

RECORDER'S INDEX

LOCATION: LOT 1 IN WEBER'S
FIRST ADDITION,
DUBUQUE COUNTY, IOWA

REQUESTOR: ESTATE OF LESTER A. WEBER

PROPRIETOR: ESTATE OF LESTER A. WEBER
c/o JEANETTE TALBERT, EXECUTOR

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

FINAL PLAT

WEBER'S SECOND ADDITION,
DUBUQUE COUNTY, IOWA

LOT 1 IN WEBER'S FIRST ADDITION,
DUBUQUE COUNTY, IOWA

TOTAL AREA

241.514 ACRES TOTAL
- 3.902 ACRES ROAD
237.612 ACRES NET

SURVEY DESCRIPTION - WEBER'S SECOND ADDITION, DUBUQUE COUNTY, IOWA:

LOT 1 IN WEBER'S FIRST ADDITION IN SECTION 33, TOWNSHIP 88 NORTH, RANGE 3 EAST OF THE 5th P.M., DUBUQUE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 33; THENCE N89°53'18"W, 622.89 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 TO THE EASTERLY CORNER OF LOT 2 IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 2 IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, LOT 2 IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND LOT 2 IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SAID SECTION 33; THENCE N38°55'05"W, 320.40 FEET; THENCE N51°27'33"W, 379.00 FEET; THENCE N60°04'49"W, 700.90 FEET; THENCE N57°58'49"W, 92.40 FEET; THENCE N46°40'10"W, 84.20 FEET; THENCE N38°34'10"W, 253.40 FEET; THENCE N73°14'10"W, 369.40 FEET; THENCE N49°49'10"W, 139.20 FEET; THENCE N25°24'10"W, 315.56 FEET TO THE NORTHERLY CORNER OF LOT 2 IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33 AND THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE N00°45'43"E, 1029.06 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 33; THENCE S89°33'13"E, 1308.96 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE N89°14'02"E, 1309.36 FEET TO THE CENTER OF SAID SECTION 33; THENCE N00°16'24"E, 1329.10 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE S89°51'35"E, 1330.89 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF LOT 1 IN WEBER'S FIRST ADDITION, DUBUQUE COUNTY, IOWA; THENCE S00°45'44"W, 1329.18 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE S00°30'31"W, 291.77 FEET TO THE NORTHWEST CORNER OF LOT 2 IN MCGARRY ACRES, DUBUQUE COUNTY, IOWA; THENCE N87°24'32"W, 258.30 FEET TO THE NORTHWEST CORNER OF LOT 2 IN SAID MCGARRY ACRES; THENCE S00°47'28"W, 335.33 FEET TO THE SOUTHWESTERLY CORNER OF LOT 2 IN SAID MCGARRY ACRES; THENCE S87°27'27"E, 259.74 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 2 IN MCGARRY ACRES TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE S00°29'29"W, 697.86 FEET ALONG SAID EAST LINE TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE S00°56'13"W, 1330.83 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE S89°59'30"W, 1296.78 FEET TO THE POINT OF BEGINNING, CONTAINING 241.514 ACRES, WHICH INCLUDES 3.902 ACRES OF EXISTING PUBLIC ROAD RIGHT OF WAY.

PLAT OF SURVEY:
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.

