

AGENDA

ROLL CALL

AGENDA ITEMS

1. Approve Final Plat of Hewitt Creek Subdivision, City of Dyersville and Dubuque County, Iowa. The Southwest Quarter of the Southeast Quarter of Section 22 and the Northwest Quarter of the Northeast Quarter of the Section 27, Except Lot 1; and Lot 1 in Part of the Southeast Quarter of the Southeast Quarter of Section 22 and part of the Northwest Quarter of the Northeast Quarter of Section 27, all in Township 89 North, Range 2 West of the 5th P.M., City of Dyersville and Dubuque County, Iowa.
2. Approve Minutes of the July 10, 2023 Meeting

ADJOURNMENT

DUBUQUE COUNTY - IOWA
APPLICATION FOR PLATTING

1225 SEIPPEL ROAD,
DUBUQUE, IA 52002

(Attach a Sketch Plat with application, showing existing structures, accesses and new lot lines)

Owner Name: Dennis & Theresa Schmidt & Go the Distance Baseball, LLC Phone: 563-557-9200-Keith Rahe

Legal Description:
See attached Plat

Parcel #(s): 0727200009 # Acres 10.21
0727200010 # Acres 29.90
0722400006 # Acres 37.46
Zoning District: _____ Total Acres: 81.34

Current Use of Property: Ag

Existing Buildings & Structures:
Schmidt property - farm home & farm buildings

Reason for Survey & Proposed Use of Each Lot:

Schmidt's are swapping land with Go the Distance Baseball LLC
Lot 1 = ag
Lot 2 = future expansion of the Field of Dreams

Note the Access for Each Lot:

Lot 1 = existing driveway to Dyersville East Road
Lot 2 = a couple of existing access points to Dyersville East Road

