

RECORDER'S INDEX
LOCATION: THE SOUTH HALF OF THE SOUTHEAST QUARTER AND THE WEST 30 FEET OF THE NORTH EAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23; AND THE NORTH HALF OF THE NORTH EAST QUARTER, THE NORTH 30 ACRES OF THE SOUTHEAST QUARTER OF THE NORTH EAST QUARTER, AND LOTS 1, 2, AND 3 OF THE SOUTHWEST QUARTER OF THE NORTH EAST 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

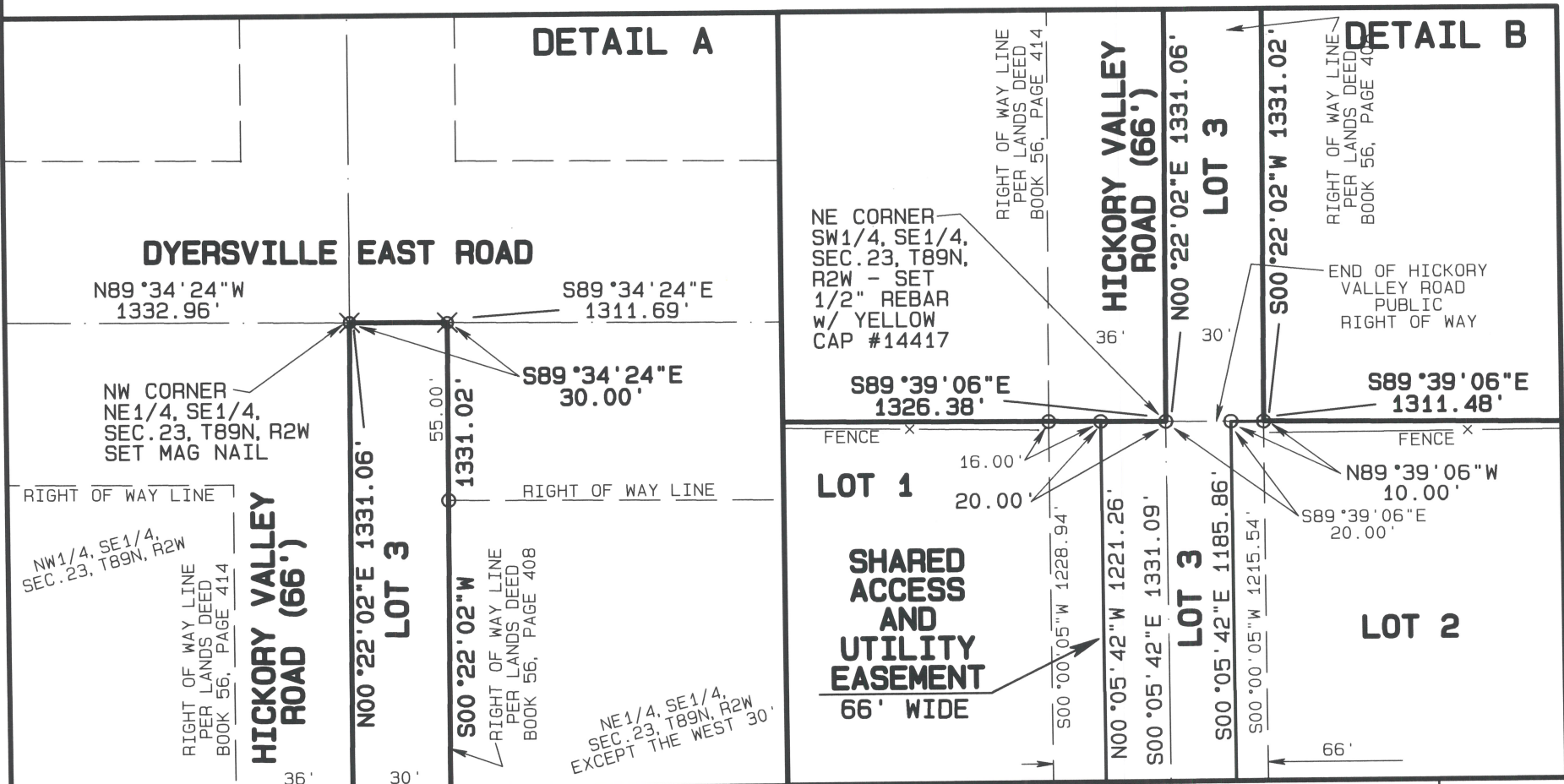
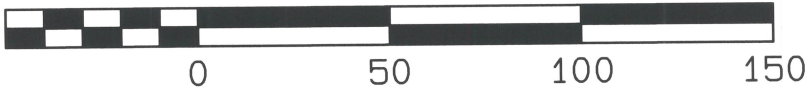
FINAL PLAT
THIER FARM SUBDIVISION, DUBUQUE COUNTY, IOWA

