

**RECORDER'S INDEX****LOCATION:**

LOT 3 OF BB ESTATES; LOT 1 OF LOT 1 AND LOT 2 OF LOT 1 OF THE NW1/4 OF THE NE1/4; LOT 1 OF THE NE1/4 OF THE NE1/4; AND THE SE1/4 OF THE NE1/4, EXCEPT FOR LOT 1 OF THE NE1/4 OF THE SE1/4 AND THE SE1/4 OF THE NE1/4, ALL IN SECTION 8; AND LOT 2 OF THE SE1/4, SE1/4, OF SECTION 5, ALL IN TOWNSHIP 89 NORTH, RANGE 1 EAST OF THE 5th P.M., DUBUQUE COUNTY, IOWA

**REQUESTOR:**

DAVID BARTELS

**PROPRIETOR:**

ROGER A. BARTELS AND  
CATHERINE J. BARTELS

**SURVEYOR:**

DAVID P. SCHNEIDER

**SURVEYOR**

SCHNEIDER LAND SURVEYING

**COMPANY:**

AND PLANNING, INC.

**RETURN TO:**

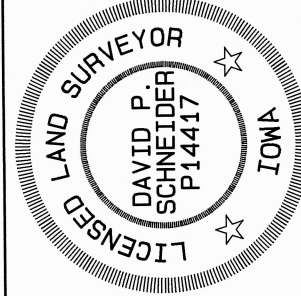
DAVID P. SCHNEIDER  
P.O. BOX 128 FARLEY, IOWA  
Ph#563-744-3631 daves@yousq.net

**FINAL PLAT  
BARTELS FARM SUBDIVISION, DUBUQUE COUNTY, IOWA**

LOT 3 OF BB ESTATES, DUBUQUE COUNTY, IOWA; LOT 1 OF LOT 1 AND LOT 2 OF LOT 1 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; LOT 2 OF LOT 1 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; AND LOT 1 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, EXCEPT FOR LOT 1 OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 8; AND LOT 2 OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, ALL IN TOWNSHIP 89 NORTH, RANGE 1 EAST OF THE 5th P.M., DUBUQUE COUNTY, IOWA

**SURVEY DESCRIPTION - BARTELS FARM SUBDIVISION, DUBUQUE COUNTY, IOWA:**

LOT 3 OF BB ESTATES, DUBUQUE COUNTY, IOWA; LOT 1 OF LOT 1 AND LOT 2 OF LOT 1 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, EXCEPT FOR LOT 1 OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 8; AND LOT 2 OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, ALL IN TOWNSHIP 89 NORTH, RANGE 1 EAST OF THE 5th P.M., DUBUQUE COUNTY, IOWA; MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 8, TOWNSHIP 89 NORTH, RANGE 1 EAST OF THE 5th P.M., DUBUQUE COUNTY, IOWA; THENCE N89°54'07"E, 1317.01 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8; THENCE N89°51'51"E, 1103.90 FEET TO THE WEST CORNER OF LOT 2 IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 89 NORTH, RANGE 1 EAST OF THE 5th P.M., DUBUQUE COUNTY, IOWA; THENCE N64°44'30"E, 235.87 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE S00°03'58"E, 100.14 FEET TO THE NORTHWEST CORNER OF SAID SECTION 8; THENCE S00°06'45"E, 1344.48 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE S00°34'20"E, 1015.57 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8 TO THE NORTH CORNER OF LOT 1 IN FIVE POINTS ESTATES PLAT 3, DUBUQUE COUNTY, IOWA AND THE CENTERLINE OF FIVE POINTS ROAD; THENCE S56°14'06"W, 20.95 FEET TO THE BEGINNING OF A CENTERLINE CURVE TANGENT TO SAID LINE; THENCE S00°14'06"W, 368.25 FEET ALONG THE CENTERLINE CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 642.64 FEET AND A CENTRAL ANGLE OF 32°49'54"; THENCE S23°24'12"W TANGENT TO SAID CURVE, 1115.17 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE SOUTHWESTERLY AND SUTHERLY, 26.58 FEET ALONG THE CENTERLINE CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 855.47 FEET AND A CENTRAL ANGLE OF 1°46'49" TO THE SOUTHEAST, HAVING A RADIUS OF 855.47 FEET AND A CENTRAL ANGLE OF 1°46'49" TO THE SOUTHEAST, CORNER OF LOT 3 IN BB ESTATES, DUBUQUE COUNTY, IOWA; THENCE LEAVING SAID CENTERLINE N85°53'27"W, 542.54 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 3; THENCE ALONG THE WESTERLY LINE OF SAID LOT 3 N39°28'08"W, 46.98 FEET; THENCE N00°59'43"W, 362.30 FEET; THENCE S89°58'07"W, 33.09 FEET; THENCE N01°00'26"W, 601.57 FEET TO THE NORTHWEST CORNER OF SAID LOT 3 AND THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8; THENCE N00°41'53"W, 1316.23 FEET TO THE NORTHWEST CORNER OF SAID SECTION 8; THENCE N00°41'53"W, 495.01 FEET TO THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE N89°08'44"E, 495.01 FEET TO THE SOUTHEAST CORNER OF LOT 2 IN THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE N88°23'24"W, 455.95 FEET TO THE NORTHWESTERLY CORNER OF LOT 2 IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE S52°44'15"W, 551.15 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 2; THENCE S38°08'56"W, 246.84 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2 IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE S89°38'56"W, 417.12 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE N00°05'04"E, 1321.55 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8 TO THE POINT OF BEGINNING, CONTAINING 127.67 ACRES, WHICH INCLUDES 2.27 ACRES OF EXISTING PUBLIC ROAD RIGHT OF WAY.



