

AGENDA

ROLL CALL

AGENDA ITEMS

- 1.** Approve Minutes of the October 13, 2025 Planning & Zoning Meeting
- 2.** Approve Final Plat of Dream Way Addition Plat 2, City of Dyersville, Delaware County, Iowa. Lot 3 of Westridge Estates 10th Addition, City of Dyersville, Delaware County, Iowa. Plat submitted by Nate Runde.
- 3.** Approve Final Plat of Vonderhaar Farm Subdivision, Dubuque County, Iowa. The West Half of the Southeast Quarter of the Southeast Quarter of Section 10, Township 89 North, Range 2 West of the 5th P.M., Dubuque County, Iowa. Plat submitted by Mike Vonderhaar.
- 4.** Approve Plat of Survey of Parcel 2025-86 Part of the Northeast Fractional Quarter (NE FRL. 1/4) of the Northeast Fractional Quarter (NE FRL. 1/4) of Section Five (5), Township Eighty-eight North (T88N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa. Plat submitted by Ray Tauke.
- 5.** Approve Final Plat of Lake View Estates #2 in the City of Dyersville, Iowa. Plat submitted by William Hermsen.

ADJOURNMENT



PLANNING & ZONING

Lower Level Council Chambers
Monday, October 13, 2025
6:30 PM

MINUTES

ROLL CALL

PRESENT: Vice-Chairperson Roger Gibbs, Chairperson Tim Nefzger, Matt Tauke, Bec Willenborg
ABSENT: Ryan Cahill, Joe Petsche

AGENDA ITEMS

1. Approve Minutes of July 17, 2025, Planning & Zoning Committee meeting.

There were no changes or comments regarding the minutes.

Motion to approve the minutes of July 17, 2025, Planning & Zoning Committee meeting made by Bec Willenborg, Seconded by Roger Gibbs.

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

Voting Nay:

Motion carried.

2. Approve Plat of Survey (Dedication) of: Lots 1A, 1B & 2A of Kwik Trip 1288 in the City of Dyersville, Dubuque County, Iowa.

Terry Koelker with Buesing & Associates was present. He stated the plat is a dedication of streets on two sides of the Kwik Trip property. It includes parts of Hwy 136 and 12th Avenue SE. It was discovered that Gerry Hess still owned the right-of-way. This plat is dedicating it back to the city and state.

City Administrator Mick Michel stated that in the past that was how plats were done. Property owners owned parts of the street. This plat will allow the streets to be deeded to the city and state. Michel stated the city has no issues with the plat.

There was no further discussion regarding this matter.

Motion to approve the Plat of Survey (Dedication) of: Lots 1A, 1B & 2A of Kwik Trip 1288 in the City of Dyersville, Dubuque County, Iowa made by Roger Gibbs, Seconded by Matt Tauke.

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

Voting Nay:

Motion carried.

3. Application to Rezone Property from R1 Residential to R2 Residential. Application submitted by Bill Hermsen / Lake View Estates LLC.

City Administrator Mick Michel wanted to clarify that the application should include Lot 1 and Lot 2. The map in the packet is correct, but the application should include the Lots 1 and 2.

Bill Hermsen, developer, advised he is requesting to change the zoning on 6 of his lots from R1 to R2 to allow for tri-plex's or townhomes.

City Administrator Mick Michel stated that R1 only allows for 2 dwelling units where R2 allows 3 dwelling units. Michel said the building permit that was submitted meets the required setbacks and he has no issues with the request.

Hermesen stated he is combining 2 lots to allow a tri-plex to be built. He is doing one unit now and is requesting the change for 6 lots in case there is a need for them in the future. Michel stated that he requested Lot 1 and Lot 2 to be changed to avoid spot zoning. This request is in line with the comprehensive plan.

There was no further discussion regarding this matter.

Motion to approve the Application to Rezone Lots 1, 2, 18,19,20 and 21 in Lake View Estates from R1 Residential to R2 Residential made by Roger Gibbs, Seconded by Bec Willenborg.

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

Voting Nay:

Motion carried.

4. Approve Conveyance Plat of Lot 1A of Dyersville Mall, City of Dyersville, Dubuque County, Iowa. Lot 1A of part of 16th Avenue Southeast in Part of Lot 1 of "Dyersville Mall" in the City of Dyersville, Dubuque County, Iowa. Submitted by the City of Dyersville.

City Administrator Mick Michel stated Lot 1A is currently part the right-of-way. Due to the business going into the Fidelity Bank building, this part of the right-of-way will be vacated and deeded to Jumble Coffee. The code section requires the Planning & Zoning Commission to provide a report to the city council on vacation of property.

The commission asked why this was needed. Michel said Jumble Coffee will be doing more of a drive through business and will need more driveway access. The city will vacate the property, but all easements will remain. Michel stated the city council referred this to the commission for a report. This will go back to the city council and then follow the vacation process. He stated this will not affect snow removal or utilities. Michel also stated the city has no issues with the plat.

There was no further discussion regarding this matter.

Motion to approve the conveyance Plat of Lot 1A of Dyersville Mall, City of Dyersville, Dubuque County, Iowa. Lot 1A of part of 16th Avenue Southeast in Part of Lot 1 of "Dyersville Mall" in the City of Dyersville, Dubuque County, Iowa made by Tim Nefzger, Seconded by Bec Willenborg.

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

Voting Nay:

Motion carried.

ADJOURNMENT

Meeting adjourned at 6:41 pm on a motion by Roger Gibbs, Seconded by Bec Willenborg.



Lori A. Panton, recording Secretary

RECORDER'S INDEX

LOCATION: LOT 3 OF WESTRIDGE ESTATES 10th ADDITION, CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA

