

OWNER'S CONSENT

Dyersville, Iowa	, 2023
	Creek Subdivision, City of Dyersville and Dubuque County, Iowa, is made accordance with the desires of the undersigned owners and proprietors of said
	Dennis L. Schmidt
	Theresa R. Schmidt
	Thorosa I t. Golimat
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 I duly affirmed did say that the	L. Schmidt and Theresa R. Schmidt to me personally known, who being by me y said Dennis L. Schmidt and Theresa R. Schmidt acknowledged the execution 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 certification Dubuque County, Iowa, is mortgagee of the premises de	of, fy that the attached plat of Hewitt Creek Subdivision, City of Dyersville and hade with our free consent and in accordance with our desire as lien holder and escribed herein.
Bank	City
President	V.P
State of Iowa) ss:	
State of Iowa) ss: County of Dubuque)	
or Danager ,	
On this day of	, 2023, before me, the undersigned, a Notary Public in and for
said State, personally appeared	, 2023, before me, the undersigned, a Notary Public in and for ed and to me personally sworn, did say that they are the, and
known, who being by me duly resp	sworn, did say that they are the, and pectively, of the corporation executing the within and foregoing instrument; that
the seal affixed thereto is the the corporation by authority of	seal of the corporation; that the instrument was signed and sealed on behalf of its Board of Directors: and that
voluntarily act and dood of the	as officers acknowledged the execution of the foregoing instrument to be the corporation, by it and by them voluntarily executed.
voluntarily act and deed of the	our poration, by it and by them voluntainy executed.
	Notary Public in and for said State My Commission Expires

OWNER'S CONSENT

	, 2023
	City of Dyersville and Dubuque County, Iowa, is made esires of the undersigned owner and proprietor of said
	Go The Distance Baseball, LLC
	Ricky E. Heidner, President of Managing Member
State of) ss: County of)	
Distance Baseball, LLC, to me personally known, v. E. Heidner, President of Managing Member of Go	23, before me, the under signed, a Notary Public in and er, as President of Managing Member of Go The who being by me duly affirmed did say that he said Ricky The Distance Baseball, LLC, acknowledged the execution voluntarily executed as President of Managing Member
	Notary Public in and for said State My Commission Expires
MORTGAGE HOLDE	ERS ACKNOWLEDGMENT
	of, at of Hewitt Creek Subdivision, City of Dyersville and sent and in accordance with our desire as lien holder and
Bank	City
President	V.P
State of lowa)	
State of Iowa)) ss: County of Dubuque)	
On this day of, 2023, be said State, personally appeared known, who being by me duly sworn, did say that th	efore me, the undersigned, a Notary Public in and for and to me personally ney are the, and ration executing the within and foregoing instrument; that
the seal affixed thereto is the seal of the corporation the corporation by authority of its Board of Directors as officers acknowled.	n; that the instrument was signed and sealed on behalf of s; and that and ged 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 _, 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, lowa; said abstract has been prepared in its _____Abstract and Title Company, and was last certified to by said _____, 2023, at the hour of ______ o'clock __M. day of company on the _ 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** 2023 Dubuque, Iowa Treasurer of Dubuque County, Iowa do hereby certify that I, the undersigned, all taxes and special assessments levied against Hewitt Creek Subdivision, City of Dyersville and Dubuque County, lowa, 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, 2023		he Dub	uque County Assessor thisday of
			County Assessor of Dubuque County, Iowa
	DUBUQUE CO	UNTY I	BOARD OF HEALTH
Dubuque, Iowa			, 2023
The forgoing plat of Hewitt Cre	inty Board of Hea		f Dyersville and Dubuque County, Iowa, is hereby approval of said plat by the Dubuque County Board
			Dubuque County Board of Health - Chairperson
	COU	INTY E	NGINEER
Dubuque, Iowa			, 2023
I,	ion, City of Dyer	sville a	ngineer, have received and examined the foregoing and Dubuque County, lowa, for compliance with the nd said plat to be acceptable.
			County Engineer of Dubuque County, Iowa
	COUNT	Y PLA	<u>rs officer</u>
Dubuque, Iowa			, 2023
foregoing plat of Hewitt Creek	Subdivision, Cit	y of Dy	ats Officer, have received and examined the rersville and Dubuque County, lowa, for livision regulations and have found said plat to be
			County Plats Officer of Dubuque County, Iowa