**TOTAL AREA**  
127.67 ACRES TOTAL  
-2.27 ACRES ROAD  
125.40 ACRES NET

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*  
Date: 12/22/2024

David P. Schneider P.L.S. P14417

My license renewal date is December 31, 2025.

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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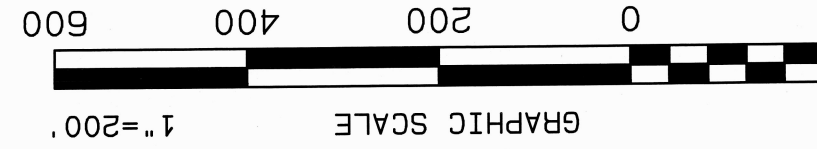
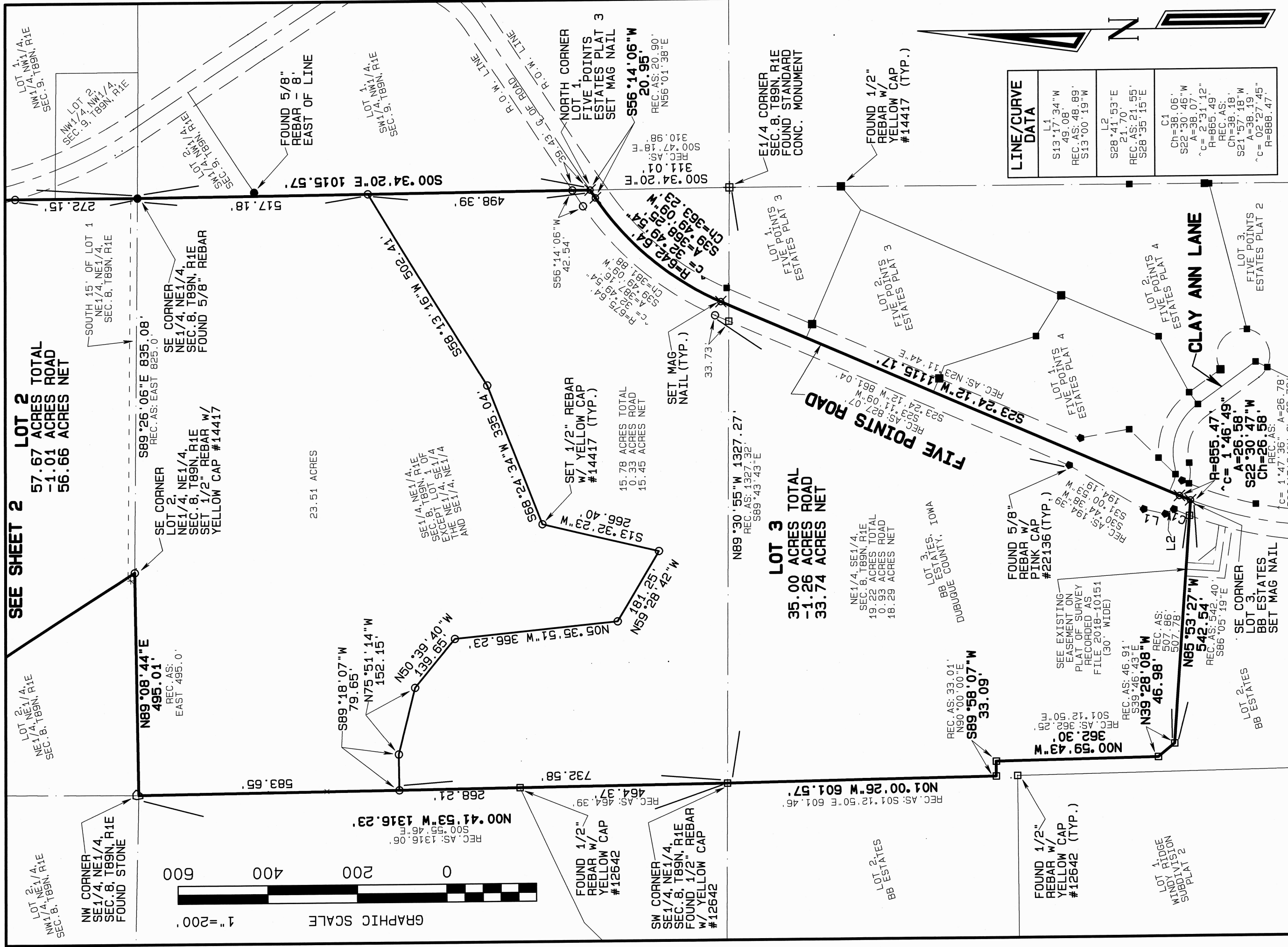
Project: 2849

