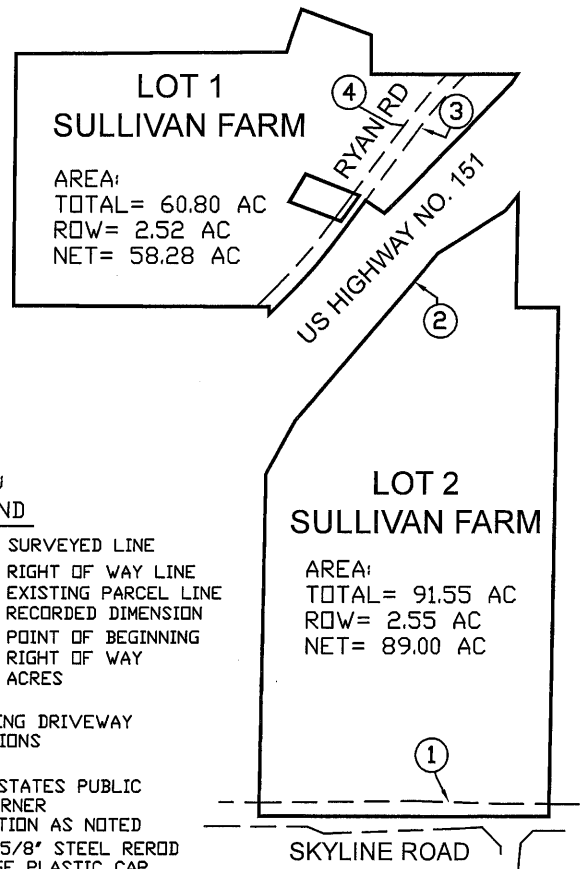


PREPARED BY: MICHAEL J. WEBER, WEBER SURVEYING, LLC, 26789 46TH AVE, BERNARD, IA 52032 (563) 879-4173

Index Legend

Location: SULLIVAN FARM, Sec 31 & Sec. 32 T88N R2E
 Requestor: Terry N. Wehrspann
 Proprietor: Trust A of the THOMAS J. HARN and MARY M. HARN Revocable Living Trust Agreement Dated May 8, 2002
 Surveyor: Michael J. Weber
 Surveyor Company: Weber Surveying, LLC
 & Return To: 26789 46th AVE, Bernard, IA 52032,
 mjweber1@bernardtel.com, 563-590-4993

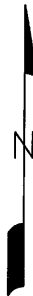
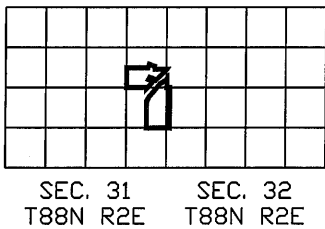
Plat of Survey of SULLIVAN FARM in Dubuque County, Iowa



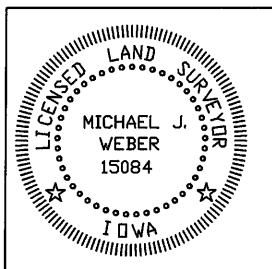
NOTE: THIS PLAT IS A CONSOLIDATION AND DIVISION OF:
 THE SW 1/4 OF THE NE 1/4, SEC. 31 (SUBJECT TO A PRIVATE ROADWAY DESCRIBED IN BOOK OF DEED RECORD LANDS NO. 14, PAGE 284);
 LOT 1 OF THE EAST 1/2 OF THE NE 1/4, SEC. 31;
 LOT 2 OF THE EAST 1/2 OF THE NE 1/4, SEC. 31;
 LOT 1 OF LOT 1 OF LOT 3 OF THE EAST 1/2 OF THE NE 1/4, SEC. 31;
 LOT 2 OF LOT 3 OF THE EAST 1/2 OF THE NE 1/4, SEC. 31;
 LOT 3 OF LOT 3 OF THE EAST 1/2 OF THE NE 1/4, SEC. 31;
 LOT 3 OF THE WEST 1/2 OF THE SW 1/4, SEC. 32;
 LOT 2 OF THE WEST 1/2 OF THE SW 1/4, SEC. 32;
 EXCEPT PORTIONS THEREOF CONDEMNED BY THE STATE OF IOWA, RECORDED IN BOOK OF LANDS NO. 66 PAGE 157, et seq.;
 EXCEPT PART OF LOT 2 OF LOT 3 OF THE EAST 1/2 OF THE NE 1/4, SEC. 31 DEEDED TO THE STATE OF IOWA BY WARRANTY DEED INSTR. NO. 16071-2001;
 EXCEPT TRACT "A" OF THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE SE 1/4, SEC. 31, T88N R2E (PER DOC. NO. 2018-13931);
 EXCEPT LOT 1 OF SULLIVAN-PFAB PLACE NO. 2 (PER DOC. NO. 2012-11015);
 all of T88N R2E of the 5th P.M. in Dubuque County, Iowa.

