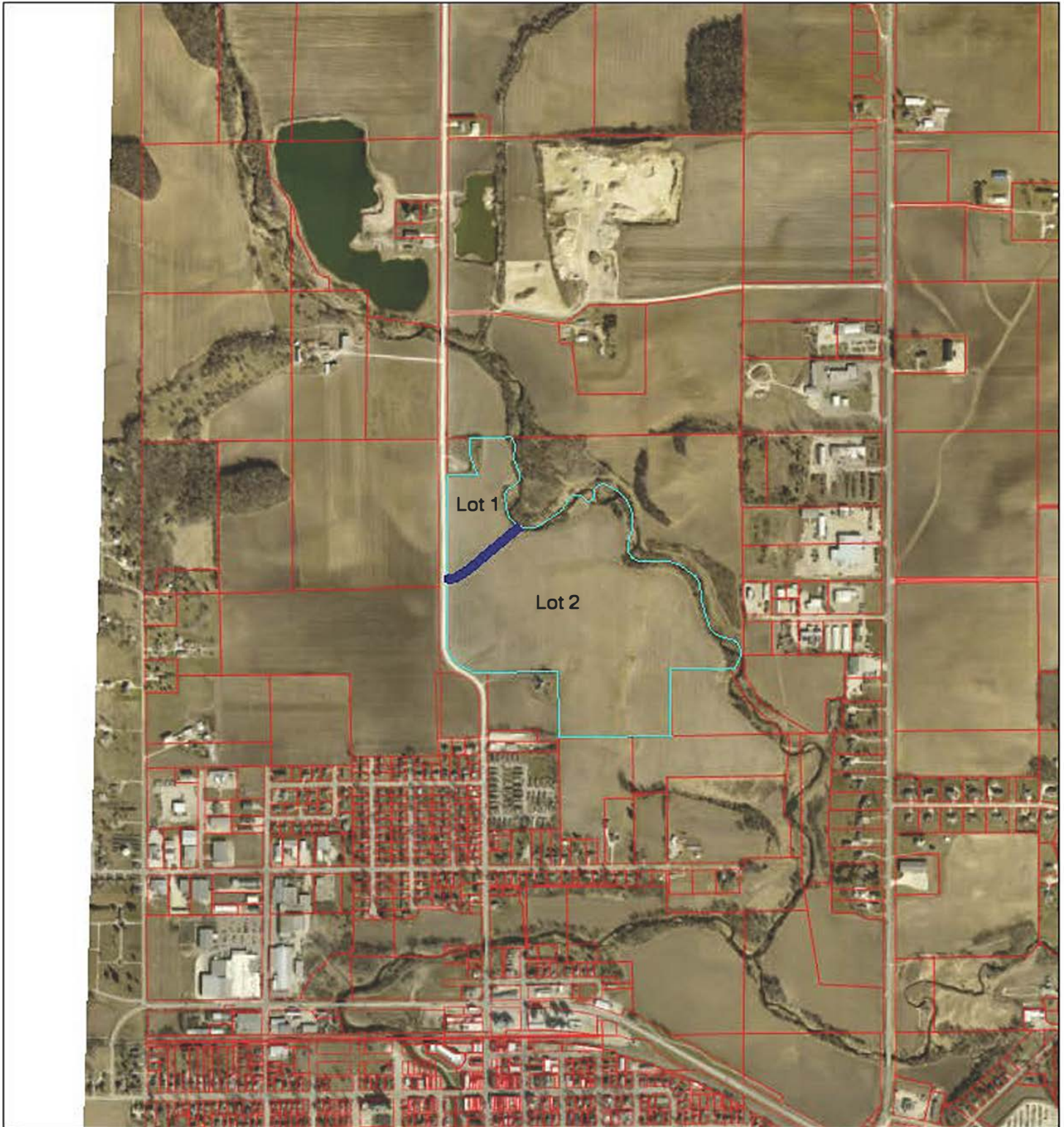
SEE PLAT OF SURVEY ON SHEET 1

CENTERLINE DATA NORTH FORK MAQUOKETA RIVER/ LOT LINE						
LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD	TANGENT
C1	313.60'	S01°56'58"W	318.51'	56°24'47"	301.08'	170.83'
L1	9.10'	S26°15'25"E				
C2	246.47'	S04°46'21"W	227.55'	62°03'32"	234.60'	136.89'
L2	111.81'	S35°48'06"W				
C3	67.77'	S07°51'36"E	44.47'	87°19'25"	61.40'	42.44'
L3	110.14'	S51°31'19"E				
C4	227.85'	S89°35'12"E	171.48'	76°07'46"	211.46'	134.29'
L4	223.70'	N52°20'55"E				
C5	161.85'	N46°00'33"E	731.38'	12°40'45"	161.52'	81.26'
L5	4.61'	N39°40'10"E				
C6	229.88'	S81°55'03"E	112.74'	116°49'33"	192.08'	183.35'
L6	6.21'	S23°30'17"E				
C7	57.39'	S68°16'07"E	36.73'	89°31'40"	51.72'	36.43'
L7	110.35'	N66°58'03"E				
C8	162.12'	S64°56'45"E	96.58'	96°10'23"	143.74'	107.59'
L8	236.03'	S16°51'34"E				
C9	233.77'	S12°04'00"W	231.52'	57°51'07"	223.96'	127.94'
C10	121.29'	S25°59'22"E	51.88'	133°57'51"	95.49'	122.10'
L9	207.47'	N87°01'43"E				
C11	254.78'	S71°45'53"E	344.17'	42°24'49"	249.00'	133.54'
L10	119.07'	S50°33'29"E				
C12	102.88'	S25°53'13"E	119.46'	49°20'31"	99.73'	54.87'
L11	34.79'	S01°12'57"E				
C13	118.37'	S07°00'00"E	586.26'	11°34'05"	118.16'	59.38'
L12	127.71'	S12°47'02"E				
C14	57.66'	S24°30'05"E	140.96'	23°26'06"	57.25'	29.24'
L13	218.58'	S36°13'08"E				
C15	87.87'	S48°59'25"E	197.10'	25°32'34"	87.14'	44.68'
L14	38.09'	S61°45'41"E				
C16	161.30'	S20°06'08"E	110.92'	83°19'07"	147.46'	98.68'

