

**Revised Plat - Handed out at the meeting.**

Location: Porcel 2019-02 (Book, Page 450)  
SW1/4 NE1/4 of Section 36, T89N, R33W  
of the 5th P.M., Delaware County, Iowa  
Requestor: William J. Hermesen  
Proprietor: Lake View Estates, LLC  
2104 332nd Ave., Dyersville, IA 52040  
Surveyor: Terry L. Koelker  
Company: Bueising & Associates, Inc.  
1212 Locust St., Dubuque, IA 52001  
Return To: tkloelker@bueising.com (563) 556-4399


## TOTAL AREA = 32.441ac

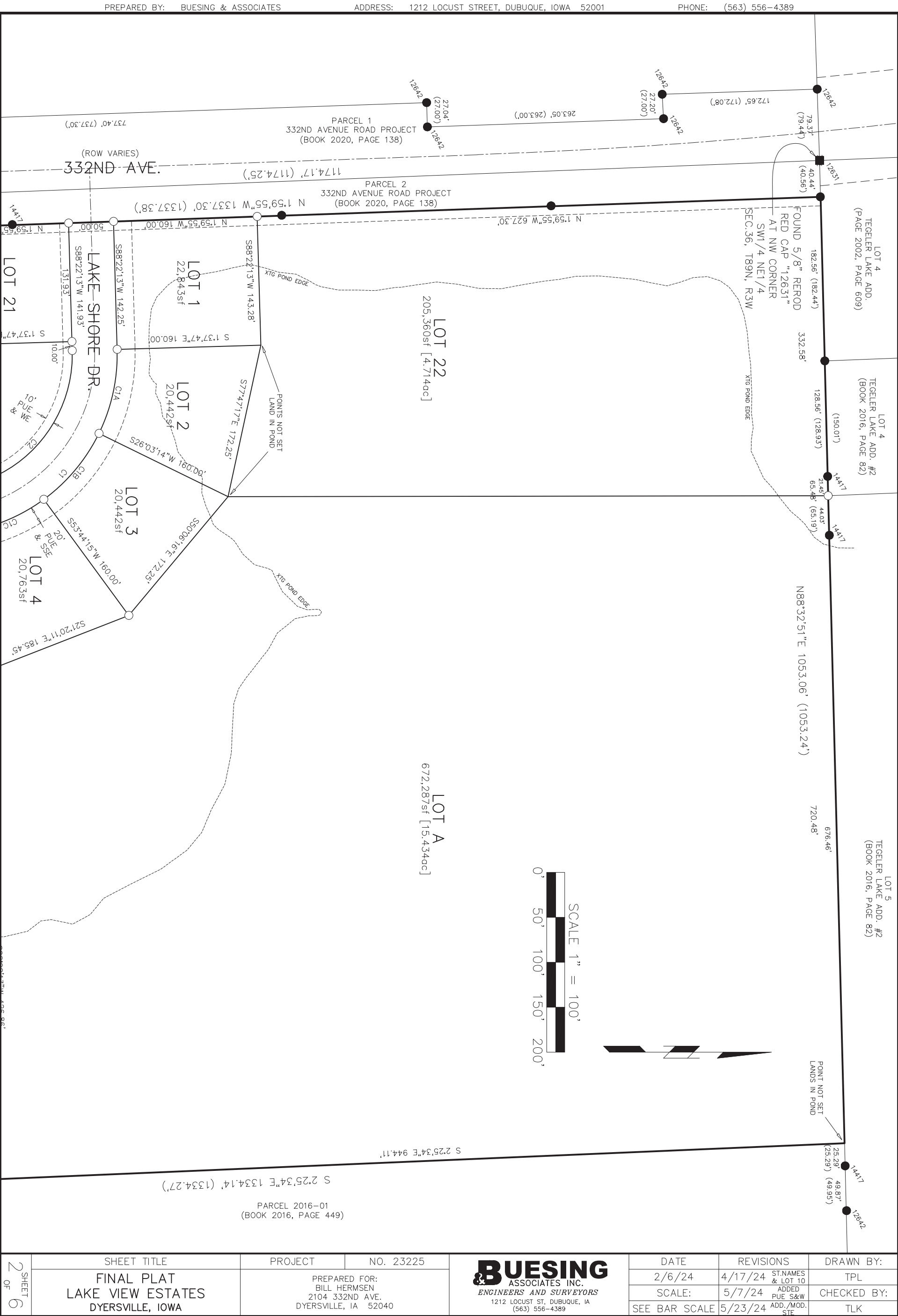
1/2" REDD (FOUND)  
 (CAPPED AS NOTED)  
 YELLOW CAP STAMPED "12642"  
 YELLOW CAP STAMPED "14417"  
 5/8" REDD (FOUND)  
 (CAPPED AS NOTED)  
 ORANGE CAP STAMPED "15487"  
 RED CAP STAMPED "12631"

