

**INDEX LEGEND**

Location: Hermesen Addition #2, in the City of Dyersville, Iowa  
S1/2 of Section 29, T89N, R2W of the 5th P.M.,  
Dubuque County, Iowa

Requestor: Kenneth Hermesen

Proprietor of Lot C of Woodland Creek:  
Donald & Dora Jean Demmer 917 11th St. NE, Dyersville, IA 52040

Proprietor of Lot 18 of Woodland Creek;  
Andrew J. & Jill M. Hageman 615 Deerwood Ct., Dyersville, IA 52040

Proprietor of Lot 2 of Hermesen Addition:  
Deed Holder: Sharon L. Hermesen 1023 2nd St SW, Dyersville, IA 52040  
Contract Holder: Kenneth D. & Jennifer Z. Hermesen 450 S. Grandview Ave., Dubuque, IA 52003

Surveyor: Terry L. Koelker

Company: Buesing & Associates, Inc.  
1212 Locust St., Dubuque, IA 52001

Return To: tlkoelker@buesing.com (563) 556-4389

**WOODLAND CREEK**

LOT 29 LOT 28 LOT 27 LOT 26 LOT 25 LOT 24 LOT 23 LOT 22 LOT 20 LOT 19 LOT 17 WOODLAND CREEK

N 88°23'45" E 1341.02'(1340.97')  
1281.02'(1280.97')

1/2" ROD  
1/2" ROD  
1/2" ROD

ROW AREA (NORTH) 0.311 ACRES  
EXISTING 25.0' PERMANENT SANITARY SEWER EASEMENT PER DOC. #2017-9337

S 81°42'25" W 120.97'(120.91')  
S 80°22'55" W 143.36'(143.29')  
S 86°52'25" W 180.03'(179.99')

5/8" ROD  
5/8" ROD  
5/8" ROD

61.20'(60.99')  
59.77'(59.92')

LOT 1 OF DEMMER PLACE

SECTION-LINE SECTION-LINE SECTION-LINE SECTION-LINE SECTION-LINE SECTION-LINE

FOUND MAG NAIL @ THE SW CORNER OF THE NE1/4 SW1/4 OF SEC. 29, T89N, R2W. SET BY IDOT AFTER 2022 ASPHALT OVERLAY OF HWY #136

60.64'(60.62')  
389.99'(390.19')

5/8" ROD  
N 86°26'22" E 450.63'(450.81')

ROW AREA (SOUTH) 0.778 ACRES

N 01°36'10" W 559.07'(558.93')  
1/4 SECTION LINE  
S 01°34'52" E 560.80'

EXISTING 30.0' PERMANENT SANITARY SEWER EASEMENT PER DOC. #2017-9337

60.39'(60.0')  
236.99'(237.59')

S 87°02'43" W 108.66'  
S 88°04'05" W 297.38'(297.59')

U.S. HWY #52 & IA HWY #136 (ROW VARIES)

649.56'  
N 01°36'10" W 1352.33'

LOT 2 SE1/4, SW1/4 SEC. 29, T89N, R2W

5/8" IDOT ALUM. CAP

PIN COULD NOT BE SET DUE TO LANDING IN HEWITT CREEK

N 01°17'52" W 394.35'(400.00')  
N 01°47'51" W 254.26'(257.91')

CENTERLINE TRANSMISSION LINE EASEMENT PER BOOK 56, PAGE 383

945.78'  
837.12'  
S 87°02'43" W 1041.01'(1041.07')

LOT 1 GOLDSMITH SUBDIVISION PLAT 3

SECTION LINE S 87°39'24" W 800.30'(800.88')  
SECTION 29 SECTION 32

1205.11'(1205.98')  
S 87°39'24" W 1336.10'

FOUND MAG NAIL @ THE NW CORNER OF THE NE1/4 NW1/4 OF SEC. 32, T89N, R2W. SET BY IDOT AFTER 2022 ASPHALT OVERLAY OF HWY #136