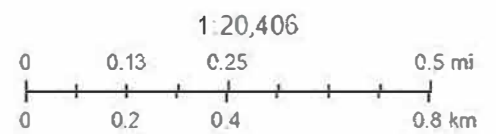
**PLAT OF SURVEY  
BENN SUBDIVISION, FIFTH ADDITION,  
CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA  
LOT 2 IN BENN SUBDIVISION, THIRD ADDITION,  
DUBUQUE COUNTY, IOWA**

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

Project: 1550ps2024  
Survey Date: 12/31/2024  
Sheet: 2 of 5



1/23/2025, 9:43:02 AM





**RECORDER'S INDEX**

LOCATION: LOT 1 OF "WEBER PLACE" IN SECTION 26,  
BREMEN TOWNSHIP, DELAWARE COUNTY,  
IOWA AND THAT PORTION OF ABANDONED  
RAILROAD RIGHT OF WAY AS DESCRIBED  
IN DEED BOOK 113, PAGE 129,  
DELAWARE COUNTY, IOWA  
REQUESTOR: DYERSVILLE READY MIX, INC.  
c/o ELIJAH DEMMER  
PROPRIETOR: DYERSVILLE READY MIX, INC.  
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

Item 3.

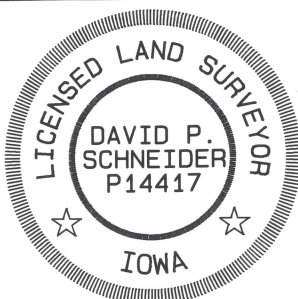
FINAL PLAT  
**WEBER PLACE PLAT 2, DELAWARE COUNTY, IOWA**  
LOT 1 OF "WEBER PLACE" IN SECTION 26, BREMEN TOWNSHIP,  
DELAWARE COUNTY, IOWA, AND THAT PORTION OF ABANDONED  
RAILROAD RIGHT OF WAY AS DESCRIBED IN DEED BOOK 113,  
PAGE 129 IN THE OFFICE OF THE RECORDER OF  
DELAWARE COUNTY, IOWA

SEE PLAT OF SURVEY ON SHEET 2

**TOTAL AREA**  
48.897 ACRES

**SURVEY DESCRIPTION - WEBER PLACE PLAT 2, DELAWARE COUNTY, IOWA:**

LOT 1 OF "WEBER PLACE" IN SECTION 26, BREMEN TOWNSHIP, DELAWARE COUNTY, IOWA AND THAT PORTION OF ABANDONED RAILROAD RIGHT OF WAY AS DESCRIBED IN DEED BOOK 113, PAGE 129 IN THE OFFICE OF THE RECORDER OF DELAWARE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF "WEBER PLACE" IN SECTION 26, BREMEN TOWNSHIP, DELAWARE COUNTY, IOWA; THENCE N89°27'02"E, 2080.69 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S00°32'58"E, 24.00 FEET ALONG THE EAST LINE OF SAID LOT 1; THENCE S89°27'02"W, 256.00 FEET ALONG THE EASTERLY LINE OF SAID LOT 1; THENCE S00°53'05"E, 1304.50 FEET ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER OF PARCEL 2017-64 AS ILLUSTRATED ON A PLAT OF SURVEY FILED ON DECEMBER 12, 2017 IN BOOK 2017, PAGE 3378 IN THE OFFICE OF THE RECORDER OF DELAWARE COUNTY, IOWA; THENCE S00°53'38"E, 103.87 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2017-64 AND THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED RAILROAD PROPERTY AND THE NORTHERLY RIGHT OF WAY LINE OF VINE ROAD; THENCE N75°12'40"W, 1030.35 FEET ALONG SAID RIGHT OF WAY LINES TO THE BEGINNING OF A RIGHT OF WAY CURVE; THENCE WESTERLY AND NORTHWESTERLY, 445.82 FEET ALONG SAID CURVE HAVING A RADIUS OF 2915.00 FEET, CONCAVE TO THE NORTH, A CENTRAL ANGLE OF 8°45'46" AND A CHORD WHICH BEARS N70°51'00"W, 445.39 FEET; THENCE N66°25'41"W, 460.32 FEET ALONG SAID RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF PARCEL "R" AS ILLUSTRATED ON A PLAT OF SURVEY FILED SEPTEMBER 12, 2006 IN BOOK 2006, PAGE 3366 IN THE OFFICE OF THE RECORDER OF DELAWARE COUNTY, IOWA; THENCE N00°32'20"W, 821.54 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 89 NORTH, RANGE 3 WEST OF THE 5th P.M., DELAWARE COUNTY, IOWA, TO THE POINT OF BEGINNING, CONTAINING 48.897 ACRES.