CITY OF DYERSVILLE ZONING COMMISSION

Dyersville, Iowa	<u>Sept. 11</u> , 2023
The foregoing plat of Hewitt Creek Subdivision, Cit within 2 miles of the corporate limits of the City of Dy and Zoning Commission and approval of said plat by County, lowa is here by recommended.	ersville is hereby approved by the Dyersville Planning the City Council of the City of Dyersville, Dubuque
	City of Dyersville Zoning Commission/ Chairperson Roger Giblos
DYERSVILLE	CITY COUNCIL
Dyersville, Iowa	, 2023
The undersigned,, Mayor and Dyersville, Dubuque County, Iowa do hereby certify the City of Dyersville and Dubuque County, Iowa, as a City Clerk of Dyersville, Iowa and that the City Council	
	Mayor
	City Clerk
State of Iowa)) ss: County of Dubuque)	
On this day of, 202 lowa, personally appeared personally known, and who being by me duly sworn, or respectively, of the City of Dyersville, lowa; that the sesseal of the corporation, and that the instrument was significantly of its City Council, as contained in Resolutio Council on the day of acknowledged the eand deed of the corporation, by it voluntary executed.	eal affixed to the foregoing instrument is the Corporate igned and sealed on behalf of the corporation, by n Number adopted by the City, 2023, and that execution of the instrument to be their voluntary act
	Notary Public in the State of Iowa My Commission Expires

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DUBUQUE COUNTY PLANNING AND ZONING

Dubuque, Iowa		, 2023
	ue County Planning and Zo	ity of Dyersville and Dubuque County, Iowa, is hereby oning Commission and approval of said plat by the County
		Dubuque County Planning & Zoning Commission
		Chairperson
	DUBUQUE COUNTY	BOARD OF SUPERVISORS
Dubuque, Iowa		, 2023
foregoing plat of Hewitt filed in the office of the	Creek Subdivision, City of County Board of Supervisor	County of Dubuque, Iowa, do hereby certify that the of Dyersville and Dubuque County, Iowa, has been rs and that by Resolution No the ved and approved said plat.
		Chairperson
		Attest Dubuque County Auditor
	<u>COUN</u>	TY AUDITOR
Dubuque, Iowa		
		e of the Dubuque County Auditor this day of subdivision name or title to be recorded.
		County Auditor of Dubuque County, Iowa
Dubugua Jawa	COUNT	Y RECORDER
Dubuque, Iowa		
	en received by the Dubuqu , 2023.	e County Recorder this day of
		County Recorder of Dubuque County, Iowa

RECORDER'S INDEX 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. 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. LOCATION: CITY OF DYERSVILLE c/o MICK MICHEL GO THE DISTANCE BASEBALL, LLC; DENNIS L. SCHMIDT AND THERESA R. SCHMIDT REQUESTOR: PROPRIETOR: EXHIBIT SURVEYOR: DAVID P. SCHNEIDER SCHNEIDER LAND SURVEYING AND PLANNING, INC. DAVID P. SCHNEIDER P.O.BOX 128 FARLEY, IOWA Ph#563-744-3631 daves@yousq.net SURVEYOR COMPANY: RETURN TO: PLAT OF ANNEXATION AREA AND SEVERANCE 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.

