

**LOCATION:** LOT 1 OF STEFFENSMEIER PLACE NO.3, AND LOT 1 IN THE NORTHEAST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER, ALL IN SECTION 7, TOWNSHIP 88 NORTH, RANGE 2 WEST OF THE 5th P.M., DUBUQUE COUNTY, IOWA

**REQUESTOR:** RIVER CITY STONE DIVISION OF MATHY CONSTRUCTION

**PROPRIETOR:** STEFFENSMEIER FAMILY REVOCABLE TRUST DATED MARCH 25, 2010

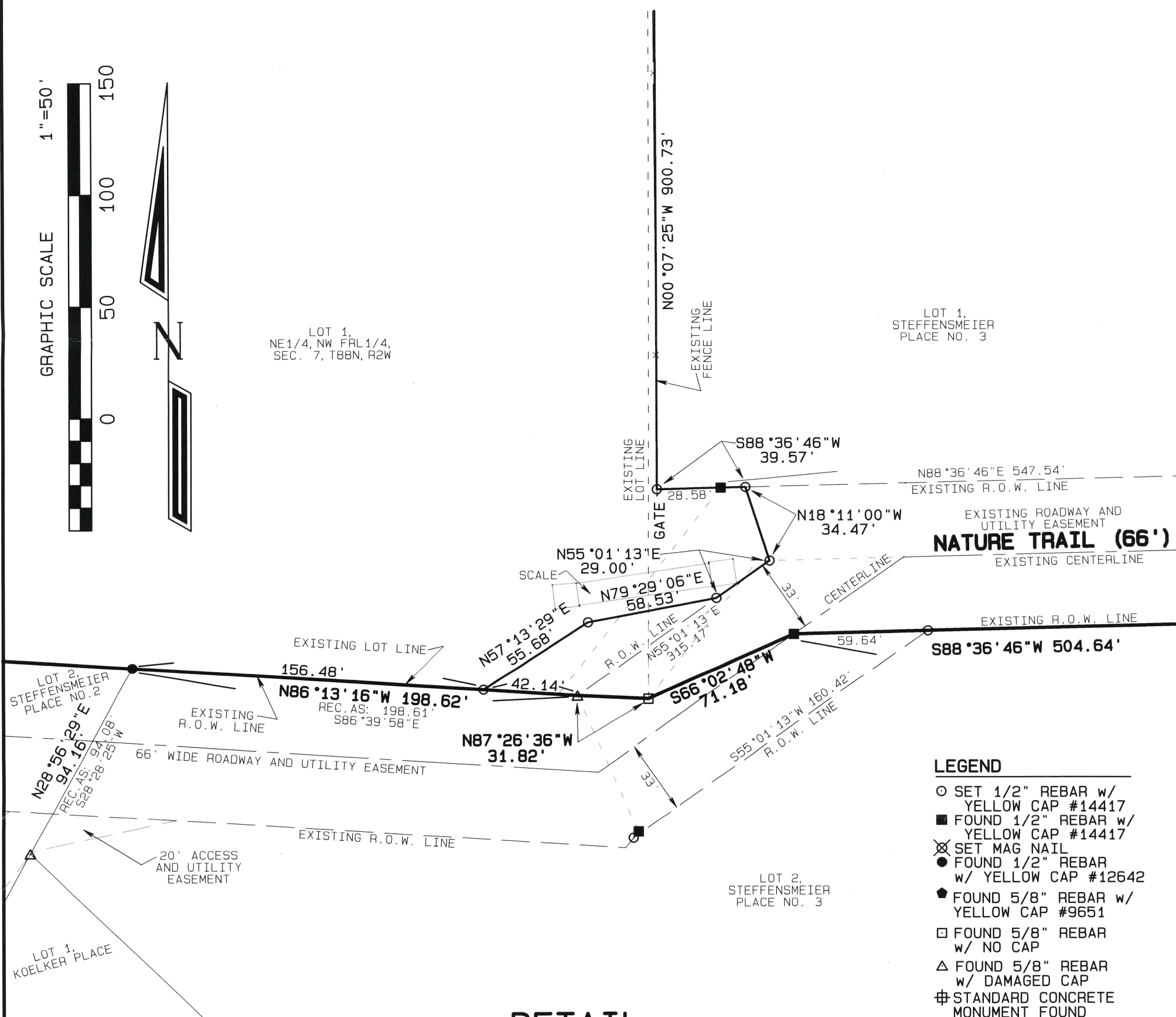
**SURVEYOR:** DAVID P. SCHNEIDER

**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

LOT 1 OF STEFFENSMEIER PLACE NO.3, AND LOT 1 IN THE NORTHEAST QUARTER OF  
THE NORTHWEST FRACTIONAL QUARTER, ALL IN SECTION 7, TOWNSHIP 88 NORTH,  
RANGE 2 WEST OF THE 5th P.M., DUBUQUE COUNTY, IOWA

