

RECORDER'S INDEX

LOCATION: THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, ALL IN TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M., CITY OF DYERSVILLE AND DUBUQUE COUNTY, IOWA.

REQUESTOR: CITY OF DYERSVILLE c/o MICK MICHEL

PROPRIETOR: GO THE DISTANCE BASEBALL, LLC; DENNIS L. SCHMIDT AND THERESA R. SCHMIDT

SURVEYOR: DAVID P. SCHNEIDER

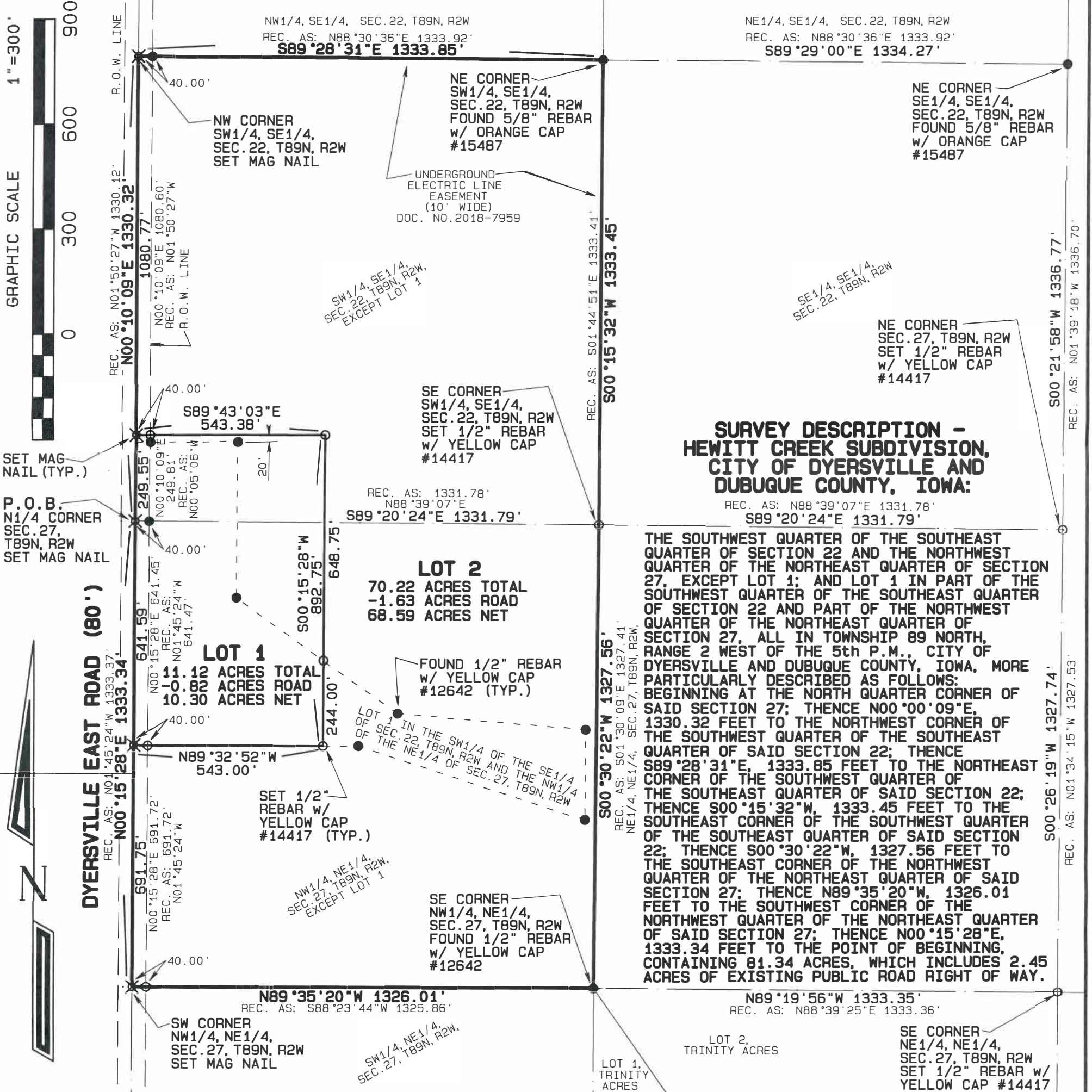
SURVEYOR COMPANY: SCHNEIDER LAND SURVEYING AND PLANNING, INC.

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

FINAL PLAT

HEWITT CREEK SUBDIVISION, CITY OF DYERSVILLE AND DUBUQUE COUNTY, IOWA

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, EXCEPT LOT 1; AND LOT 1 IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, ALL IN TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M., CITY OF DYERSVILLE AND DUBUQUE COUNTY, IOWA.