For Office Use Only

Is Ag Exemption Form Required? No _____ Yes _____

Is property within 2 miles of a City? No _____ Yes _____
Name of City _____

Is there access to each lot? _____

Acquisition Plat _____ Simple Plat _____ Subdivision: Major _____ Minor _____

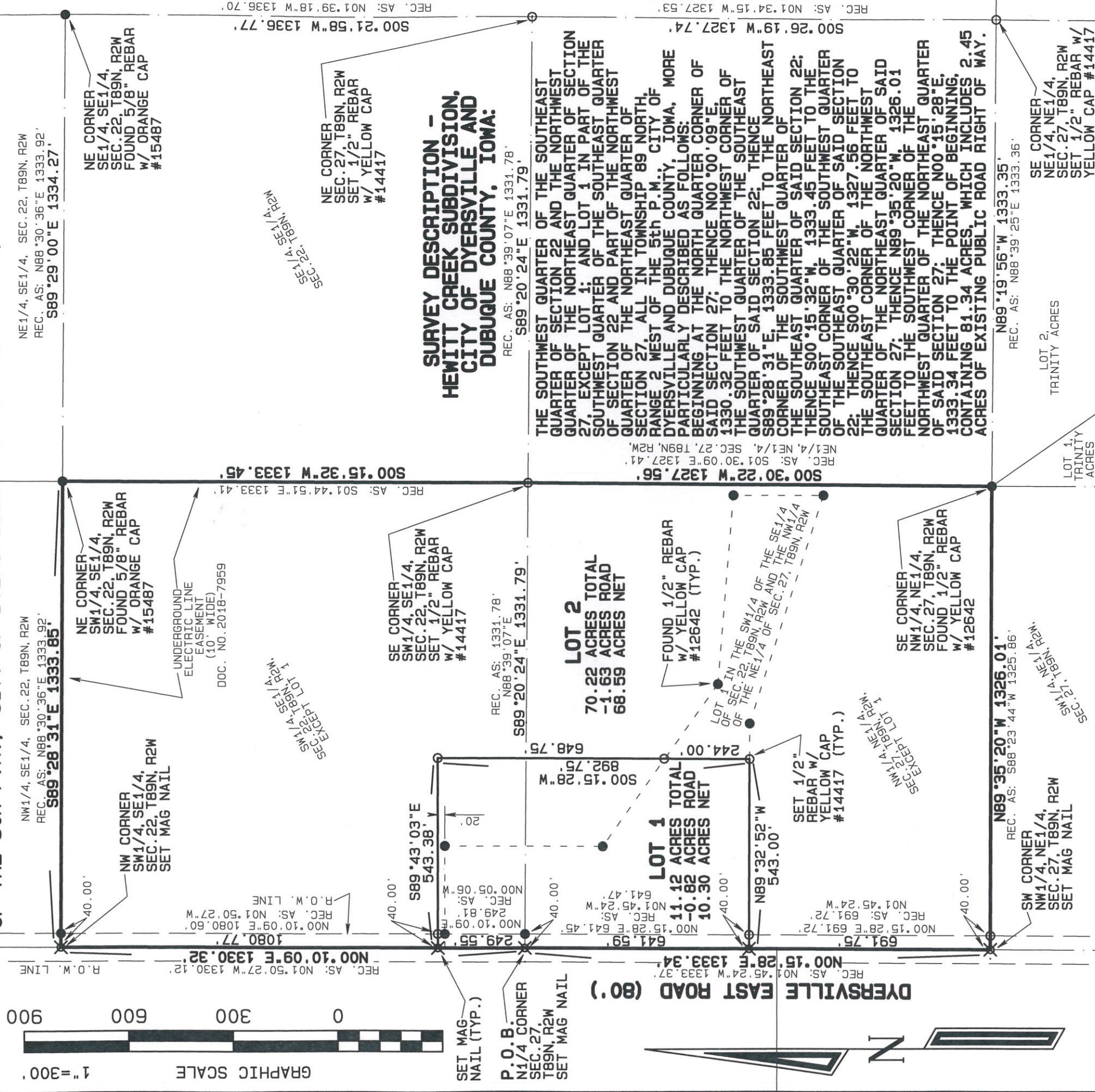
List current addresses: _____

RECORDED'S INDEX

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 22 AND THE NORTHWEST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 27, ALL IN
TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M.,
CITY OF DYERSVILLE AND DUBUQUE COUNTY, IOWA.
CITY OF DYERSVILLE c/o MICK MICHEL
GO THE DISTANCE BASEBALL, LLC;
DENNIS L. SCHMIDT AND THERESA R. SCHMIDT
DAVID P. SCHNEIDER
SCHNEIDER LAND SURVEYING
AND PLANNING, INC.
DAVID P. SCHNEIDER
P.O. BOX 128 FARLEY, IOWA
Ph#563-744-3631 daves@yousq.net

FINAL PLAT

HEWITT CREEK SUBDIVISION, CITY OF DYERSVILLE AND DUBUQUE COUNTY, IOWA
THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, EXCEPT LOT 1; AND LOT 1 IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, ALL IN TOWNSHIP 89 NORTH, RANGE 2 WEST 1/4 OF THE 5th P.M. CITY OF DYERSVILLE AND DUBUQUE 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.



| | |
|-------------------|--|
| TOTAL AREA | |
| 81.34 ACRES TOTAL | |
| -2.45 ACRES ROAD | |
| 78.89 ACRES NET | |

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
Ph# 563-744-3631
daves@yousq.net

Project: 2820FP

Survey Date: 8/11

Item 1

OWNER'S CONSENT

Dyersville, Iowa

_____, 2023

The foregoing plat of **Hewitt Creek Subdivision, City of Dyersville and Dubuque County, Iowa**, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors of said real estate.

State of Iowa)
) ss:
County of Dubuque)

Dennis L. Schmidt

Theresa R. Schmidt

On this ____ day of _____, 2023, before me, a Notary Public in and for said State, personally appeared Dennis L. Schmidt and Theresa R. Schmidt to me personally known, who being by me duly affirmed did say that they said Dennis L. Schmidt and Theresa R. Schmidt acknowledged the execution of said instrument to be their 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 **Hewitt Creek Subdivision, City of Dyersville and 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 and for said State
My Commission Expires _____

OWNER'S CONSENT

_____, 2023

The foregoing plat of **Hewitt Creek Subdivision, City of Dyersville and 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.

Go The Distance Baseball, LLC

Ricky E. Heidner,
President of Managing Member

State of _____) ss:
County of _____)

On this _____ day of _____, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Ricky E. Heidner, as President of Managing Member of Go The Distance Baseball, LLC, to me personally known, who being by me duly affirmed did say that he said Ricky E. Heidner, President of Managing Member of Go The Distance Baseball, LLC, acknowledged the execution of said instrument to be the voluntary act and deed voluntarily executed as President of Managing Member of Go The Distance Baseball, LLC.