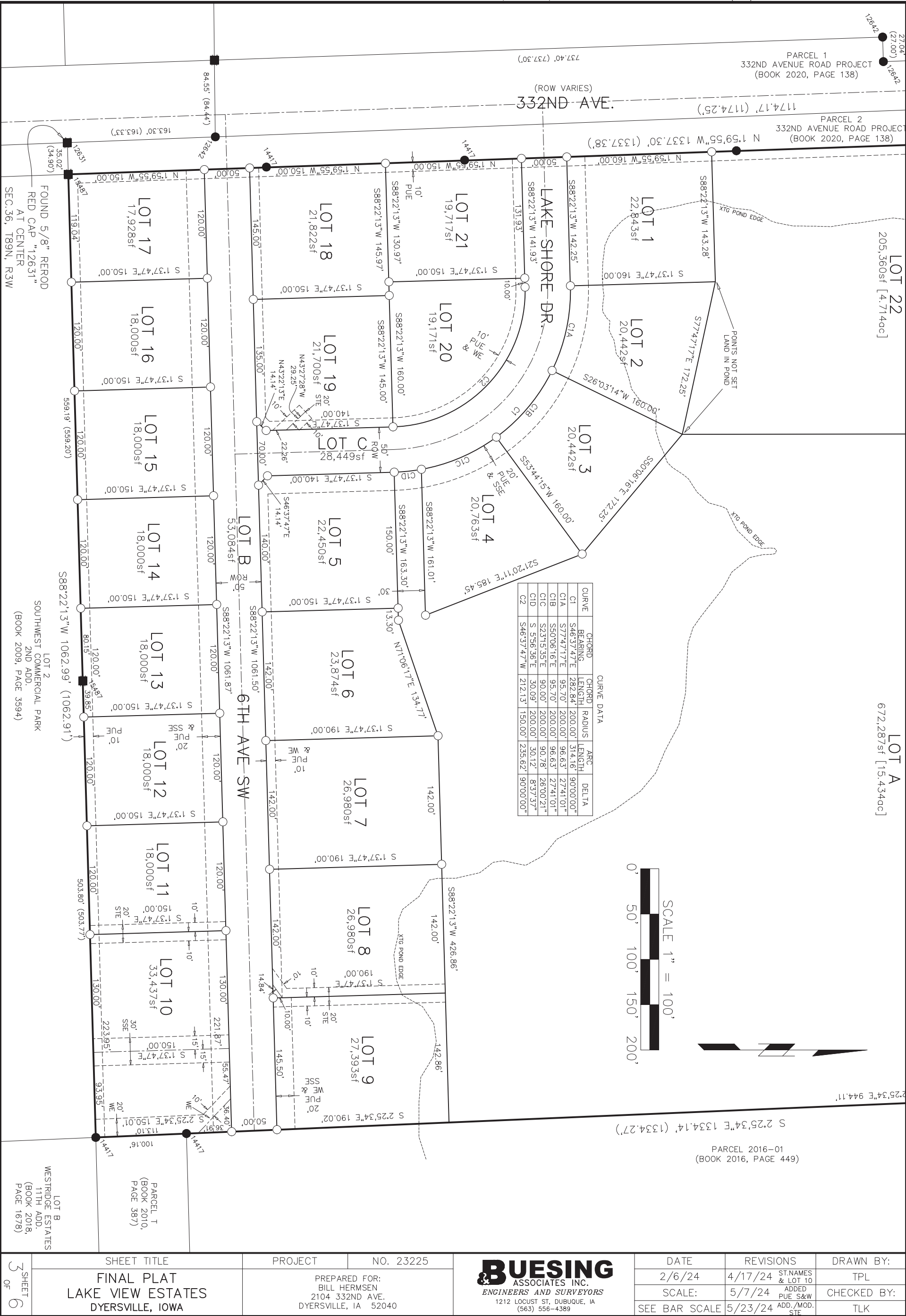
	PROPERTY LINE
=====	SURVEYED PROPERTY LINE
-----	CENTRELINE
-----	RIGHT OF WAY (ROW)
-----	EASEMENT LINE
-----	RECORD DIMENSION
5/8"	RECORD (PLACED)
)	ORANGE CAP STAMPED "15467"
O	
ROW	RIGHT OF WAY
TYPICAL	
TYPE	
XTG	EXISTING
PUBLIC UTILITY EASEMENT	
SANITARY SEWER EASEMENT	
WATER EASEMENT	
WE	
SITE	STORM SEWER EASEMENT



