

INDEX LEGEND
LOCATION: LOT 1 OF WALNUT ACRES IN THE CITY OF DYERSVILLE,
DUBUQUE COUNTY, IOWA
PROPRIETORS: HELEN M. MEYER, DECLARATION OF TRUST
REQUESTOR: DANIEL FITZGERALD
SURVEYOR: BILL BURGER
SURVEYOR COMPANY: WM. BURGER LANDSURVEYOR
BILL BURGER, 510 3RD STREET WEST COURT,
RETURN TO: WORTHINGTON, IA 52078 I (563) 590-1964

PREPARED BY BILL BURGER

510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078

(563) 855 2028

FINAL PLAT

LOT 1-1 AND LOT 2-1 OF WALNUT ACRES IN THE CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA

COMPRISED OF LOT 1 OF WALNUT ACRES IN THE CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA

LEGEND

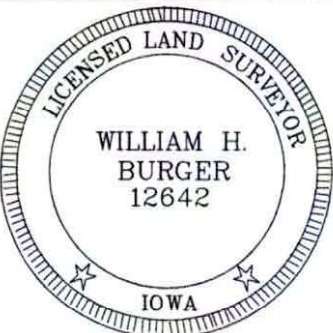
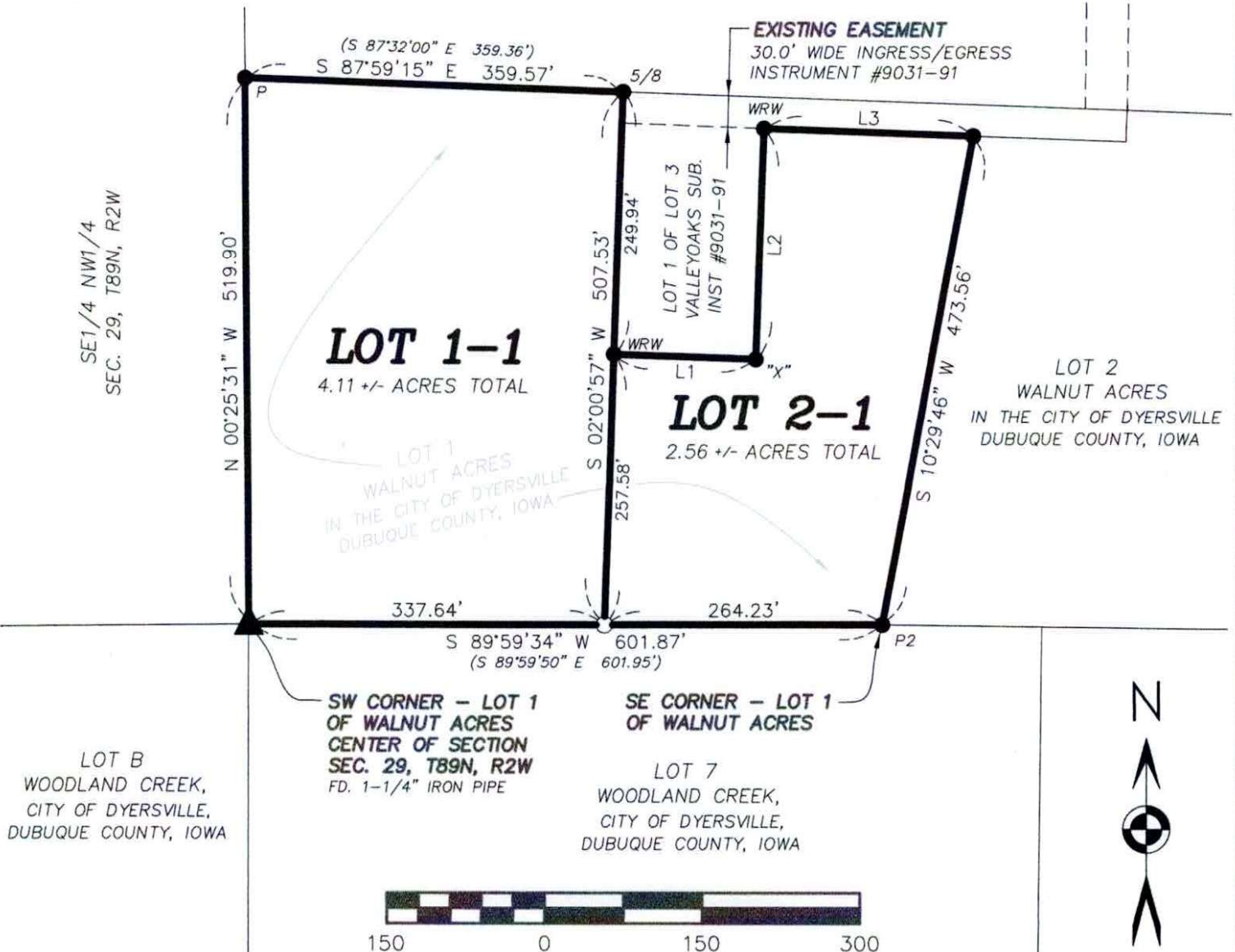
- SET 1/2" IRON ROD W/ YELLOW CAP #12642
- FD. 1/2" IRON ROD W/ YELLOW CAP #12642
- WRW FD. 5/8" IRON ROD W/ YELLOW CAP #4850
- 5/8 FD. 5/8" IRON ROD W/ NO CAP
- "X" FD. CHISLED X IN LIMESTONE ROCK
- P FD. 1-1/4" IRON PIPE
- P2 FD. 2" IRON PIPE
- BOUNDARY LINE SURVEYED
- - - SECTION LINE AND OR 1/4 OR 1/4 1/4 SECTION LINE
- - - EASEMENT LINE
- () RECORDED AS

LINE	BEARING	DISTANCE
L1	S 88°02'31" E (N 87°32'00" W)	135.03' (135.00')
L2	N 02°00'30" E (S 02°28'00" W)	219.92' (220.00')
L3	S 88°00'21" E (S 87°32'00" E)	198.91'

LOT 1 OF LOT 2
VALLEYOAKS SUBDIVISION

EXISTING EASEMENT B
40.0' WIDE INGRESS/EGRESS
TO HWY. 136

EXISTING EASEMENT
30.0' WIDE INGRESS/EGRESS
INSTRUMENT #9031-91



DATE OF SURVEY: 7/24/2026

SCALE: 1" = 150'

SHEET 1 OF 5

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 7/27/26
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 WALNUT ACRES IN THE CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA – Comprised of Lot 1 of Walnut Acres in the City of Dyersville, Dubuque County, Iowa as recorded in the Office of the Dubuque County Recorder Instrument 2009-00016538, containing a total of 6.67 acres, 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.**



SURVEYORS CERTIFICATE

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;

My license renewal date is December 31, 2026

William H. Burger 7/27/26

William H. Burger Date

Reg. No. 12642

Sheet No. 2 covered by this seal