REQUESTOR: NATE RUNDE

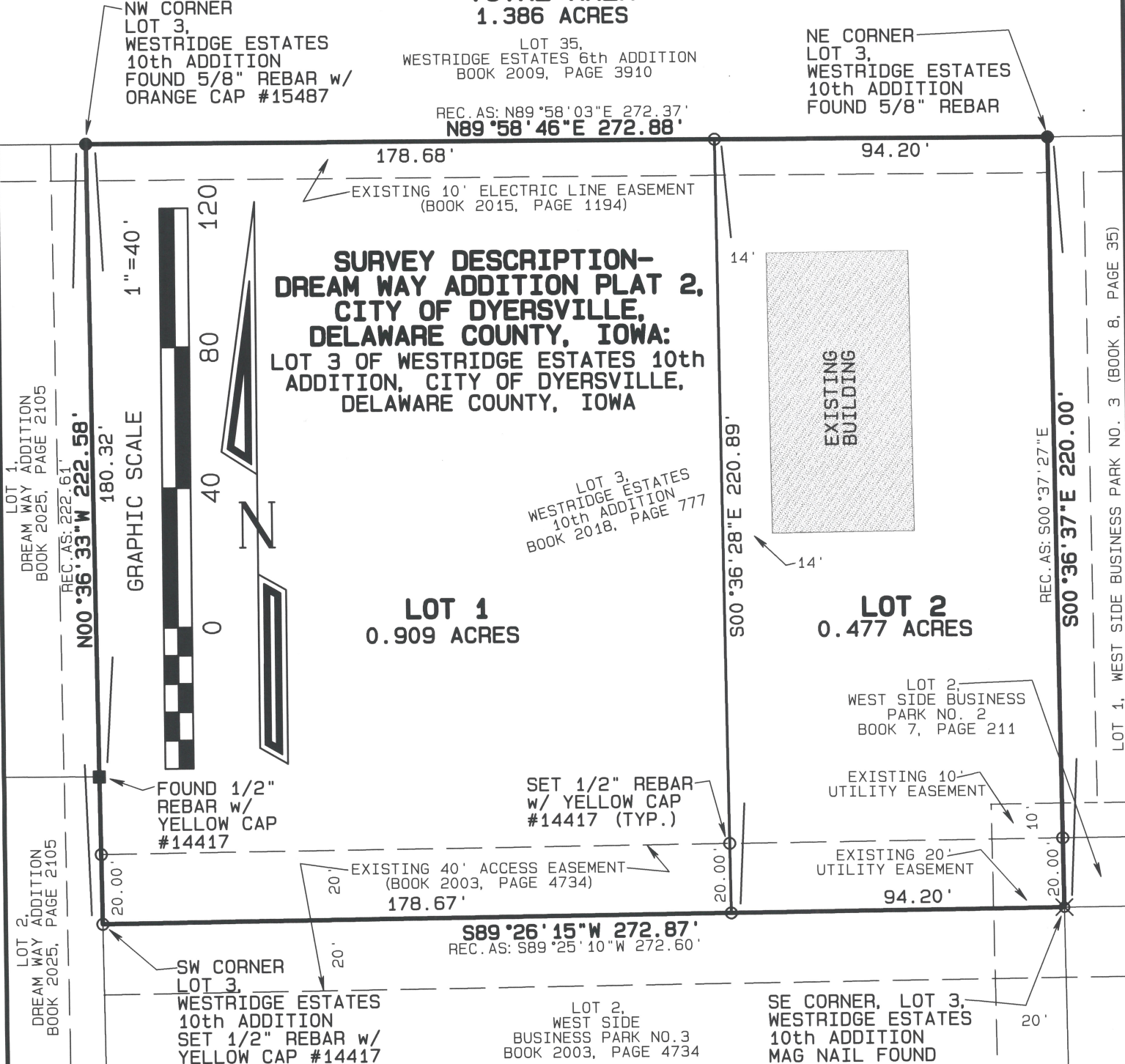
PROPRIETOR: THE GARY L. BOGE REVOCABLE TRUST DATED JULY 27, 2012

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
DREAM WAY ADDITION PLAT 2,
CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA
LOT 3 OF WESTRIDGE ESTATES 10th ADDITION,
CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA
TOTAL AREA
1.386 ACRES



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.

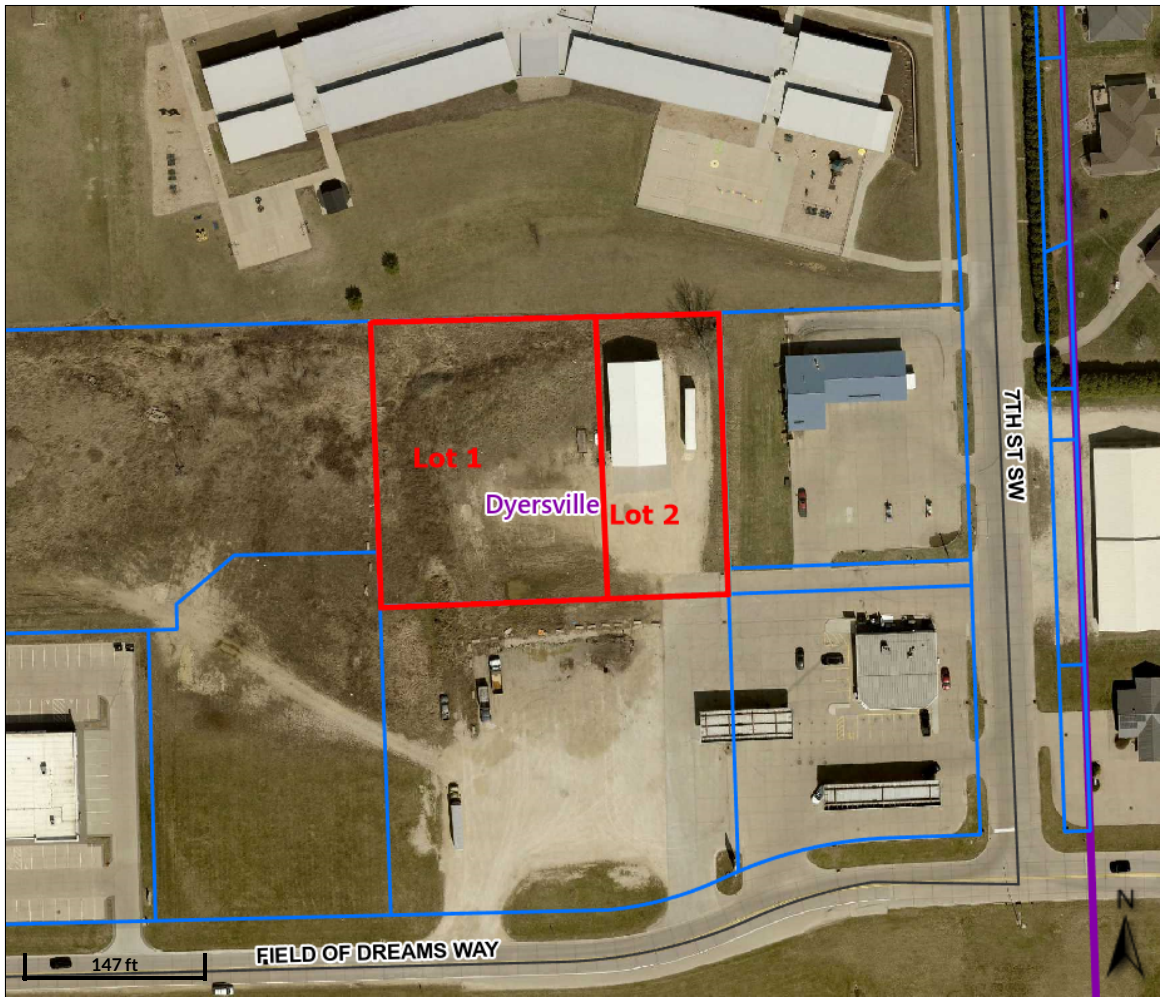
[Signature] 11/20/2025

David P. Schneider P.L.S. P14417 Date:
My license renewal date is December 31, 2025.
Pages or sheets covered by this seal: THIS SHEET ONLY