TOTAL AREA
81.34 ACRES TOTAL
-2.45 ACRES ROAD
78.89 ACRES NET

LICENSED LAND SURVEYOR
DAVID P. SCHNEIDER
P14417
IOWA

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: 8/24/2023
My license renewal date is December 31, 2023.
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: 2820FP
Survey Date: 8/11/2023
Sheet: 1 of 7

OWNER'S CONSENT

Dyersville, Iowa _____, 2023

The foregoing plat of **Hewitt Creek Subdivision, City of Dyersville and 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.

Dennis L. Schmidt

Theresa R. Schmidt

State of Iowa)
) ss:
County of Dubuque)

On this _____ day of _____, 2023, before me, a Notary Public in and for said State, personally appeared Dennis L. Schmidt and Theresa R. Schmidt to me personally known, who being by me duly affirmed did say that they said Dennis L. Schmidt and Theresa R. Schmidt 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 HOLDERS ACKNOWLEDGMENT

The undersigned for _____ of _____, State of Iowa, do hereby certify that the attached plat of **Hewitt Creek Subdivision, City of Dyersville and 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 _____, 2023, 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 and for said State
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 **Hewitt Creek Subdivision, City of Dyersville and 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 _____, 2023, 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 Dennis L. Schmidt and Theresa R. Schmidt, and Go The Distance Baseball, LLC. Dated at _____, Iowa in said County, this _____ day of _____, 2023.

Signature	Attorney at Law
Name (printed)	_____
Address	_____
Phone number	_____

COUNTY TREASURER

Dubuque, Iowa _____, 2023

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

County Treasurer Dubuque County, Iowa

COUNTY ASSESSOR

Dubuque, Iowa

The forgoing plat was reviewed in the office of the Dubuque County Assessor this _____ day of _____, 2023.

County Assessor of Dubuque County, Iowa

DUBUQUE COUNTY BOARD OF HEALTH

Dubuque, Iowa _____, 2023

The forgoing plat of **Hewitt Creek Subdivision, City of Dyersville and 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 _____, 2023

I, _____, the Dubuque County Engineer, have received and examined the foregoing plat of **Hewitt Creek Subdivision, City of Dyersville and 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 _____, 2023

I, _____, the Dubuque County Plats Officer, have received and examined the foregoing plat of **Hewitt Creek Subdivision, City of Dyersville and 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

CITY OF DYERSVILLE ZONING COMMISSION

Dyersville, Iowa Sept. 11, 2023

The foregoing plat of **Hewitt Creek Subdivision, City of Dyersville and 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 Roger Gibbs

DYERSVILLE CITY COUNCIL

Dyersville, Iowa _____, 2023

The undersigned, _____, Mayor and _____, Clerk of the City of Dyersville, Dubuque County, Iowa do hereby certify that the foregoing plat of **Hewitt Creek Subdivision, City of Dyersville and 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 _____, 2023, 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 _____, 2023, 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 _____

DUBUQUE COUNTY PLANNING AND ZONING

Dubuque, Iowa _____, 2023

The forgoing plat of **Hewitt Creek Subdivision, City of Dyersville and 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 _____, 2023

The Dubuque County Board of Supervisors of the County of Dubuque, Iowa, do hereby certify that the foregoing plat of **Hewitt Creek Subdivision, City of Dyersville and 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 _____, 2023. 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 _____, 2023.

County Recorder of Dubuque County, Iowa

RECORDER'S INDEX

LOCATION: PART OF LOT 1 IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, ALL IN TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M., DUBUQUE COUNTY, IOWA.
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REQUESTOR: CITY OF DYERSVILLE c/o MICK MICHEL
PROPRIETOR: GO THE DISTANCE BASEBALL, LLC;
DENNIS L. SCHMIDT AND THERESA R. SCHMIDT
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

