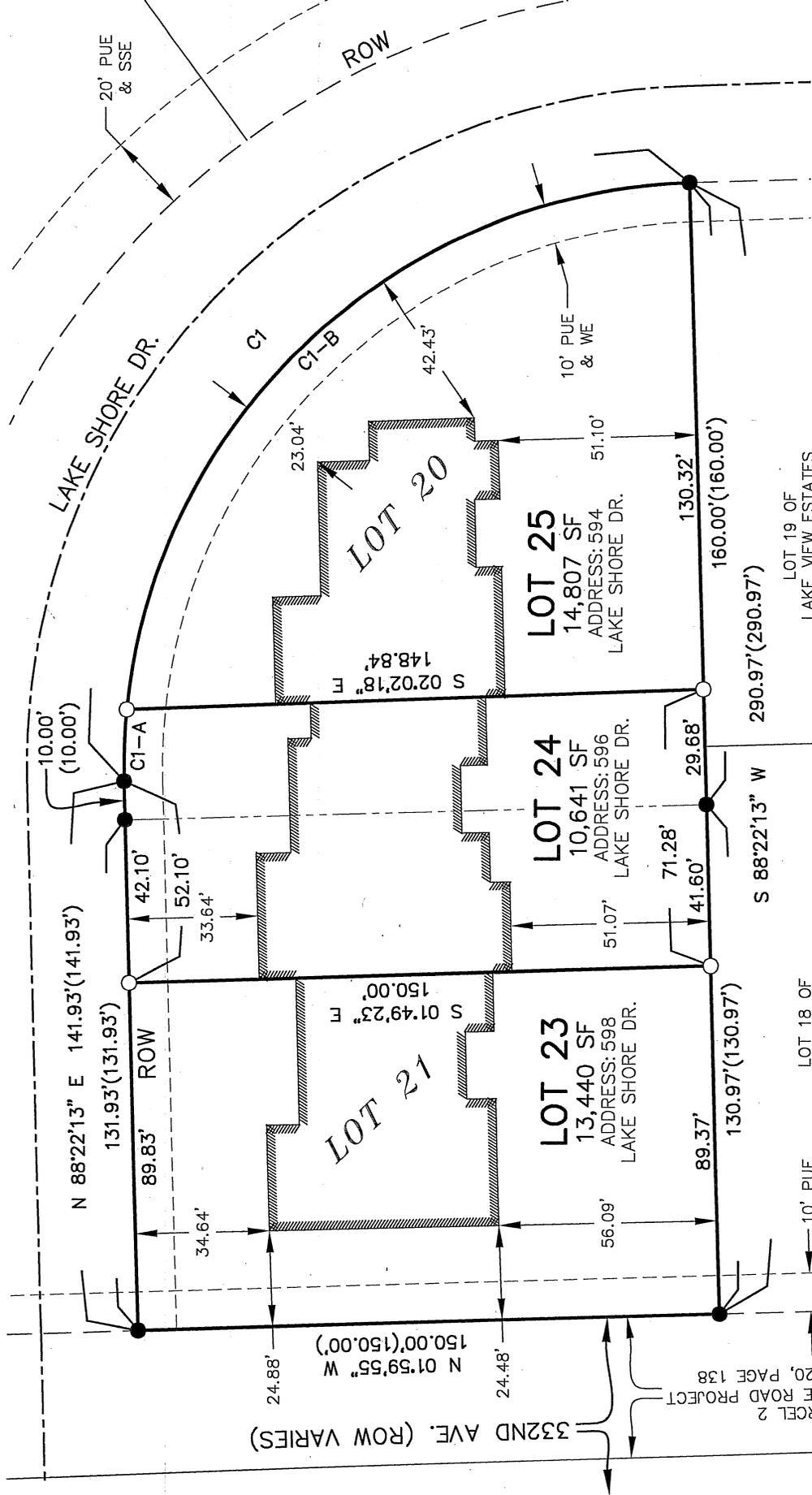
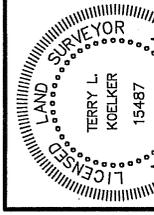


