

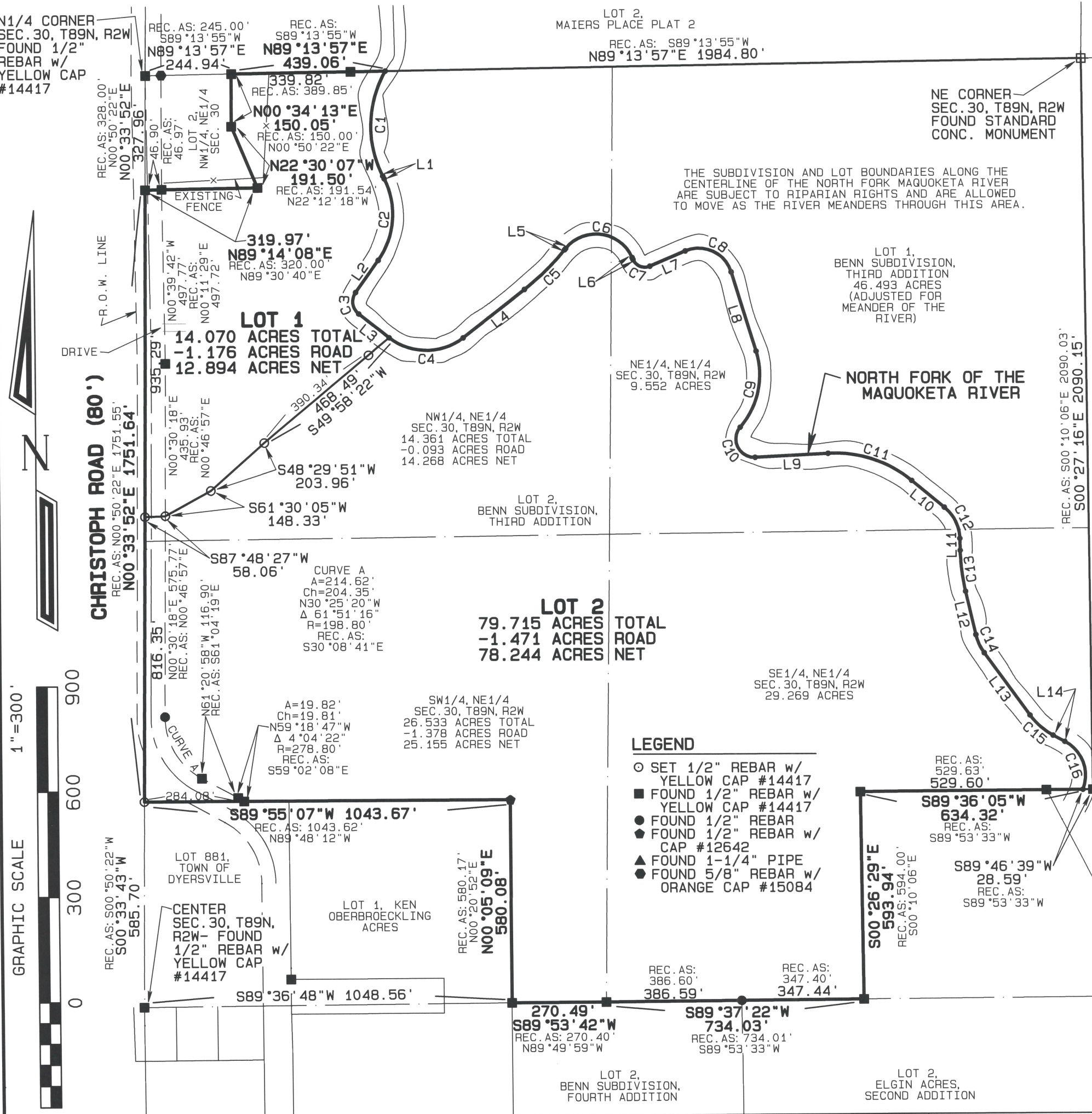
RECORDER'S INDEX

LOCATION: LOT 2 IN BENN SUBDIVISION, THIRD ADDITION,
DUBUQUE COUNTY, IOWA

REQUESTOR: BLAKE BURKLE
PROPRIETOR: CHARLES J. ARLEN & JULIE M. ARLEN

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

PLAT OF SURVEY
BENN SUBDIVISION, FIFTH ADDITION,
CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA
LOT 2 IN BENN SUBDIVISION, THIRD ADDITION, DUBUQUE COUNTY, IOWA



| | | | |
|--|--|---|---|
| <p>TOTAL AREA 93.785 ACRES TOTAL -2.647 ACRES ROAD 91.138 ACRES NET</p> | <p>LICENSED LAND SURVEYOR DAVID P. SCHNEIDER P14417 IOWA</p> | <p>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.</p> <p>David P. Schneider P.L.S. P14417 Date: 1/21/2025 My license renewal date is December 31, 2025.</p> <p>Pages or sheets covered by this seal: SHEETS 1 AND 2</p> | <p>SCHNEIDER Land Surveying & Planning, Inc. P.O. Box 128 Farley, Iowa 52046 Ph# 563-744-3631 daves@yousq.net</p> <p>Project: 1550ps2024 Survey Date: 12/31/2024 Sheet: 1 of 5</p> |
|--|--|---|---|

SURVEY DESCRIPTION -
BENN SUBDIVISION, FIFTH ADDITION,
CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA:
LOT 2 IN BENN SUBDIVISION, THIRD ADDITION,
DUBUQUE COUNTY, IOWA

NOTE:
THE SUBDIVISION AND LOT BOUNDARIES ALONG THE
CENTERLINE OF THE NORTH FORK MAQUOKETA RIVER
ARE SUBJECT TO RIPARIAN RIGHTS AND ARE ALLOWED
TO MOVE AS THE RIVER MEANDERS THROUGH THIS AREA.

