RECORDER'S INDEX LOT 2 IN WESTRIDGE ESTATES 12th ADDITION IN LOCATION: THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA REQUESTOR: NATHAN RUNDE WILLOW PEAR, LLC PROPRIETOR: DAVID P. SCHNEIDER **SURVEYOR: SURVEYOR** SCHNEIDER LAND SURVEYING COMPANY: AND PLANNING, INC. DAVID P. SCHNEIDER P.O.BOX 128 FARLEY, IOWA 52046 RETURN TO: Ph#563-744-3631 daves@yousq.net FINAL PLAT DREAM WAY ADDITION. CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA LOT 2 IN WESTRIDGE ESTATES 12th ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA LOT 35, WESTRIDGE ESTATES 6th ADDITION - BOOK 2009, PAGE 3910 N89 \*57 '56 "E 378.94" N89°58'54"E 379.00 EXISTING 10' ELECTRIC LINE EASEMENT NW CORNER NE CORNER LOT 2, WESTRIDGE ESTATES LOT 2, WESTRIDGE ESTATES 12th ADDITION 12th ADDITION FOUND 1/2" REBAR w/ YELLOW CAP FOUND 5/8" REBAR W/ ORANGE CAP IDE) #14417 #15487 SURVEY DESCRIPTION - DREAM WAY ADDITION, LOT 1.
ESTRIDGE ESTATES
10th ADDITION
K 2018, PAGE 777 &
SURVEY (RETRACEMENT)
NK 2018, PAGE 2859 (10 30 CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA: 237.20° LOT 2 IN WESTRIDGE ESTATES 12th ADDITION IN THE CITY OF DYERSVILLE, EASEMENT DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2019, PAGE 1562. 43 .28 ...**46** SET 1/2" REBAR LOT 1 W/ YELLOW CAP  $\Omega$ LOT ZESTATES
WESTRIDGE ESTION
JETH ADDITAGE 1562
JON 2019. NEC. AS: NOO NOO NOO NOO 50 1.87 ACRES #14417 (TYP.) UTILIT BOOK PLAT OF S \_|| 589 48 35" JBLIC 112.47 00 83,65 **29.** ā 28.50 **464**...E 46 ш N00 °13 '43 "E N51 °08 '05 "E 20.15 R INGRESS/EGRESS SC/ **m** g EASEMENT PUBLIC UTILITY EASEMENT (10' WIDE) **393** 0 (28' WIDE) GRAPHIC **S89 '58 '48 "W 197.71'** REC. AS: N89 '58 '14 "E 197.81 **36**. FOUND 5/8" REBAR -0.30' N89 "58 ' 48" 22.37 NORTHEAST **S00** • REC. AS: FOUND 1/2" OF CORNER REBAR W/ YELLOW CAP #14417 (TYP.) 97 WIDE) 0 201. 01 .01) 00 .13 00 283 227. O LOT 2 "ESTATES ION 1562 12th ADDITION PAGE K 2019, 43"W 227 227 EASEMENT 1.15 ACRES 23" .58. 8.K .03.31.W SEMEN 18. AS: NOO . 200 SANITA CE EAS TLITY. A=16.57' N09°15'45"W Ch=16.49' ^c= 18°58'56' 10:13° AS: 0 NGRESS/EGI PRIVATE S SERVICE BEC. 5 | BEC. SW CORNER R=50.00 LOT 1, WESTRIDGE ESTATES PUBLIC A=38.27' N09°15'45"W 12th ADDITION FOUND 1/2" REBAR W/ YELLOW CAP #14417 Ch=38.09' c= 18°58'56" R=115.50N00 °13 '43 "E EXISTING 25' WATER & SEWER EASEMENT-<del>\_</del>14.69 \$89 \*58 ' 18 "W 183.94 ' REC. AS: \$89 \*58 ' 14 "W 184.05 S89 \*56 '39 "W 196.01 ' REC. AS: S89 °58 '14 "W 196.00" ∠SE CORNER LOT 2, WESTRIDGE ESTATES EXISTING 5' POWER & TELEPHONE EASEMENT FIELD OF DREAMS WAY SW (66') 12th ADDITION FOUND 5/8" REBAR LAND LAND DAY 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. SCHNEIDER SURVEYO Land Surveying 8 Planning, Inc. DAVID P P.O. Box 128 TOTAL AREA SCHNEIDER S Farley. Iowa 52046 Ph# 563-744-3631 3.02 ACRES daves@yousq.net David P. Schneider P.L.S. P14417 / Date: <u>Project: 2956</u> My license renewal date is December 31, 2025. Survey Date: 6/11/2025 AWOI Pages or sheets covered by this seal: THIS SHEET ONLY Sheet: 1 of 6 

