

INDEX LEGEND

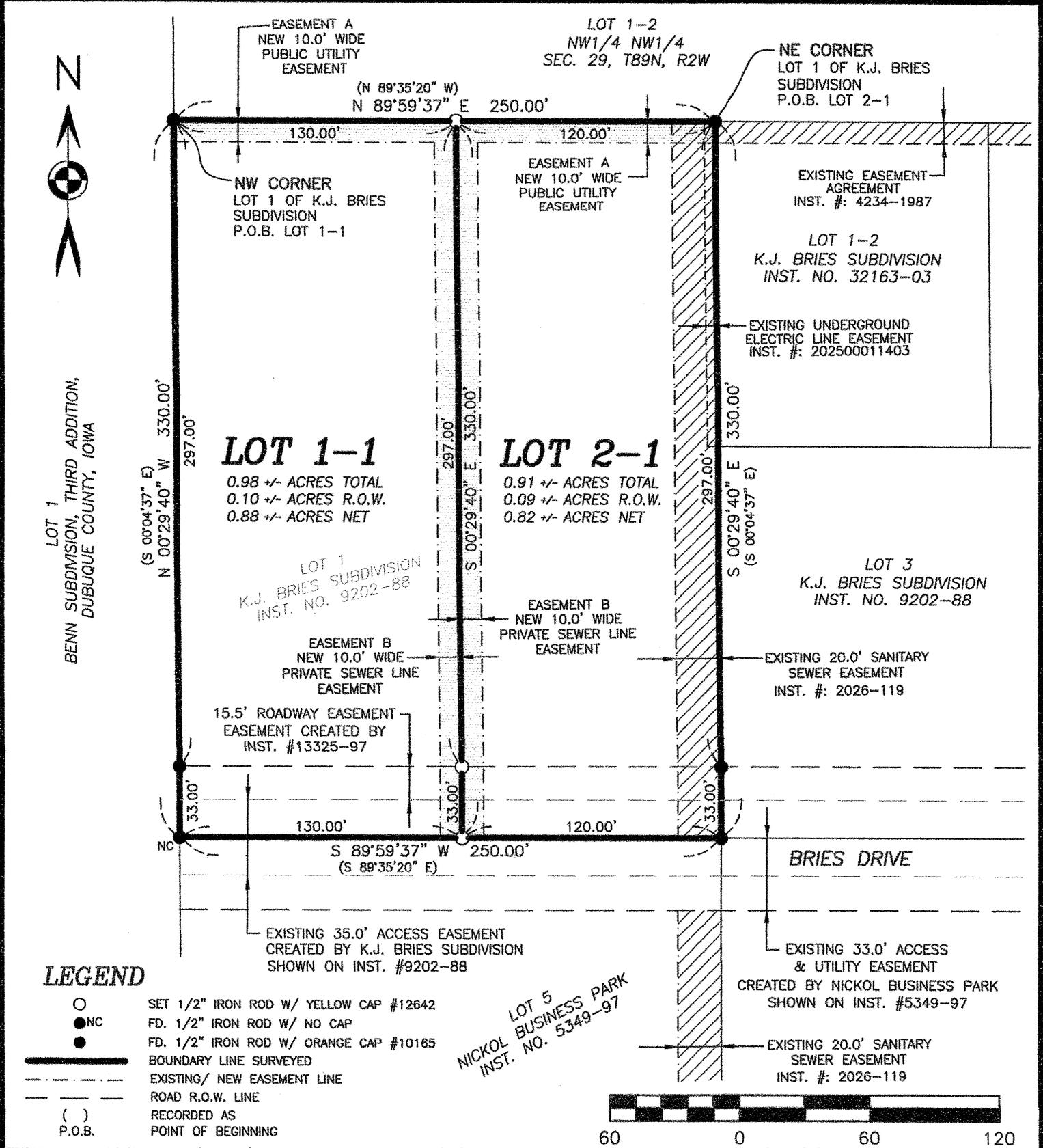
LOCATION: LOT 1 OF K.J. BRIES SUBDIVISION
 PROPRIETORS: RAM MINI-STORAGE LLC
 REQUESTOR: MELVIN NICKOL
 SURVEYOR: BILL BURGER
 SURVEYOR COMPANY: WM. BURGER LANDSURVEYOR
 RETURN TO: BILL BURGER, 510 3RD STREET WEST COURT, WORTHINGTON, IA 52078 | (563) 590-1964