SEE PLAT OF SURVEY ON SHEET 1

| CENTERLINE DATA NORTH FORK MAQUOKETA RIVER/ LOT LINE | | | | | | |
|---|---------|---------------|---------|------------|---------|---------|
| LINE | ARC | CHORD BEARING | RADIUS | DELTA | CHORD | TANGENT |
| C1 | 313.60' | S01°56'58"W | 318.51' | 56°24'47" | 301.08' | 170.83' |
| L1 | 9.10' | S26°15'25"E | | | | |
| C2 | 246.47' | S04°46'21"W | 227.55' | 62°03'32" | 234.60' | 136.89' |
| L2 | 111.81' | S35°48'06"W | | | | |
| C3 | 67.77' | S07°51'36"E | 44.47' | 87°19'25" | 61.40' | 42.44' |
| L3 | 110.14' | S51°31'19"E | | | | |
| C4 | 227.85' | S89°35'12"E | 171.48' | 76°07'46" | 211.46' | 134.29' |
| L4 | 223.70' | N52°20'55"E | | | | |
| C5 | 161.85' | N46°00'33"E | 731.38' | 12°40'45" | 161.52' | 81.26' |
| L5 | 4.61' | N39°40'10"E | | | | |
| C6 | 229.88' | S81°55'03"E | 112.74' | 116°49'33" | 192.08' | 183.35' |
| L6 | 6.21' | S23°30'17"E | | | | |
| C7 | 57.39' | S68°16'07"E | 36.73' | 89°31'40" | 51.72' | 36.43' |
| L7 | 110.35' | N66°58'03"E | | | | |
| C8 | 162.12' | S64°56'45"E | 96.58' | 96°10'23" | 143.74' | 107.59' |
| L8 | 236.03' | S16°51'34"E | | | | |
| C9 | 233.77' | S12°04'00"W | 231.52' | 57°51'07" | 223.96' | 127.94' |
| C10 | 121.29' | S25°59'22"E | 51.88' | 133°57'51" | 95.49' | 122.10' |
| L9 | 207.47' | N87°01'43"E | | | | |
| C11 | 254.78' | S71°45'53"E | 344.17' | 42°24'49" | 249.00' | 133.54' |
| L10 | 119.07' | S50°33'29"E | | | | |
| C12 | 102.88' | S25°53'13"E | 119.46' | 49°20'31" | 99.73' | 54.87' |
| L11 | 34.79' | S01°12'57"E | | | | |
| C13 | 118.37' | S07°00'00"E | 586.26' | 11°34'05" | 118.16' | 59.38' |
| L12 | 127.71' | S12°47'02"E | | | | |
| C14 | 57.66' | S24°30'05"E | 140.96' | 23°26'06" | 57.25' | 29.24' |
| L13 | 218.58' | S36°13'08"E | | | | |
| C15 | 87.87' | S48°59'25"E | 197.10' | 25°32'34" | 87.14' | 44.68' |
| L14 | 38.09' | S61°45'41"E | | | | |
| C16 | 161.30' | S20°06'08"E | 110.92' | 83°19'07" | 147.46' | 98.68' |

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BENN SUBDIVISION, FIFTH ADDITION,
CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA
LOT 2 IN BENN SUBDIVISION, THIRD ADDITION,
DUBUQUE COUNTY, IOWA

SCHNEIDER
Land Surveying
&
Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
daves@yousq.net
Project: 1550ps2024
Survey Date: 12/31/2024
Sheet: 2 of 5

OWNER'S CONSENT

_____, Iowa _____, 2025

The foregoing plat of **BENN SUBDIVISION, FIFTH ADDITION, CITY OF DYERSVILLE, 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.

Charles J. Arlen

Julie M. Arlen

State of Iowa)
) ss:
County of Dubuque)

On this _____ day of _____, 2025, before me, a Notary Public in and for said State, personally appeared Charles J. Arlen and Julie M. Arlen to me personally known, who being by me duly affirmed did say that they said Charles J. Arlen and Julie M. Arlen acknowledged the execution of said instrument to be their voluntary act and deed voluntarily executed.

Notary Public in the State of Iowa
My Commission Expires _____

MORTGAGE HOLDER’S ACKNOWLEDGMENT

The undersigned for _____ of _____, State of Iowa, do hereby certify that the attached plat of **BENN SUBDIVISION, FIFTH ADDITION, CITY OF DYERSVILLE, 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:
Dubuque County)

On this _____ day of _____, 2025, 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 and for said State
My Commission Expires _____

CITY OF DYERSVILLE ZONING COMMISSION

Dyersville, Iowa _____, 2025

The foregoing plat of **BENN SUBDIVISION, FIFTH ADDITION, CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA**, being within 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

By _____
Chairperson

DYERSVILLE CITY COUNCIL

Dyersville, Iowa _____, 2025

The undersigned, _____, Mayor and _____, Clerk of the City of Dyersville, Dubuque County, Iowa do hereby certify that the foregoing plat of **BENN SUBDIVISION, FIFTH ADDITION, CITY OF DYERSVILLE, 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:
Dubuque County)

On this _____ day of _____, 2025, before me, a Notary Public in and for the State of Iowa, 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 _____, 2025, 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 and for said State
My Commission Expires _____

COUNTY ASSESSOR

Dubuque, Iowa

The forgoing plat was reviewed in the office of the Dubuque County Assessor this _____ day of _____, 2025.

County Assessor of Dubuque County, Iowa

COUNTY AUDITOR

Dubuque, Iowa

The forgoing plat was entered of record in the office of the Dubuque County Auditor this _____ day of _____, 2025. 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 _____, 2025.

County Recorder of Dubuque County, Iowa