THE SOUTH HALF OF THE SOUTHEAST QUARTER AND THE WEST 30 FEET OF THE NORTH EAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23; AND THE NORTH HALF OF THE NORTH EAST QUARTER, THE NORTH 30 ACRES OF THE SOUTHEAST QUARTER OF THE NORTH EAST QUARTER, AND LOTS 1, 2, AND 3 OF THE SOUTHWEST QUARTER OF THE NORTH EAST 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 NORTH EAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23; AND THE NORTH HALF OF THE NORTH EAST QUARTER, THE NORTH 30 ACRES OF THE SOUTHEAST QUARTER OF THE NORTH EAST QUARTER, AND LOTS 1, 2, AND 3 OF THE SOUTHWEST QUARTER OF THE NORTH EAST 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 NORTH EAST 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 NORTH EAST QUARTER OF SAID SECTION 26; THENCE S00°07'18"W, 336.54 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTH EAST 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 NORTH EAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE S89°34'24"E, 30.00 FEET ALONG THE NORTH LINE OF THE NORTH EAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 23 TO THE NORTHEAST CORNER OF THE WEST 30 FEET OF THE NORTH EAST 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 NORTH EAST 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



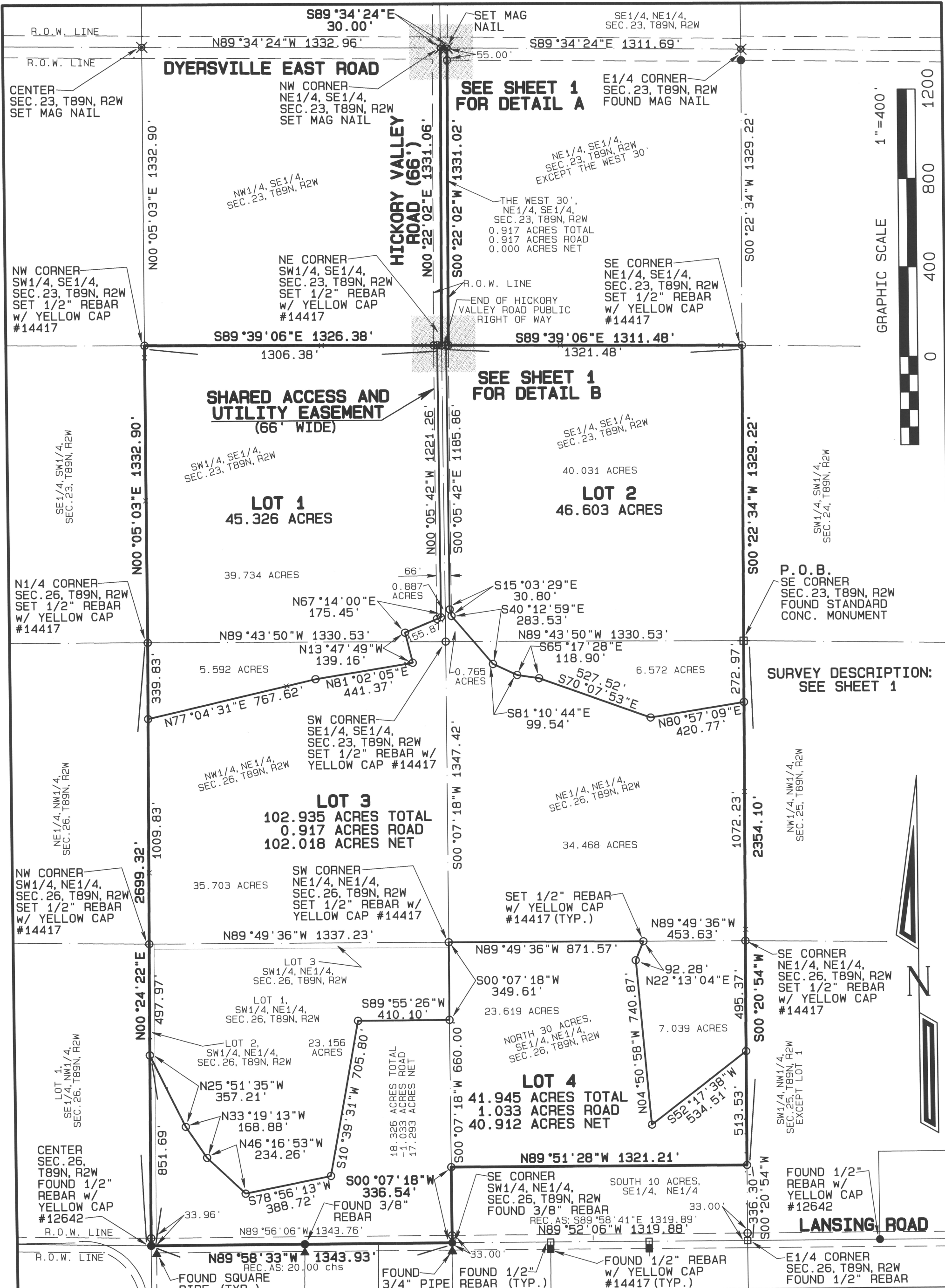
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa

David P. Schneider P.L.S. P14417
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



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;
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DUBUQUE COUNTY – IOWA
APPLICATION FOR PLATTING

1225 SEIPPEL ROAD,
DUBUQUE, IA 52002

(Attach a Sketch Plat with application, showing existing structures, accesses and new lot lines)

Owner Name: Larry D. Thier Phone: 563-690-8862

Name of new Subdivision: Thier Farm Subdivision, Dubuque County, Iowa

Current Legal Description:

See attached plat

Parcel #(s):	<u>0726200004</u>	<u>30 acres</u>	# Acres	_____
	<u>0726200003</u>	<u>40 acres</u>	# Acres	_____
	<u>0723400003</u>	<u>40 acres</u>	# Acres	_____
	<u>0723400004</u>	<u>40 acres</u>	# Acres	_____
	<u>0726200001</u>	<u>40 acres</u>	# Acres	_____
	<u>0726200002</u>	<u>40 acres</u>	# Acres	_____

Zoning District: _____ Total Acres: 236.809

Current Use of Property: A-1

Lot number with the Buildings & Structures listed on each lot (if any)

Lot 3 = farm house + ag buildings
Lot 1, 2, + 4 = nothing

Reason for Survey & Proposed Use of Each Lot:

Lots 1 + 2 = to sell as cultivated land
Lot 3 = to sell with pasture + cultivated land
Lot 4 = to be retained by owner

List the Access (field, residential or commercial) and street, road or highway name for Each Lot:

Lot 1, 2, 3 = will have access off Hickory Valley Road
Lot 4 = will have access off of existing driveway 525 feet east of Black Hills Rd.

For Office Use Only

Is Ag Exemption Form Required? No _____ Yes _____

Is property within 2 miles of a City? No _____ Yes _____
Name of City _____

Is there access to each lot? _____

Acquisition Plat _____ Simple Plat _____ Subdivision: Major _____ Minor _____

List current addresses: _____

Dubuque County, IA

Results

7 Results

Click to Hide Photos

Parcel ID ▾	Owner ▾	Property Address ▾	City ▾
 <u>0723400003</u>	 THIER, LARRY (Deed)	40 acres	
 <u>0723400004</u>	 THIER, LARRY (Deed)	40 acres	
 <u>0726200001</u>	 THIER, LARRY (Deed)	40 acres	
 <u>0726200002</u>	 THIER, LARRY (Deed)	14080 HICKORY VALLEY RD 40 acres	FARLEY
 <u>0726200003</u>	 THIER, LARRY (Deed)	40 acres	
 <u>0726200004</u>	 THIER, LARRY (Deed)	30 acres	
 <u>0726200005</u>	 THIER, LARRY (Deed)		

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by