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

Date:

My license renewal date is December 31, 2025.

Pages or sheets covered by this seal: SHEETS 1 AND 2

**SCHNEIDER**  
Land Surveying  
&  
Planning, Inc.

P.O. Box 128  
Farley, Iowa 52046  
Ph# 563-744-3631  
daves@yousq.net

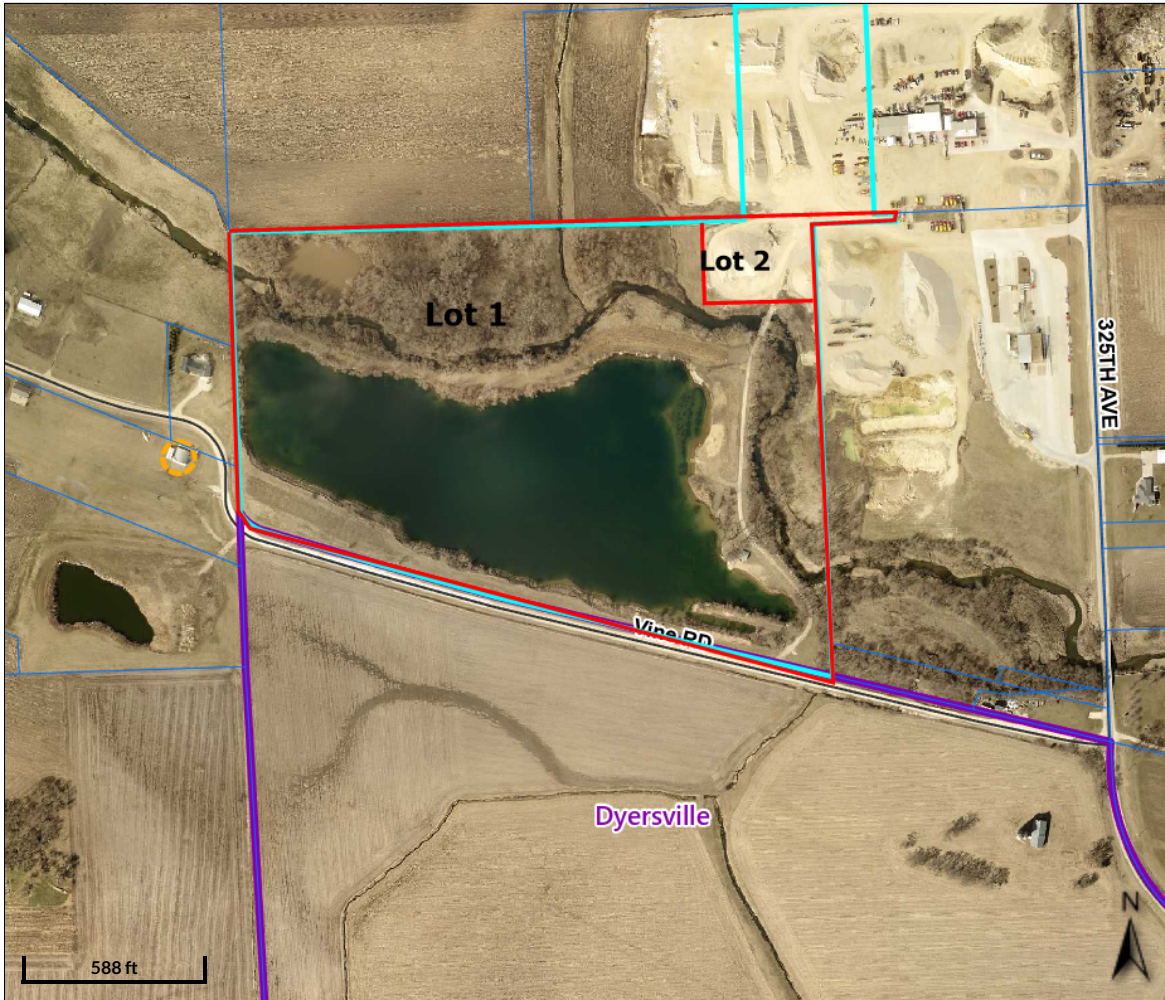
Project: 2928

Survey Date: 12/30/2024

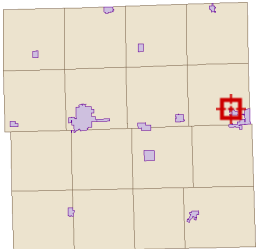
Sheet: 1 of 2







### Overview



### Legend

- Corporate Limits
- Corporate Limits
  - Unincorporated Area
  - Political Townships
- Parcels
- BLL
  - Parcel
  - Roads