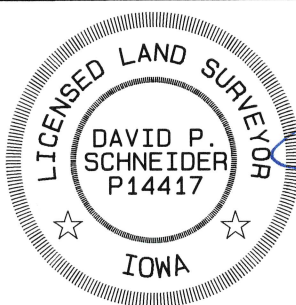
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RANGE 2 WEST OF THE 5th P.M., DUBUQUE COUNTY, IOWA



# DETAIL

**TOTAL AREA**  
34.612 ACRES TOTAL  
-1.409 ACRES ROAD  
33.203 ACRES NET

**SEE PLAT OF SURVEY  
ON 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: \_\_\_\_\_  
My license renewal date is December 31, 2023.  
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@youso.net

Project: 2825fp
Survey Date: 9/8/2023
Sheet: 1 of 8

GRAPHIC SCALE 1"=150'

0 150 300 450

NW CORNER  
SEC. 7, T88N, R2W  
FOUND STANDARD  
CONC. MONUMENT

REC. AS: N89°54'42"E  
15.87 chs  
S89°41'36"E  
1054.17'

REC. AS: N89°54'42"E 620.06'  
S89°41'39"E 620.06'

NW CORNER  
NE1/4, NW FRL1/4  
SEC 7, T88N, R2W  
SET 1/2" REBAR W/  
YELLOW CAP #14417

NW CORNER  
LOT 1  
STEFFENSMEIER  
PLACE NO. 3  
FOUND 1/2" REBAR  
W/ DAMAGED CAP

N1/4 CORNER  
SEC. 7, T88N, R2W  
FOUND STANDARD  
CONC. MONUMENT  
(TOP BROKEN OFF)

NE CORNER  
LOT 1  
STEFFENSMEIER  
PLACE NO. 3  
FOUND 1/2" REBAR  
W/ DAMAGED CAP

SEE SURVEY DESCRIPTION  
ON SHEET 1

LEGEND

- SET 1/2" REBAR W/  
YELLOW CAP #14417
- FOUND 1/2" REBAR W/  
YELLOW CAP #14417
- ⊗ SET MAG NAIL
- FOUND 1/2" REBAR  
W/ YELLOW CAP #12642
- ◆ FOUND 5/8" REBAR W/  
YELLOW CAP #9651
- FOUND 5/8" REBAR  
W/ NO CAP
- △ FOUND 5/8" REBAR  
W/ DAMAGED CAP
- ⊕ STANDARD CONCRETE  
MONUMENT FOUND

LOT 1, ACRES  
LIMESTONE

LOT 2  
11.984 ACRES TOTAL  
-1.409 ACRES ROAD  
10.575 ACRES NET

LOT 1  
STEFFENSMEIER  
PLACE NO. 3

NW1/4 NE1/4  
SEC 7, T88N, R2W  
TOTAL  
5.315 ACRES ROAD  
0.975 ACRES NET  
4.340

LOT 1  
22.628 ACRES

SEE DETAIL  
ON SHEET 1

SW CORNER  
LOT 1 IN  
NE1/4, NW FRL1/4  
SEC 7, T88N, R2W  
SET 1/2" REBAR W/  
YELLOW CAP #14417

REC. AS: 324.40'  
S86°39'58"E

N86°48'17"W 324.29'

REC. AS: S86°39'58"E 466.29'  
N86°16'14"W 466.44'

N28°56'29"E  
94.16'

66' WIDE ROADWAY  
AND UTILITY EASEMENT

N86°13'16"W  
198.62'

N87°26'36"W  
31.82'

N88°36'46"W 504.64'

NATURE TRAIL (66')

R.O.W. LINE  
S70°36'44"E  
23.31'

FOUND  
1/2" REBAR  
#15487

504°49'25"E  
72.25'

N70°37'20"W 384.83'

FINAL PLAT

STEFFENSMEIER PLACE NO. 4, DUBUQUE COUNTY, IOWA

LOT 1 OF STEFFENSMEIER PLACE NO. 3, AND LOT 1 IN THE  
NORTHEAST QUARTER OF THE NORTHWEST FRACTIONAL  
QUARTER, ALL IN SECTION 7, TOWNSHIP 88 NORTH,  
RANGE 2 WEST OF THE 5th P.M., DUBUQUE COUNTY, IOWA

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Sheet: 2 of 8

OWNER'S CONSENT

\_\_\_\_\_, Iowa

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

The foregoing plat of **STEFFENSMEIER PLACE NO. 4, 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.