Survey Date: 1/26/2024

Sheet: 1 of 7

SEE SHEET 2

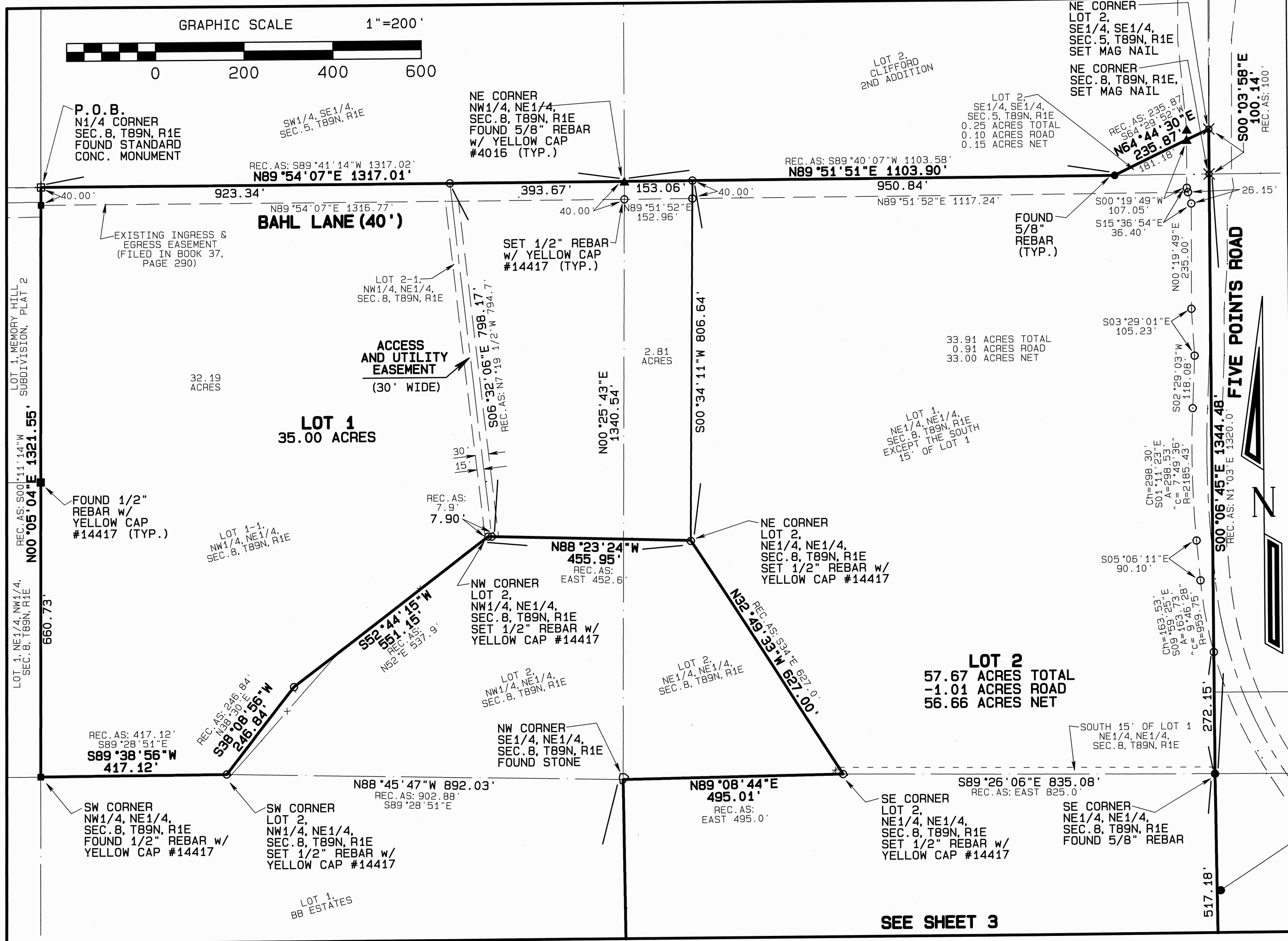
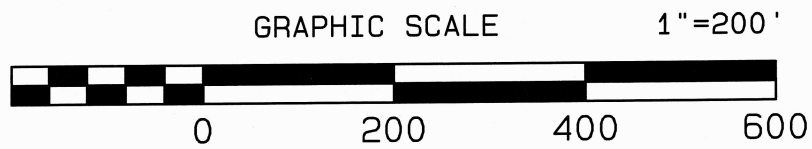
**LOT 2**  
57.67 ACRES TOTAL  
-1.01 ACRES ROAD  
56.66 ACRES NET