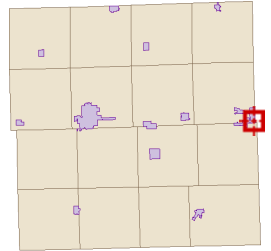
SCHNEIDER
Land Surveying
&
Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
daves@yousq.net

Project: 3032
Survey Date: 9/25
Sheet: 1 of 6

Item 2. 25





Overview



Legend

Corporate Limits

 Corporate Limits

 Unincorporated Area

 Political Townships

Parcels

 BLL

 Parcel

 Roads

Parcel ID 540000100280

Sec/Twp/Rng 36-89-3

Property Address
DYERSVILLE

Alternate ID n/a

Class C

Acreage 1.38

Owner Address Boge, Gary L Revocable Trust

Boge, Gary L Trustee

2463 310th Ave

Hopkinton, IA 52237

District DYERSVILLE COPR. TIF 2

Brief Tax Description LT 3 WESTRIDGE
ESTATES 10TH ADDN

(Note: Not to be used on legal documents)

Disclaimer: All critical information should be independently verified. If you have questions about this site please contact either the Delaware County Auditor's Office at 563 927-4701 or the Delaware County Assessor's Office at 563 927-2526

Date created: 11/19/2025

Last Data Uploaded: 11/19/2025 5:02:17 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

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: John W. Vonderhaar + Judith M. Vonderhaar Phone: 608-481-0274-Mike

Name of new Subdivision: Vonderhaar Farm Subdivision, Dubuque County, Iowa

Current Legal Description:

The West Half of the Southeast Quarter of Southeast Quarter of Sec. 10, T89N, R2W of the 5th P.M., Dubuque County, Iowa

Parcel #(s): 0710400005 # Acres 20.39
 # Acres _____
 # Acres _____

Zoning District: A-1 Total Acres: _____

Current Use of Property: Ag

Lot number with the Buildings & Structures listed on each lot (if any)

Lot 1 - proposed new home
Lot 2 - cultivated land

Reason for Survey & Proposed Use of Each Lot:

Lot 1 - survey off for son/farm manager to construct new home
Lot 2 - remainder to remain in cultivated ag land

List the Access (field, residential or commercial) and street, road or highway name for Each Lot:

Lot 1 + Lot 2 - have shared driveway along New Vienna Road in the northeast corner of Lot 2

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: _____

RECORDER'S INDEX

LOCATION: THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M., DUBUQUE COUNTY, IOWA

REQUESTOR: MIKE VONDERHAAR

PROPRIETOR: JOHN W. VONDERHAAR AND JUDITH M. VONDERHAAR REVOCABLE TRUST, DATED MARCH 27, 2023

SURVEYOR: DAVID P. SCHNEIDER

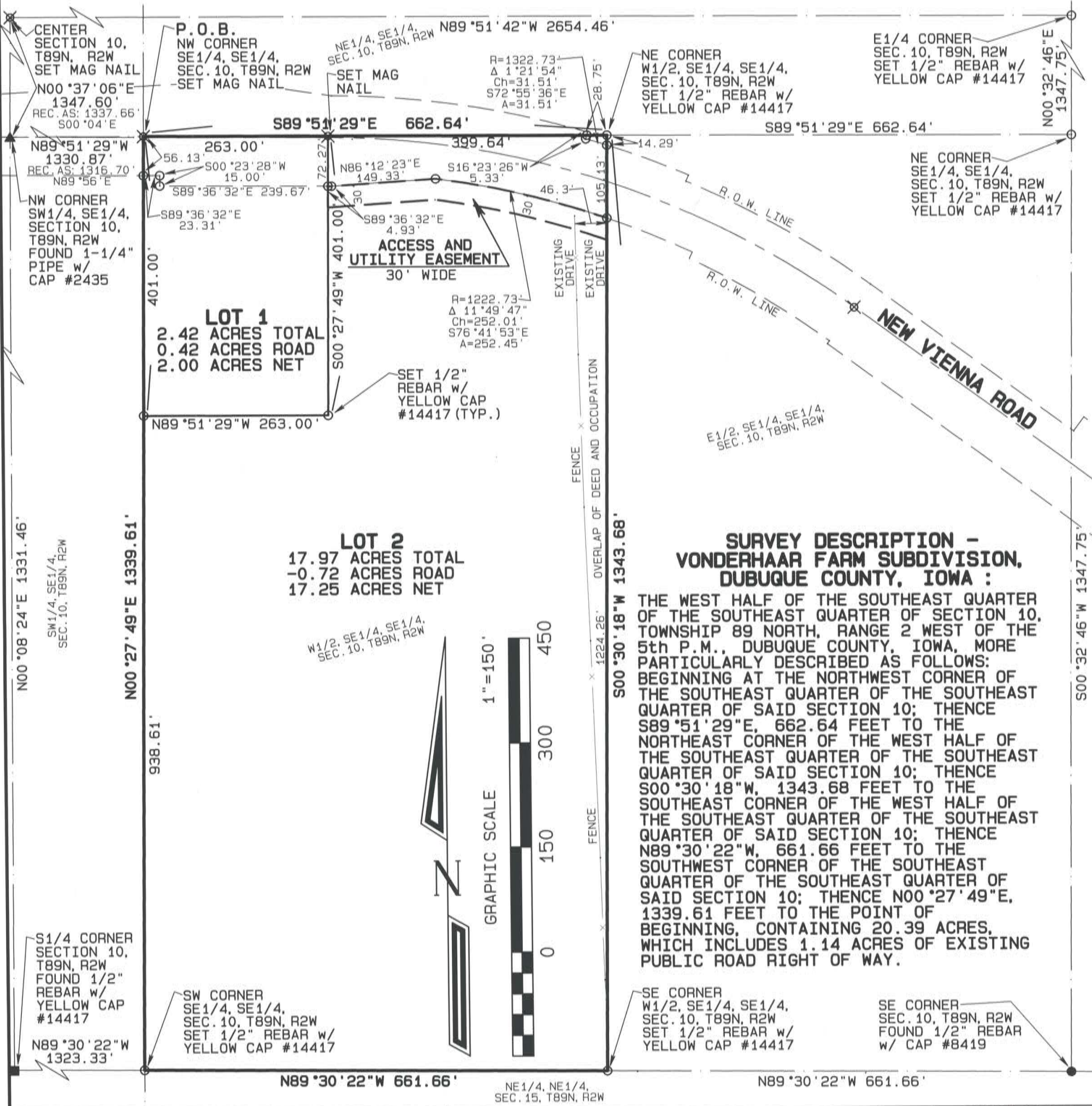
SURVEYOR COMPANY: SCHNEIDER LAND SURVEYING AND PLANNING, INC.

