

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: Daniel Helle, Jodi Helle
Chris + Molly Tallman Phone: 563-599-1019

Name of new Subdivision: Nature Trail Addition, Dubuque County, Iowa

Current Legal Description:
Lot 1 of Kneelker Place and Lot 2 of Steffensmeier
Place, No. 2, all in Dubuque County, Iowa

Parcel #(s): 1207151004 # Acres 5.0
1207251003 # Acres 32.26
Acres _____

Zoning District: _____ Total Acres: 38.306

Current Use of Property: _____

Lot number with the Buildings & Structures listed on each lot (if any)
Lot 1 = house
Lot 2 = house + shed

Reason for Survey & Proposed Use of Each Lot:
Lot line adjustment between 2 neighbors

List the Access (field, residential or commercial) and street, road or highway name for Each Lot:
Lot 1 = private drive off of Nature Trail
Lot 2 = private drive off of Nature Trail

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: LOT 1 OF KOELKER PLACE AND LOT 2
OF STEFFENSMEIER PLACE NO. 2,
ALL IN DUBUQUE COUNTY, IOWA

REQUESTOR: DANIEL A. HELLE AND CHRIS TALLMAN
PROPRIETOR: DANIEL A. HELLE AND JODI L. HELLE,
AND CHRIS TALLMAN AND MOLLY TALLMAN

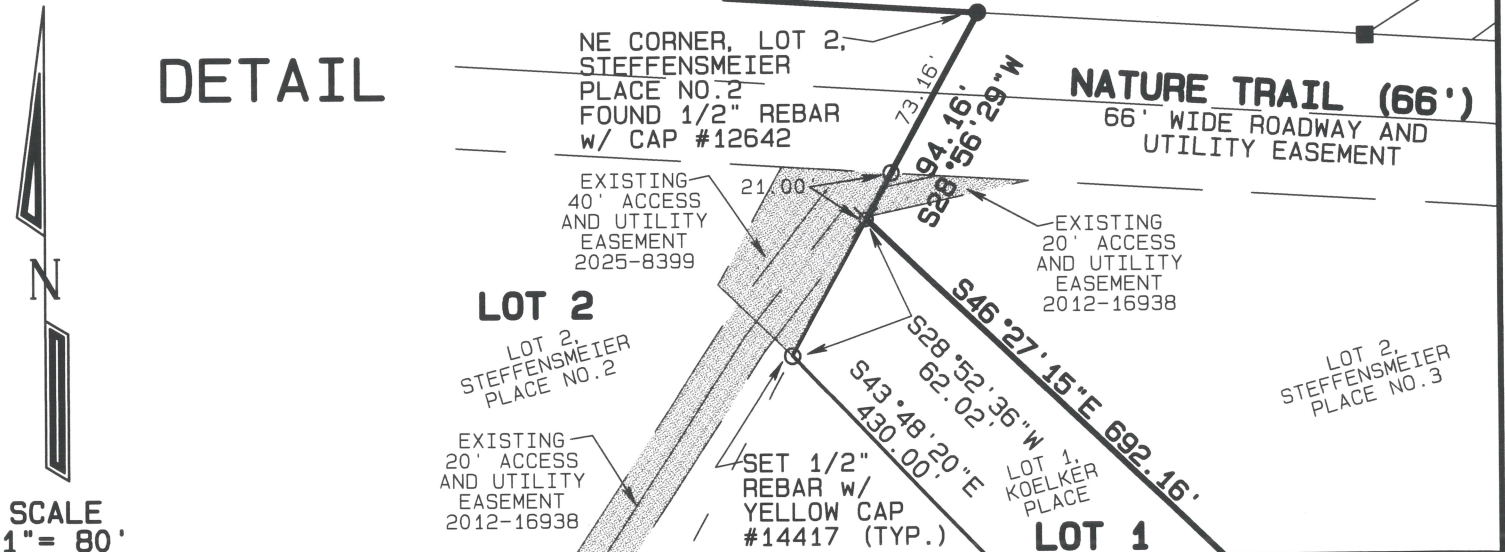
SURVEYOR: DAVID P. SCHNEIDER
SURVEYOR COMPANY: SCHNEIDER LAND SURVEYING
AND PLANNING, INC.
RETURN TO: DAVID P. SCHNEIDER
P.O. BOX 128 FARLEY, IOWA
Ph#563-744-3631 daves@yousq.net

FINAL PLAT NATURE TRAIL ADDITION, DUBUQUE COUNTY, IOWA LOT 1 OF KOELKER PLACE AND LOT 2 OF STEFFENSMEIER PLACE NO. 2, ALL IN DUBUQUE COUNTY, IOWA