**LEGEND**

- FOUND 1" IRON PIPE (UNLESS OTHERWISE NOTED)
- FOUND 1/2" ROD W/YELLOW CAP #14417
- FOUND 1/2" ROD W/YELLOW CAP #12642
- FOUND 5/8" ROD W/ORANGE CAP #15487
- ▲ FOUND 5/8" ROD W/RED CAP #9651 W/AI
- △ FOUND MAG NAIL SET BY IDOT AFTER 2022 ASPHALT OVERLAY OF HWY #136
- ▢ PLACED MAG NAIL
- NO MONUMENTATION SET
- PLACED 5/8" IRON REROD W/ORANGE PLASTIC CAP MARKED "KOELKER 15487"
- SURVEYED BOUNDARY LINE
- PROPERTY LINE
- - - SUBDIVIDED LINE
- · - EXISTING EASEMENT LINE
- - - CENTERLINE
- · - ROW
- X - RIGHT OF WAY
- · - EXISTING FENCE
- · - TOP OF BANK OF HEWITT CREEK
- ( ) RECORD DIMENSION WITH & WITH ANGLE IRON ALUMINUM
- IDOT IOWA DEPARTMENT OF TRANSPORTATION

**DETAIL 1**  
NO SCALE

PREVIOUSLY RECORDED SW CORNER OF LOT 2 OF JASPER SUB. PER BOOK 28, PAGE 292

1.99'

**DETAIL 2**  
NO SCALE

FOUND 5/8" ROD OVER TOP OF SCM @ S1/4 CORNER SEC. 29, T89N, R2W PER DOCUMENT #17416-92 PER DOC. #2007-1453

2.50'