Notary Public in and for said State
My Commission Expires _____

MORTGAGE HOLDERS ACKNOWLEDGMENT

The undersigned for _____ of _____, State of Iowa, do hereby certify that the attached plat of **Hewitt Creek Subdivision, City of Dyersville and 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.

City_____

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 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 and for said State
My Commission Expires

ATTORNEY'S OPINION

I, _____, a practicing attorney at law in (city) _____, Dubuque County, Iowa have examined the abstract of title to the land included within **Hewitt Creek Subdivision, City of Dyersville and Dubuque County, Iowa**; said abstract has been prepared in its entirety by the _____ Abstract and Title Company, and was last certified to by said company on the _____ day of _____, 2023, at the hour of _____ o'clock ____ M.

My examination of said abstract shows good and merchantable title on the date and hour of certification to be in Dennis L. Schmidt and Theresa R. Schmidt, and Go The Distance Baseball, LLC. Dated at _____, Iowa in said County, this _____ day of _____, 2023.

| | |
|----------------|-----------------|
| Signature | Attorney at Law |
| Name (printed) | _____ |
| Address | _____ |
| Phone number | _____ |

COUNTY TREASURER

Dubuque, Iowa

_____, 2023

I, the undersigned, _____ Treasurer of Dubuque County, Iowa do hereby certify that all taxes and special assessments levied against **Hewitt Creek Subdivision, City of Dyersville and Dubuque County, Iowa**, have been paid and said real estate is free and clear of all taxes as of this date.

County Treasurer Dubuque County, Iowa

COUNTY ASSESSOR

Dubuque, Iowa

The foregoing plat was reviewed in the office of the Dubuque County Assessor this _____ day of _____, 2023.

County Assessor of Dubuque County, Iowa

DUBUQUE COUNTY BOARD OF HEALTH

Dubuque, Iowa

_____, 2023

The foregoing plat of **Hewitt Creek Subdivision, City of Dyersville and Dubuque County, Iowa**, is hereby approved by the Dubuque County Board of Health and approval of said plat by the Dubuque County Board of Supervisors is hereby recommended.

Dubuque County Board of Health - Chairperson

COUNTY ENGINEER

Dubuque, Iowa

_____, 2023

I, _____, the Dubuque County Engineer, have received and examined the foregoing plat of **Hewitt Creek Subdivision, City of Dyersville and 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

COUNTY PLATS OFFICER

Dubuque, Iowa

_____, 2023

I, _____, the Dubuque County Plats Officer, have received and examined the foregoing plat of **Hewitt Creek Subdivision, City of Dyersville and 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

CITY OF DYERSVILLE ZONING COMMISSION

Dyersville, Iowa

_____, 2023

The foregoing plat of **Hewitt Creek Subdivision, City of Dyersville and Dubuque County, Iowa**, being within 2 miles of the corporate limits of the City of Dyersville is hereby approved by the Dyersville Planning and Zoning Commission and approval of said plat by the City Council of the City of Dyersville, Dubuque County, Iowa is here by recommended.

City of Dyersville Zoning Commission

Chairperson

DYERSVILLE CITY COUNCIL

Dyersville, Iowa

_____, 2023

The undersigned, _____, Mayor and _____, Clerk of the City of Dyersville, Dubuque County, Iowa do hereby certify that the foregoing plat of **Hewitt Creek Subdivision, City of Dyersville and Dubuque County, Iowa**, as appears heretofore has been filed in the Office of the City Clerk of Dyersville, Iowa and that the City Council of the City of Dyersville, Iowa, approves said plat.

Mayor

City Clerk

State of Iowa)
) ss:
County of Dubuque)

On this _____ day of _____, 2023, before me, a Notary Public in and for the State of Iowa, personally appeared _____ and _____, to me personally known, and who being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Dyersville, Iowa; that the seal affixed to the foregoing instrument is the Corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution Number _____ adopted by the City Council on the _____ day of _____, 2023, and that _____ and _____ acknowledged the execution of the instrument to be their voluntary act and deed of the corporation, by it voluntary executed.