Steffensmeier Family Revocable Trust dated  
March 25, 2010

\_\_\_\_\_  
LaVonne S. "Bonnie" Steffensmeier, Trustee

\_\_\_\_\_  
Kimberly Ronnebaum, Trustee

\_\_\_\_\_  
Lisa Mescher, Trustee

\_\_\_\_\_  
Sara Nefzger f/k/a Sara Steffensmeier, Trustee

State of Iowa            )  
                                  ) ss:  
County of Dubuque     )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me, a Notary Public in and for said State, personally appeared LaVonne S. "Bonnie" Steffensmeier, Trustee, to me personally known, who being by me duly affirmed did say that she, LaVonne S. "Bonnie" Steffensmeier, Trustee, acknowledged the execution of said instrument to be her voluntary act and deed voluntarily executed.

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

State of Iowa            )  
                                  ) ss:  
County of Dubuque     )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me, a Notary Public in and for said State, personally appeared Kimberly Ronnebaum, Trustee, to me personally known, who being by me duly affirmed did say that she, Kimberly Ronnebaum, Trustee, acknowledged the execution of said instrument to be her voluntary act and deed voluntarily executed.

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

State of Iowa )  
 ) ss:  
County of Dubuque )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me, a Notary Public in and for said State, personally appeared Lisa Mescher, Trustee, to me personally known, who being by me duly affirmed did say that she, Lisa Mescher, Trustee, acknowledged the execution of said instrument to be her voluntary act and deed voluntarily executed.

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

State of Iowa )  
 ) ss:  
County of Dubuque )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me, a Notary Public in and for said State, personally appeared Sara Nefzger f/k/a Sara Steffensmeier, Trustee, to me personally known, who being by me duly affirmed did say that she, Sara Nefzger f/k/a Sara Steffensmeier, Trustee, acknowledged the execution of said instrument to be her voluntary act and deed voluntarily executed.

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

**MORTGAGE HOLDERS ACKNOWLEDGMENT**

The undersigned for \_\_\_\_\_ of \_\_\_\_\_, State of Iowa, do hereby certify that the attached plat of **STEFFENSMEIER PLACE NO. 4, 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 \_\_\_\_\_, 2023, 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 **STEFFENSMEIER  
PLACE NO. 4, 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 \_\_\_\_\_, 2023, 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 Steffensmeier Family Revocable Trust dated March 25, 2010. Dated at \_\_\_\_\_, Iowa in  
said County, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Signature                      Attorney at Law  
  
Name (printed) \_\_\_\_\_  
Address \_\_\_\_\_  
  
Phone number \_\_\_\_\_

**COUNTY TREASURER**

Dubuque, Iowa \_\_\_\_\_, 2023

I, the undersigned, \_\_\_\_\_ Treasurer of Dubuque County, Iowa do hereby certify that all  
taxes and special assessments levied against **STEFFENSMEIER PLACE NO. 4, 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



**CITY OF DYERSVILLE ZONING COMMISSION**

Dyersville, Iowa

November 13 2023

The foregoing plat of **STEFFENSMEIER PLACE NO. 4, 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 here by recommended.

City of Dyersville Zoning Commission

Chairperson

Roger Gibbs

**DYERSVILLE CITY COUNCIL**

Dyersville, Iowa

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

The undersigned, \_\_\_\_\_, Mayor and \_\_\_\_\_, Clerk of the City of Dyersville, Dubuque County, Iowa do hereby certify that the foregoing plat of **STEFFENSMEIER PLACE NO. 4, 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 \_\_\_\_\_, 2023, before me, the undersigned, a Notary Public in and for said State, 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 \_\_\_\_\_, 2023, 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 \_\_\_\_\_

**COUNTY ASSESSOR**

Dubuque, Iowa

The forgoing plat was reviewed in the office of the Dubuque County Assessor this \_\_\_\_\_  
day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
County Assessor of Dubuque County, Iowa

**DUBUQUE COUNTY BOARD OF HEALTH**

Dubuque, Iowa \_\_\_\_\_, 2023

The forgoing plat of **STEFFENSMEIER PLACE NO. 4, 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 \_\_\_\_\_, 2023

I, \_\_\_\_\_, the Dubuque County Engineer, have received and examined the foregoing plat of **STEFFENSMEIER PLACE NO. 4, 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 \_\_\_\_\_, 2023

I, \_\_\_\_\_, the Dubuque County Plats Officer, have received and examined the foregoing plat of **STEFFENSMEIER PLACE NO. 4, 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 \_\_\_\_\_, 2023

The forgoing plat of **STEFFENSMEIER PLACE NO. 4, 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 \_\_\_\_\_, 2023

The Dubuque County Board of Supervisors of the County of Dubuque, Iowa, do hereby certify that the foregoing plat of **STEFFENSMEIER PLACE NO. 4, 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 \_\_\_\_\_, 2023. 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
County Recorder of Dubuque County, Iowa