Parcel ID	180260000500	Alternate ID	n/a	Owner Address	Dyersville Ready Mix Inc
Sec/Twp/Rng	26-89-3	Class	C		PO Box 220
Property Address	3231 VINE RD	Acreage	n/a		Dyersville, IA 52040-
	DYERSVILLE				
District	BREMEN WESTERN DUBUQUE				
Brief Tax Description	LT 1 OF WEBER PLACE & 3.68A ABANDONED RAIL RY & E 6 AC SW NE NW EX RD				
	(Note: Not to be used on legal documents)				

**Disclaimer:** All critical information should be independently verified. If you have questions about this site please contact either the Delaware County Auditor's Office at 563 927-4701 or the Delaware County Assessor's Office at 563 927-2526

Date created: 1/23/2025  
Last Data Uploaded: 1/23/2025 10:12:44 AM

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# INDEX LEGEND

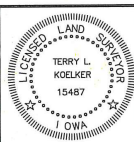
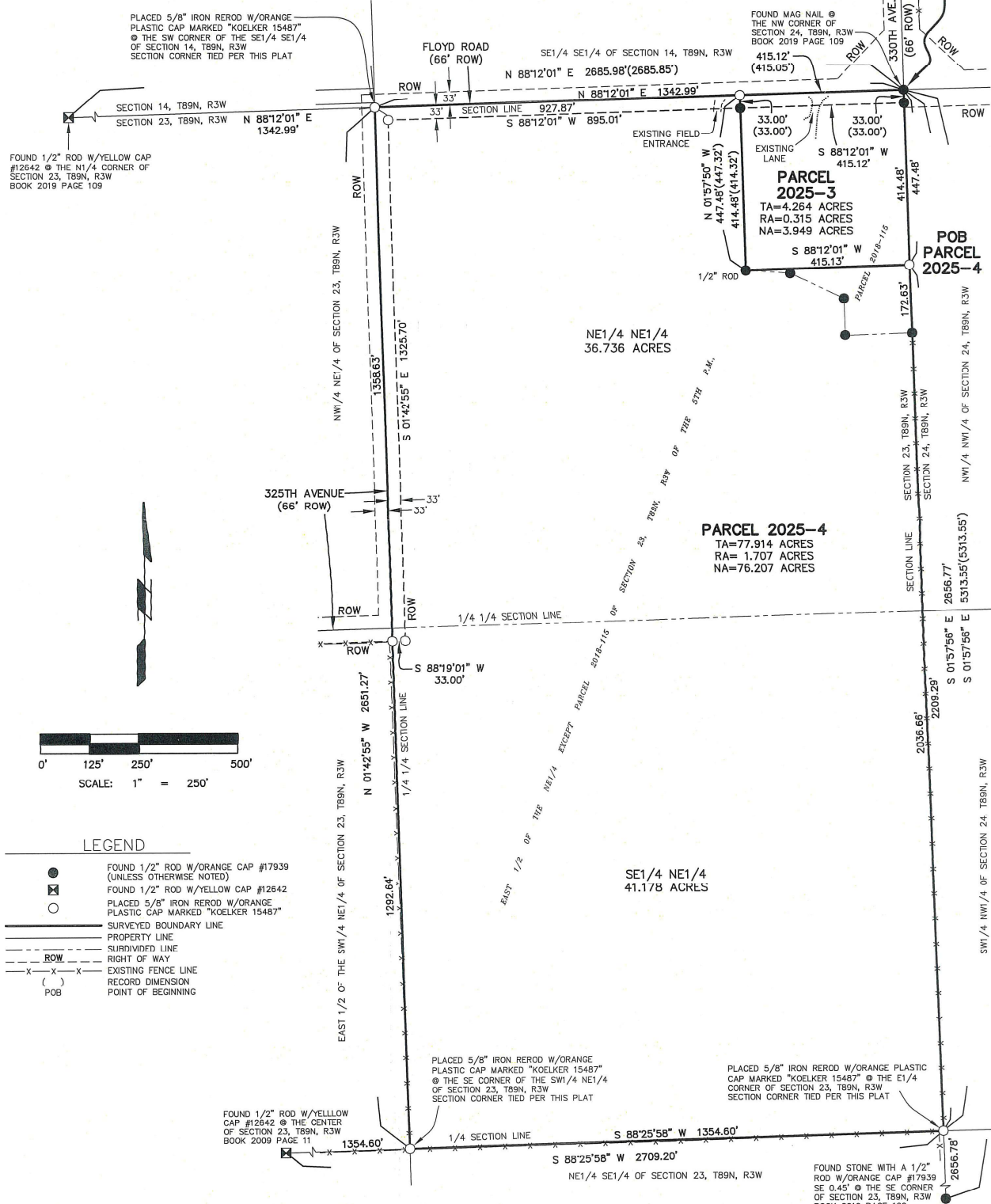
Location: Parcel 2025-3 & Parcel 2025-4 of the East 1/2 of the NE1/4 of Section 23, T89N, R3W of the 5th P.M., in Delaware County, Iowa  
 Requestor: Daniel Schulte  
 Proprietor of: Parcel 2018-115 in the NE1/4 NE1/4 of Section 23, T89N, R3W of the 5th P.M., in Delaware County, Iowa  
 Daniel John Schulte and Debra Ann Schulte, Trustees of the Daniel John Schulte and Debra Ann Schulte Declaration of Trust dated November 19, 2024  
 3294 Floyd Rd., Dyersville, IA 52040  
 Proprietor of: the East 1/2 of the NE1/4 except Parcel 2018-115 of Section 23, T89N, R3W of the 5th P.M., in Delaware County, Iowa  
 Glen Joseph & Sandy Marie Recker 3346 Vaske Rd. Dyersville, IA 52040  
 Surveyor: Terry L. Koelker  
 Company: Buesing & Associates, Inc.  
 1212 Locust St., Dubuque, IA 52001  
 Return To: Buesing and Associates, 1212 Locust St. Dubuque, IA 52001