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

FINAL PLAT

VONDERHAAR FARM SUBDIVISION, DUBUQUE COUNTY, IOWA

THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M., DUBUQUE COUNTY, IOWA



SURVEY DESCRIPTION - VONDERHAAR FARM SUBDIVISION, DUBUQUE COUNTY, IOWA :

THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M., DUBUQUE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE S89°51'29"E, 662.64 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE S00°30'18"W, 1343.68 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE N89°30'22"W, 661.66 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; THENCE N00°27'49"E, 1339.61 FEET TO THE POINT OF BEGINNING, CONTAINING 20.39 ACRES, WHICH INCLUDES 1.14 ACRES OF EXISTING PUBLIC ROAD RIGHT OF WAY.

TOTAL AREA
20.39 ACRES TOTAL
-1.14 ACRES ROAD
19.25 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 P.L.S. P14417 Date: 10/28/2025
My license renewal date is December 31, 2025.
Pages or sheets covered by this seal: THIS SHEET ONLY

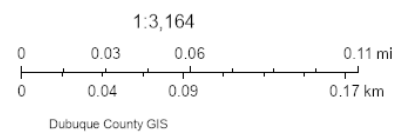
SCHNEIDER
Land Surveying
&
Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
daves@yousq.net

Project: 3026PS
Survey Date: 10/15/2025
Sheet: 1 of 7

ArcGIS Web Map



11/19/2025, 4:09:26 PM



INDEX LEGEND

LOCATION: PART OF THE NE FRL.1/4 NE FRL.1/4
OF SEC. 5, T88N, R3W

PROPRIETORS: 1/2 INTEREST: RAYMOND A. TAUKE AND KAY M. TAUKE, AS CO-TRUSTEES
OF THE RKT REVOCABLETRUST DATED OCTOBER 11, S2023
1/2 INTEREST: KAY M. TAUKE AND RAYMOND A. TAUKE, AS CO-TRUSTEES
OF THE KRT REVOCABLE TRUST DATED OCTOBER 11, 2023

REQUESTOR: RAY TAUKE

SURVEYOR: BILL BURGER

SURVEYOR
COMPANY: WM. BURGER LANDSURVEYOR

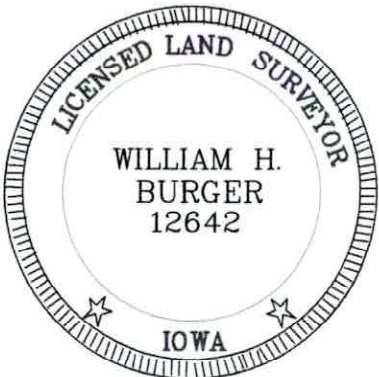
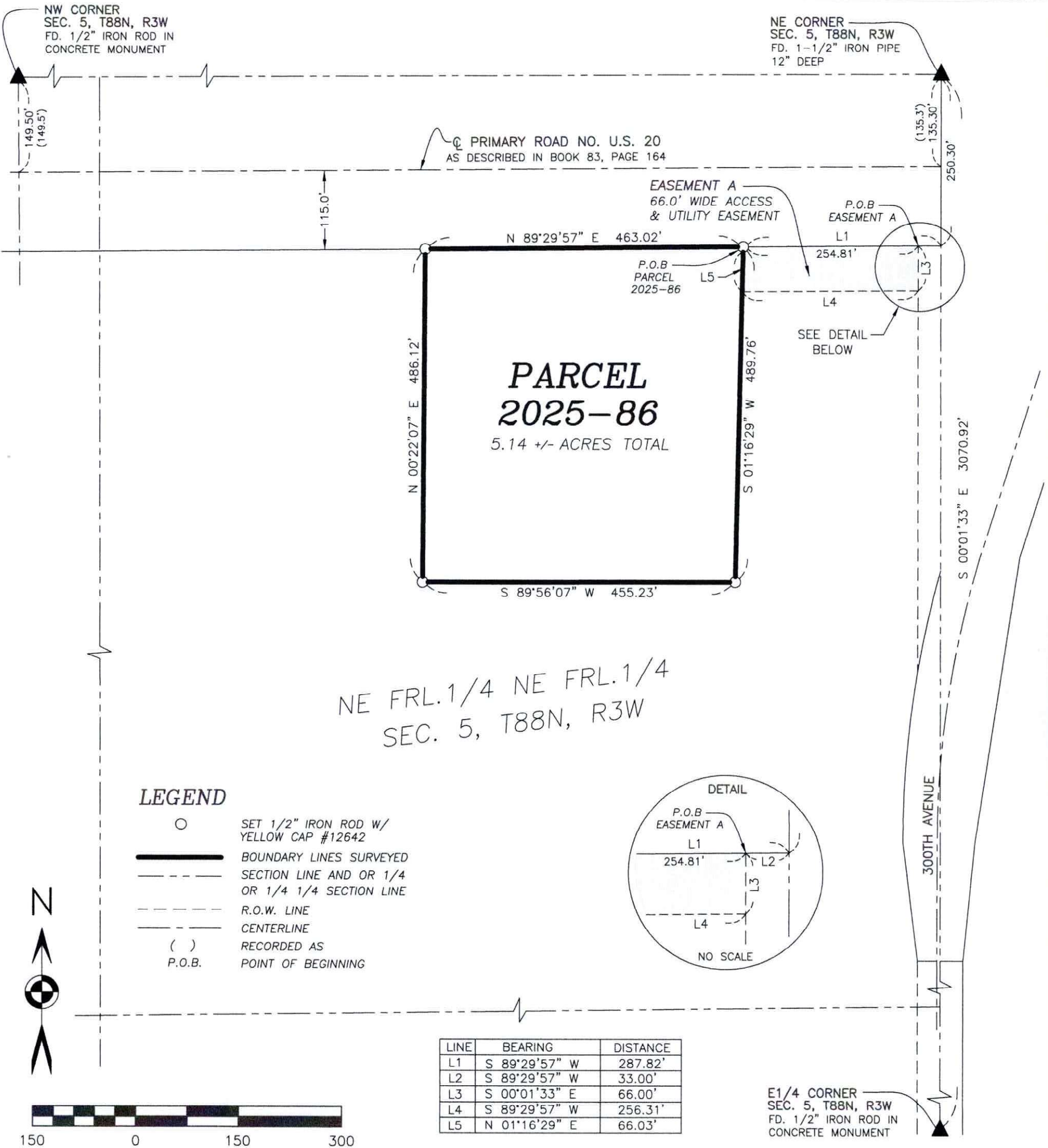
RETURN TO: BILL BURGER, 510 3RD STREET WEST COURT,
WORTHINGTON, IA 52078 (563) 855-2028

PREPARED BY BILL BURGER 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 (563) 855 2028