Final Plat of: LAKE VIEW ESTATES #2, in the City of Dyersville, Iowa

INDEX LEGEND
 Location: Lots 23, 24 & 25 of Lake View Estates, in the City of Dyersville, Iowa
 SW1/4 NE1/4 of Section 36, T89N, R3W of the 5th P.M., Delaware County, Iowa
 Requestor: William Heimsen
 Proprietor of Lot 20 & 21 of Lake View Estates, in the City of Dyersville, Iowa
 Lake View Estates, LLC - 2104 332nd Ave., Dyersville, IA 52040
 Surveyor: Terry L. Koelker - tkoelker@buesing.com
 Company: Buesing & Associates, Inc.
 1212 Locust St., Dubuque, IA 52001 (563) 556-4389
 Return To: Buesing and Associates, 1212 Locust St. Dubuque, IA 52001



CURVE DATA						
CURVE	DELTA	RADIUS	ARC LENGTH	TAN.	CHORD LENGTH	CHORD BEARING
C1	90°00'00"	150.00'	235.62'	150.00'	212.13'	S46°37'48"E
C1-A	07°07'45"	150.00'	18.66'	9.34'	18.65'	S88°03'55"E
C1-B	82°52'15"	150.00'	216.96'	132.41'	198.53'	S43°03'55"E



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.
 Terry L. Koelker
 License Number 15487
 My License Renewal Date is December 31, 2025
 11/18/25 (DATE)

BUESING
 ASSOCIATES INC.
 ENGINEERS AND SURVEYORS
 1212 LOCUST ST. DUBUQUE, IA
 (563) 556-4389

DRAWN BY: JCH
 CHECKED BY: TLK
 SURVEY DATE: 10/22/2025
 PLOT DATE: 11/4/2025
 DWG. NO. 25321-01
 SCALE: 1" = 40'

PREPARED BY: TERRY L. KOELKER, BUESING & ASSOCIATES
 1212 LOCUST STREET, DUBUQUE, IOWA

NOTE
 THIS SURVEY IS COMPRISED OF: LOT 20 & 21 OF LAKE VIEW ESTATES,
 IN THE CITY OF DYERSVILLE, IOWA

FOUND 5/8" ROD W/ORANGE CAP #15487 (UNLESS OTHERWISE NOTED)
 PLACED 5/8" IRON ROD W/ORANGE PLASTIC CAP MARKED "KOELKER 15487"

LEGEND

- FOUND 5/8" ROD W/ORANGE CAP #15487 (UNLESS OTHERWISE NOTED)
- PLACED 5/8" IRON ROD W/ORANGE PLASTIC CAP MARKED "KOELKER 15487"
- SUBDIVIDED LINE
- SURVEYED BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY (ROW) LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING FOOTPRINT
- RECORD DIMENSION
- SQUARE FEET
- RIGHT OF WAY
- PUBLIC UTILITY EASEMENT
- WATER EASEMENT
- SANITARY SEWER EASEMENT

SCALE: 1" = 40'

NOTES

- ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
- TOTAL AREA OF PERIMETER SURVEYED IS 0.893 ACRES (36,886 SQUARE FEET).
- THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND NOT OF RECORD.
- BEARING IS BASED FROM NAD83, ZONE 1401, IOWA NORTH COORDINATE SYSTEM.

332ND AVENUE ROAD PROJECT
 PARCEL 2
 (BOOK 2020, PAGE 138)

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:

Lots 20 & 21 of Lake View Estates, in the City of Dyersville, Iowa.

This survey was performed for the purpose of subdividing and platting said real estate henceforth to be known as **LAKE VIEW ESTATES #2** in the City of Dyersville, Iowa. The Total area of **LAKE VIEW ESTATES #2** is 0.893 acres (38,888 square feet). Lot 23 has 13,440 square feet. Lot 24 has 10,641 square feet. Lot 25 has 14,807 square feet. 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

11/18/25
Date
License Renewal Date: 12/31/25