FOUND 5/8" ROD PREVIOUSLY RECORDED AS S1/4 CORNER SEC. 29, T89N, R2W PER DOCUMENT #1605-91

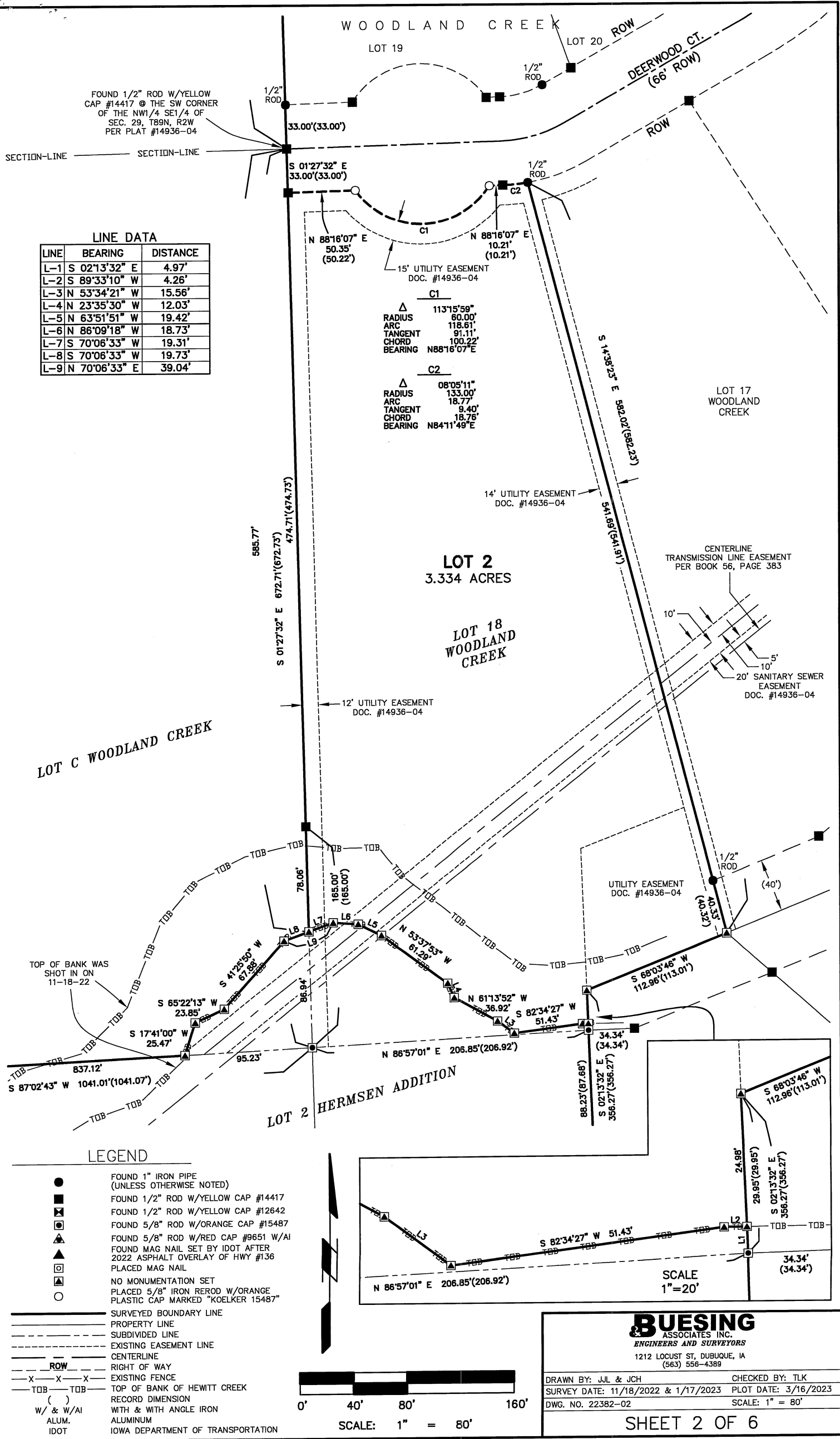
**NOTES**

- ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
- TOTAL AREA OF PERIMETER SURVEYED IS 49.905 ACRES.
- THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND NOT OF RECORD.
- BEARING IS BASED FROM NAD83, ZONE 1401, IOWA NORTH COORDINATE SYSTEM.

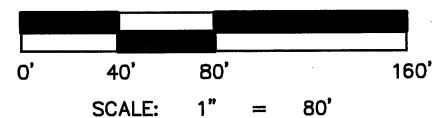
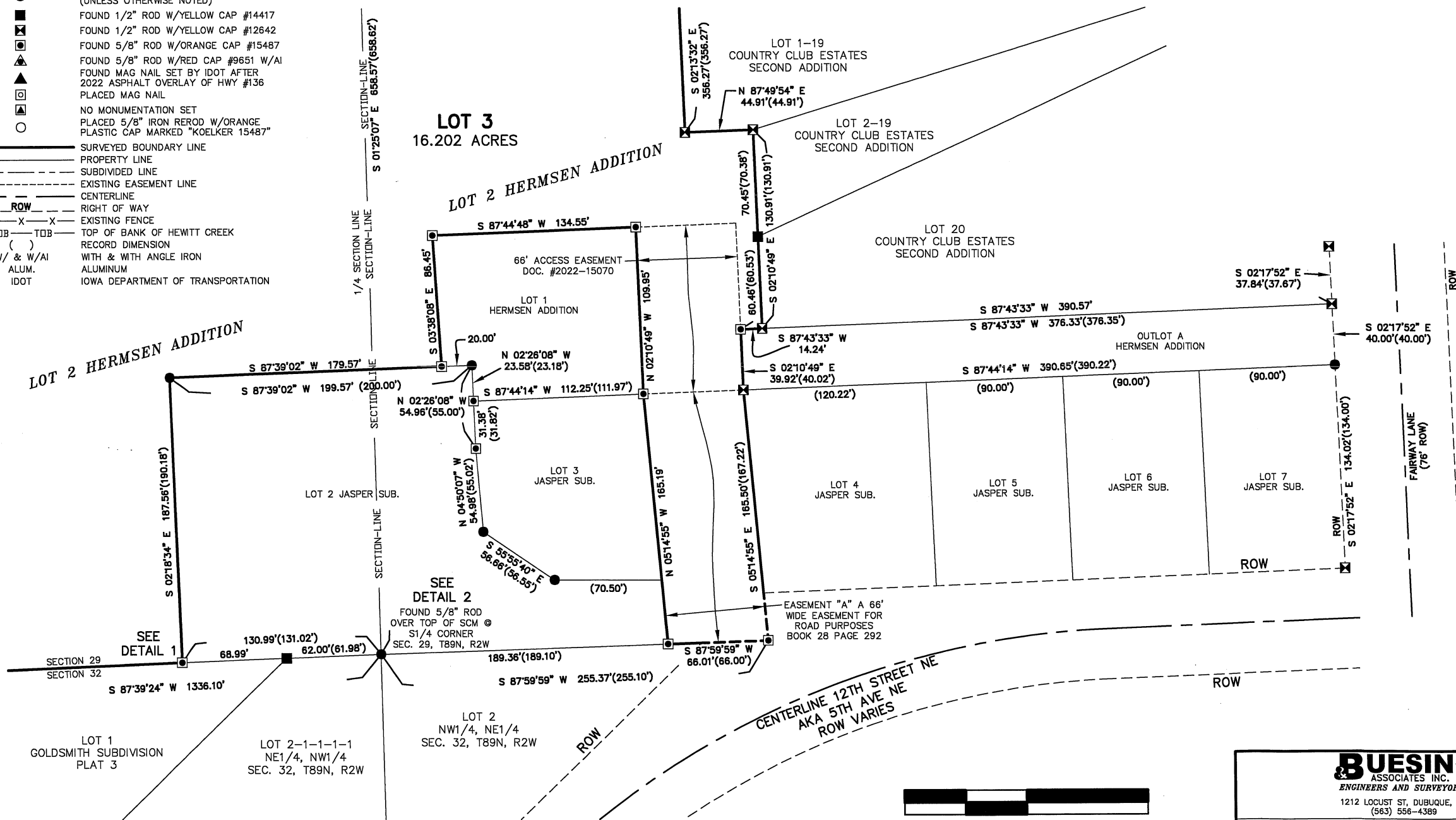
**BUESING ASSOCIATES INC.**  
ENGINEERS AND SURVEYORS  
1212 LOCUST ST., DUBUQUE, IA (563) 556-4389