PLAT OF
SURVEY

PARCEL 2025-86

PART OF THE NORTHEAST FRACTIONAL QUARTER (NE FRL.1/4) OF THE NORTHEAST FRACTIONAL
QUARTER (NE FRL.1/4) OF SECTION FIVE (5), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE THREE WEST (R3W) OF THE FIFTH
PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA



NO. OF SHEETS COVERED BY THIS SEAL: 1

DATE OF SURVEY: 11/11/2025

SCALE: 1" = 150'

SHEET 1 OF 2

PROPRIETORS: SEE INDEX LEGEND

I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS
PREPARED AND 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.
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

WILLIAM H. BURGER

#12642

DATE

Wm. Burger
LandSurveyor

510 3rd Street West Court
Worthington, Iowa 52078

LEGAL DESCRIPTION

PARCEL 2025-86 – part of the Northeast Fractional Quarter (NE Fr.1/4) of the Northeast Fractional Quarter (NE Fr.1/4) of Section Five (5), Township Eighty-eight North (T88N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 5.14 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record** and more particularly described by metes and bounds as follows:

COMMENCING at the Northeast corner of Section Five (5), Township Eighty-eight North (T88N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 00°-01'-33" East 250.30 feet along the East line of the Northeast Fractional Quarter (NE Fr.1/4) of said Section Five (5) to the Southerly right of way line of Primary Road No. U.S. 20;

Thence South 89°-29'-57" West 287.82 feet along the Southerly right of way line of said Primary Road No. U.S. 20 to the **POINT OF BEGINNING**;

Thence South 01°-16'-29" West 489.76 feet;

Thence South 89°-56'-07" West 455.23 feet;

Thence North 00°-22'-07" East 486.12 feet to the Southerly right of way line of said Primary Road No. U.S. 20;

Thence North 89°-29'-57" East 463.02 feet along the Southerly right of way line of said Primary Road No. U.S. 20 to the **POINT OF BEGINNING**, containing a total of 5.14 acres more or less, **subject to easements, reservations, restrictions, and rights of way of record and not of record**.

The East line of the Northeast Fractional Quarter (NE Fr.1/4) of Section Five (5), Township Eighty-eight North (T88N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 00°-01'-33" East.

EASEMENT A – A 66.0' wide access and utility easement is hereby created for the benefit of Parcel 2025-86, said easement being described metes and bounds as follows:

COMMENCING at the Northeast corner of Section Five (5), Township Eighty-eight North (T88N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 00°-01'-33" East 250.30 feet along the East line of the Northeast Fractional Quarter (NE Fr.1/4) of said Section Five (5) to the Southerly right of way line of Primary Road No. U.S. 20;

Thence South 89°-29'-57" West 33.00 feet along the Southerly right of way line of said Primary Road No. U.S. 20 to the **POINT OF BEGINNING**, corner also being on the Westerly right of way line of 300th Avenue;

Thence South 00°-01'-33" East 66.00 feet along the Westerly right of way line of 300th Avenue;

Thence South 89°-29'-57" West 256.31 feet;

Thence North 01°-16'-29" East 66.03 feet to the Southerly right of way line of said Primary Road No. U.S. 20;

Thence North 89°-29'-57" East 254.81 feet along the Southerly right of way line of said Primary Road No. U.S. 20 to the **POINT OF BEGINNING**;

The East line of the Northeast Fractional Quarter (NE Fr.1/4) of Section Five (5), Township Eighty-eight North (T88N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 00°-01'-33" East.

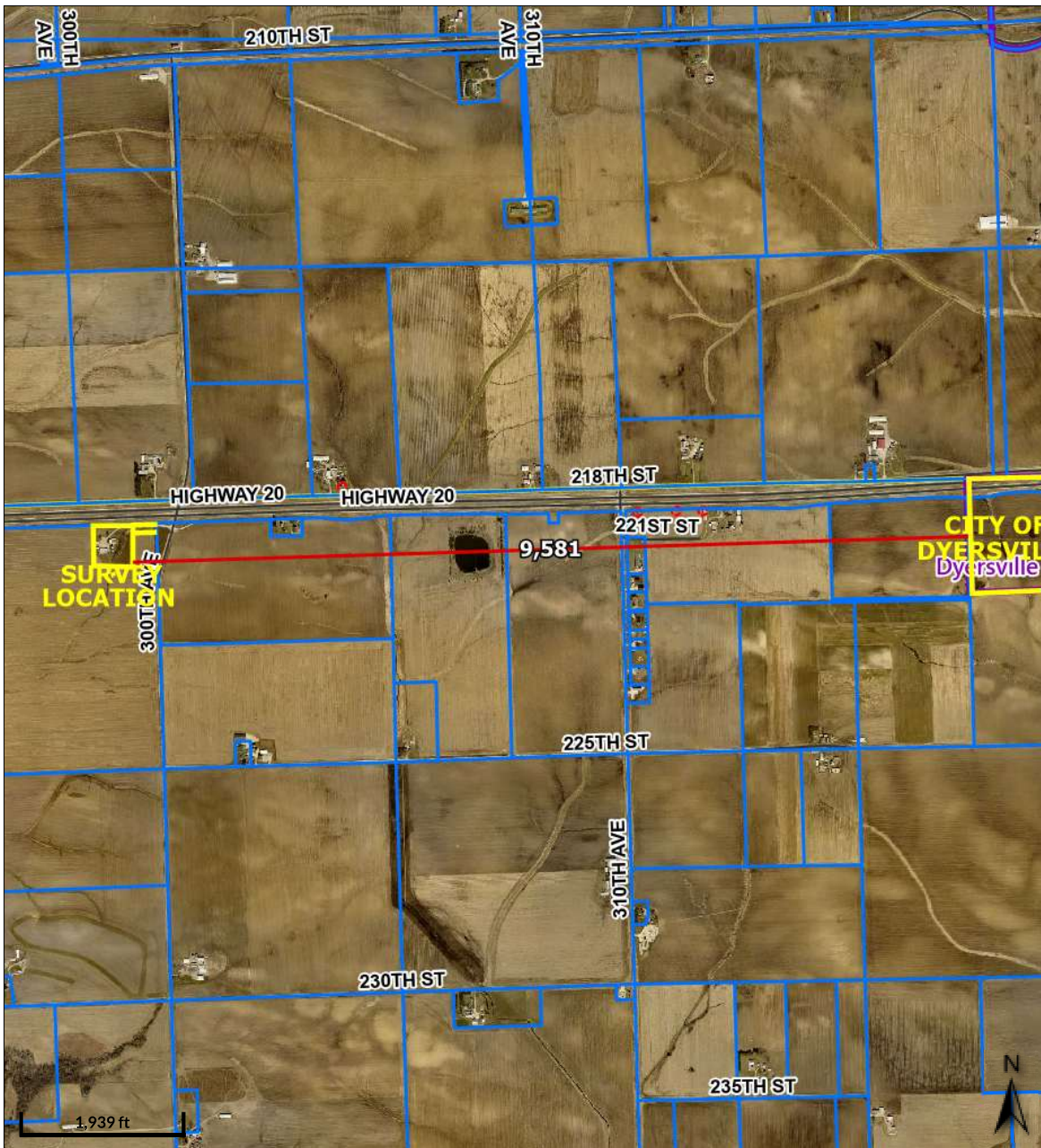


SURVEYORS CERTIFICATE

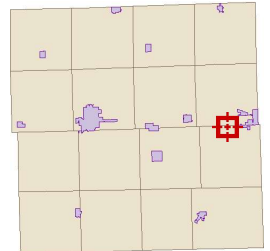
I hereby certify that this land survey document was prepared and related survey work was performed by me or under my direct personal supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa;

