

RECORDER'S INDEX

LOCATION: THE SOUTH HALF OF THE SOUTHEAST QUARTER AND THE WEST 30 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23; AND THE NORTH HALF OF THE NORTHEAST QUARTER, THE NORTH 30 ACRES OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, AND LOTS 1, 2, AND 3 OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26; ALL IN TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M., DUBUQUE COUNTY, IOWA

REQUESTOR: LARRY THIER
PROPRIETOR: LARRY THIER AND MELISSA THIER
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

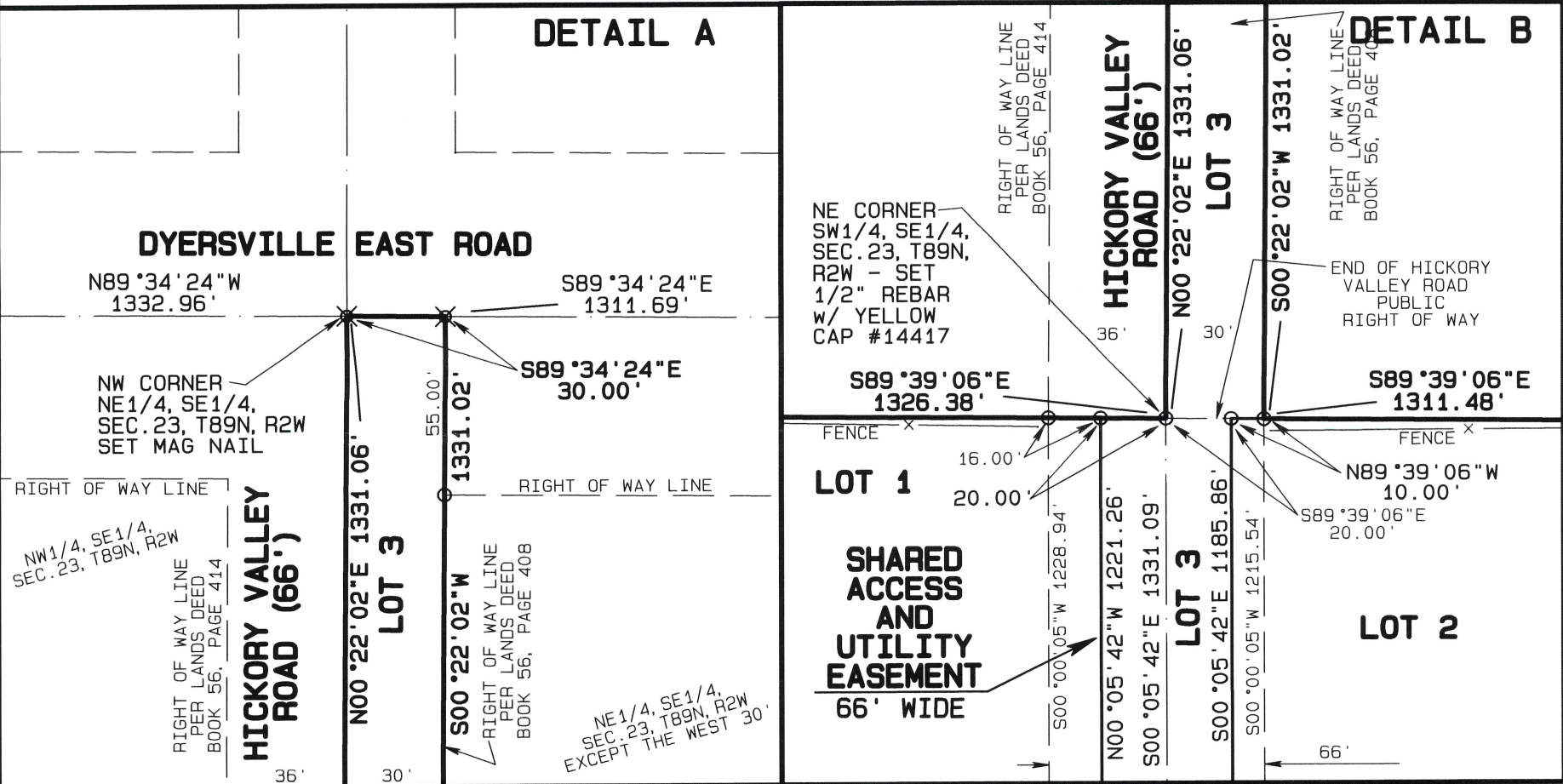
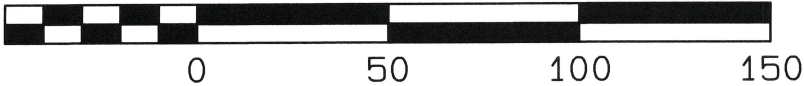
FINAL PLAT
THIER FARM SUBDIVISION, DUBUQUE COUNTY, IOWA