DRAWN BY: JLL & JCH CHECKED BY: TLK  
SURVEY DATE: 11/18/2022 & 1/17/2023 PLOT DATE: 3/16/2023  
DWG. NO. 22382-02 SCALE: 1" = 180'

**SHEET 1 OF 6**



●	FOUND 1" IRON PIPE (UNLESS OTHERWISE NOTED)
■	FOUND 1/2" ROD W/YELLOW CAP #14417
⊠	FOUND 1/2" ROD W/YELLOW CAP #12642
◻	FOUND 5/8" ROD W/ORANGE CAP #15487
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▲	FOUND MAG NAIL SET BY IDOT AFTER 2022 ASPHALT OVERLAY OF HWY #136
◻	PLACED MAG NAIL
▲	NO MONUMENTATION SET
○	PLACED 5/8" IRON REROD W/ORANGE PLASTIC CAP MARKED "KOECKER 15487"
=====	SURVEYED BOUNDARY LINE
=====	PROPERTY LINE
-----	SUBDIVIDED LINE
-----	EXISTING EASEMENT LINE
-----	CENTERLINE
----- ROW	RIGHT OF WAY
----- X X X	EXISTING FENCE
----- TOB TOB	TOP OF BANK OF HEWITT CREEK
( )	RECORD DIMENSION
W/ & W/AI	WITH & WITH ANGLE IRON
ALUM.	ALUMINUM
IDOT	IOWA DEPARTMENT OF TRANSPORTATION



**BUESING**  
& ASSOCIATES INC.  
ENGINEERS AND SURVEYORS  
1212 LOCUST ST, DUBUQUE, IA  
(563) 556-4389

DRAWN BY: JLL & JCH	CHECKED BY: TLK
SURVEY DATE: 11/18/2022 & 1/17/2023	PLOT DATE: 3/16/2023
DWG. NO. 22382-02	SCALE: 1" = 80'

SHEET 3 OF 6



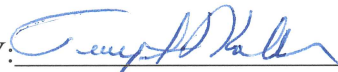
Surveyor's Certificate

Dubuque, Iowa

I, Terry L. Koelker, a Duly Licensed Land Surveyor in the State of Iowa, do hereby certify that the following real estate was surveyed and platted by me or under my direct personal supervision, To Wit:

Lot C and Lot 18 of Woodland Creek and Lot 2 of Hermesen Addition, all being in the City of Dyersville, Iowa.

This survey was performed for the purpose of subdividing and platting said real estate henceforth to be known as **HERMSEN ADDITION #2** in the City of Dyersville, Iowa. Total area of **HERMSEN ADDITION #2** is 49.926 acres. Total area of **LOT 1** is 30.390 acres, with the ROW area being 1.089 acres. Total area of **LOT 2** is 3.334 acres. Total area of **LOT 3** is 16.180 acres. Lot areas are, more or less, and all Lots are subject to easements, reservations, restrictions, and rights-of-way of record and not of record, the plat of which is attached hereto and made a part of this certificate.

BY:   
Terry L. Koelker  
Licensed Land Surveyor  
License No. 15487

3/16/23  
Date

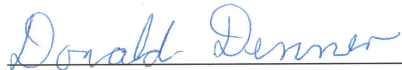
License Renewal Date: 12/31/23


Owner's Consent

Dubuque, Iowa

3/28, 2023

The foregoing Plat of Survey of: **HERMSEN ADDITION #2**, in the City of Dyersville, Iowa is made with the free consent and in accordance with the desires of the undersigned owners and proprietors of Lot C of Woodland Creek, in the City of Dyersville, Iowa.

  
Donald Demmer

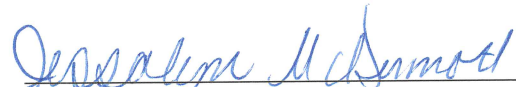
  
Dora Jean Demmer

State of Iowa )  
County of Dubuque ) ss:

On this 28<sup>th</sup> day of March, AD 2023, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared Donald and Dora Jean Demmer, to me personally known, who, being duly sworn did say that said appeared Donald and Dora Jean Demmer acknowledged the execution of said instrument to be their voluntary act and deed voluntarily executed.

Witness my hand and Notarial Seal on the date written above.

7-18-2025

  
Notary Public in and for the State of Iowa  
My Commission Expires on 7-18-2025

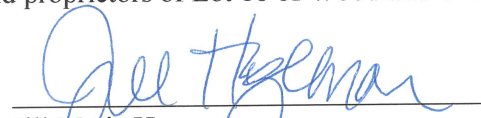
Owner's Consent

Dubuque, Iowa

3/28, 2023

The foregoing Plat of Survey of: **HERMSEN ADDITION #2**, in the City of Dyersville, Iowa is made with the free consent and in accordance with the desires of the undersigned owners and proprietors of Lot 18 of Woodland Creek, in the City of Dyersville, Iowa.

  
Andrew Joseph Hageman


  
Jill Marie Hageman

State of Iowa )  
County of Dubuque ) ss:

On this 28<sup>th</sup> day of March, AD 2023, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared Andrew Joseph and Jill Marie Hageman, husband and wife, to me personally known, who, being duly sworn did say that said appeared Andrew Joseph and Jill Marie Hageman acknowledged the execution of said instrument to be their voluntary act and deed voluntarily executed.

Witness my hand and Notarial Seal on the date above written.

7-18-2025

  
Notary Public in and for the State of Iowa  
My Commission Expires on 7-18-2025

**Owner's Consent**

Dubuque, Iowa

3/27, 2023

The foregoing Plat of Survey of: **HERMSEN ADDITION #2**, in the City of Dyersville, Iowa is made with the free consent and in accordance with the desires of the undersigned owners and proprietors of Lot 2 of Hermesen Addition, in the City of Dyersville, Iowa.

Sharon Hermesen  
Sharon L. Hermesen – Deed Holder

State of Iowa )  
County of Dubuque ) ss:

On this 27<sup>th</sup> day of March, AD 2023, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared Sharon L. Hermesen, a single person, to me personally known, who, being duly sworn did say that said appeared Sharon L. Hermesen acknowledged the execution of said instrument to be their voluntary act and deed voluntarily executed.