LEGEND

- SURVEYED LINE
- - - - - RIGHT OF WAY LINE
- EXISTING PARCEL LINE
- < ————— > RECORDED DIMENSION
- P.O.B. POINT OF BEGINNING
- ROW RIGHT OF WAY
- AC ACRES
- ① EXISTING DRIVEWAY LOCATIONS
- ▲ UNITED STATES PUBLIC LAND CORNER DESCRIPTION AS NOTED
- PLACED 5/8" STEEL REROD W/ORANGE PLASTIC CAP MARKED "WEBER PLS 15084"
- FOUND 5/8" DIA. STEEL REROD W/ALUMINUM IDOT CAP UNLESS OTHERWISE NOTED
- ⊗ PLACED MAG NAIL IN PAVEMENT



- NOTES:
- ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
 - THIS PLAT IS SUBJECT TO RIGHT OF WAY AND EASEMENTS OF RECORD AND NOT OF RECORD.
 - SEE SHEET NO. 2 FOR PLAT
 - SEE SHEETS 4 & 5 FOR LOT DESCRIPTIONS
 - TOTAL AREA SURVEYED = 152.35 AC



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.

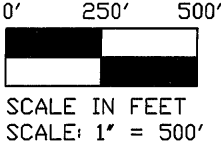
Michael J. Weber November 7, 2023
 MICHAEL J. WEBER (DATE)
 LICENSE NUMBER 15084
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
 SHEETS COVERED BY THIS SEAL : SHEET 1, 2, 3, 4 & 5

WEBER SURVEYING, LLC
 26789 46TH AVE
 BERNARD, IA 52032
 PH: (563) 879-4173
 FAX: (563) 879-4199

DRAWN BY: MJW
 SURVEY DATE: 11/05/23
 DWG. 23098

SHEET 1 OF 7

NW COR., SW-NE, SEC. 31, T88N R2E OF THE 5TH P.M. PLACED 5/8" DIA. REROD W/ORANGE CAP NO. 15084



SW COR., SW-NE, SEC. 31, T88N R2E OF THE 5TH P.M. PLACED 5/8" DIA. REROD W/ORANGE CAP NO. 15084

SW-NE SEC. 31 T88N R2E

NOTE: PER DEED RECORD LANDS BOOK 14 PAGE 284 FILED APRIL 4TH, 1905 THE GRANTORS JOSEPH CORBETT AND WIFE SAVED AND RESERVED A STRIP OF TWENTY FEET IN WIDTH ALONG THE WESTERLY AND SOUTHERLY LINE OF THE SW 1/4 OF THE NE 1/4, SEC. 31, T88N R2E OF THE 5TH P.M. FOR A PRIVATE ROADWAY FOR THE USE OF SAID GRANTORS

LOT 1 SULLIVAN FARM

AREA:
TOTAL = 60.80 AC
ROW = 2.52 AC
NET = 58.28 AC

RYAN ROAD (CEASEMENT FOR PUBLIC HIGHWAY DEED RECORD LANDS BOOK NO. 27, PAGE 480, 481, 482 & 483)