Notary Public in the State of Iowa
My Commission Expires _____

DUBUQUE COUNTY PLANNING AND ZONING

Dubuque, Iowa

_____, 2023

The forgoing plat of **Hewitt Creek Subdivision, City of Dyersville and Dubuque County, Iowa**, is hereby approved by the Dubuque County Planning and Zoning Commission and approval of said plat by the County Board of Supervisors is hereby recommended.

Dubuque County Planning & Zoning Commission

Chairperson

DUBUQUE COUNTY BOARD OF SUPERVISORS

Dubuque, Iowa

_____, 2023

The Dubuque County Board of Supervisors of the County of Dubuque, Iowa, do hereby certify that the foregoing plat of **Hewitt Creek Subdivision, City of Dyersville and Dubuque County, Iowa**, has been filed in the office of the County Board of Supervisors and that by Resolution No. _____ the Dubuque County Board of Supervisors have reviewed and approved said plat.

Chairperson

Attest

Dubuque County Auditor

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

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

RECORDER'S INDEX

LOCATION:

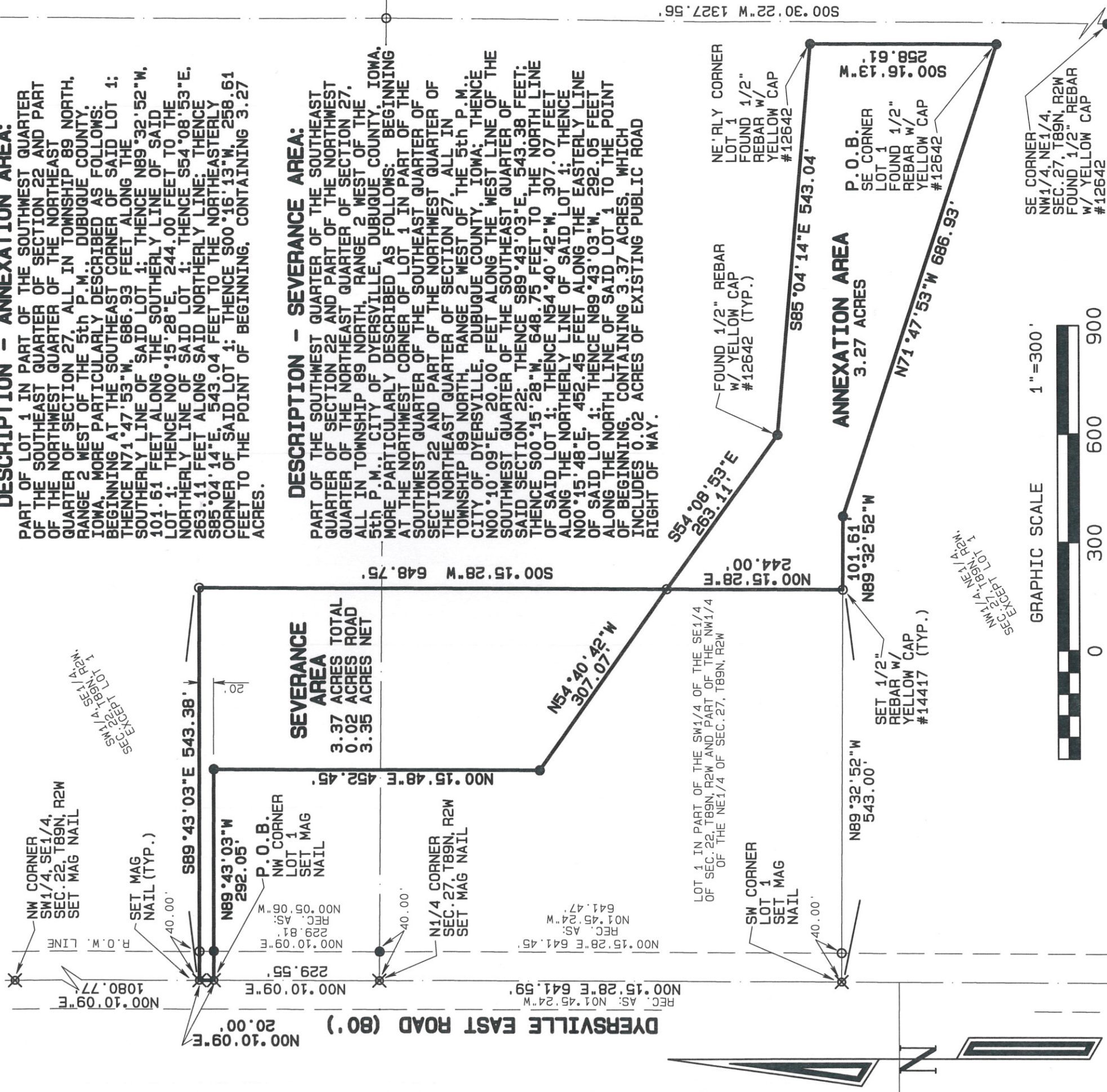
PART OF LOT 1 IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, ALL IN TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M., DUBUQUE COUNTY, IOWA.
PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, ALL IN TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M., CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA.