My license renewal date is December 31, 2026

William H. Burger 11/19/25
William H. Burger Date Reg. No. 12642
Sheet No. 2 covered by this seal



Overview



Legend

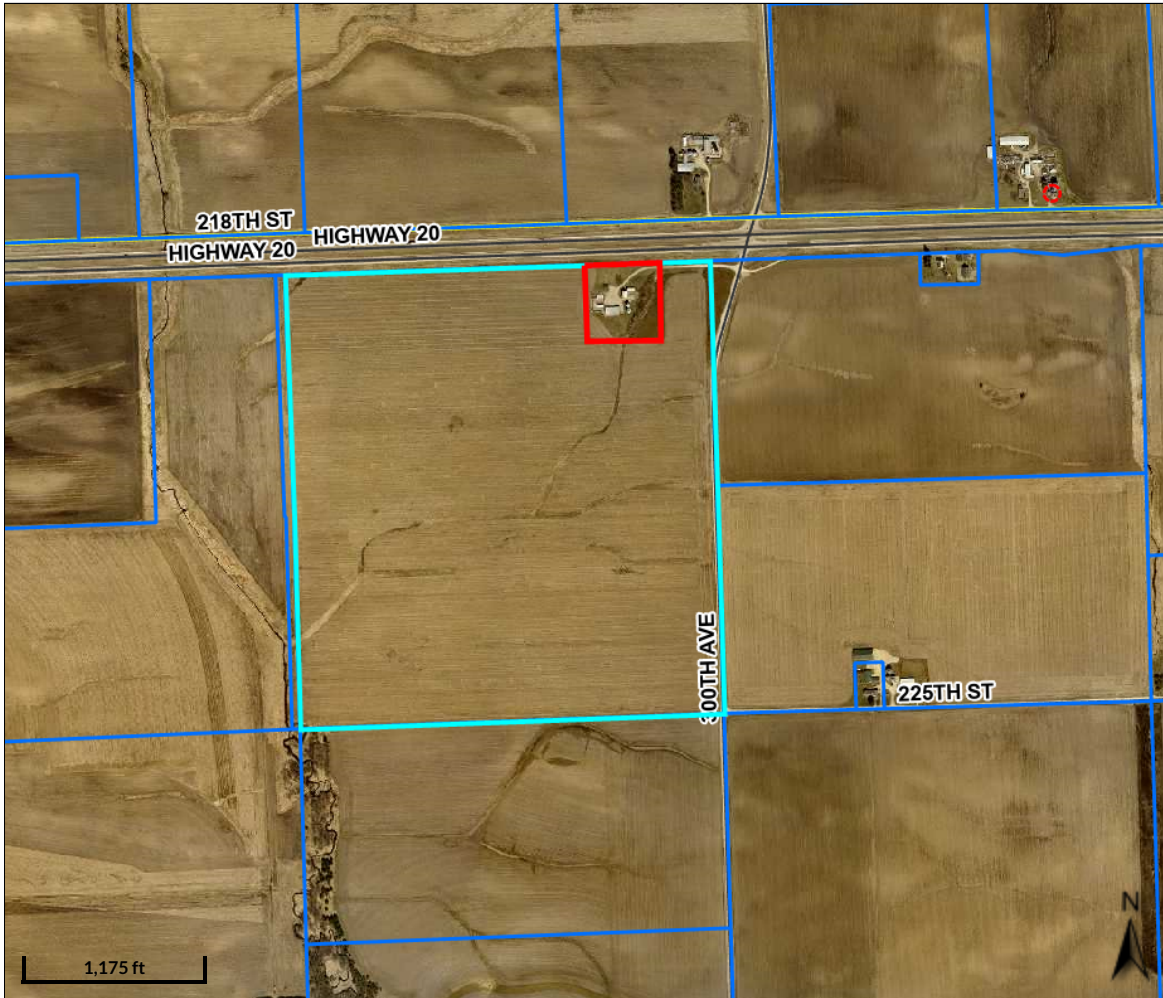
- Corporate Limits**
 - Corporate Limits
 - Unincorporated Area
- Political Townships**
 - Political Townships
- Parcels**
 - BLL
 - Parcel
 - Roads

Disclaimer: All critical information should be independently verified. If you have questions about this site please contact either the Delaware County Auditor's Office at 563 927-4701 or the Delaware County Assessor's Office at 563 927-2526

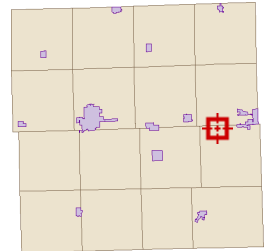
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GEOSPATIAL



Overview



Legend

Corporate Limits

Corporate Limits

Unincorporated Area

Political Townships

Parcels

BLL

Parcel

Roads

| | | | | | |
|------------------|----------------|--------------|--------|---------------|--------------------------------------|
| Parcel ID | 200050001900 | Alternate ID | n/a | Owner Address | RKT Revocable Trust (1/2 Int) |
| Sec/Twp/Rng | 5-88-3 | Class | A | | Tauke, Raymond A & Kay M Co Trustees |
| Property Address | 2201 300TH AVE | Acreage | 169.06 | | 834 7th St SW |
| | EARLVILLE | | | | Dyersville, IA 52040 |

District NORTH FORK MAQ. VALLEY FD #9

Brief Tax Description NE 1/4

(Note: Not to be used on legal documents)