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

Item 4.

**NOTE**  
 THIS SURVEY IS COMPRISED OF: PARCEL 2018-115 IN THE NE1/4 NE1/4 AND THE EAST 1/2 OF THE NE1/4 EXCEPT PARCEL 2018-115, ALL OF SECTION 23, T89N, R3W OF THE 5TH P.M., IN DELAWARE COUNTY, IOWA

## Plat of Survey of: PARCEL 2025-3 & PARCEL 2025-4, of the East 1/2 of the NE1/4 of Section 23, T89N, R3W of the 5th P.M., in Delaware County, Iowa



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.

TERRY L. KOELKER  
 LICENSE NUMBER 15487  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

(DATE) 1/24/25

SHEETS COVERED BY THIS SEAL: SHEETS 1 & 2

**BUESING & ASSOCIATES, INC.**  
 ENGINEERS AND SURVEYORS  
 1212 LOCUST ST., DUBUQUE, IA  
 (563) 556-4389

DRAWN BY: JCH CHECKED BY: TLK  
 SURVEY DATE: 12/10/2024 PLOT DATE: 1/23/2025  
 DWG. NO. 24359-01 SCALE: 1" = 250'

SHEET 1 OF 3



### 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: Parcel 2018-115 in the NE1/4 NE1/4 and the East 1/2 of the NE1/4 except parcel 2018-115, all of Section 23, T89N, R3W of the 5th P.M., in Delaware County, Iowa.

**Parcel 2025-3**

Commencing at the Northwest corner of Section 24, T89N, R3W of the 5th P.M., in Delaware County, Iowa, said point being the Point of Beginning;

Thence South 01° 57' 56" East (bearing is based from NAD 83, Zone 1401, Iowa North Coordinate System) along the West line of said Section 24, a distance of 447.48 feet;

Thence South 88° 12' 01" West a distance of 415.13 feet to the West line of the Original Parcel 2018-115 in the NE1/4 NE1/4 of Section 23, T89N, R3W of the 5th P.M., in Delaware County, Iowa;

Thence North 01° 57' 50" West along the West line of said Original Parcel 2018-115, a distance of 447.48 feet to the South line of the SE1/4 SE1/4 of Section 14, T89N, R3W of the 5th P.M., in Delaware County, Iowa;

Thence North 88° 12' 01" East along the South line of said SE1/4 SE1/4, a distance of 415.12 to the Point of Beginning;

**Parcel 2025-4**

Commencing at the Northwest corner of Section 24, T89N, R3W of the 5th P.M., in Delaware County, Iowa;

Thence South 01° 57' 56" East along the West line of said Section 24, a distance of 447.48 feet, said point being the Point of Beginning;

Thence continuing South 01° 57' 56" East (bearing is based from NAD 83, Zone 1401, Iowa North Coordinate System) along the West line of said Section 24, a distance of 2209.29 feet to the East 1/4 corner of Section 23, T89N, R3W of the 5th P.M., in Delaware County, Iowa;

Thence South 88° 25' 58" West along the North line of the SE1/4 of said Section 23, a distance of 1354.60 feet to the SE corner of the SW1/4 NE1/4 of said Section 23;

Thence North 01° 42' 55" West along the East line of said SW1/4 NE1/4 and along the East line of the NW1/4 NE1/4 of said Section 23, a distance of 2651.27 feet to the SW corner of the SE1/4 SE1/4 of Section 14, T89N, R3W of the 5th P.M., in Delaware County, Iowa;


Thence North 88° 12' 01" East along the South line of said SE1/4 SE1/4, a distance of 927.87 feet to the West line of the Original Parcel 2018-115 in the NE1/4 NE1/4 of said Section 23;

Thence South 01° 57' 50" East along the West line of said Original Parcel 2018-115, a distance of 447.48 feet;

Thence North 88° 12' 01" East a distance of 415.13 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 2025-3 & PARCEL 2025-4**, of the East 1/2 of the NE1/4 of Section 23, T89N, R3W of the 5th P.M., in Delaware County, Iowa.

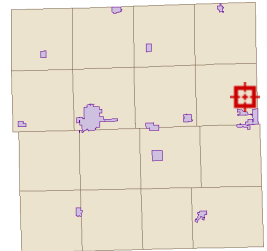
Total area of **PARCEL 2025-3** is 4.264 acres, with the ROW area being 0.315 acres. Total area of **PARCEL 2025-4** is 77.914 acres, with the ROW area being 1.707 acres. The surveyed Lot area is, more or less, and is subject to easements, reservations, restrictions, and rights-of-way of record and not of record, the plat of which is attached hereto and made a part of this certificate.

BY:   
Terry L. Koelker  
Licensed Land Surveyor  
License No. 15487

1/24/25  
Date  
License Renewal Date: 12/31/25



#### Overview



#### Legend

- Corporate Limits**
  - Corporate Limits
  - Unincorporated Area
- Political Townships**
  - Political Townships
- Parcels**
  - BLL
  - Parcel
- Roads

<b>Parcel ID</b>	220190001500	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	Lost Mountain Properties LLC
<b>Sec/Twp/Rng</b>	19-88-4	<b>Class</b>	R		c/o Tanner, Mitchell W
<b>Property Address</b>	22239 255TH ST	<b>Acreage</b>	1.17		PO Box 3
	DELHI				Delhi, IA 52223-0003
<b>District</b>	DELHI MAQ. V. LAKE FD 12				
<b>Brief Tax Description</b>	REPLAT OF LOT 1, LOT 2 & LOT 3 OF LOST BEACH VALLEY SUBD LT 1				
	(Note: Not to be used on legal documents)				

**Disclaimer:** All critical information should be independently verified. If you have questions about this site please contact either the Delaware County Auditor's Office at 563 927-4701 or the Delaware County Assessor's Office at 563 927-2526

Date created: 1/28/2025

Last Data Uploaded: 1/27/2025 5:14:52 PM

Developed by **SCHNEIDER**  
GEOSPATIAL



# INDEX LEGEND

Location: Parcel 2025-5, Parcel 2025-6 & Parcel 2025-7, of the South 1/2 of the SW1/4 except Parcel 2015-60 of Section 13, T89N, R3W of the 5th P.M., in Delaware County, Iowa

Requestor: Ben Lammer

Proprietor of the South 1/2 of the SW1/4 except Parcel 2015-60 of Section 13, T89N, R3W of the 5th P.M., in Delaware County, Iowa: Ben Lammer, Co-Trustees of The Lammer Family Revocable Trust