REQUESTOR: CITY OF DYERSVILLE c/o MICK MICHEL
PROPRIETOR: GO THE DISTANCE BASEBALL, LLC;
DENNIS L. SCHMIDT AND THERESA R. SCHMIDT
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 davesyouusq.net

EXHIBIT A

PLAT OF ANNEXATION AREA AND SEVERANCE AREA

PART OF LOT 1 IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, ALL IN TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M., DUBUQUE COUNTY, IOWA.
PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, ALL IN TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M., CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA.



PLAT OF ANNEXATION AREA AND SEVERANCE AREA

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 8/24/2023
Date: 8/24/2023
David P. Schneider P.L.S. P14417
My license renewal date is December 31, 2023.
Pages or sheets covered by this seal: THIS SHEET ONLY

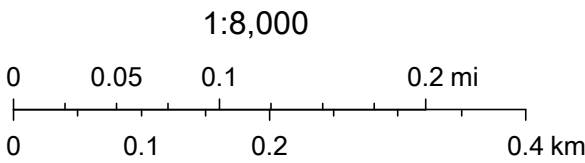
SCHNEIDER
Land Surveying
&
Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
davesyouusq.net

Project: 2820ANNEX
Survey Date: 8/24/2023
Sheet: 1 of 1



8/28/2023, 2:48:13 PM

☐ Tax Parcels



Esri, Inc., Dubuque County, Iowa

MINUTES

Meeting called to order at 6:30 pm by Chairperson Roger Gibbs.

ROLL CALL

Chairperson Roger Gibbs, Vice-Chairperson Tim Nefzger (via conference call), Joe Petsche, Matt Tauke, Bec Willenborg

ABSENT

Ryan Cahill

AGENDA ITEMS

1. Approve Minutes of the June 12, 2023 Meeting.
There were no comments or questions.

Motion to approve Minutes of the June 12, 2023 meeting made by Bec Willenborg; seconded by Joe Petsche.

Voting Yea: Roger Gibbs, Tim Nefzger, Joe Petsche, Matt Tauke, Bec Willenborg

Voting Nay:

Motion carried.

2. Report on Ordinance Change to Planning & Zoning Board Members

City Administrator Mick Michel stated Delaware County had implemented their own zoning board so the city no longer has the two Delaware county appointed board members. The Planning & Zoning board has gone from 9 members to 7. The commission needs to provide either a positive or negative report back to the council. The commission's decision will affect how many council votes will be needed to approve the ordinance change. Michel stated the ordinances will still need legal review.

There was no further discussion or questions.

Motion to provide a positive report on the Ordinance change to Planning & Zoning Board members made by Matt Tauke; seconded by Bec Willenborg.

Voting Yea: Roger Gibbs, Tim Nefzger, Joe Petsche, Matt Tauke, Bec Willenborg

Voting Nay:

Motion carried.

3. Report on Ordinance Change to Board of Adjustment Members

Chairperson Gibbs stated this ordinance has the same rationale as the previous item. The board is going from 7 to 5 members. City Administrator Mick Michel stated the Board of Adjustment will need 3 members to have a quorum and this ordinance will also need legal review.

There was no further discussion or questions.

Motion to provide a positive report on the Ordinance change to the Board of Adjustment members made by Joe Petsche; seconded by Bec Willenborg.

Voting Yea: Roger Gibbs, Tim Nefzger, Joe Petsche, Matt Tauke, Bec Willenborg
Voting Nay:
Motion carried.

ADJOURNMENT

Meeting adjourned at 6:34 pm on a motion by: Matt Tauke; second by Joe Petsche.
Voice Call Voting Yea: All
Voice Call Voting Nay: None



Lori A. Panton, recording Secretary