EXHIBIT A

PLAT OF ANNEXATION AREA AND SEVERANCE AREA

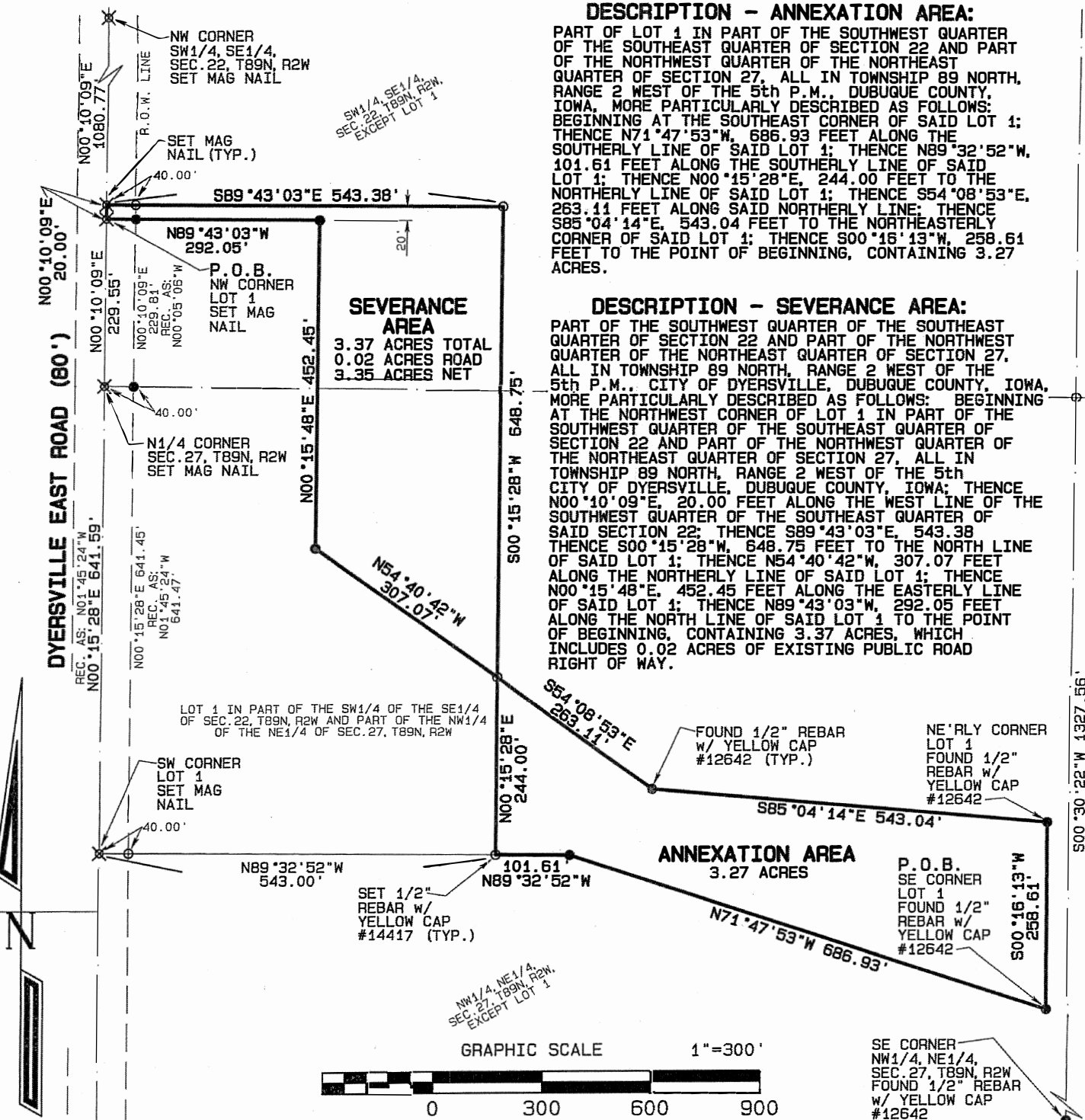
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DESCRIPTION - ANNEXATION AREA:

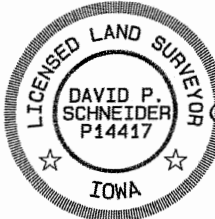
PART OF LOT 1 IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, ALL IN TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M., DUBUQUE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N71°47'53"W, 686.93 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 1; THENCE N89°32'52"W, 101.61 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 1; THENCE N00°15'28"E, 244.00 FEET TO THE NORTHERLY LINE OF SAID LOT 1; THENCE S54°08'53"E, 263.11 FEET ALONG SAID NORTHERLY LINE; THENCE S85°04'14"E, 543.04 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1; THENCE S00°16'13"W, 258.61 FEET TO THE POINT OF BEGINNING, CONTAINING 3.27 ACRES.

DESCRIPTION - SEVERANCE AREA:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, ALL IN TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M., CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, ALL IN TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M., CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA; THENCE N00°10'09"E, 20.00 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE S89°43'03"E, 543.38 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE N54°40'42"W, 307.07 FEET ALONG THE NORTHERLY LINE OF SAID LOT 1; THENCE N00°15'48"E, 452.45 FEET ALONG THE EASTERLY LINE OF SAID LOT 1; THENCE N89°43'03"W, 292.05 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, CONTAINING 3.37 ACRES, WHICH INCLUDES 0.02 ACRES OF EXISTING PUBLIC ROAD RIGHT OF WAY.



PLAT OF ANNEXATION AREA AND SEVERANCE AREA



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 8/24/2023
David P. Schneider P.L.S. P14417 Date:
My license renewal date is December 31, 2023.
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: 2820ANNEX
Survey Date: 8/24/2023
Sheet: 1 of 1