THE SOUTH HALF OF THE SOUTHEAST QUARTER AND THE WEST 30 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23; AND THE NORTH HALF OF THE NORTHEAST QUARTER, THE NORTH 30 ACRES OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, AND LOTS 1, 2, AND 3 OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26; ALL IN TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M., DUBUQUE COUNTY, IOWA

SURVEY DESCRIPTION - THIER FARM SUBDIVISION, DUBUQUE COUNTY, IOWA:

THE SOUTH HALF OF THE SOUTHEAST QUARTER AND THE WEST 30 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23; AND THE NORTH HALF OF THE NORTHEAST QUARTER, THE NORTH 30 ACRES OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, AND LOTS 1, 2, AND 3 OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26; 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 SECTION 23; THENCE S00°20'54"W, 2354.10 FEET TO THE SOUTHEAST CORNER OF THE NORTH 30 ACRES OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M., DUBUQUE COUNTY, IOWA; THENCE N89°51'28"W, 1321.21 FEET TO THE SOUTHWEST CORNER OF THE NORTH 30 ACRES OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE S00°07'18"W, 336.54 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE N89°58'33"W, 1343.93 FEET TO THE CENTER OF SAID SECTION 26; THENCE N00°24'22"E, 2699.32 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 26; THENCE N00°05'03"E, 1332.90 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE S89°39'06"E, 1326.38 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE N00°22'02"E, 1331.06 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE S89°34'24"E, 30.00 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23 TO THE NORTHEAST CORNER OF THE WEST 30 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE S00°22'02"W, 1331.02 FEET TO THE SOUTHEAST CORNER OF THE WEST 30 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE S89°39'06"E, 1311.48 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE S00°22'34"W, 1329.22 FEET TO THE POINT OF BEGINNING, CONTAINING 236.809 ACRES, WHICH INCLUDES 1.950 ACRES OF EXISTING PUBLIC ROAD RIGHT OF WAY.

GRAPHIC SCALE 1"=50'



TOTAL AREA
236.809 ACRES TOTAL
1.950 ACRES ROAD
234.859 ACRES NET

PLAT OF SURVEY:
SEE SHEET 2



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: 6/29/2026
My license renewal date is December 31, 2027.

Pages or sheets covered by this seal: SHEETS 1 & 2

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

Project: 3107
Survey Date: 6/25/2026
Sheet: 1 of 7

OWNER'S CONSENT

_____, Iowa

_____, 2026

The foregoing plat of **Thier Farm Subdivision, 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.

Larry D. Thier

Melissa Mae Thier

State of Iowa)
) ss:
County of Dubuque)

On this _____ day of _____, 2026, before me, a Notary Public in and for said county, personally appeared Larry Thier and Melissa Thier to me personally known, who being by me duly affirmed did say that they, Larry D. Thier and Melissa Mae Thier, 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 HOLDER'S ACKNOWLEDGMENT

The undersigned for _____ of _____, State of Iowa do hereby certify that the attached plat of **Thier Farm Subdivision, 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 _____ 2026, 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 the State of Iowa
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 **Thier Farm Subdivision, 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 _____, _____, 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 Larry D. Thier and Melissa Mae Thier. Dated at _____, Iowa, in said County, this _____ day of _____, 2026.

Signature Attorney at Law

Name (printed)

Address

Phone number

COUNTY TREASURER

Dubuque, Iowa _____, 2026

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

County Treasurer of Dubuque County, Iowa

COUNTY ASSESSOR

Dubuque, Iowa

The forgoing plat was reviewed in the office of the Dubuque County Assessor this _____
day of _____, 2026.

County Assessor of Dubuque County, Iowa

DUBUQUE COUNTY BOARD OF HEALTH

Dubuque, Iowa _____, 2026

The forgoing plat of **Thier Farm Subdivision, 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 _____, 2026

I, _____, the Dubuque County Engineer, have received and examined the foregoing plat of **Thier Farm Subdivision, 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 _____, 2026

I, _____, the Dubuque County Plats Officer, have received and examined the foregoing plat of **Thier Farm Subdivision, 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

DUBUQUE COUNTY PLANNING AND ZONING

Dubuque, Iowa _____, 2026

The forgoing plat of **Thier Farm Subdivision, 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 _____, 2026

The Dubuque County Board of Supervisors of the County of Dubuque, Iowa, do hereby certify that the foregoing plat of **Thier Farm Subdivision, 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 _____, 2026. 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 _____, 2026.

County Recorder of Dubuque County, Iowa

CITY OF DYERSVILLE ZONING COMMISSION

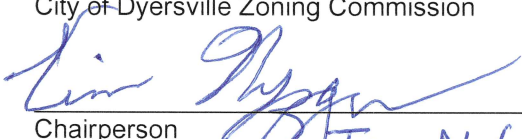
Dyersville, Iowa

July 13, 2026

The foregoing plat of **Thier Farm Subdivision, 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 hereby recommended.

City of Dyersville Zoning Commission

Chairperson


Tim Netzer

DYERSVILLE CITY COUNCIL

Dyersville, Iowa

_____, 2026

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