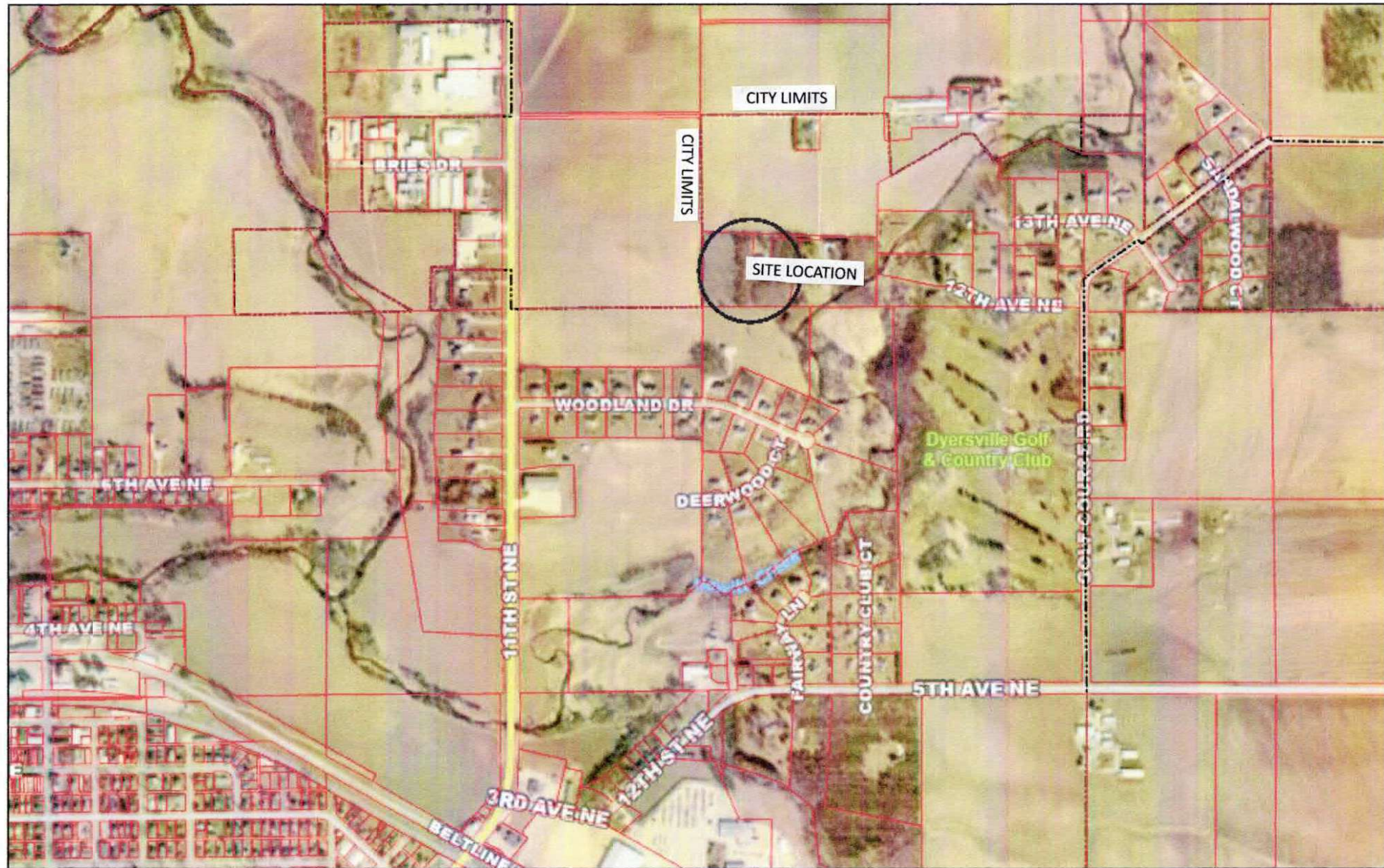
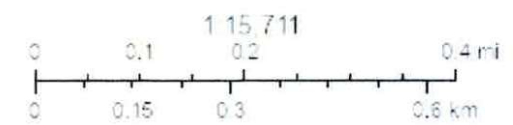


LOCATION MAP



7/27/2026, 11:24:51 AM



INDEX LEGEND
LOCATION: LOT 1 OF WALNUT ACRES IN THE CITY OF DYERSVILLE,
DUBUQUE COUNTY, IOWA
PROPRIETORS: HELEN M. MEYER, DECLARATION OF TRUST
REQUESTOR: DANIEL FITZGERALD
SURVEYOR: BILL BURGER
SURVEYOR COMPANY: WM. BURGER LANDSURVEYOR
RETURN TO: BILL BURGER, 510 3RD STREET WEST COURT,
WORTHINGTON, IA 52078 I (563) 590-1964

PREPARED BY BILL BURGER

510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078

(563) 855 2028

FINAL PLAT

LOT 1-1 AND LOT 2-1 OF WALNUT ACRES IN THE CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA

COMPRISED OF LOT 1 OF WALNUT ACRES IN THE CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA

LEGEND

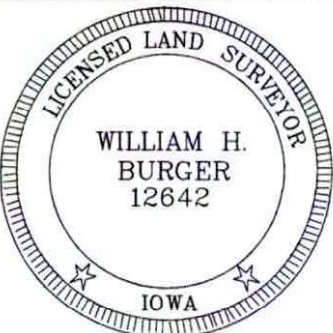
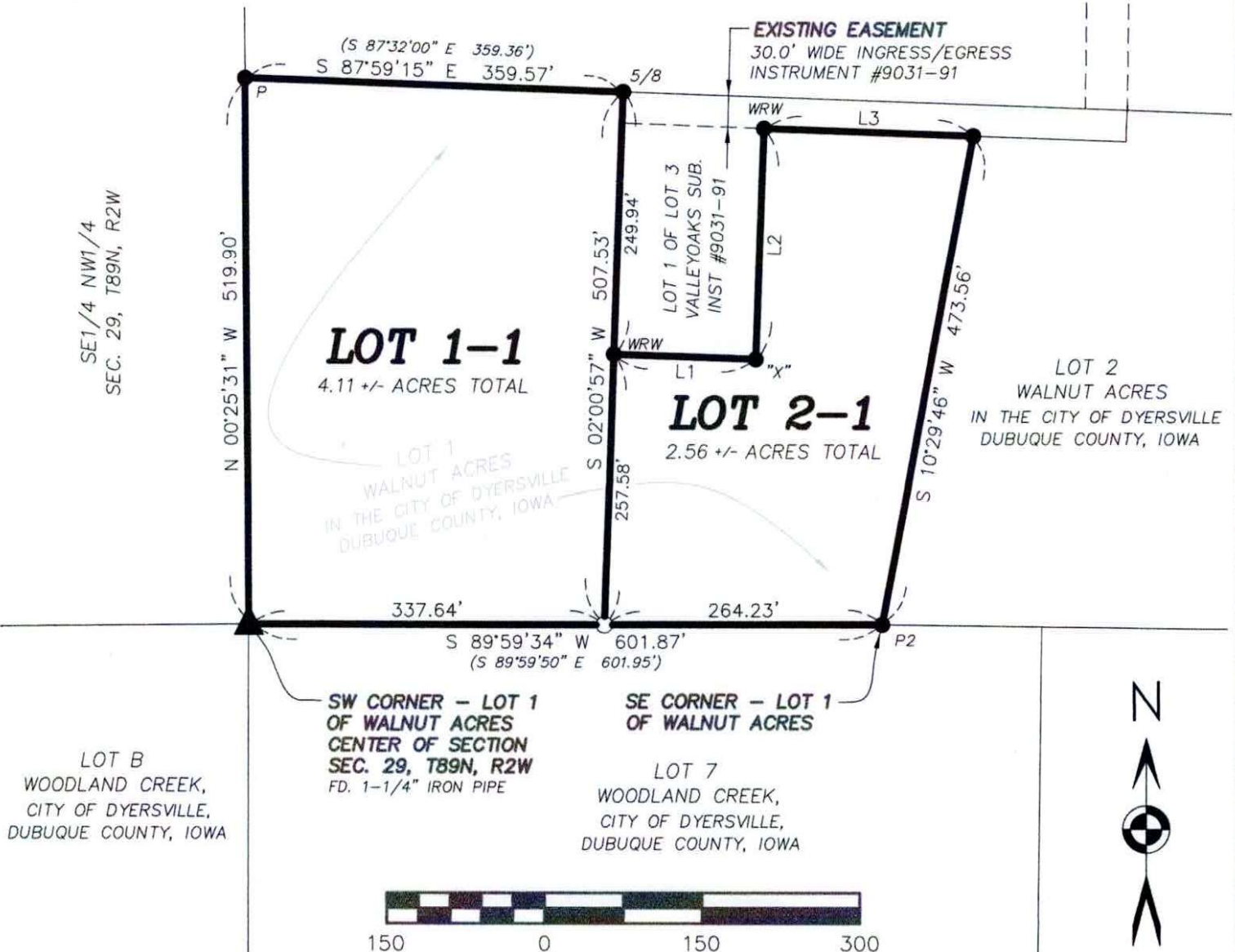
- SET 1/2" IRON ROD W/ YELLOW CAP #12642
- FD. 1/2" IRON ROD W/ YELLOW CAP #12642
- WRW FD. 5/8" IRON ROD W/ YELLOW CAP #4850
- 5/8 FD. 5/8" IRON ROD W/ NO CAP
- "X" FD. CHISLED X IN LIMESTONE ROCK
- P FD. 1-1/4" IRON PIPE
- P2 FD. 2" IRON PIPE
- BOUNDARY LINE SURVEYED
- - - SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE
- - - EASEMENT LINE
- () RECORDED AS