| LINE/CURVE DATA |  |
|-----------------|--|
| L1              | S13°17'34"W<br>49.08'<br>REC. AS: 48.89'<br>S13°00'19"W  |
| L2              | S28°41'53"E<br>21.70'<br>REC. AS: 21.55'<br>S28°35'15"E  |
| C1              | Ch=38.06'<br>S22°30'46"W<br>A=38.07'<br>R=865.49'<br>REC. AS:<br>Ch=38.18'<br>S21°57'18"W<br>A=38.19'<br>R=888.47' |

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**FINAL PLAT**  
**BARTELS FARM SUBDIVISION, DUBUQUE COUNTY, IOWA**  
LOT 3 OF BB ESTATES, DUBUQUE COUNTY, IOWA; LOT 1 OF LOT 1 AND LOT 2 OF LOT 1 OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; AND LOT 1 OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, EXCEPT FOR LOT 1 OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 8; AND LOT 2 OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, ALL IN TOWNSHIP 89 NORTH, RANGE 1 EAST OF THE 5th P.M., DUBUQUE COUNTY, IOWA



P.O.B.  
N1/4 CORNER  
SEC. 8, T89N, R1E  
FOUND STANDARD  
CONC. MONUMENT

REC. AS: S89°41'14"W 1317.02'  
N89°54'07"E 1317.01'

NE CORNER  
NW1/4, NE1/4,  
SEC. 8, T89N, R1E  
FOUND 5/8" REBAR  
w/ YELLOW CAP  
#4016 (TYP.)

REC. AS: S89°40'07"W 1103.58'  
N89°51'51"E 1103.90'

NE CORNER  
LOT 2,  
SE1/4, SE1/4,  
SEC. 5, T89N, R1E  
SET MAG NAIL

NE CORNER  
SEC. 8, T89N, R1E,  
SET MAG NAIL

LOT 2,  
SE1/4, SE1/4,  
SEC. 5, T89N, R1E  
0.25 ACRES TOTAL  
0.10 ACRES ROAD  
0.15 ACRES NET

REC. AS: 235.87'  
S64°29'52"W  
N64°44'30"E  
235.87'

S00°03'58"E  
100.14'  
REC. AS: 100'

N89°54'07"E 1316.77'  
**BAHL LANE (40')**

EXISTING INGRESS &  
EGRESS EASEMENT  
(FILED IN BOOK 37,  
PAGE 290)

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

FOUND  
5/8"  
REBAR  
(TYP.)