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. DESCRIPTION — ANNEXATION AREA:

PART OF LOT 1 IN PART OF THE SOUTHWEST GUARTER
OF THE SOUTHEAST GUARTER OF SECTION 22 AND PART
OF THE NORTHWEST GUARTER OF SECTION 22 AND PART
OF THE NORTHWEST GUARTER OF THE NORTHEAST
GUARTER 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°15'13"W, 258.61
FEET TO THE POINT OF BEGINNING, CONTAINING 3.27
ACRES. DESCRIPTION - ANNEXATION AREA: -NW CORNER SW1/4, SE1/4, SEC.22, T89N, R2W SET MAG NAIL 1080.77 SET MAG NAIL (TYP.) 40.00 SB9 *43 '03 E 543.38' N00 10 09 N89 *43 '03 "W 292.05 ' P.O.B. NW CORNER LOT 1 SET MAG NAIL 60 NOO 10 09"E 229.81' REC. AS: NOO 05 05' 3 229.5 DESCRIPTION - SEVERANCE AREA:

PART OF THE SOUTHWEST GUARTER OF THE SOUTHEAST GUARTER OF SECTION 22 AND PART OF THE NORTHWEST GUARTER OF SECTION 27, ALL IN TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M.. CITY OF DYERSVILLE, DUBUGUE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN PART OF THE SOUTHWEST GUARTER OF SECTION 22 AND PART OF THE NORTHWEST GUARTER OF THE NORTHWEST GUARTER OF THE NORTHEAST GUARTER OF THE NORTHEAST GUARTER OF THE NORTHEAST GUARTER OF THE NORTHEAST GUARTER OF THE SOUTHEAST GUARTER OF THE SOUTHWEST GUARTER OF SAID SECTION 22; THENCE S89 "43" O3" E, 543.38 THENCE S00 "15" 28" W, 648.75 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 N54" 40" 42" W, 307.07 FEET ALONG THE NORTHERLY 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 SAID LOT 1; THENCE N89" 43" 03" W, 292.05 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE POINT OF SAID LOT 1. TO THE POINT OF SAID LOT 1. THENCE N89" 43" 03" W, 292.05 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE POINT OF SAID LOT 0.02 ACRES OF EXISTING PUBLIC ROAD RIGHT OF WAY. **SEVERANCE** DESCRIPTION - SEVERANCE AREA: AREA
3.37 ACRES TOTAL
0.02 ACRES ROAD
3.35 ACRES NET 8 8 đ (08) TOTAL 40.00 HOAD 648. 8 N1/4 CORNER SEC.27, T89N, R2W SET MAG NAIL EAST 28 13 DYERSVILLE E REC. AS: NO.1.45.24"W NOO.15.28"E 641.59" 20.2 . 00s 45 "15'28"E 641.4 REC. AS: NO1'45'24"W 641.47' 30,40. 000 A 1 20 120 . L LOT 1 IN PART OF THE SW1/4 OF THE SE1/4 OF SEC.22, T89N, R2W AND PART OF THE NW1/4 OF THE NE1/4 OF SEC.27, T89N, R2W 1327 FOUND 1/2" REBAR w/ YELLOW CAP #12642 (TYP.) NE'RLY CORNER LOT 1 FOUND 1/2" REBAR W/ YELLOW CAP #12642 -SW CORNER LOT 1 SET MAG NAIL .22.W S85 *04 ' 14 *E 543.04 မ္တ 40.00 200 ANNEXATION AREA P.O.B. SE CORNER LOT 1 FOUND 1/2" N89 *32 *52 *W 543.00' 101.61 N89 *32 '52 "W 3.27 ACRES 500 16 13 2 258.61 SET 1/2" REBAR W/ YELLOW CAP #14417 (TYP.) N71 *47 '53 W 686.93 REBAR W/ YELLOW CAP 12642 SE CORNER NW1/4, NE1/4, SEC.27, TB9N, R2W FOUND 1/2" REBAR W/YELLOW CAP #12642 GRAPHIC SCALE 1"=300" 300 900 600 0 LAND SUBJETUDE 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 Lowa. **SCHNEIDER** Land Surveying PLAT OF Planning, Inc. ANNEXATION AREA DAVID P. SCHNEIDER P14417 P.O. Box 128 Farley, Iowa 52046 Ph# 553-744-3531 daves@yousq.net 129 AND Ďate: SEVERANCE AREA David P. Schneider P.L.S. P14417 Project: 2820ANNEX 2023. license renewal date is December 31, AWOI Survev Date: 8/24/2023 Pages or sheets covered by this seal: THIS SHEET ONLY Sheet: