

RECORDER'S INDEX

LOCATION: EAST HALF OF NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 87 NORTH, RANGE 2 EAST OF THE 5th P.M., DUBUQUE COUNTY, IOWA

REQUESTOR: STEFFES GROUP c/o CHRIS RICHARD

PROPRIETOR: VIRGIL G. BRADLEY TRUST DATED FEBRUARY 3, 2020

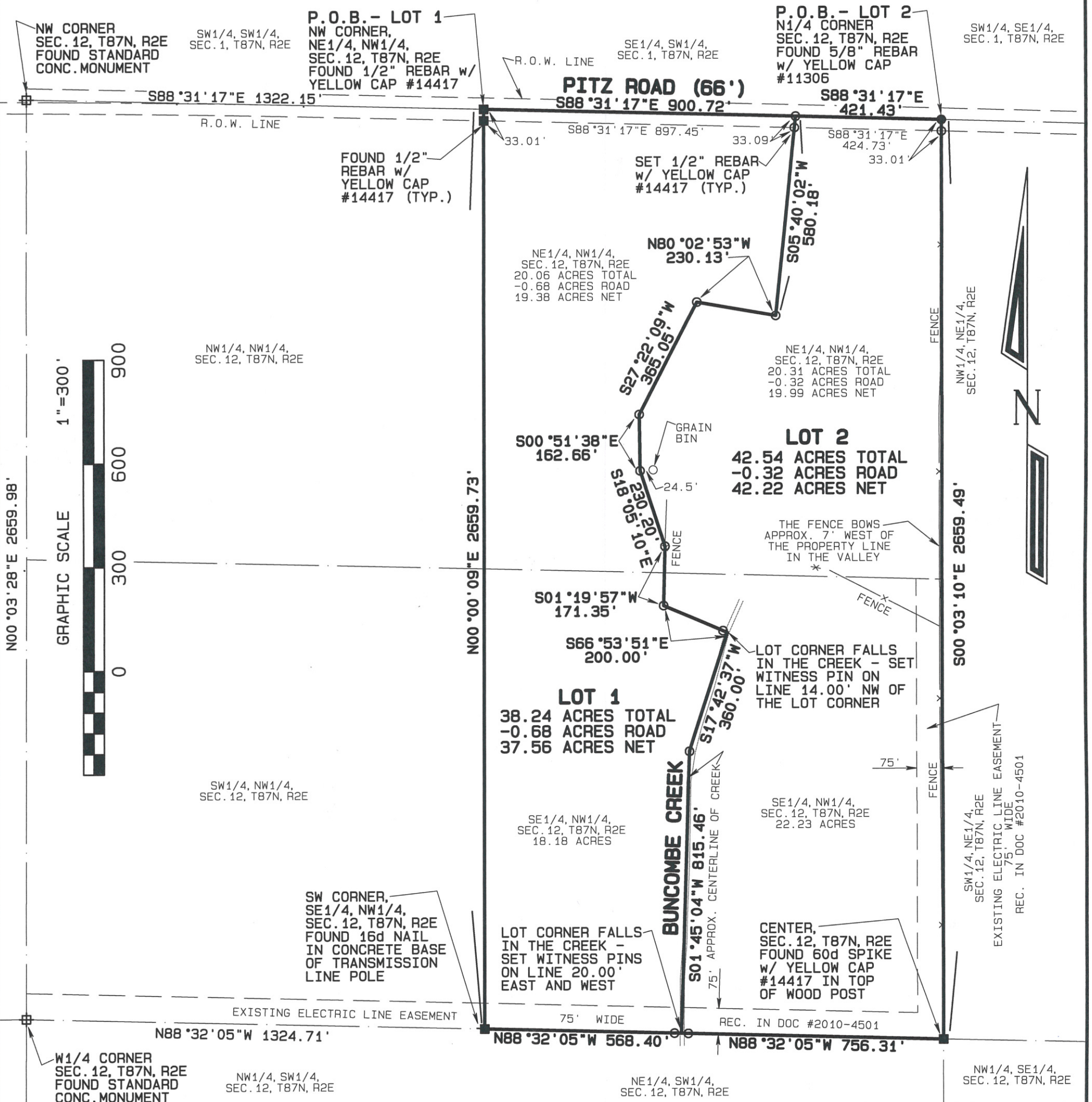
SURVEYOR: DAVID P. SCHNEIDER

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

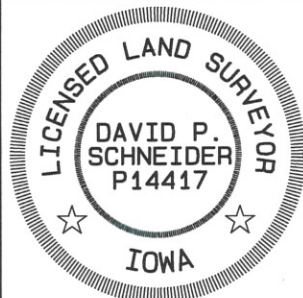
PLAT OF SURVEY

LOT 1 AND LOT 2 IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 87 NORTH, RANGE 2 EAST OF THE 5th P.M., DUBUQUE COUNTY, IOWA



TOTAL AREA
80.78 ACRES TOTAL
-1.00 ACRES ROAD
79.78 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 Date: 1/20/2023
My license renewal date is December 31, 2023.

Pages or sheets covered by this seal: THIS SHEET ONLY

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

Project: 2773ps
Survey Date: 1/12/2023
Sheet: 1 of 4

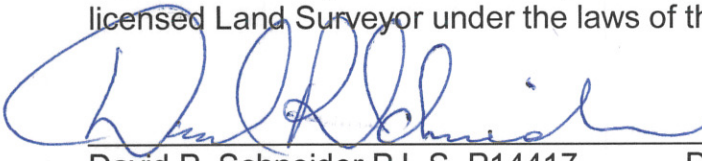
Survey Description – Lot 1 in the East Half of the Northwest Quarter of Section 12, Township 87 North, Range 2 East of the 5th P.M., Dubuque County, Iowa:

Part of the East Half of the Northwest Quarter of Section 12, Township 87 North, Range 2 East of the 5th P.M., Dubuque County, Iowa, more particularly described as follows: Beginning at the northwest corner of the East Half of the Northwest Quarter of said Section 12; thence S88°31'17"E, 900.72 feet along the north line of the East Half of the Northwest Quarter of said Section 12; thence S05°40'02"W, 580.18 feet; thence N80°02'53"W, 230.13 feet; thence S27°22'09"W, 365.05 feet; thence S00°51'38"E, 162.66 feet; thence S18°05'10"E, 230.20 feet; thence S01°19'57"W, 171.35 feet; thence S66°53'51"E, 200.00 feet to the center of Buncombe Creek; thence S17°42'37"W, 