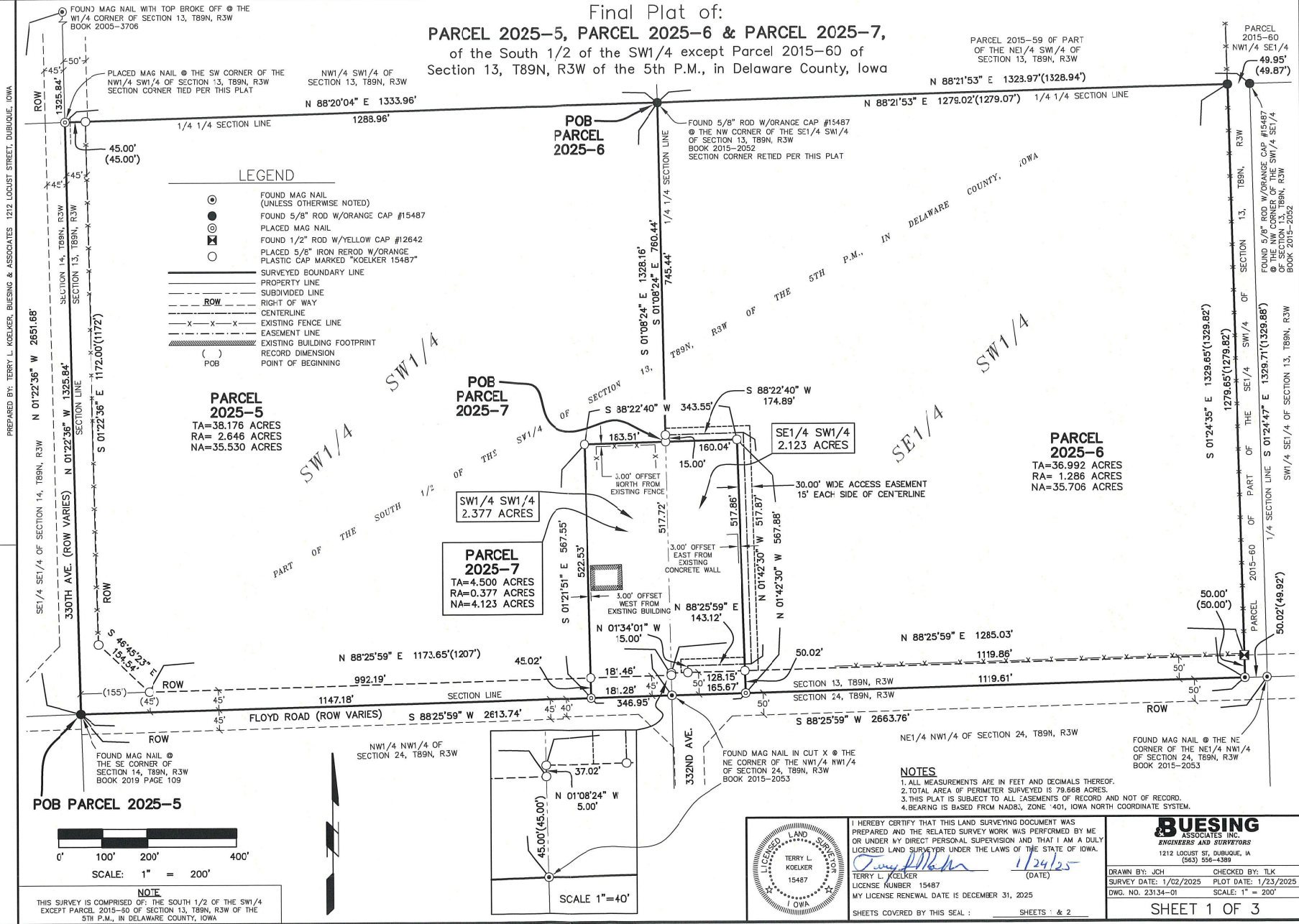
3327 Floyd Rd. Dyersville, IA 52004

Surveyor: Terry L. Koelker

Company: Buesing & Associates, Inc.

1212 Locust St., Dubuque, IA 52001

Return To: Buesing & Associates, 1212 Locust St. Dubuque, IA 52001



## 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: the South 1/2 of the SW1/4 except Parcel 2015-60 of Section 13, T89N, R3W of the 5th P.M., in Delaware County, Iowa.

### Parcel 2025-5

Commencing at the Southeast corner of Section 14, T89N, R3W of the 5th P.M., in Delaware County, Iowa, said point being the Point of Beginning;

Thence North 01° 22' 36" West (bearing is based from NAD 83, Zone 1401, Iowa North Coordinate System) along the East line of said Section 14, a distance of 1325.84 feet to the SW corner of the NW1/4 SW1/4 of Section 13, T89N, R3W of the 5th P.M., in Delaware County, Iowa;

Thence North 88° 20' 04" East along the South line of said NW1/4 SW1/4, a distance of 1333.96 feet to the NW corner of the SE1/4 SW1/4 of said Section 13;

Thence South 01° 08' 24" East along the West line of said SE1/4 SW1/4, a distance of 760.44 feet;

Thence South 88° 22' 40" West a distance of 183.51 feet;

Thence South 01° 21' 51" East a distance of 567.55 feet to the North line of the NW1/4 NW1/4 of Section 24, T89N, R3W of the 5th P.M., in Delaware County, Iowa;

Thence South 88° 25' 59" West along the North line of said NW1/4 NW1/4, a distance of 1147.18 feet to the Point of Beginning.

### Parcel 2025-6

Commencing at the SW corner of Parcel 2015-59 of part of the NE1/4 SW1/4 of Section 13, T89N, R3W of the 5th P.M., in Delaware County, Iowa, said point being the Point of Beginning;

Thence North 88° 21' 53" East (bearing is based from NAD 83, Zone 1401, Iowa North Coordinate System) along the South line of said Parcel 2015-59, a distance of 1279.02 feet to the West line of Parcel 2015-60 of part of the SE1/4 SW1/4 of said Section 13;

Thence South 01° 24' 35" East along the West line of said Parcel 2015-60, a distance of 1329.65 feet to the North line of the NE1/4 NW1/4 of Section 24, T89N, R3W of the 5th P.M., in Delaware County, Iowa;

Thence South 88° 25' 59" West along the North line of said NE1/4 NW1/4, a distance of 1119.61 feet;

Thence North 01° 42' 30" West a distance of 567.88 feet;

Thence South 88° 22' 40" West a distance of 160.04 feet to the West line of the SE1/4 SW1/4 of said Section 13;

Thence North 01° 08' 24" West along the West line of said SE1/4 SW1/4, a distance of 760.44 feet to the Point of Beginning.

### Parcel 2025-7

Commencing at the NW corner of the SE1/4 SW1/4 of said Section 13, T89N, R3W of the 5th P.M., in Delaware County, Iowa;

Thence South 01° 08' 24" East along the West line of said SE1/4 SW1/4, a distance of 760.44 feet to the Point of Beginning;

Thence North 88° 22' 40" East a distance of 160.04 feet;

Thence South 01° 42' 30" East a distance of 567.88 feet to the North line of the NE1/4 NW1/4 of Section 24, T89N, R3W of the 5th P.M., in Delaware County, Iowa;

Thence South 88° 25' 59" West along the North line of said NE1/4 NW1/4 and along the North line of the NW1/4 NW1/4 of said Section 24, a distance of 346.95 feet;

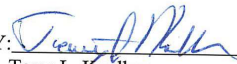
Thence North 01° 21' 51" West a distance of 567.55 feet;

Thence North 88° 22' 40" East a distance of 183.51 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 Final Plat of: **PARCEL 2025-5, 2025-6 & PARCEL 2025-7**, of the South 1/2 of the SW1/4 except Parcel 2015-60 of Section 13, T89N, R3W of the 5th P.M., in Delaware County, Iowa.

Total area of **PARCEL 2025-5** is 38.176 acres, with the ROW area being 2.646 acres. Total area of **PARCEL 2025-6** is 36.992 acres, with the ROW area being 1.286 acres. Total area of **PARCEL 2025-7** is 4.500 acres, with the ROW area being 0.377 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.

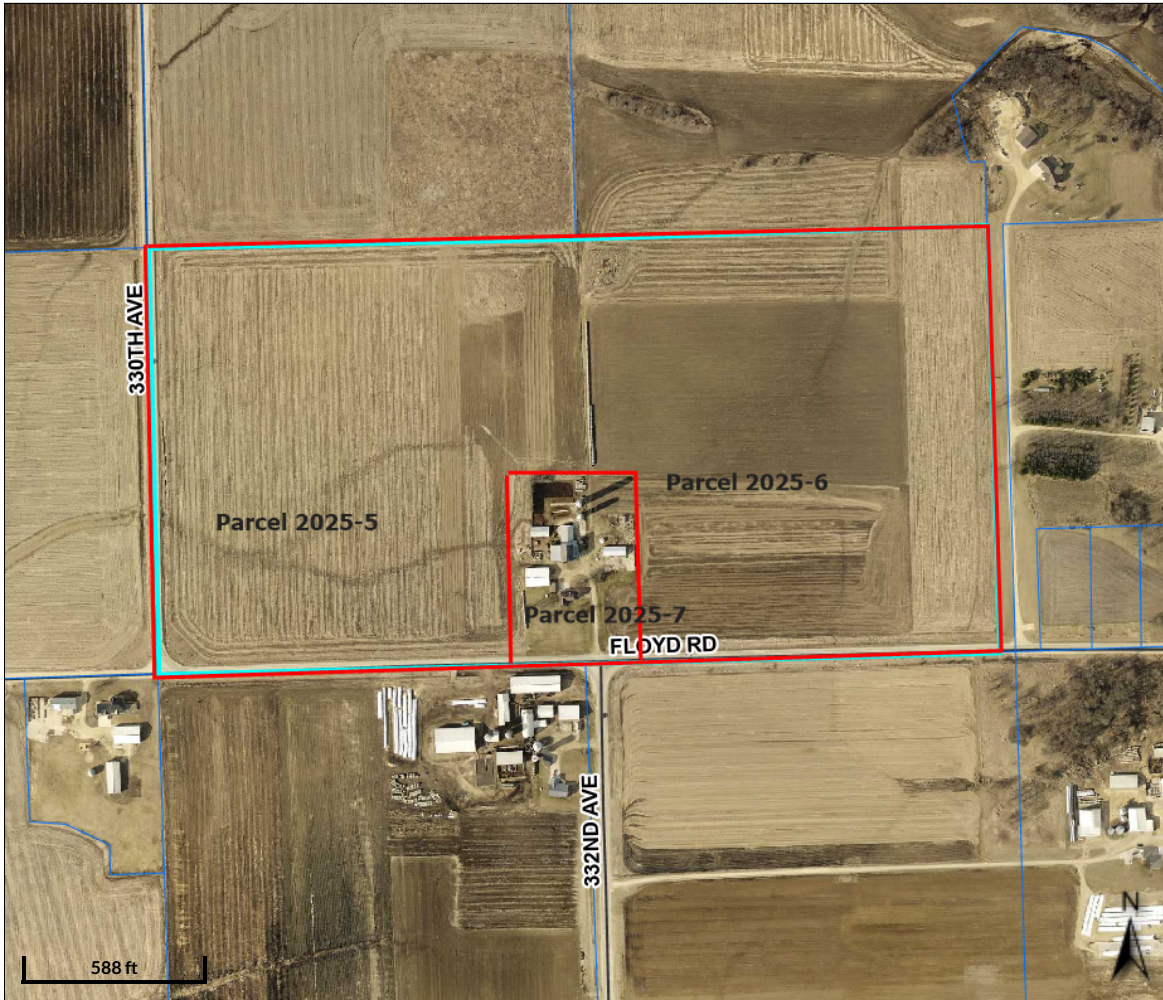
BY:

  
Terry L. Koelker  
Licensed Land Surveyor  
License No. 15487

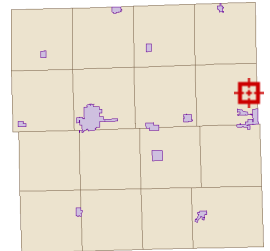
  
Date

License Renewal Date: 12/31/25











#### Overview



#### Legend

- Corporate Limits**
  -  Corporate Limits
  -  Unincorporated Area
- Political Townships**
  -  Political Townships
- Parcels**
  -  BLL
  -  Parcel
  -  Roads

<b>Parcel ID</b>	180130000700	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	Lammers Family Revocable Trust
<b>Sec/Twp/Rng</b>	13-89-3	<b>Class</b>	A		Lammers, Bernard J & Inez M Co-Trustees
<b>Property Address</b>	3327 FLOYD RD DYERSVILLE	<b>Acreage</b>	73.13		3327 Floyd Rd Dyersville, IA 52040
<b>District</b>	BREMEN WESTERN DUBUQUE				
<b>Brief Tax Description</b>	S 1/2 SW (Note: Not to be used on legal documents)				

**Disclaimer:** All critical information should be independently verified. If you have questions about this site please contact either the Delaware County Auditor's Office at 563 927-4701 or the Delaware County Assessor's Office at 563 927-2526

Date created: 1/28/2025  
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