

RECORDER'S INDEX

LOCATION: LOT 1A OF PART OF 16th AVENUE
SOUTHEAST IN PART OF LOT 1
OF "DYERSVILLE MALL" IN
THE CITY OF DYERSVILLE,
DUBUQUE COUNTY, IOWA

REQUESTOR: CITY OF DYERSVILLE
PROPRIETOR: CITY OF DYERSVILLE

SURVEYOR: DAVID P. SCHNEIDER
SURVEYOR COMPANY: SCHNEIDER LAND SURVEYING
AND PLANNING, INC.

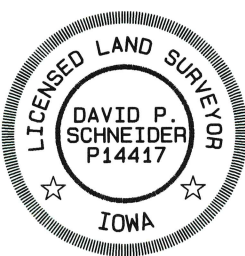
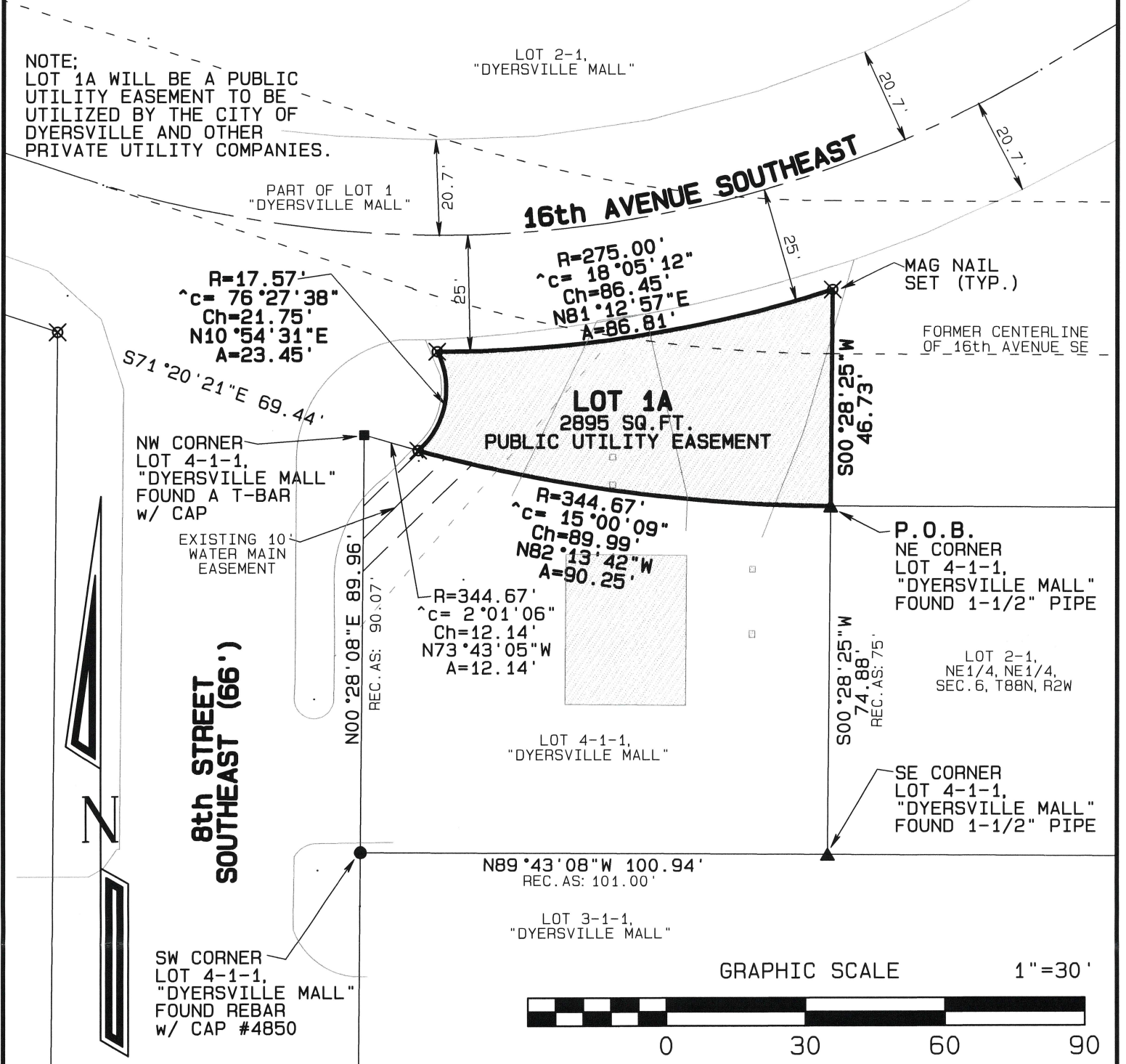
RETURN TO: DAVID P. SCHNEIDER
P.O. BOX 128 FARLEY, IOWA
Ph#563-744-3631 daves@yousq.net

PLAT OF SURVEY

**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

NOTE;
LOT 1A WILL BE A PUBLIC
UTILITY EASEMENT TO BE
UTILIZED BY THE CITY OF
DYERSVILLE AND OTHER
PRIVATE UTILITY COMPANIES.