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Date created: 11/19/2025

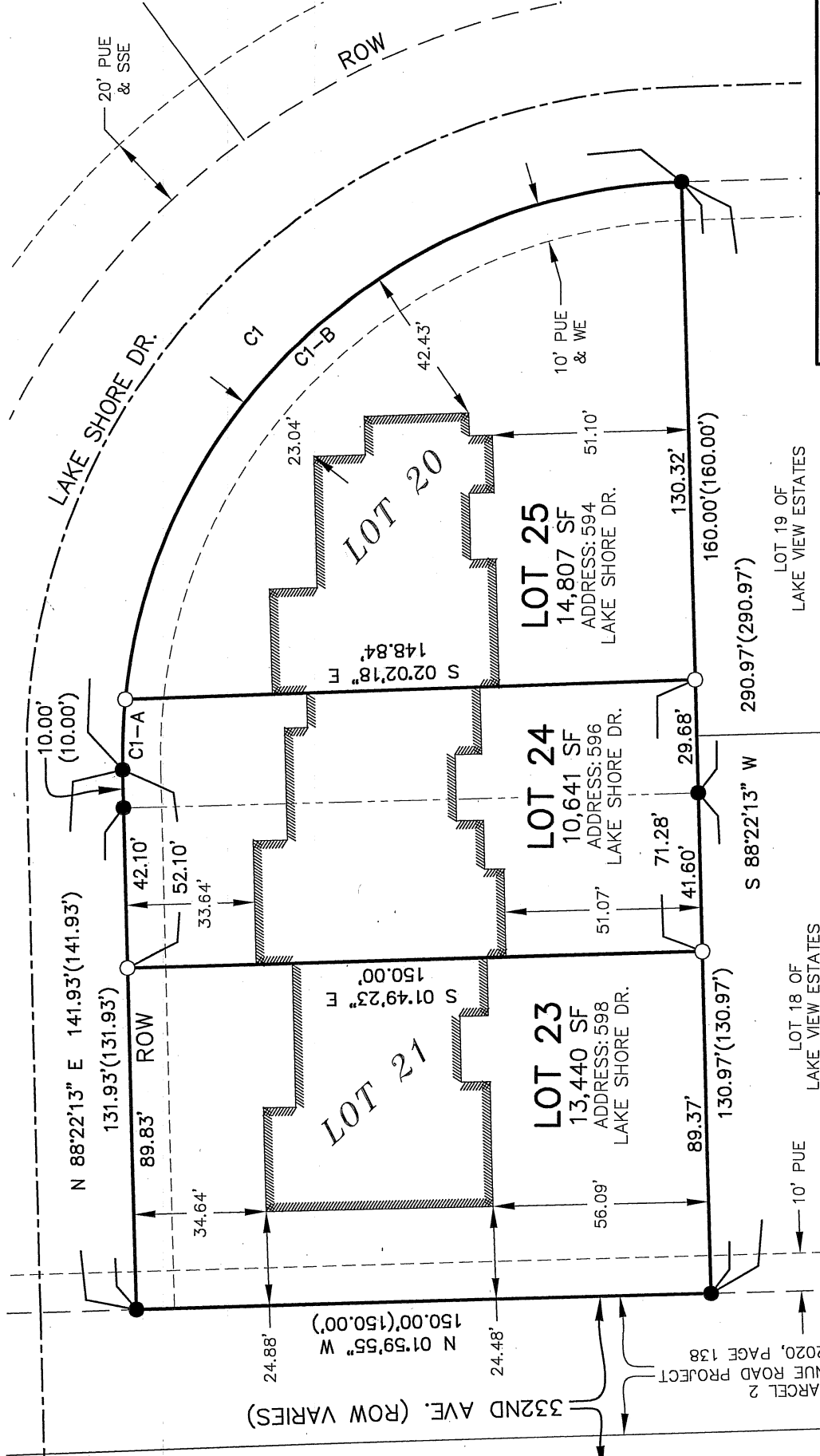
Last Data Uploaded: 11/19/2025 5:02:17 AM

Developed by SCHNEIDER
GEOSPATIAL

Final Plat of:
LAKE VIEW ESTATES #2,
in the City of Dyersville, Iowa

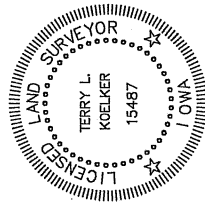
INDEX LEGEND

Location: Lots 23, 24 & 25 of Lake View Estates, in the City of Dyersville, Iowa
Requestor: William Hermsen
Proprietor of Lot 20 & 21 of Lake View Estates, in the City of Dyersville, Iowa
Surveyor: Terry L. Koelker - tkoelker@buesing.com
Company: Buesing & Associates, Inc.
Return To: Buesing and Associates, 1212 Locust St. Dubuque, IA 52001 (563) 556-4389



CURVE DATA

| CURVE | DELTA | RADIUS | ARC LENGTH | TAN. | CHORD LENGTH | CHORD BEARING |
|-------|-----------|---------|------------|---------|--------------|---------------|
| C1 | 90°00'00" | 150.00' | 235.62' | 150.00' | 212.13' | S46°37'48"E |
| C1-A | 07°07'45" | 150.00' | 18.66' | 9.34' | 18.65' | S88°03'55"E |
| C1-B | 82°52'15" | 150.00' | 216.96' | 132.41' | 198.53' | S43°03'55"E |



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.
Terry L. Koelker
TERRY L. KOELKER
LICENSE NUMBER 15487
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
11/18/25 (DATE)

SHEETS COVERED BY THIS SEAL: SHEETS 1 & 2

Location: Lots 23, 24 & 25 of Lake View Estates, in the City of Dyersville, Iowa
Requestor: William Hermsen
Proprietor of Lot 20 & 21 of Lake View Estates, in the City of Dyersville, Iowa
Surveyor: Terry L. Koelker - tkoelker@buesing.com
Company: Buesing & Associates, Inc.
Return To: Buesing and Associates, 1212 Locust St. Dubuque, IA 52001 (563) 556-4389

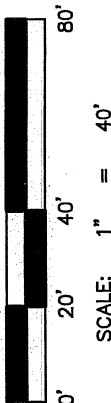
INDEX LEGEND

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Requestor: William Hermsen
Proprietor of Lot 20 & 21 of Lake View Estates, in the City of Dyersville, Iowa
Surveyor: Terry L. Koelker - tkoelker@buesing.com
Company: Buesing & Associates, Inc.
Return To: Buesing and Associates, 1212 Locust St. Dubuque, IA 52001 (563) 556-4389

PREPARED BY: TERRY L. KOELKER, BUESING & ASSOCIATES
1212 LOCUST STREET, DUBUQUE, IOWA

NOTE

THIS SURVEY IS COMPRISED OF: LOT 20 & 21 OF LAKE VIEW ESTATES, IN THE CITY OF DYERSVILLE, IOWA



LEGEND

- FOUND 5/8" ROD W/ORANGE CAP #15487 (UNLESS OTHERWISE NOTED)
- PLACED 5/8" IRON ROD W/ORANGE PLASTIC CAP MARKED "KOELKER 15487"
- SUBDIVIDED LINE
- SURVEYED BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY (ROW) LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING FOOTPRINT
- RECORD DIMENSION
- () SQUARE FEET
- RIGHT OF WAY
- PUBLIC UTILITY EASEMENT
- WATER EASEMENT
- SANITARY SEWER EASEMENT

NOTES

- ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
- TOTAL AREA OF PERIMETER SURVEYED IS 0.893 ACRES (36,888 SQUARE FEET).
- THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND NOT OF RECORD.
- BEARING IS BASED FROM NAD83, ZONE 1401, IOWA NORTH COORDINATE SYSTEM.