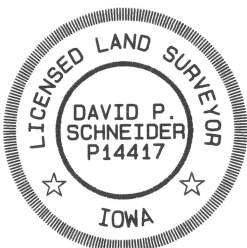
TOTAL AREA
38.306 ACRES TOTAL
-1.043 ACRES ROAD
37.263 ACRES NET

SURVEY DESCRIPTION - NATURE TRAIL ADDITION, DUBUQUE COUNTY, IOWA: LOT 1 OF KOELKER PLACE AND LOT 2 OF STEFFENSMEIER PLACE NO. 2, ALL IN DUBUQUE COUNTY, IOWA

DETAIL



SCALE
1" = 80'



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
My license renewal date is December 31, 2027.

Date: 7/27/2026

Pages or sheets covered by this seal: SHEETS 1 AND 2

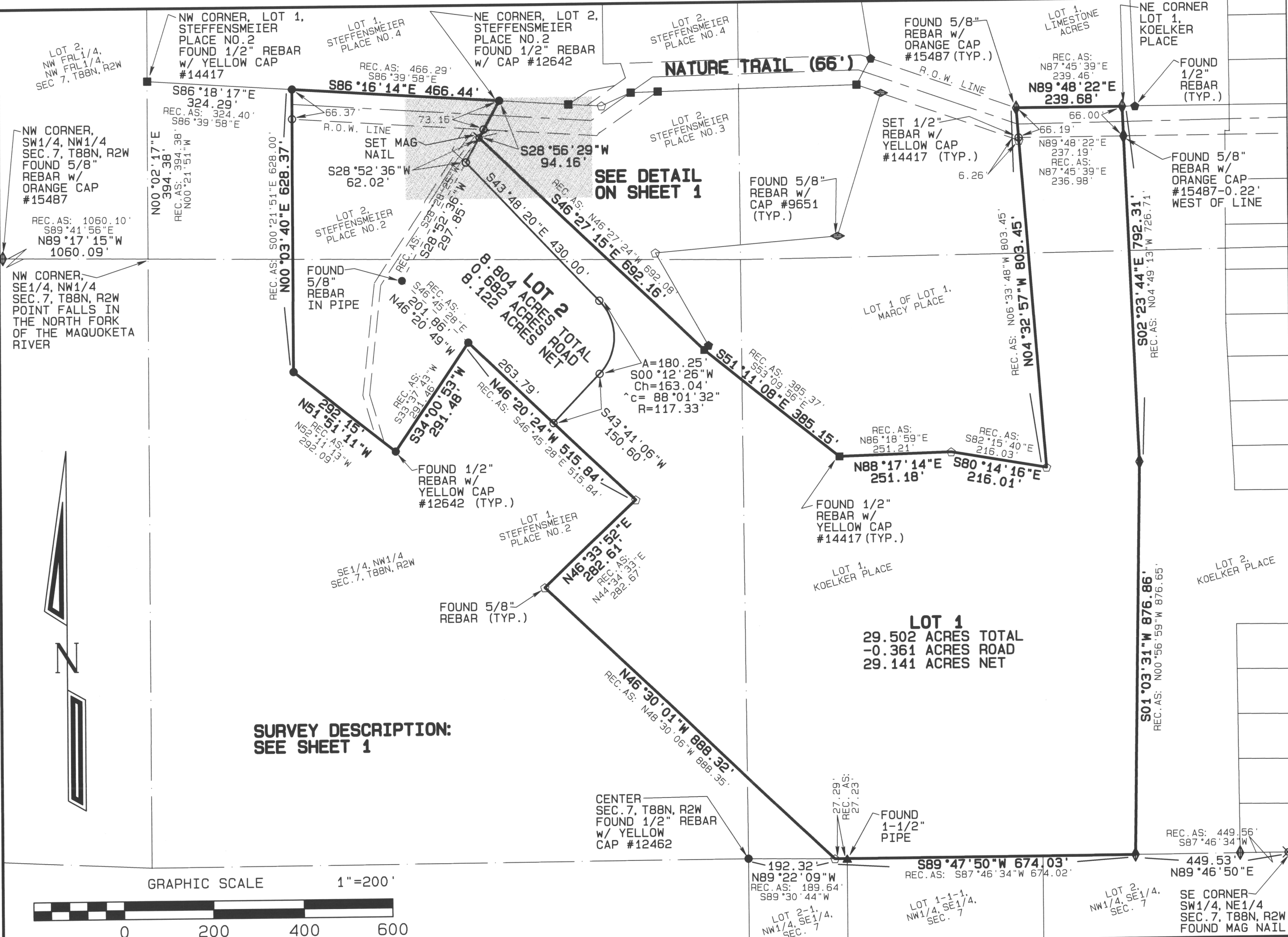
SCHNEIDER
Land Surveying
&
Planning, Inc.