LINE	BEARING	DISTANCE
L1	S 88°02'31" E (N 87°32'00" W)	135.03' (135.00')
L2	N 02°00'30" E (S 02°28'00" W)	219.92' (220.00')
L3	S 88°00'21" E (S 87°32'00" E)	198.91'

LOT 1 OF LOT 2
VALLEYOAKS SUBDIVISION

EXISTING EASEMENT B
40.0' WIDE INGRESS/EGRESS
TO HWY. 136

EXISTING EASEMENT
30.0' WIDE INGRESS/EGRESS
INSTRUMENT #9031-91



DATE OF SURVEY: 7/24/2026

SCALE: 1" = 150'

SHEET 1 OF 5

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 7/27/26
WILLIAM H. BURGER #12642 DATE

Wm. Burger
LandSurveyor

510 3rd Street West Court
Worthington, Iowa 52078

DESCRIPTION

LOT 1-1 AND LOT 2-1 OF WALNUT ACRES IN THE CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA – Comprised of Lot 1 of Walnut Acres in the City of Dyersville, Dubuque County, Iowa as recorded in the Office of the Dubuque County Recorder Instrument 2009-00016538, containing a total of 6.67 acres, divided into Two (2) lots and numbered Lot 1-1 and Lot 2-1 as shown on the attached plat; **subject to easements, reservations, restrictions, and rights of way of record and not of record.**



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 7/27/26

William H. Burger Date

Reg. No. 12642

Sheet No. 2 covered by this seal

OWNERS ACKNOWLEDGMENT

I, _____ of DUBUQUE County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with my free consent, and in accordance with my desire.

As Successor Trustee of Helen M. Meyer
Declaration of Trust

STATE OF IOWA)
) ss.
DUBUQUE COUNTY)

On this _____ day of _____ A. D. 20_____
before me, the undersigned, a Notary Public in and for said County, personally appeared _____
to me personally known, who being by me duly sworn, to me known to be the person named in and who
executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and
deed.

Notary Public in and for said State

MORTGAGE HOLDERS ACKNOWLEDGMENT

The undersigned _____ bank of _____ city
State of Iowa, do hereby certify that the attached Plat; has been made with our free consent and in
accordance with our desire as lien holder and mortgagee of the premises described herein.

_____ BANK _____ CITY

By: _____ President By: _____ Vice President

STATE OF IOWA)
) ss.
DUBUQUE COUNTY)

On this _____ day of _____ A. D. 20_____
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 President and Vice
President 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

ATTORNEY'S OPINION

I, _____, a practicing attorney at law in _____, Dubuque County, Iowa have examined the abstract of title to the land included within **Lot 1 of Walnut Acres, in the City of Dyersville, Dubuque County, Iowa** Said abstract has been prepared in its entirety by the _____ Abstract Company, and was last certified to by said company on the _____ day of _____, AD, 20____, 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 _____ and _____, Iowa in said County, this _____ day of _____. 20____

Attorney at Law

DUBUQUE COUNTY ASSESSOR

Dubuque, Iowa _____, 20____

The forgoing plat was reviewed by the office of the Dubuque County Assessor this _____ day of _____, 20____

County Assessor of Dubuque County, Iowa

DUBUQUE COUNTY AUDITOR'S CERTIFICATE

Dubuque, Iowa _____, 20____

The forgoing plat was entered of record in the office of the Dubuque County Auditor, we approve of the subdivision name or title to be recorded this _____ day of _____, 20____

County Auditor of Dubuque County

DUBUQUE COUNTY RECORDERS CERTIFICATE

Dubuque, Iowa _____, 20____

The forgoing plat **Lot 1-1 and Lot 2-1 of Walnut Acres, in the City of Dyersville, Dubuque County, Iowa** has been received by the Dubuque County Recorder.

County Recorder of Dubuque County, Iowa

CITY OF DYERSVILLE PLANNING AND ZONING COMMISSION

Dyersville, Iowa _____, 2026

The foregoing final plat of **LOT 1-1 AND LOT 2-1 OF WALNUT ACRES IN THE CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA** as shown on the attached plat, being within 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.

Dyersville Planning & Zoning Commission

By _____
Chairperson

CITY COUNCIL APPROVING FINAL PLAT

Dyersville, Iowa _____, 2026

The undersigned, James A. Heavens, Mayor, and Tricia Maiers, Clerk of the City of Dyersville, Dubuque County, Iowa do hereby certify that the foregoing Final Plat of **LOT 1-1 AND LOT 2-1 OF WALNUT ACRES IN THE CITY OF DYERSVILLE, 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.
DUBUQUE COUNTY)

On this _____ day of _____, 2026, 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 _____, 2026, and that _____ and _____ acknowledged the execution of the instrument to be their voluntary act and deed of the corporation, by it voluntarily executed.

Notary Public