PREPARED BY BILL BURGER 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 (563) 855 2028

PLAT OF SURVEY

LOT 1-1 AND LOT 2-1 OF K.J. BRIES SUBDIVISION

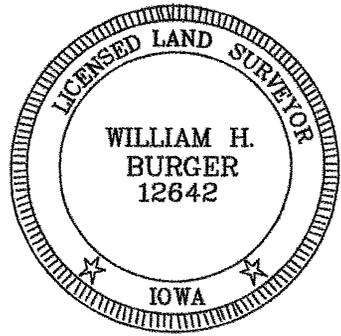
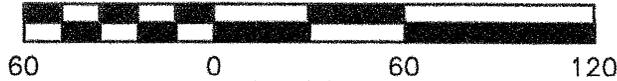
A DIVISION OF LOT 1 OF K.J. BRIES SUBDIVISION IN SECTION TWENTY-NINE (29), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE TWO WEST (R2W) OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA



LEGEND

- SET 1/2" IRON ROD W/ YELLOW CAP #12642
- NC FD. 1/2" IRON ROD W/ NO CAP
- FD. 1/2" IRON ROD W/ ORANGE CAP #10165
- BOUNDARY LINE SURVEYED
- - - EXISTING/ NEW EASEMENT LINE
- - - ROAD R.O.W. LINE
- () RECORDED AS
- P.O.B. POINT OF BEGINNING

LOT 5 NICKOL BUSINESS PARK INST. NO. 5349-97



DATE OF SURVEY: 1/16/2026 SCALE: 1" = 60' SHEET 1 OF 2

PROPRIETORS: SEE INDEX LEGEND

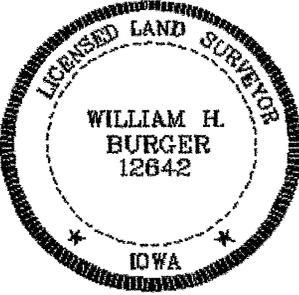
I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

William H. Burger 1/26/26
 WILLIAM H. BURGER #12642 DATE

Wm. Burger
 LandSurveyor
 510 3rd Street West Court
 Worthington, Iowa 52078

DESCRIPTION

LOT 1-1 AND LOT 2-1 OF K.J. BRIES SUBDIVISION – A division of Lot 1 of K.J. Bries Subdivision in Section Twenty-nine (29), Township Eighty-nine North (T89N), Range Two West (R2W) of the Fifth Principal Meridian, in the City of Dyersville, Dubuque County, Iowa as recorded in the Office of the Dubuque County Recorder File number 9202-88 containing a total of 1.89 acres more or less including 0.19 acres more or less of private road right of way, divided into Two (2) lots and numbered Lot 1-1 and Lot 2-1 as shown on the attached plat; **subject to easements, reservations, restrictions, and rights of way of record and not of record;**

 <p>The seal is circular with a double-line border. The outer ring contains the text "LICENSED LAND SURVEYOR" at the top and "IOWA" at the bottom, separated by two stars. The inner circle contains the name "WILLIAM H. BURGER" and the license number "12642".</p>	<p><u>SURVEYORS CERTIFICATE</u></p> <p>I hereby certify that this land survey document was prepared and 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;</p> <p>My license renewal date is December 31, 2026</p> <p><i>William H. Burger</i> 4/26/26 William H. Burger Date Reg. No. 12642</p> <p>Sheet No. <u>2</u> covered by this seal</p>
---	---

OWNERS ACKNOWLEDGMENT

I (We) Ram Mini-Storage LLC of Dubuque County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

Melvin H. Nickol

STATE OF IOWA)
) ss.
DUBUQUE COUNTY)

On this _____ day of _____ A. D. 20____ before me, _____
a Notary Public in and for said County, personally appeared
_____, to me known to be the person or persons named in
and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary
act and deed.