P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
daves@yousq.net

Project: 3118FP

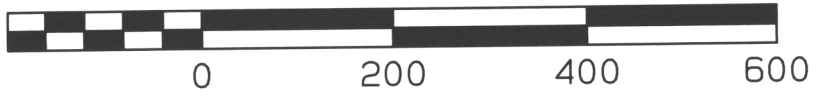
Survey Date: 7/26/2026

Sheet: 1 of 8



**SURVEY DESCRIPTION:
SEE SHEET 1**

GRAPHIC SCALE 1"=200'



SCHNEIDER
Land Surveying &
Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
daves@iowsq.net
Project: 3118FP
Survey Date: 7/26/2026
Sheet: 1 of 8

FINAL PLAT
NATURE TRAIL ADDITION, DUBUQUE COUNTY, IOWA
LOT 1 OF KOELKER PLACE AND LOT 2 OF STEFFENSMEIER
PLACE NO. 2, ALL IN DUBUQUE COUNTY, IOWA

OWNER'S CONSENT

_____, Iowa

_____, 2026

The foregoing plat of **Nature Trail Addition, 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.

Chris Tallman

Molly Tallman

State of Iowa)
) ss:
County of Dubuque)

On this _____ day of _____, 2026, before me, a Notary Public in and for said county, personally appeared Chris Tallman and Molly Tallman to me personally known, who being by me duly affirmed did say that they, Chris Tallman and Molly Tallman, 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 HOLDER'S ACKNOWLEDGMENT

The undersigned for _____ of _____, State of Iowa do hereby certify that the attached plat of **Nature Trail Addition, 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 _____, 2026, 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 the State of Iowa
My Commission Expires _____

OWNER'S CONSENT

_____, Iowa

_____, 2026

The foregoing plat of **Nature Trail Addition, 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.

Daniel A. Helle

Jodi L. Helle

State of Iowa)
) ss:
County of Dubuque)

On this _____ day of _____, 2026, before me, a Notary Public in and for said county, personally appeared Daniel A. Helle and Jodi L. Helle to me personally known, who being by me duly affirmed did say that they, Daniel A. Helle and Jodi L. Helle, 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 HOLDER'S ACKNOWLEDGMENT

The undersigned for _____ of _____, State of Iowa do hereby certify that the attached plat of **Nature Trail Addition, 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 _____, 2026, 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.

Public in the State of Iowa
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 **Nature Trail Addition,
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 _____, 2026, 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 Chris Tallman and Molly Tallman and Daniel A. Helle and Jodi L. Helle. Dated at _____,
Iowa, in said County, this _____ day of _____, 2026.

Signature Attorney at Law

Name (printed)

Address

Phone number

COUNTY TREASURER

Dubuque, Iowa

_____, 2026

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

County Treasurer of Dubuque County, Iowa

COUNTY ASSESSOR

Dubuque, Iowa

The forgoing plat was reviewed in the office of the Dubuque County Assessor this _____
day of _____, 2026.

County Assessor of Dubuque County, Iowa

DUBUQUE COUNTY BOARD OF HEALTH

Dubuque, Iowa _____, 2026

The forgoing plat of **Nature Trail Addition, 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 _____, 2026

I, _____, the Dubuque County Engineer, have received and examined the foregoing plat of **Nature Trail Addition, 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 _____, 2026

I, _____, the Dubuque County Plats Officer, have received and examined the foregoing plat of **Nature Trail Addition, 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

DUBUQUE COUNTY PLANNING AND ZONING

Dubuque, Iowa _____, 2026

The forgoing plat of **Nature Trail Addition, 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 _____, 2026

The Dubuque County Board of Supervisors of the County of Dubuque, Iowa, do hereby certify that the foregoing plat of **Nature Trail Addition, 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 _____, 2026. 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 _____, 2026.

County Recorder of Dubuque County, Iowa

CITY OF DYERSVILLE ZONING COMMISSION

Dyersville, Iowa _____, 2026

The foregoing plat of **Nature Trail Addition, 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 _____, 2026

The undersigned, _____, Mayor and _____, Clerk of the City of Dyersville, Dubuque County, Iowa do hereby certify that the foregoing plat of **Nature Trail Addition, 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 _____, 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 voluntary executed.

Notary Public in the State of Iowa
My Commission Expires _____