Witness my hand and Notarial Seal on the date above written.

7-18-2025

Jessalyn McDermott  
Notary Public in and for the State of Iowa  
My Commission Expires on 7-18-2025

**Owner's Consent**

Dubuque, Iowa

3/28, 2023

The foregoing Plat of Survey of: **HERMSEN ADDITION #2**, in the City of Dyersville, Iowa is made with the free consent and in accordance with the desires of the undersigned owners and proprietors of Lot 2 of Hermesen Addition, in the City of Dyersville, Iowa.

Kenneth D. Hermesen  
Kenneth D. Hermesen – Contract Holder  
Jennifer Z. Hermesen  
Jennifer Z. Hermesen – Contract Holder

State of Iowa )  
County of Dubuque ) ss:

On this 28<sup>th</sup> day of March, AD 2023, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared Kenneth D. & Jennifer Z. Hermesen, husband & wife, to me personally known, who, being duly sworn did say that said appeared Kenneth D. & Jennifer Z. Hermesen acknowledged the execution of said instrument to be their voluntary act and deed voluntarily executed.

Witness my hand and Notarial Seal on the date above written.

7-18-2025

Jessalyn McDermott  
Notary Public in and for the State of Iowa  
My Commission Expires on 7-18-2025

**City of Dyersville Planning and Zoning Commission**

Dyersville, Iowa

\_\_\_\_\_, 2023

The foregoing Plat of Survey of: **HERMSEN ADDITION #2**, in the City of Dyersville, Iowa is hereby approved by the Dyersville Planning and Zoning Commission and approval of said plat by the City Council of the City of Dyersville is hereby recommended.

**Dyersville Planning and Zoning Commission**

By: \_\_\_\_\_  
Chair

**City of Dyersville, Iowa**

Dyersville, Iowa

\_\_\_\_\_, 2023

The undersigned, Jeff Jacque, Mayor and Tricia Maiers, City Clerk, for the City of Dyersville, Iowa, do hereby certify that the foregoing Plat of Survey of: **HERMSEN ADDITION #2**, in the City of Dyersville, 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.

\_\_\_\_\_  
Jeff Jacque  
Mayor of the City of Dyersville, Iowa

\_\_\_\_\_  
Tricia Maiers  
Clerk of the City of Dyersville, Iowa

State of Iowa )

)

County of Dubuque ) ss:

On this \_\_\_\_\_ day of \_\_\_\_\_, AD 2023, before me the undersigned, A Notary Public in and for the State of Iowa, personally appeared Jeff Jacque and Tricia L. Maiers, to me personally known, who, being duly sworn did say that they are the Mayor and City Clerk, respectively of the City of Dyersville, Iowa, a municipal corporation, executing the within and foregoing instrument and acknowledged that they executed the same as a voluntary act and deed of the City of Dyersville, by it and by them voluntarily executed.

Witness my hand and Notarial Seal on the date above written.

\_\_\_\_\_  
Notary Public in and for the State of Iowa  
My Commission Expires \_\_\_\_\_

**County Assessor's Certificate**

Dubuque, Iowa

\_\_\_\_\_, 2023

The foregoing Plat of Survey of: **HERMSEN ADDITION #2**, in the City of Dyersville, Iowa was entered of record in the Office of the County Assessor of the County of Dubuque, Iowa, on the date first written above.

\_\_\_\_\_  
County Assessor of Dubuque County

**County Auditor's Certificate**

Dubuque, Iowa

\_\_\_\_\_, 2023

The foregoing Plat of Survey of: **HERMSEN ADDITION #2**, in the City of Dyersville, Iowa 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, Iowa

**Recorder's Certificate**

Dubuque, Iowa

\_\_\_\_\_, 2023

The foregoing Plat of Survey of: **HERMSEN ADDITION #2**, in the City of Dyersville, Iowa has been reviewed by the Dubuque County Recorder.

\_\_\_\_\_  
Dubuque County Recorder