TERRY L. KOELKER (DATE)  
 LICENSE NUMBER: 15487  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025  
 SHEETS COVERED BY THIS SEAL : SHEETS 1 THRU 4

1 OF 6 SHEET	SHEET TITLE	PROJECT	NO. 23225		DATE	REVISIONS	DRAWN BY:
	FINAL PLAT LAKE VIEW ESTATES DYERSVILLE, IOWA	PREPARED FOR: BILL HERMSEN 2104 332ND AVE. DYERSVILLE, IA 52040	3/22/24		4/17/24	ST.NAMES & LOT 10	TPL
			SCALE:		5/7/24	ADDED PUE S&W	CHECKED BY:
			SEE BAR SCALE		5/23/24	ADD./MOD. SITE	TLK





**Surveyor's Certificate**

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:

Parcel 2016-02, part of the SW1/4 NE1/4 of Section 36, T89N, R3W, of the 5<sup>th</sup> P.M., City of Dyersville, Delaware County, Iowa.

This survey was performed for the purpose of subdividing and platting said real estate henceforth to be known as **LAKE VIEW ESTATES** in the City of Dyersville, Iowa. The Total area of **LAKE VIEW ESTATES** is 32.441 acres. All 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. All monuments are placed, or shall be placed, within one year from the date this plat is recorded.

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.

BY:\_\_\_\_\_

Terry L. Koelker  
Licensed Land Surveyor  
License No. 15487

\_\_\_\_\_

Date  
  
License Renewal Date: 12/31/25

**Owner's Consent**

Dyersville, Iowa \_\_\_\_\_, 2024

The foregoing Final Plat of: **LAKE VIEW ESTATES** 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 said real estate. We hereby dedicate Lot B (6<sup>th</sup> Ave. SW), and Lot C (Lake Shore Dr.), for street and utility purposes, and all easements shown, to the public.

**Lake View Estates, LLC**

\_\_\_\_\_  
William J. Hermssen

State of Iowa            )  
                                  )  
County of Delaware    ) ss:

On this \_\_\_\_\_ day of \_\_\_\_\_, AD 2024, before me the undersigned, A Notary Public in and for the State of Iowa, personally appeared William J. Hermssen, to me personally known, who, being duly sworn, did say that said William J. Hermssen, is an Agent for C & JK Properties, LLC, that no seal has been procured by said LLC, that said instrument was signed on behalf of said LLC, by said Agent, and that said Agent acknowledge the execution of said instrument to be the voluntary act and deed of said LLC, by it, voluntarily executed.