LOT 2-1,  
NW1/4, NE1/4,  
SEC. 8, T89N, R1E

**ACCESS  
AND UTILITY  
EASEMENT  
(30' WIDE)**

S06°32'06"E 798.17'  
REC. AS: N7°19'1/2"W 794.7'

N00°25'43"E  
1340.54'

2.81  
ACRES

S00°34'11"W 806.64'

33.91 ACRES TOTAL  
0.91 ACRES ROAD  
33.00 ACRES NET

S03°29'01"E  
105.23'

N00°19'49"E  
235.00'

**FIVE POINTS ROAD**

S00°06'45"E 1344.48'  
REC. AS: N1°03'E 1320.0'

LOT 1, MEMORY HILL  
SUBDIVISION, PLAT 2

REC. AS: S00°11'14"W  
N00°05'04"E 1321.55'

LOT 1, NE1/4, NW1/4,  
SEC. 8, T89N, R1E

660.73'

FOUND 1/2"  
REBAR w/  
YELLOW CAP  
#14417 (TYP.)

LOT 1-1,  
NW1/4, NE1/4,  
SEC. 8, T89N, R1E

REC. AS:  
7.9  
7.90'

N88°23'24"W  
455.95'  
REC. AS:  
EAST 452.6'

NE CORNER  
LOT 2,  
NE1/4, NE1/4,  
SEC. 8, T89N, R1E  
SET 1/2" REBAR w/  
YELLOW CAP #14417

LOT 1,  
NE1/4, NE1/4,  
SEC. 8, T89N, R1E  
EXCEPT THE SOUTH  
15' OF LOT 1

Ch=298.30'  
S01°11'23"E  
A=298.53'  
S09°59'25"E  
A=163.73'  
S05°06'11"E  
R=2185.43'

S05°06'11"E  
90.10'

NW CORNER  
LOT 2,  
NW1/4, NE1/4,  
SEC. 8, T89N, R1E  
SET 1/2" REBAR w/  
YELLOW CAP #14417

LOT 2,  
NE1/4, NE1/4,  
SEC. 8, T89N, R1E

REC. AS: S34°E 627.0'  
N32°49'33"W 627.00'

**LOT 2**  
57.67 ACRES TOTAL  
-1.01 ACRES ROAD  
56.66 ACRES NET

Ch=163.53'  
S01°59'25"E  
A=298.53'  
S09°59'25"E  
A=163.73'  
S05°06'11"E  
R=959.75'

SOUTH 15' OF LOT 1  
NE1/4, NE1/4,  
SEC. 8, T89N, R1E

REC. AS: 417.12'  
S89°28'51"E  
S89°38'56"W  
417.12'

REC. AS: 246.84'  
N38°30'E  
S38°08'56"W  
246.84'

N88°45'47"W 892.03'  
REC. AS: 902.88'  
S89°28'51"E

SW CORNER  
NW1/4, NE1/4,  
SEC. 8, T89N, R1E  
FOUND 1/2" REBAR w/  
YELLOW CAP #14417

SW CORNER  
LOT 2,  
NW1/4, NE1/4,  
SEC. 8, T89N, R1E  
SET 1/2" REBAR w/  
YELLOW CAP #14417

NW CORNER  
SE1/4, NE1/4,  
SEC. 8, T89N, R1E  
FOUND STONE

N89°08'44"E  
495.01'  
REC. AS:  
EAST 495.0'

SE CORNER  
LOT 2,  
NE1/4, NE1/4,  
SEC. 8, T89N, R1E  
SET 1/2" REBAR w/  
YELLOW CAP #14417

SE CORNER  
NE1/4, NE1/4,  
SEC. 8, T89N, R1E  
FOUND 5/8" REBAR

S89°26'06"E 835.08'  
REC. AS: EAST 825.0'

LOT 1,  
BB ESTATES

**SEE SHEET 3**

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