

PHONE: (563) 556-4389

ADDRESS: 1212 LOCUST STREET, DUBUQUE, IOWA 52001

PREPARED BY: BUESING & ASSOCIATES

INDEX LEGEND

Location: Parcel 2016-02 (Book 2016, Page 450)
SW1/4 NE1/4 of Section 36, T89N, R3W
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: Buesing & Associates, Inc.
1212 Locust St., Dubuque, IA 52001

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

SURVEYED PERIMETER

TOTAL AREA = 32.441ac

LEGEND

● 1/2" REROD (FOUND)
(CAPPED AS NOTED)

● 12642 YELLOW CAP STAMPED "12642"

● 14417 YELLOW CAP STAMPED "14417"

● 5/8" REROD (FOUND)
(CAPPED AS NOTED)

● 15487 ORANGE CAP STAMPED "15487"

● 12631 RED CAP STAMPED "12631"

— PROPERTY LINE

— SURVEYED PROPERTY LINE

— CENTERLINE

— RIGHT OF WAY (ROW)

— EASEMENT LINE

— RECORD DIMENSION

— 5/8" REROD (PLACED)

— ORANGE CAP STAMPED "15487"

— RIGHT OF WAY

— TYPICAL

— EXISTING

— PUBLIC UTILITY EASEMENT

— SANITARY SEWER EASEMENT

— WATER EASEMENT

— STORM DRAINAGE EASEMENT

ROW

TYP

XTG

PUE

SSE

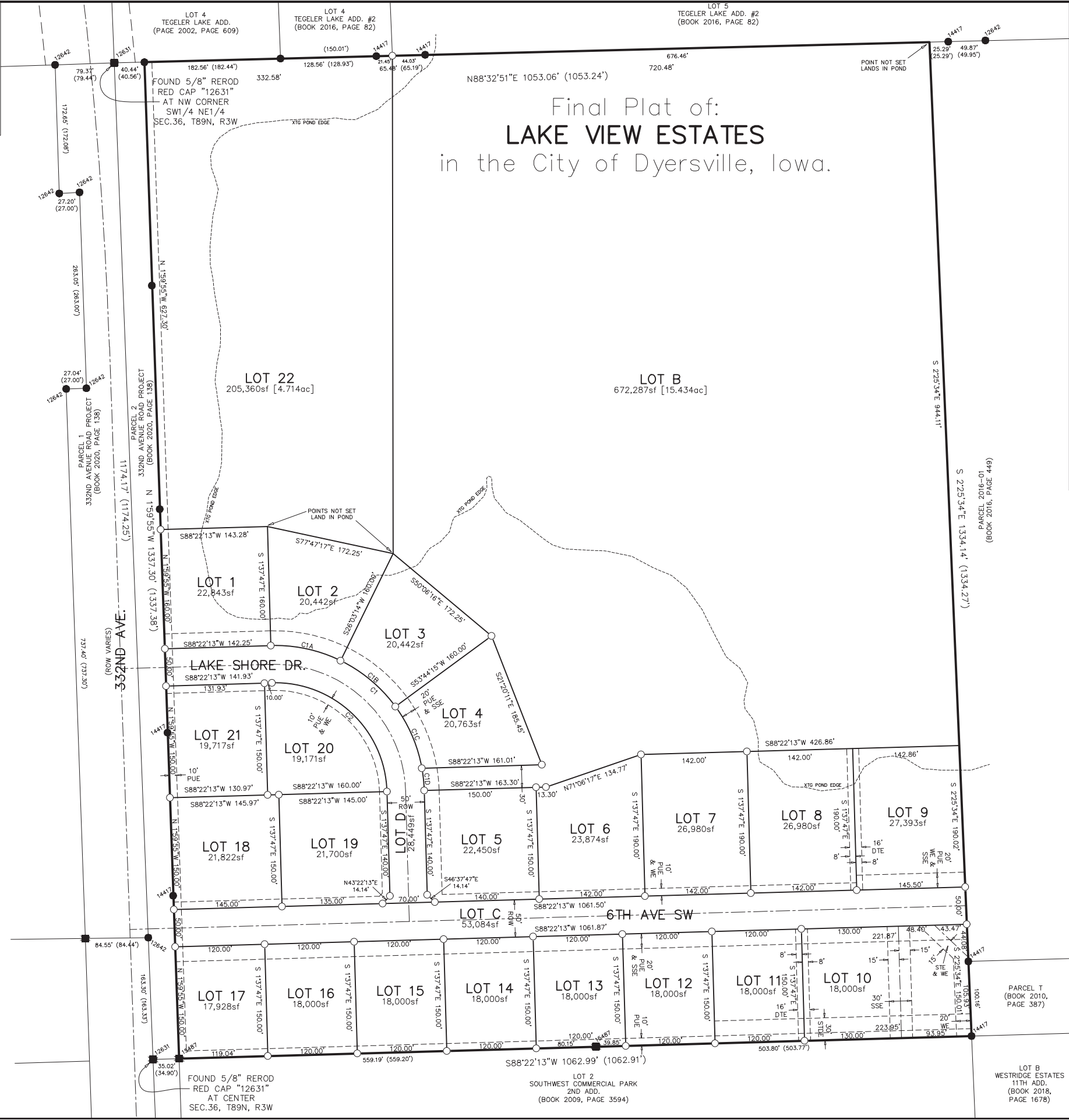
WE

STDE

SCALE 1" = 150'

0' 75' 150' 225' 300'

North Arrow



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. ALL MONUMENTS ARE PLACED OR SHALL BE PLACED WITHIN ONE YEAR FROM THE DATE THIS PLAT IS RECORDED.