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 10/3/2025

David P. Schneider P.L.S. P14417 Date: 10/3/2025
My license renewal date is December 31, 2025.
Pages or sheets covered by this seal: THIS SHEET ONLY

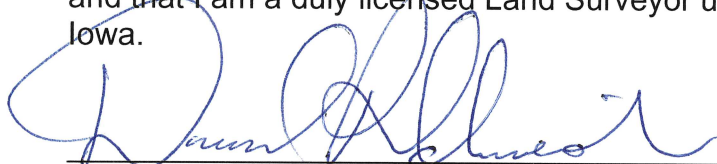
SCHNEIDER
Land Surveying
&
Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
daves@yousq.net

Project: 3030
Survey Date: 9/26/2025
Sheet: 1 of 5

**Survey Description –
Lot 1A of Dyersville Mall, City of Dyersville, Dubuque County, Iowa**

Part of 16th Avenue Southeast in part of Lot 1 of “Dyersville Mall”, in the City of Dyersville, Dubuque County, Iowa, more particularly described as follows: Beginning on the south right of way line of 16th Avenue Southeast at the northeast corner of Lot 4 of Lot 1 of Lot 1 of “Dyersville Mall”, in the City of Dyersville, Dubuque County, Iowa; thence westerly, 90.25 feet along the south right of way curve concave to the north, having a radius of 344.67 feet, a central angle of 15°00'09" and a chord which bears N82°13'42"W, 89.99 feet to a point on the north line of said Lot 4 of Lot 1 of Lot 1; thence northeasterly and northerly 23.45 feet along the arc of a curve concave to the west having a radius of 17.57 feet, a central angle of 76°27'38" and a chord which bears N10°54'31"E, 21.75 feet to a point 25.00 feet southerly of the centerline curve of 16th Avenue Southeast; thence easterly 86.81 feet along the arc of said centerline curve concave to the north having a radius of 275.00 feet, a central angle of 18°05'12" and a chord which bears N81°12'57"E, 86.45 feet to the northerly extension of the east line of said Lot 4 of Lot 1 of Lot 1; thence S00°28'25"W, 46.73 feet to the point of beginning, containing 2895 square feet.

I hereby certify that this land survey 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.

 10/3/2025

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.

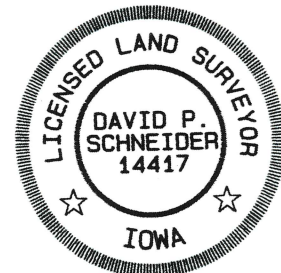
P.O. Box 128 Farley, Iowa 52046

Job No. 3030

Phone: 563-744-3631

Email: daves@yousq.net

Date: 9/26/2025



OWNER'S CONSENT

_____, Iowa

_____, 2025

The foregoing plat of **Lot 1A of Dyersville Mall, City of Dyersville, 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.

City of Dyersville

Mayor

City Clerk

State of Iowa)
) ss:
County of Dubuque)

On this _____ day of _____, 2025, 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, Dubuque County, Iowa; acknowledged the execution of said instrument to be their voluntary act and deed voluntarily executed.

Notary Public in and for said State
My Commission Expires _____


CITY OF DYERSVILLE ZONING COMMISSION

Dyersville, Iowa

Oct 13, 2025

The foregoing plat of **Lot 1A of Dyersville Mall, City of Dyersville, Dubuque County, Iowa**, 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.

City of Dyersville Zoning Commission



Chairperson
Tim Netzger

DYERSVILLE CITY COUNCIL

Dyersville, Iowa

_____, 2025

The undersigned, _____, Mayor and _____, Clerk of the City of Dyersville, Dubuque County, Iowa do hereby certify that the foregoing plat of **Lot 1A of Dyersville Mall, 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:
County of Dubuque)

On this _____ day of _____, 2025, 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 _____, 2025, 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 and for said State
My Commission Expires _____

COUNTY ASSESSOR

Dubuque, Iowa

The forgoing plat was reviewed in the office of the Dubuque County Assessor this _____ day of _____, 2025.

County Assessor of Dubuque County, Iowa

COUNTY AUDITOR

Dubuque, Iowa

The forgoing plat was entered of record in the office of the Dubuque County Auditor this _____ day of _____, 2025. 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 _____, 2025.

County Recorder of Dubuque County, Iowa