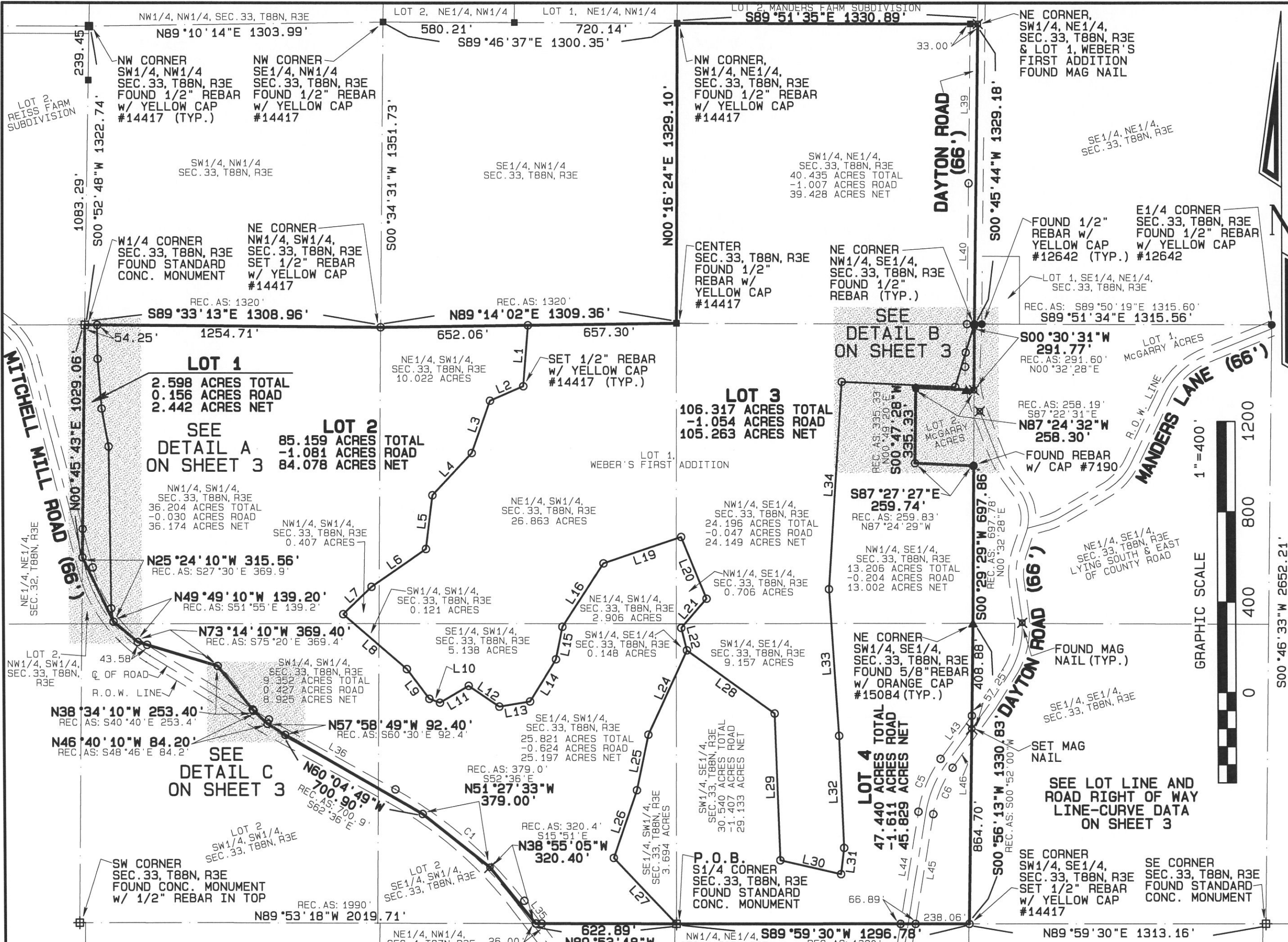
David P. Schneider 7/26/2022

David P. Schneider P.L.S. P14417 Date:
My license renewal date is December 31, 2023.

Pages or sheets covered by this seal: SHEETS 1, 2 & 3

SCHNEIDER
Land Surveying
&
Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
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Project: 2704PS2
Survey Date: 7/26/2022
Sheet: 1 of 7



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Sheet: 2 of 7

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DUBUQUE COUNTY, IOWA
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TOTAL AREA
241.514 ACRES TOTAL
- 3.902 ACRES ROAD
237.612 ACRES NET

REC. AS: 1320'

S89°33'13"E 1308.96'

