

RECORDER'S INDEX

LOCATION: PARCEL 2026-26 IN PART OF LOT 2 AND PARCEL 2026-27 IN PART OF LOT 2, ALL IN 20 WEST INDUSTRIAL CENTER SEVENTH ADDITION, CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA

REQUESTOR: JACQUE RAHE
PROPRIETOR: DYERSVILLE INDUSTRIES, INC.

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
PARCEL 2026-26 IN PART OF LOT 2 AND PARCEL 2026-27 IN PART OF LOT 2, ALL IN 20 WEST INDUSTRIAL CENTER SEVENTH ADDITION, CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA

NW CORNER LOT 1, 20 WEST INDUSTRIAL CENTER SEVENTH ADDITION FOUND 5/8" REBAR w/ RED CAP #21408
TOTAL AREA 6.14 ACRES
NE CORNER LOT 2, 20 WEST INDUSTRIAL CENTER FIFTH ADDITION FOUND 5/8" REBAR w/ RED CAP #21408

INDUSTRIAL PARKWAY SW (66')
REC. AS: 240.00' N88°37'44"E 589°49'11"E 239.88'
REC. AS: N88°37'44"E 589°48'23"E 419.00'
REC. AS: N88°37'44"E 95.13'
REC. AS: N88°37'44"E 589°49'26"E 414.46'

P.O.B. NW CORNER LOT 2, 20 WEST INDUSTRIAL CENTER SEVENTH ADDITION FOUND 5/8" REBAR
SET 1/2" REBAR w/ YELLOW CAP #14417 (TYP.)
P.O.B. NE CORNER LOT 2, 20 WEST INDUSTRIAL CENTER SEVENTH ADDITION FOUND 5/8" REBAR w/ RED CAP #21408

LOT 2, 20 WEST INDUSTRIAL CENTER SEVENTH ADDITION BOOK 2023, PAGE 2528
PARCEL 2026-26 5.00 ACRES 4.73 ACRES
PARCEL 2026-27 1.14 ACRES
LOT 2, 20 WEST INDUSTRIAL CENTER FIFTH ADDITION BOOK 2016, PAGE 1744

SW CORNER LOT 2, 20 WEST INDUSTRIAL CENTER SEVENTH ADDITION FOUND 5/8" REBAR w/ RED CAP #21408
EXISTING 80' WIDE DRAINAGE AND PUBLIC UTILITY EASEMENT
REC. AS: 240.00' S88°42'14"W N89°45'07"W 240.05'
REC. AS: S88°42'14"W N89°44'01"W 419.00'
REC. AS: S88°42'14"W 95.07'
REC. AS: S88°42'14"W N89°44'01"W 420.07'

SW CORNER LOT 1, 20 WEST INDUSTRIAL CENTER SEVENTH ADDITION FOUND 5/8" REBAR w/ RED CAP #21408
SE CORNER LOT 2, 20 WEST INDUSTRIAL CENTER FIFTH ADDITION FOUND 5/8" REBAR w/ RED CAP #21408
GRAPHIC SCALE 1"=100'
0 100 200 300



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: 3/24/2024
My license renewal date is December 31, 2027.

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: 3085
Survey Date: 3/20/2026
Sheet: 1 of 3

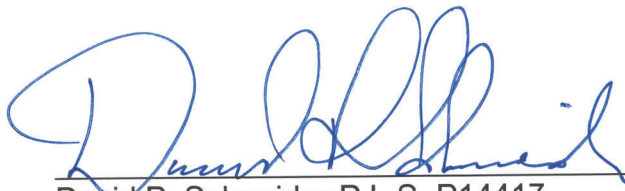
SURVEY DESCRIPTION – PARCEL 2026-26:

Part of Lot 2 in 20 West Industrial Center Seventh Addition in the City of Dyersville, Delaware County, Iowa, more particularly described as follows: Beginning at the northwest corner of said Lot 2; thence S89°48'23"E, 419.00 feet along the north line of said Lot 2; thence S00°10'17"W, 520.38 feet to the south line of said Lot 2; thence N89°44'01"W, 419.00 feet along said south line to the southwest corner of said Lot 2; thence N00°10'17"E, 519.85 feet to the point of beginning, containing 5.00 acres.

SURVEY DESCRIPTION – PARCEL 2026-27:

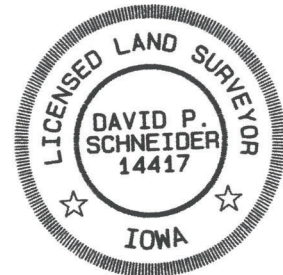
Part of Lot 2 in 20 West Industrial Center Seventh Addition in the City of Dyersville, Delaware County, Iowa, more particularly described as follows: Beginning at the northeast corner of said Lot 2; thence S00°10'38"W, 520.50 feet to the southeast corner of said Lot 2; thence N89°44'01"W, 95.07 feet along the south line of said Lot 2; thence N00°10'17"E, 520.38 feet to the north line of said Lot 2; thence S89°48'23"E, 95.13 feet along said north line to the point of beginning, containing 1.14 acres.

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.

 *3/24/2026*

David P. Schneider P.L.S. P14417 Date:
My license renewal date is December 31, 2027.
Pages or sheets covered by this seal: Surveyor's Certificate Only

Schneider Land Surveying & Planning, Inc.
P.O. Box 128 Farley, Iowa 52046 Job No. 3085
Phone: 563-744-3631
Email: daves@yousq.net Date: 3/23/2026



CITY OF DYERSVILLE ZONING COMMISSION

Dyersville, Iowa

_____, 2026

The foregoing plat of **PARCEL 2026-26 IN PART OF LOT 2 AND PARCEL 2026-27 IN PART OF LOT 2, ALL IN 20 WEST INDUSTRIAL CENTER SEVENTH ADDITION IN THE CITY OF DYERSVILLE, DELAWARE 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, Delaware 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, Delaware County, Iowa do hereby certify that the foregoing plat of **PARCEL 2026-26 IN PART OF LOT 2 AND PARCEL 2026-27 IN PART OF LOT 2, ALL IN 20 WEST INDUSTRIAL CENTER SEVENTH ADDITION IN THE CITY OF DYERSVILLE, DELAWARE 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 _____