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

\_\_\_\_\_  
Notary Public in and for the State of Iowa

**MORTGAGE CONSENT**

Dyersville, Iowa \_\_\_\_\_, 2024

\_\_\_\_\_, as mortgage holders, do hereby consent to the foregoing Final Plat of: **LAKE VIEW ESTATES** in the City of Dyersville, Iowa.

Bank: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

State of Iowa            )  
                                  )  
County of Delaware    ) ss:

On this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me the undersigned, a Notary Public in and for the State of IA, personally appeared \_\_\_\_\_, to me personally known, who being by me duly sworn, did say that he is \_\_\_\_\_ of the corporation executing the within and foregoing instrument to which is attached, that the seal affixed thereto is the seal on behalf of the corporation by authority of its signed and sealed on behalf of the corporation; that said instrument was signed and sealed on behalf of the corporation by authority of its Board of Directors; and that such officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and them voluntarily executed.

\_\_\_\_\_  
Notary Public in and for the State of IA

**Attorney's Certificate**

Dyersville, Iowa \_\_\_\_\_, 2024

TO WHOM IT MAY CONCERN:  
This will certify that I have examined the abstract of title covering Parcel 2016-02, part of the SW1/4 NE1/4 of Section 36, T89N, R3W, of the 5<sup>th</sup> P.M., City of Dyersville, Delaware County, Iowa, covering the period from government entry to \_\_\_\_\_ certified on that date by \_\_\_\_\_ and find that said abstract shows good and merchantable title to said real estate in \_\_\_\_\_ free and clear of all liens and encumbrances and shows taxes paid including taxes for the year \_\_\_\_\_.

\_\_\_\_\_  
Attorney-at-Law

**County Treasurer's Certificate**

Delaware, Iowa \_\_\_\_\_, 2024

I, the undersigned, Treasurer of Delaware County, Iowa, do hereby certify that all taxes levied against Parcel 2016-02, part of the SW1/4 NE1/4 of Section 36, T89N, R3W, of the 5<sup>th</sup> P.M., City of Dyersville, Delaware County, Iowa, have been paid and said real estate is free from taxes as of this date.

\_\_\_\_\_  
Treasurer of Delaware County, Iowa

**City Planning and Zoning Commission**

Dyersville, Iowa \_\_\_\_\_, 2024

The foregoing Final Plat of: **LAKE VIEW ESTATES** in the City of Dyersville, Iowa, is hereby approved by the City of Dyersville Planning and Zoning Commission and approval of said plat by the City Council of the City of Dyersville, Iowa, is hereby recommended.

\_\_\_\_\_  
Chairperson, City of Dyersville Planning and Zoning Commission

**City of Dyersville, Iowa**

Dyersville, Iowa \_\_\_\_\_, 2024

The undersigned, Mayor, and Clerk, of the City of Dyersville, Iowa, do hereby certify that the foregoing Final Plat of: **LAKE VIEW ESTATES** in the City of Dyersville, Iowa, and the dedication of Lot B (6<sup>th</sup> Ave. SW), and Lot C (Lake Shore Dr.), for street and utility purposes, and all easements shown, to the public, as appears heretofore, has been filed on \_\_\_\_\_ day of \_\_\_\_\_, 2024 as resolution # \_\_\_\_\_ 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 of the City of Dyersville, IA

\_\_\_\_\_  
Clerk of the City of Dyersville, IA

**County Auditor’s Certificate**

Delaware, Iowa \_\_\_\_\_, 2024

The foregoing Final Plat of: **LAKE VIEW ESTATES** in the City of Dyersville, Iowa, was entered of record in the office of the Delaware County Auditor this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Delaware County Auditor