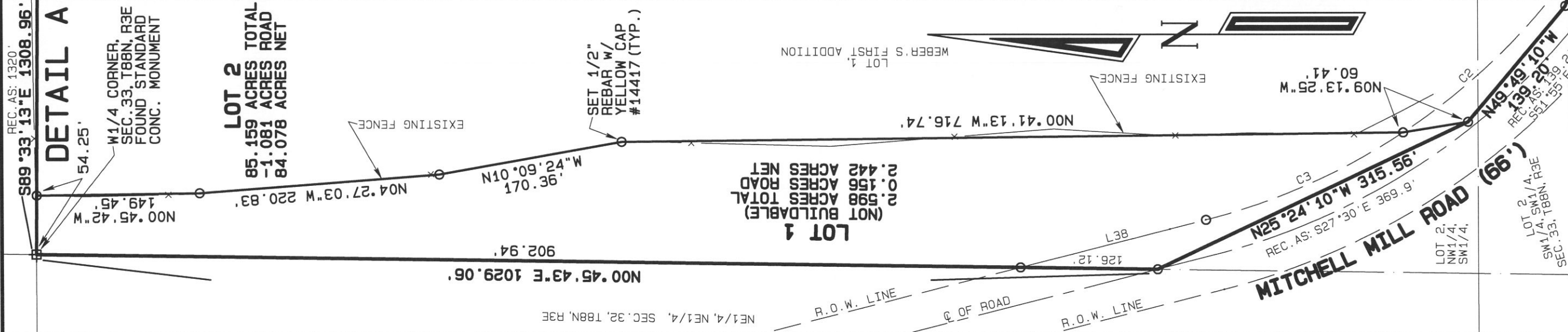
DETAIL A

54.25'

W1/4 CORNER,
SEC. 33, T88N, R3E
FOUND STANDARD
CONC. MONUMENT

149.45'

149.45' W

[illegible]

DETAIL C

SET 1/2" REBAR W/ YELLOW CAP #14417 (TYP.)

LOT 2
 85.159 ACRES TOTAL
 -1.081 ACRES ROAD
 84.078 ACRES NET

REC. AS: 540°40' E 253.41'
N38°34'10" W 253.40'

SW1/4, SW1/4, SEC. 33, T88N, R3E

R.O.W. LINE

MITCHELL MILL ROAD (66')

Q. OF ROAD

R.O.W. LINE

7.44'

L37

REC. AS: 92°41' S60°30' E
N57°58'49" W 92.40'

L36

LOT 2
 SW1/4, SW1/4, SEC. 33, T88N, R3E

N46°40'10" W 84.20'
 REC. AS: S48°46' E 84.2'

LOT LINE - DATA		
LINE	BEARING	DISTANCE
L1	S04°31'26"W	270.52'
L2	S66°27'58"W	160.64'
L3	S19°25'45"W	245.32'
L4	S43°05'34"W	256.22'
L5	S07°01'08"W	240.03'
L6	S55°12'52"W	294.37'
L7	S46°00'25"W	174.39'
L8	S49°05'45"E	370.68'
L9	S37°06'13"E	164.62'
L10	S69°33'41"E	50.01'
L11	N59°37'12"E	148.10'
L12	S55°45'58"E	163.43'
L13	N80°31'19"E	137.54'
L14	N31°45'09"E	219.49'
L15	N11°28'48"E	146.68'
L16	N33°06'00"E	318.22'
L17		
L18		
L19	N71°08'47"E	363.56'
L20	S22°12'17"E	295.63'
L21	S41°09'06"W	171.49'
L22	S14°03'34"E	102.38'
L23		
L24	S24°40'24"W	411.13'
L25	S11°54'29"W	251.39'
L26	S19°10'00"W	317.15'
L27	S43°20'07"E	401.43'
L28	S54°10'43"E	477.17'
L29	S01°57'26"E	650.61'
L30	S77°09'01"E	274.95'
L31	N06°56'57"E	117.06'
L32	N02°17'42"W	496.80'
L33	N03°40'46"W	650.40'
L34	N03°43'28"E	920.14'

ROAD RIGHT OF WAY LINE-CURVE DATA					
LINE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
L35			126.20'	N37°03'46"W	
C1	1812.40'	23°57'38"	757.93'	N49°02'35"W	752.42'
L36			638.97'	N61°01'24"W	
L37			84.63'	N58°30'38"W	
C2	600.48'	21°42'23"	227.49'	N44°14'24"W	226.13'
C3	600.48'	18°58'47"	198.91'	N23°53'49"W	198.01'
L38			176.03'	N14°24'25"W	
L39			706.32'	S00°45'44"W	
L40			622.86'	S00°45'44"W	
L41			129.43'	S02°47'11"W	
L42			63.76'	S02°47'11"W	
C4	510.47'	11°24'20"	101.62'	S02°58'14"E	101.45'
L43			236.90'	S36°13'44"W	
C5	545.65'	26°53'05"	256.03'	S22°47'12"W	253.69'
L44			503.56'	S09°20'39"W	
L45			492.69'	N09°20'39"E	
C6	479.65'	26°53'05"	225.07'	N22°47'12"E	223.01'
L46			143.65'	N36°13'44"E	



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