

Index Legend	
Location:	LOT 2-2-1-2-1-1-1-1 NW1/4 - SW1/4 SECTION 31, T89N, R2W CITY OF DYERSVILLE DUBUQUE COUNTY, IOWA
Proprietor:	KENNEDY, ELLEN LIVING CENTER
Requestor:	MERCY HEALTH SERVICES
Surveyor:	CRAIG L. GEISER, PLS
Surveyor Company:	ORIGIN DESIGN CO., 137 MAIN STREET DUBUQUE, IOWA 52001 PHONE: (563)556-2464

FOR RECORDER USE

PLAT OF SURVEY  
MERCY PARK NO. 2  
IN THE CITY OF DYERSVILLE, IOWA



WESTRIDGE ESTATES 4TH ADDITION  
DOC. NO: 24987-03

LOT 7

LOT 8

NO CAP

LOT 6

FOUND 3/4" REBAR  
W/ NO CAP

GRAPHIC SCALE



(IN FEET)

DRAWING MAY HAVE BEEN REDUCED

LEGEND

PROPERTY BOUNDARY  
LOT/R.O.W LINE  
SECTION  
RIGHT-OF-WAY  
RECORDED AS  
FOUND 5/8" IRON REBAR WITH RED  
PLASTIC CAP NO. 12631  
UNLESS OTHERWISE NOTED  
SET 5/8" IRON REBAR WITH  
YELLOW PLASTIC CAP NO. 21408

SEC.  
R.O.W.  
( )



LOT 2  
0.40 ACRES  
17,294 SQFT

EXISTING  
CONCRETE  
WALKWAY

LOT 1  
4.26 ACRES  
185,524 SQFT

LOT 1  
MERCY PARK  
DOC. NO: 6554-81

LOT 1 WESTRIDGE  
2ND SUBDIVISION  
DOC. NO: 7713-01

LOT 2-2-1-2-1-1-1-1  
NW1/4-SW1/4 SEC. 31  
DOC. NO: 6385-93

DATE OF SURVEY: JANUARY 24, 2023  
TOTAL AREA SURVEYED: 4.66 ACRES

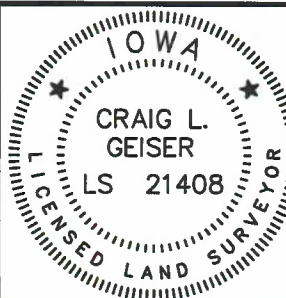
SE CORNER OF  
LOT 1, WESTRIDGE  
2ND SUBDIVISION

FOUND 5/8" REBAR W/ NO  
CAP N03°06'08"W 0.70' FROM  
ACCEPTED CORNER LOCATION

12TH AVENUE SW  
(66' R.O.W.)

NOTE

THIS SURVEY IS SUBJECT TO  
EASEMENTS, RESERVATIONS,  
RESTRICTIONS AND RIGHTS-OF-WAY  
OF RECORD AND NOT OF RECORD.



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.

FOR ORIGIN DESIGN

CRAIG L. GEISER

DATE

LICENSE NO. 21408

MY LICENSE RENEWAL DATE IS 12/31/2024

PAGES OR SHEETS COVERED BY THIS SEAL

1 THRU 2

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design®

800 556-4491 origindesign.com

DRAWN	GSB	PLAT NO.	1-1A-23
CHECKED	CLG	PROJ. NO.	23701
DATE	1/24/23	SHEET	1 of 2
P: \23\700\701\DRAWINGS\SURVEY\23701 PLAT			