360.00 feet along said centerline of Buncombe Creek; thence S01°45'04"W, 815.46 feet along said centerline of Buncombe Creek to the south line of the East Half of the Northwest Quarter of said Section 12; thence N88°32'05"W, 568.40 feet along said south line to the southwest corner of said East Half of the Northwest Quarter of said Section 12; thence N00°00'09"E, 2659.73 feet to the point of beginning, containing 38.24 acres, which includes 0.68 acres of existing public road right of way.

Survey Description – Lot 2 in the East Half of the Northwest Quarter of Section 12, Township 87 North, Range 2 East of the 5th P.M., Dubuque County, Iowa:

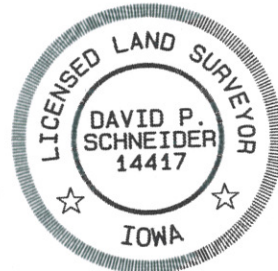
Part of the East Half of the Northwest Quarter of Section 12, Township 87 North, Range 2 East of the 5th P.M., Dubuque County, Iowa, more particularly described as follows: Beginning at the North Quarter corner of said Section 12; thence S00°03'10"E, 2659.49 feet to the Center of said Section 12; thence N88°32'05"W, 756.31 feet along the south line of the East Half of the Northwest Quarter of said Section 12 to the centerline of Buncombe Creek; thence N01°45'04"E, 815.46 feet along said centerline of Buncombe Creek; thence N17°42'37"E, 360.00 feet along said centerline of Buncombe Creek; thence N66°53'51"W, 200.00 feet; thence N01°19'57"E, 171.35 feet; thence N18°05'10"W, 230.20 feet; thence N00°51'38"W, 162.66 feet; thence N27°22'09"E, 365.05 feet; thence S80°02'53"E, 230.13 feet; thence N05°40'02"E, 580.18 feet to the north line of the East Half of the Northwest Quarter of said Section 12; thence S88°31'17"E, 421.43 feet along said north line to the point of beginning, containing 42.54 acres, which includes 0.32 acres of existing public road right of way.

I hereby certify that this land survey 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.

 1/20/2023

David P. Schneider P.L.S. P14417 Date:
My license renewal date is December 31, 2023.
Pages or sheets covered by this seal: THIS SHEET ONLY

Schneider Land Surveying & Planning, Inc.
P.O. Box 128 Farley, Iowa 52046 Job No. 2773PS
Phone: 563-744-3631 Email: daves@yousq.net



OWNER'S CONSENT

_____, Iowa

_____, 2023

The foregoing plat of **Lot 1 and Lot 2 in the East Half of the Northwest Quarter of Section 12, Township 87 North, Range 2 East of the 5th P.M., Dubuque County, Iowa**, is made with the free consent and in accordance with the desires of the undersigned owner and proprietor of said real estate.

Virgil G. Bradley Trust dated February 3, 2020

Elizabeth R. Townsend, Trustee

State of Iowa)
) ss:
County of Dubuque)

On this _____ day of _____, 2023, before me, a Notary Public in and for said State, personally appeared Elizabeth R. Townsend, Trustee of the Virgil G. Bradley Trust dated February 3, 2020, to me personally known, who being by me duly affirmed did say that she, said Elizabeth R. Townsend, Trustee, acknowledged the execution of said instrument to be her voluntary act and deed voluntarily executed.

Notary Public in the State of Iowa
My Commission Expires _____

MORTGAGE HOLDERS ACKNOWLEDGMENT

The undersigned for _____ of _____, State of Iowa, do hereby certify that the attached plat of **Lot 1 and Lot 2 in the East Half of the Northwest Quarter of Section 12, Township 87 North, Range 2 East of the 5th P.M., Dubuque County, Iowa**, is made with our free consent and in accordance with our desire as lien holder and mortgagee of the premises described herein.

Bank _____ City _____
President _____ V.P. _____

State of Iowa)
) ss:
County of Dubuque)

On this _____ day of _____, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared _____ and _____ to me personally known, who being by me duly sworn, did say that they are the _____, and _____ respectively, of the corporation executing the within and foregoing instrument; that the seal affixed thereto is the seal of the corporation; that the instrument was signed and sealed on behalf of the corporation by authority of its Board of Directors; and that _____ and _____ as officers acknowledged the execution of the foregoing instrument to be the voluntarily act and deed of the corporation, by it and by them voluntarily executed.

Notary Public in the State of Iowa
My Commission Expires _____

DUBUQUE COUNTY ASSESSOR

Dubuque, Iowa

The forgoing plat was entered of record in the office of the Dubuque County Assessor this _____ day of _____, 2023.

County Assessor of Dubuque County, Iowa

DUBUQUE COUNTY ENGINEER

Dubuque, Iowa

_____, 2023

I, _____, the Dubuque County Engineer, have received and examined the foregoing plat of **Lot 1 and Lot 2 in the East Half of the Northwest Quarter of Section 12, Township 87 North, Range 2 East of the 5th P.M., Dubuque County, Iowa**, for compliance with the Dubuque County Engineering regulations and have found said plat to be acceptable.

County Engineer of Dubuque County, Iowa

DUBUQUE COUNTY PLATS OFFICER

Dubuque, Iowa

_____, 2023

I, _____, the Dubuque County Plats Officer, have received and examined the foregoing plat of **Lot 1 and Lot 2 in the East Half of the Northwest Quarter of Section 12, Township 87 North, Range 2 East of the 5th P.M., Dubuque County, Iowa**, for compliance with the Dubuque County Platting and Subdivision regulations and have found said plat to be acceptable.

County Plats Officer of Dubuque County, Iowa

DUBUQUE COUNTY AUDITOR

Dubuque, Iowa

The forgoing plat was entered of record in the office of the Dubuque County Auditor this _____ day of _____, 2023. We approve of the subdivision name or title to be recorded.

County Auditor of Dubuque County, Iowa

DUBUQUE COUNTY RECORDER

Dubuque, Iowa

The forgoing plat has been received by the Dubuque County Recorder this _____ day of _____, 2023.

County Recorder of Dubuque County, Iowa