#### **OWNER'S CONSENT**

, lowa	, 2025
The foregoing plat of <b>Dream Way Addition</b> , <b>City of Dyersville</b> , free consent and in accordance with the desires of the undersign	<b>Delaware County, lowa,</b> is made with the ned owner and proprietor of said real estate.
	Willow Pear, LLC
	Karen Runde, Member
State of lowa ) ) ss: County of)	
On this day of, 2025, before me personally appeared Karen Runde, Member of Willow Pear, LLC duly affirmed did say that she said Karen Runde, Member of Wi of said instrument to be her voluntary act and deed of said comp	flow Pear, LLC, acknowledged the execution
	Notary Public in the State of Iowa My Commission Expires

# MORTGAGE HOLDER'S ACKNOWLEDGMENT

The undersigned for	the attached plat of <b>Dream Way Addition, City of Dyersville, Delaware</b> e consent and in accordance with our desire as lien holder and
Bank	City
President	V.P
State of lowa ) ) ss: County of)	
the seal affixed thereto is the seal of the corporation by authority of its Bo as officers.	2025, before me, the undersigned, a Notary Public in and for said to me personally and to me personally, and ely, of the corporation executing the within and foregoing instrument; that f the corporation; that the instrument was signed and sealed on behalf of pard of Directors; and that and cers acknowledged the execution of the foregoing instrument to be the poration, by it and by them voluntarily executed.
	Notary Public in and for said State  My Commission Expires

## **ATTORNEY'S OPINION**

County, lowa have examined the abs	ey at law in (city), stract of title to the land included within <b>Dream</b> wa: said abstract has been prepared in its entirety	
by theAbstract and Title Company	any, and was last certified to by said company on	
the day of, 2025, at the hou	r of o'clock _M.	
My examination of said abstract shows good and merchantable title on the date and hour of certification to be in Willow Pear, LLC. Dated at, lowa in said County, this day of,2025.		
	Signature Attorney at Law	
	Name (printed)	
	Address	
	Phone number	

### CITY OF DYERSVILLE ZONING COMMISSION

Dyersville, lowa	, 2025
The foregoing plat of <b>Dream Way Addition</b> , <b>City of Dye</b> two-mile jurisdiction of the City of Dyersville is hereby ap Commission and approval of said plat by the City Counc recommended.	proved by the Dyersville Planning and Zoning
	City of Dyersville Zoning Commission-Chairperson
DYERSVILLE CI	TY COUNCIL
	. 2025
Dyersville, lowa	
The undersigned,, Mayor and Dyersville, Iowa do hereby certify that the foregoing plat <b>Delaware County, Iowa</b> , as appears heretofore has been lowal and that the City Council of the City of Dyersville, Iowa	en filed in the Office of the City Clerk of Dyersyme,
	Mayor
	City Clerk
State of Iowa ) ) ss: County of Dubuque )	
On this day of, 2025, before personally appeared an known, and who being by me duly sworn, did say that the City of Dyersville, lowa; that the seal affixed to the foregon corporation, and that the instrument was signed and sear City Council, as contained in Resolution Number day of, 2025, and that acknowledged the execution deed of the corporation, by it voluntary executed.	ney are the Mayor and City Clerk, respectively, of the policy of the loing instrument is the Corporate seal of the laled on behalf of the corporation, by authority of its adopted by the City Council on the land on of the instrument to be their voluntary act and
	Notary Public in the State of Iowa My Commission Expires

#### **COUNTY TREASURER**

Manchester, Iowa	, 2025
taxes and special asses	Treasurer, of Delaware County, lowa do hereby certify that all ssments levied against <b>Dream Way Addition, City of Dyersville, Delaware County,</b> and said real estate is free and clear of all taxes as of this date.
	County Treasurer of Delaware County, Iowa
	County Treasurer of Bolaware County, Terra
	COUNTY AUDITOR
Manchester, Iowa	
354 6(2) and 354 11(6)	, Auditor of Delaware County, Iowa, pursuant to Iowa Code Sections , have reviewed and do hereby approve of the subdivision name or title <b>Dream Way</b> sville, <b>Delaware County</b> , <b>Iowa</b> , a subdivision in Delaware County, Iowa.
	County Auditor of Delaware County, Iowa
State of lowa	
County of Delaware	) ss: )
personally appeared	, 2025, before me, a Notary Public in and for said State, , to me personally known, who being by me duly e/she is the Auditor of Delaware County, lowa.
	Notary Public in the State of Iowa My Commission Expires