DETAIL NO. 2 SEE SHEET NO. 3

DETAIL NO. 3 SEE SHEET NO. 3

P.O.B. LOT 1

LINE	BEARING	DISTANCE
L1	S 35°17'09" W	163.92'
L2	N 69°45'20" W	288.76'
L3	N 30°17'58" E	167.50'
L4	S 68°30'00" E	302.13'
L5	N 17°22'54" E	84.98'
L6	N 19°28'51" E	149.66'
L7	S 69°55'22" E	387.41'
L8	S 00°41'01" E	204.93'
L9	S 34°11'37" W	55.60'
L10	N 55°39'30" W	119.71'
L11	S 36°22'08" W	229.68'
L12	S 45°43'49" W	87.32'
L13	N 00°47'45" E	37.87'
L14	S 89°47'44" E	221.71'
L15	N 89°51'33" W	207.12'
L16	N 28°36'57" E	318.19'
L17	N 40°06'05" E	103.08'
L18	S 45°31'04" W	111.35'
L19	S 36°26'04" W	397.11'
L20	N 89°50'32" W	208.00'
L21	S 36°26'04" W	404.59'
L22	N 88°25'00" E	231.20'
(L22)	N 03°42'00" W	273.00'
(L23)	N 78°20'00" W	358.60'
(L24)	S 17°14'00" W	163.50'
(L25)	S 15°08'00" W	92.80'
(L26)	N 88°25'00" E	231.20'
(L27)	N 33°45'36" E	54.29'
L28	N 89°58'24" E	13.78'
(L29)	N 89°22'46" E	13.88'
L30	S 88°25' E	231.2'

DETAIL NO. 1 SEE SHEET NO. 3

LEGEND

- SURVEYED LINE
- RIGHT OF WAY LINE
- EXISTING PARCEL LINE
- RECORDED DIMENSION
- P.O.B. POINT OF BEGINNING
- ROW RIGHT OF WAY
- AC ACRES

- UNITED STATES PUBLIC LAND CORNER DESCRIPTION AS NOTED
- PLACED 5/8" STEEL REROD W/ORANGE PLASTIC CAP MARKED "WEBER PLS 15084"
- FOUND 5/8" DIA. STEEL REROD W/ALUMINUM IDOT CAP UNLESS OTHERWISE NOTED
- PLACED MAG NAIL IN PAVEMENT

LOT 2 CORNELIUS SMITH PLACE NO. 2 (INSTR. NO. 403-88)

LOT 2 SULLIVAN FARM

AREA:
TOTAL = 91.55 AC
ROW = 2.55 AC
NET = 89.00 AC

LOT 1 E 1/2, SE 1/4 SEC. 31, T88N R2E (PLAT BK 8 PG 216)

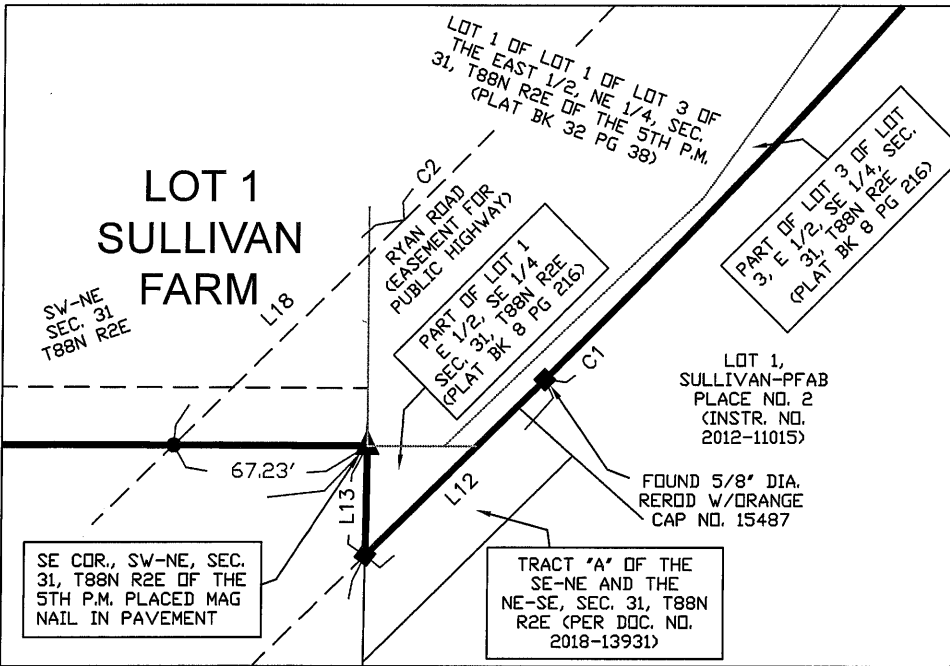
SKYLINE ROAD (ROW PER INSTR. NO. 7219-81)

SW COR., SE-SE, SEC. 31, T88N R2E OF THE 5TH P.M. PLACED MAG NAIL IN PAVEMENT

SE COR., SEC. 31, T88N R2E OF THE 5TH P.M. FOUND MAG NAIL IN PAVEMENT

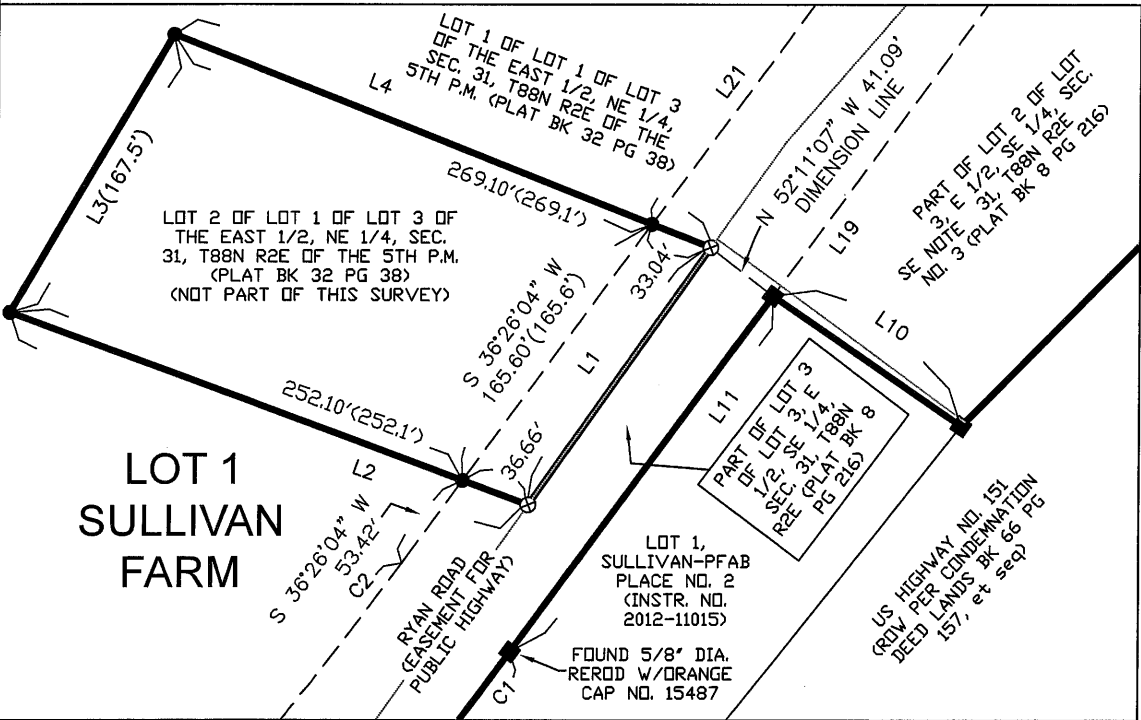
- NOTES:
- LOT 1 OF LOT 1 OF LOT 3 OF THE EAST 1/2 OF THE NE 1/4, SEC. 31, T88N R2E OF THE 5TH P.M. (PLAT BK 32 PG 38)
 - LOT 2 OF LOT 1 OF LOT 3 OF THE EAST 1/2, NE 1/4, SEC. 31, T88N R2E OF THE 5TH P.M. (PLAT BK 32 PG 38, (NOT PART OF THIS SURVEY))
 - LOT 2 OF LOT 3 OF THE EAST 1/2 OF THE NE 1/4, SEC. 31, T88N R2E OF THE 5TH P.M. (PLAT BK 8 PG 216)
 - LOT 3 OF LOT 3 OF THE EAST 1/2 OF THE NE 1/4, SEC. 31, T88N R2E OF THE 5TH P.M. (PLAT BK 8 PG 216)
 - LOT 2 OF THE EAST 1/2 OF THE SE 1/4, SEC. 31, T88N R2E OF THE 5TH P.M. (PLAT BK 8 PG 216)
 - LOT 3 OF THE WEST 1/2 OF THE SW 1/4, SEC. 32, T88N R2E OF THE 5TH P.M. (PLAT BK 8 PG 216)
 - LOT 2 OF THE WEST 1/2 OF THE SW 1/4, SEC. 32, T88N R2E OF THE 5TH P.M. (PLAT BK 8 PG 216)
 - TRACT 'A' OF THE SE-NE, AND THE NE-SE, SEC. 31, T88N R2E (PER DOC. NO. 2018-13931)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2899.36'	459.59'	459.11'	S 40°54'36" W
C2	2825.00'	447.86'	447.39'	S 40°58'34" W
C3	2905.00'	382.76'	382.49'	S 40°12'33" W
C4	2832.00'	444.50'	444.05'	S 40°55'55" W

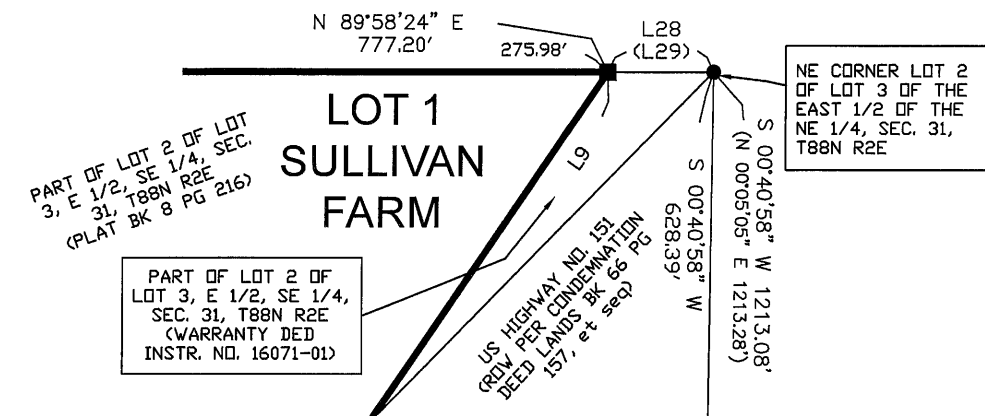


DETAIL NO. 1

- LEGEND**
- SURVEYED LINE
 - RIGHT OF WAY LINE
 - EXISTING PARCEL LINE
 - RECORDED DIMENSION
 - P.O.B.
 - ROW
 - AC
 - UNITED STATES PUBLIC LAND CORNER DESCRIPTION AS NOTED
 - PLACED 5/8" STEEL ROD W/ORANGE PLASTIC CAP MARKED "WEBER PLS 15084"
 - FOUND 5/8" DIA. STEEL REROD W/ALUMINUM IDOT CAP UNLESS OTHERWISE NOTED
 - PLACED MAG NAIL IN PAVEMENT



DETAIL NO. 2



Descriptions:

LOT 1 of SULLIVAN FARM, being a consolidation and division of the SW 1/4 of the NE 1/4, Section. 31 (subject to a private roadway described in Book of Deed Record Lands Book 14, Page 284 of the Dubuque County Recorder's Office); part of Lot 1 of the East 1/2 of the NE 1/4, Section 31, as shown in Plat Book 8, Page 216 of the Dubuque County Recorder's Office; all of Lot 1 of Lot 1 of Lot 3 of the East 1/2 of the NE 1/4, Section 31; as shown in Plat Book 32, Page 38 of the Dubuque County Recorder's Office; part of Lot 2 of Lot 3 of the East 1/2 of the NE 1/4, Section 31, as shown in said Plat Book 8, Page 216 and part of Lot 3 of Lot 3 of the East 1/2 of the NE 1/4, Section 31, as shown in said Plat Book 8, Page 216; Except portions thereof condemned by the State of Iowa, recorded in Deed Book of Lands No. 66, Page 157, et seq. of the Dubuque County Recorder's Office; Except Parcel deeded to the State of Iowa by Warranty Deed Instrument. No. 16071-2001 of the Dubuque County Recorder's Office being part of said Lot 2 of Lot 3 of the East 1/2 of the NE 1/4; Except Tract "A" of the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4, Section 31, as shown in Instrument. No. 2018-13931 of the Dubuque County Recorder's Office; Except Lot 1 of Sullivan-Pfab Place No. 2, as shown in Instrument. No. 2012-11015 of the Dubuque County Recorder's Office; all of T88N R2E of the 5th P.M. in Dubuque County, Iowa, being more particularly described as follows: Commencing at the SW corner of the said SW 1/4 of the NE 1/4 of said Section 31 being the point of beginning; thence N 00°11'47" E (assumed bearing), 1309.70' along the West line of the said SW 1/4 of the NE 1/4 to the NW corner of the said SW 1/4 of the NE 1/4; thence N 89°36'35" E, 1415.81' along the North line of the said SW 1/4 of the NE 1/4 and the North line of the said Lot 1 of Lot 1 of Lot 3 of the East 1/2 of the NE 1/4; thence N 17°22'54" E, 84.98' along the North of the said Lot 1 of Lot 1 of Lot 3 of the East 1/2 of the NE 1/4; thence N 19°28'51" E, 149.66' along said North line; thence S 69°55'22" E, 387.41' along said North line; thence S 00°41'01" E, 204.93' along said North line; thence N 89°58'24" E, 777.20' along said North line and the North line of the said Lot 2 of Lot 3 of the East 1/2 of the NE 1/4 to the NW corner of said Parcel deeded to the State of Iowa by Warranty Deed Instrument. No. 16071-2001; thence S 34°11'37" W, 55.60' along the North Westerly of said Parcel being the North Westerly right of way for US Highway No. 151; thence S 44°49'53" W, 954.10' along said North Westerly right of way line to the SE corner of said Lot 1 of Sullivan-Pfab Place No. 2; thence N 55°39'30" W, 119.71' along the North Easterly line of said Lot 1 to the North Westerly corner of said Lot 1; thence S 36°22'08" W, 229.68' along the North Westerly line of said Lot 1; thence along said North Westerly line being a curve turning to the right with an arc length of 459.59', with a radius of 2899.36', with a chord bearing of S 40°54'36" W, with a chord length of 459.11'; thence S 45°43'49" W, 87.32' along said North Westerly line and the North Westerly line of said Tract "A" to the West line of said Lot 1 of the East 1/2 of the NE 1/4, Section. 31; thence N 00°47'45" E, 37.87' along said West line to the SE corner of the said SW 1/4 of the NE 1/4; thence N 89°44'18" W, 1337.49' the South line of the said SW 1/4 of the NE 1/4 to the point of beginning, containing 60.80 acres and subject to easements of record and not of record. Note: this survey description Excludes Lot 2 of Lot 1 of Lot 3 of the East 1/2 of the NE 1/4, Section 31; as shown in Plat Book 32, Page 38 of the Dubuque County Recorder's which is 1.10 acres.

LOT 2 of SULLIVAN FARM, being a consolidation and division of part of Lot 1 of the East 1/2 of the NE 1/4, Section. 31, as shown in Plat Book 8, Page 216 of the Dubuque County Recorder's Office; all of Lot 2 of the East 1/2 of the NE 1/4, Section 31, as shown in said Plat Book 8, Page 216; part of Lot 2 of Lot 3 of the East 1/2 of the NE 1/4, Section. 31, as shown in said Plat Book 8, Page 216 and part of Lot 3 of Lot 3 of the East 1/2 of the NE 1/4, Section 31, as shown in said Plat Book 8, Page 216; all of Lot 2 of the West 1/2 of the SW 1/4, Section 32, as shown in said Plat Book 8, Page 216; all of Lot 3 of the West 1/2 of the SW 1/4, Section 32, as shown in said Plat Book 8, Page 216; Except portions thereof condemned by the State of Iowa, recorded in Deed Book of Lands No. 66, Page 157, et seq. of the Dubuque County Recorder's Office; Except Parcel deeded to the State of Iowa by Warranty Deed Instrument. No. 16071-2001 of the Dubuque County Recorder's Office being part of said Lot 2 of Lot 3 of the East 1/2 of the NE 1/4; Except Tract "A" of the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4, Section 31, as shown in Instrument. No. 2018-13931 of the Dubuque County Recorder's Office; Except Lot 1 of Sullivan-Pfab Place No. 2, as shown in Instrument. No. 2012-11015 of the Dubuque County Recorder's Office; all of T88N R2E of the 5th P.M. in Dubuque County, Iowa, being more particularly described as follows:

Commencing at the SE corner of said Section 31 being the point of beginning; thence N 89°53'21" W (assumed bearing), 1317.15' along the South line of said Lot 1 of the East 1/2 of the NE 1/4, Section 31; thence N 00°47'45" E, 1777.03' along the West line of said Lot 1 to the South Easterly right of way line of US Highway No. 151; thence N 28°36'57" E, 318.19' along said right of way line; thence N 40°24'12" E, 1142.67' along said right of way line; thence N 58°12'51" E, 424.17' along said right of way line; thence N 40°06'05" E, 103.08' along said right of way line to the East line of said Lot 2 of Lot 3 of the East 1/2 of the NE 1/4, Section 31; thence S 00°40'58" W, 584.69' along said East line to the East 1/4 corner of said Section 31; thence S 89°47'44" E, 221.71' along the North line of said Lot 3 of the West 1/2 of the SW 1/4, Section 32 to the NE corner of said Lot 3; thence S 00°45'37" W, 2646.38' along the East line of said Lot 3 and the East line of said Lot 2 of the West 1/2 of the SW 1/4, Section 32 to the SE corner of said Lot 2; thence N 89°52'41" W, 207.14' along the South line of said Lot 2 to the point of beginning, containing 91.55 acres and subject to easements of record and not of record.

Owner's Consent

_____, _____, _____, 2023
City State

The foregoing, Plat of Survey of **SULLIVAN FARM** in Dubuque County, Iowa, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors

Trust A of the THOMAS J. HARN and
MARY M. HARN Revocable Living
Trust Agreement Dated May 8, 2002

Jacquie Canfield, Trustee

State of _____,)
) ss:
County of _____,)

On this _____ day of _____, AD 2023, before me, the undersigned, A Notary Public in and for the State of _____, personally appeared Jacquie Canfield, to me personally known, who, being duly sworn did say that she acknowledged the execution of said instrument to be their voluntary act and deed voluntarily executed.

Notary Public in and for the State of _____,

County Assessor's Certificate

Dubuque, Iowa _____, 2023

The foregoing Plat of Survey of **SULLIVAN FARM** in Dubuque County, Iowa, was entered of record in the Office of the County Assessor of the County of Dubuque, Iowa, on the date first written above.

County Assessor of Dubuque County

County Engineer Certificate

Dubuque, Iowa _____, 2023

The foregoing Plat of Survey of **SULLIVAN FARM** in Dubuque County, Iowa was reviewed and approved by the County Engineer of Dubuque County, Iowa.

County Engineer of Dubuque County

Plats Officer

Dubuque, Iowa _____, 2023

I, the undersigned, Dubuque County Plats Officer, have reviewed and examined for compliance with the Dubuque County Platting and Subdivision Ordinance the Plat of Survey of **SULLIVAN FARM** in Dubuque County, Iowa and have found said plat to be acceptable.

Dubuque County Plats Officer

County Auditor's Certificate

Dubuque, Iowa _____, 2023

The foregoing Plat of Survey **SULLIVAN FARM** in Dubuque County, Iowa 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

Recorder's Certificate

Dubuque, Iowa _____, 2023

The foregoing Plat of Survey of **SULLIVAN FARM** in Dubuque County, Iowa, has been reviewed by the Dubuque County Recorder.

Dubuque County Recorder