BUESING
ASSOCIATES INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST. DUBUQUE, IA
(563) 556-4389

DRAWN BY: JCH
CHECKED BY:
SURVEY DATE: 10/22/2025
PLOT DATE: 11
DWG. NO. 25321-01
SCALE: 1" = 4'

Item 5.

SHEET 1 OF 6

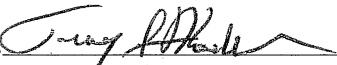
Surveyor's Certificate

I, Terry L. Koelker, a Duly Licensed Land Surveyor in the State of Iowa, do hereby certify that the following real estate was surveyed and platted by me or under my direct personal supervision, To Wit:

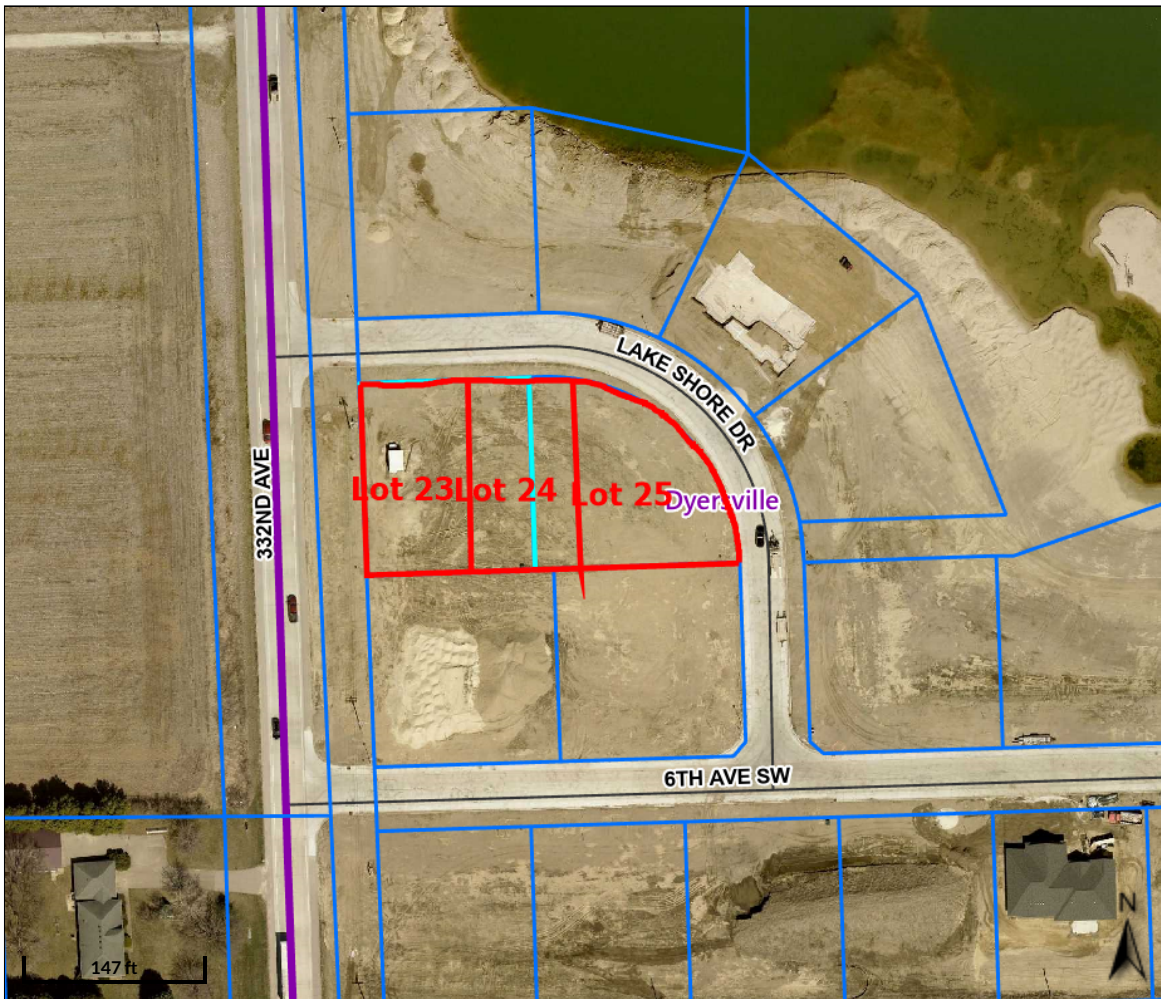
Lots 20 & 21 of Lake View Estates, in the City of Dyersville, Iowa.

This survey was performed for the purpose of subdividing and platting said real estate henceforth to be known as **LAKE VIEW ESTATES #2** in the City of Dyersville, Iowa. The Total area of **LAKE VIEW ESTATES #2** is 0.893 acres (38,888 square feet). Lot 23 has 13,440 square feet. Lot 24 has 10,641 square feet. Lot 25 has 14,807 square feet. All Lot areas are more or less, and all Lots are subject to easements, reservations, restrictions, and rights-of-way of record and not of record, the plat of which is attached hereto and made a part of this certificate. All monuments are placed, or shall be placed, within one year from the date this plat is recorded.

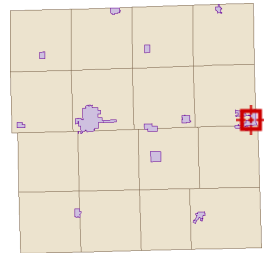
I hereby certify that this land surveying document was prepared, and the related survey work was performed, by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

BY: 
 Terry L. Koelker
 Licensed Land Surveyor
 License No. 15487







11/18/25
 Date
 License Renewal Date: 12/31/25



Overview



Legend

- Corporate Limits**
 -  Corporate Limits
 -  Unincorporated Area
- Political Townships**
 -  Political Townships
- Parcels**
 -  BLL
 -  Parcel
 -  Roads

| | | | | | |
|-------------------------|-------------------------|---------------------|------|----------------------|-----------------------|
| Parcel ID | 530000302100 | Alternate ID | n/a | Owner Address | Lake View Estates LLC |
| Sec/Twp/Rng | 36-89-3 | Class | R | | 2104 332nd Ave |
| Property Address | 332ND AVE DYERSVILLE | Acreage | 0.45 | | Dyersville, IA 52040 |

District DYERSVILLE COPR. TIF 2
Brief Tax Description LAKE VIEW ESTATES
 LT 21

(Note: Not to be used on legal documents)

Disclaimer: All critical information should be independently verified. If you have questions about this site please contact either the Delaware County Auditor's Office at 563 927-4701 or the Delaware County Assessor's Office at 563 927-2526

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