TERRY L. KOELKER

LICENSE NUMBER: 15487

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

SHEETS COVERED BY THIS SEAL : SHEETS 1 THRU 4

(DATE)

LAND SURVEYOR

TERRY L. KOELKER

15487

IOWA

LICENSED

BUESING & ASSOCIATES INC.

ENGINEERS AND SURVEYORS

1212 LOCUST ST., DUBUQUE, IA

(563) 556-4389

SHEET TITLE

FINAL PLAT

LAKE VIEW ESTATES

DYERSVILLE, IOWA

PROJECT

NO. 23225

PREPARED FOR:

BILL HERMSEN

2104 332ND AVE.

DYERSVILLE, IA 52040

DATE

3/22/24

REVISIONS

4/17/24

ST NAMES

ST LOT 10

DRAWN BY:

TPL

SCALE:

5/7/24

PUE S&W

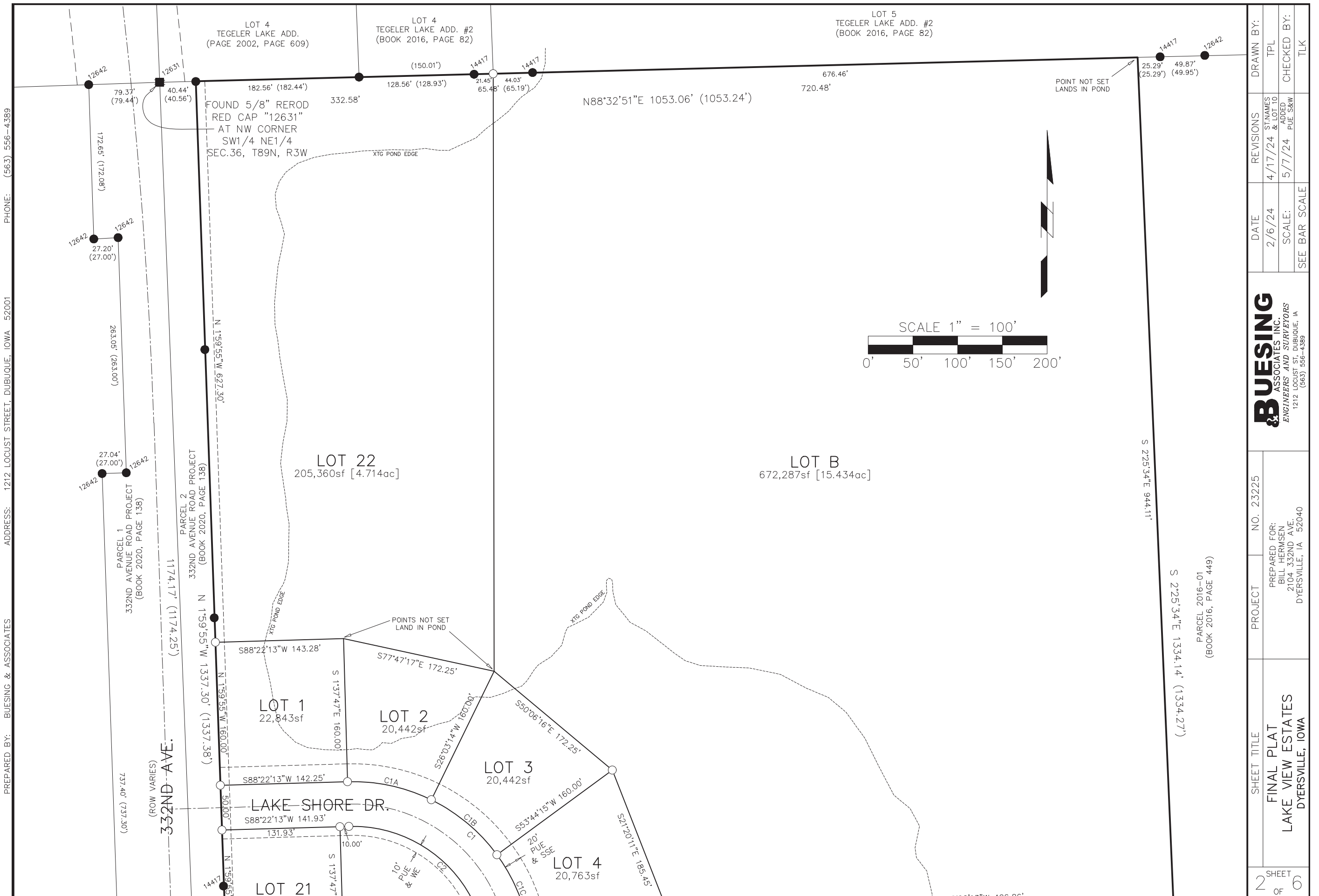
CHECKED BY:

TLK

SEE BAR SCALE

1 SHEET

OF 6





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 5th 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 A, Lot C (_____), and Lot D (_____), for street and utility purposes, and all easements shown, to the public.

Lake View Estates, LLC

William J. Hermesen

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. Hermesen, to me personally known, who, being duly sworn, did say that said William J. Hermesen, 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 5th 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 5th 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 A, Lot C (_____), and Lot D (_____), 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