Notary Public in and for said County

MORTGAGE HOLDER ACKNOWLEDGMENT

The undersigned, _____^{bank}
of _____^{city} State of Iowa, do hereby certify that the attached Plat of Survey of
**Lot 1 of K.J. Bries Subdivision, Section Twenty-nine (29), Township Eighty-nine North (T89N),
Range Two West (R2W) of the Fifth Principal Meridian, in the City of Dyersville, 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}

By: _____^{President} By: _____^{Vice President}

DUBUQUE COUNTY TREASURER

Dubuque, Iowa _____, 20____

I the undersigned, _____Treasurer of Dubuque County, Iowa do hereby
certify that all taxes and special assessments levied against the **Lot 1 of K.J. Bries Subdivision, Section
Twenty-nine (29), Township Eighty-nine North (T89N), Range Two West (R2W) of the Fifth Principal
Meridian, in the City of Dyersville, Dubuque County, Iowa**, have been paid and said real estate is free
and clear of all taxes as of this date.

County Treasurer Dubuque County, Iowa

ATTORNEY'S OPINION

I, _____, a practicing attorney at law in _____, Dubuque County, Iowa have examined the abstract of title to the land included within **Lot 1 of K.J. Bries Subdivision, Section Twenty-nine (29), Township Eighty-nine North (T89N), Range Two West (R2W) of the Fifth Principal Meridian, in the City of Dyersville, Dubuque County, Iowa** Said abstract has been prepared in its entirety by the _____ Abstract Company, and was last certified to by said company on the _____ day of _____, AD, 20____, 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 _____ and _____ Dated at _____, Iowa in said County, this _____ day of _____, 20____

Attorney at Law

DUBUQUE COUNTY ASSESSOR

Dubuque, Iowa _____, 20____

The forgoing plat was reviewed by the office of the Dubuque County Assessor this _____ day of _____, 20____

County Assessor of Dubuque County, Iowa

DUBUQUE COUNTY AUDITOR'S CERTIFICATE

Dubuque, Iowa _____, 20____

The forgoing plat was entered of record in the office of the Dubuque County Auditor this _____ day of _____, 20____

County Auditor of Dubuque County

DUBUQUE COUNTY RECORDERS CERTIFICATE

Dubuque, Iowa _____, 20____

The forgoing plat **Lot 1-1 and Lot 2-1 of K.J. Bries Subdivision, Section Twenty-nine (29), Township Eighty-nine North (T89N), Range Two West (R2W) of the Fifth Principal Meridian, in the City of Dyersville, Dubuque County, Iowa** has been received by the Dubuque County Recorder.

County Recorder of Dubuque County, Iowa

CITY OF DYERSVILLE PLANNING AND ZONING COMMISSION

Dyersville, Iowa

February 9 2026

The foregoing final plat of **Lot 1-1 and Lot 2-1 of K.J. Bries Subdivision, Section Twenty-nine (29), Township Eighty-nine North (T89N), Range Two West (R2W) of the Fifth Principal Meridian, in the City of Dyersville, Dubuque County, Iowa**; as shown on the attached plat, 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, Delaware County, Iowa is here by recommended.

Dyersville Planning & Zoning Commission

By 
Tim Nefzger Chairperson

CITY COUNCIL APPROVING FINAL PLAT

Dyersville, Iowa

_____, 2026

The undersigned, Jeff Jacque, Mayor, and Tricia Maiers, Clerk of the City of Dyersville, Dubuque County, Iowa do hereby certify that the foregoing Final Plat of **Lot 1-1 and Lot 2-1 of K.J. Bries Subdivision, Section Twenty-nine (29), Township Eighty-nine North (T89N), Range Two West (R2W) of the Fifth Principal Meridian, in the City of Dyersville, 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.

Jeff Jacque, Mayor

Tricia Maiers, City Clerk

STATE OF IOWA)
) ss.
DUBUQUE COUNTY)

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 voluntarily executed.

Notary Public