

LOCATION: THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER  
OF SECTION 22 AND THE NORTHWEST QUARTER OF THE  
NORTHEAST QUARTER OF SECTION 27, ALL IN  
TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M.,  
CITY OF DYERSVILLE AND DUBUQUE COUNTY, IOWA.

REQUESTOR: CITY OF DYERSVILLE c/o MICK MICHEL

PROPRIETOR: GO THE DISTANCE BASEBALL, LLC;  
DENNIS L. SCHMIDT AND THERESA R. SCHMIDT

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

HEWITT CREEK SUBDIVISION, CITY OF DYERSVILLE AND DUBUQUE COUNTY, IOWA

**DYERSVILLE EAST ROAD (80')**

**LOT 1**  
11.12 ACRES TOTAL  
-0.82 ACRES ROAD  
10.30 ACRES NET

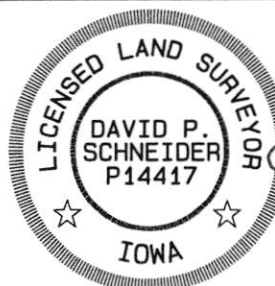
**LOT 2**  
70.22 ACRES TOTAL  
-1.63 ACRES ROAD  
68.59 ACRES NET

**SURVEY DESCRIPTION -  
HEWITT CREEK SUBDIVISION,  
CITY OF DYERSVILLE AND  
DUBUQUE COUNTY, IOWA:**

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, EXCEPT LOT 1; AND LOT 1 IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, ALL IN TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M., CITY OF DYERSVILLE AND DUBUQUE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 27; THENCE N00°00'09"E, 1330.32 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE S89°28'31"E, 1333.85 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE S00°15'32"W, 1333.45 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE S00°30'22"W, 1327.56 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE N89°35'20"W, 1326.01 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE N00°15'28"E, 1333.34 FEET TO THE POINT OF BEGINNING, CONTAINING 81.34 ACRES, WHICH INCLUDES 2.45 ACRES OF EXISTING PUBLIC ROAD RIGHT OF WAY.

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, EXCEPT LOT 1; AND LOT 1 IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, ALL IN TOWNSHIP 89 NORTH, RANGE 2 WEST OF THE 5th P.M., CITY OF DYERSVILLE AND DUBUQUE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 27; THENCE N00°00'09"E, 1330.32 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE S89°28'31"E, 1333.85 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE S00°15'32"W, 1333.45 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE S00°30'22"W, 1327.56 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE N89°35'20"W, 1326.01 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE N00°15'28"E, 1333.34 FEET TO THE POINT OF BEGINNING, CONTAINING 81.34 ACRES, WHICH INCLUDES 2.45 ACRES OF EXISTING PUBLIC ROAD RIGHT OF WAY.

**TOTAL AREA**  
81.34 ACRES TOTAL  
-2.45 ACRES ROAD  
78.89 ACRES NET



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 Date: 8/24/2023  
My license renewal date is December 31, 2023.

**SCHNEIDER**  
Land Surveying  
&  
Planning, Inc.  
P.O. Box 128  
Farley, Iowa 52046  
Ph# 563-744-3631  
daves@yousq.net

Project: 2820FP
Survey Date: 8/11/2023
Sheet: 1 of 7