

INDEX LEGEND

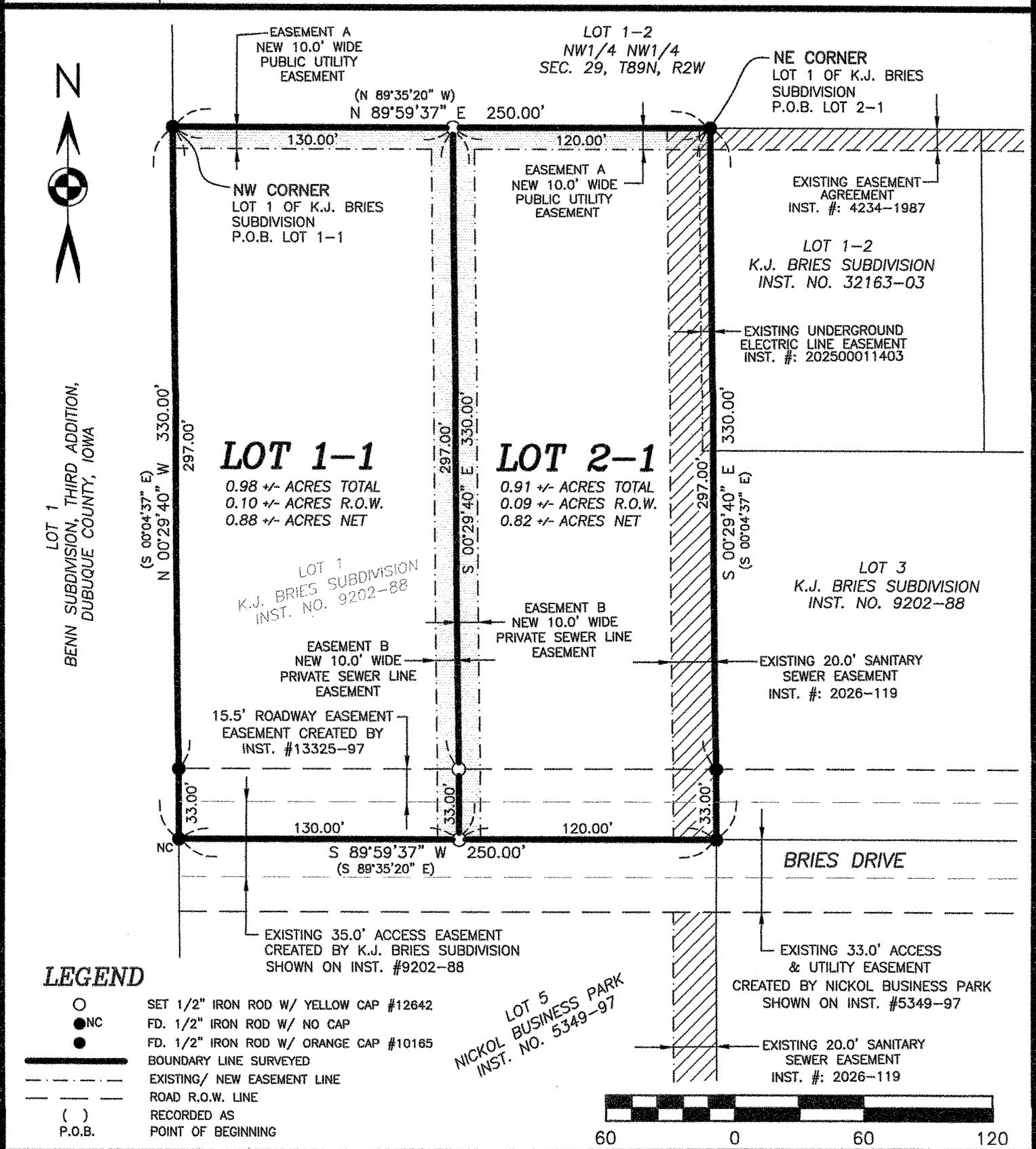
LOCATION:	LOT 1 OF K.J. BRIES SUBDIVISION
PROPRIETORS:	RAM MINI-STORAGE LLC
REQUESTOR:	MELVIN NICKOL
SURVEYOR:	BILL BURGER
SURVEYOR COMPANY:	WM. BURGER LANDSURVEYOR
RETURN TO:	BILL BURGER, 510 3RD STREET WEST COURT, WORTHINGTON, IA 52078 (563) 590-1964

PREPARED BY BILL BURGER 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 (563) 855 2028

PLAT OF SURVEY

LOT 1-1 AND LOT 2-1 OF K.J. BRIES SUBDIVISION

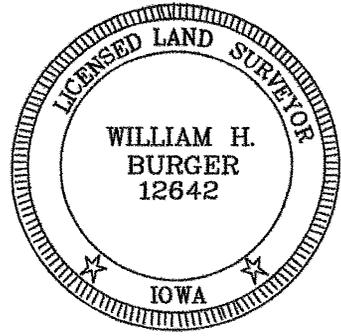
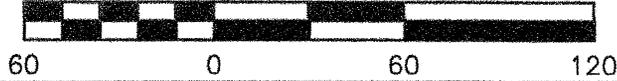
A DIVISION OF LOT 1 OF K.J. BRIES SUBDIVISION IN SECTION TWENTY-NINE (29), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE TWO WEST (R2W) OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA



LEGEND

- SET 1/2" IRON ROD W/ YELLOW CAP #12642
- NC FD. 1/2" IRON ROD W/ NO CAP
- FD. 1/2" IRON ROD W/ ORANGE CAP #10165
- BOUNDARY LINE SURVEYED
- - - - EXISTING/ NEW EASEMENT LINE
- - - - ROAD R.O.W. LINE
- () RECORDED AS
- P.O.B. POINT OF BEGINNING

LOT 5
NICKOL BUSINESS PARK
INST. NO. 5349-97



DATE OF SURVEY: 1/16/2026 SCALE: 1" = 60' SHEET 1 OF 2

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

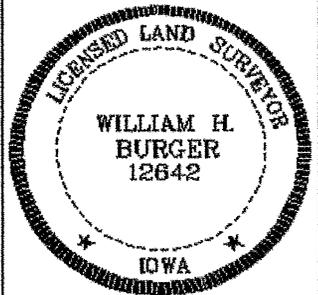
Wm. Burger
LandSurveyor

510 3rd Street West Court
Worthington, Iowa 52078

William H. Burger 1/26/26
WILLIAM H. BURGER #12642 DATE

DESCRIPTION

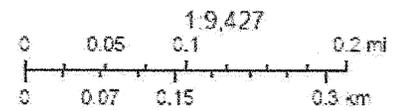
LOT 1-1 AND LOT 2-1 OF K.J. BRIES SUBDIVISION – A division of Lot 1 of K.J. Bries Subdivision in Section Twenty-nine (29), Township Eighty-nine North (T89N), Range Two West (R2W) of the Fifth Principal Meridian, in the City of Dyersville, Dubuque County, Iowa as recorded in the Office of the Dubuque County Recorder File number 9202-88 containing a total of 1.89 acres more or less including 0.19 acres more or less of private road right of way, 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;**

 <p>The seal is circular with a double-line border. The outer ring contains the text "LICENSED LAND SURVEYOR" at the top and "IOWA" at the bottom, separated by two small stars. The center of the seal contains the name "WILLIAM H. BURGER" and the registration number "12642".</p>	<p><u>SURVEYORS CERTIFICATE</u></p> <p>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;</p> <p>My license renewal date is December 31, 2026</p> <p><i>William H. Burger</i> 1/26/26 Date Reg. No. 12642</p> <p>William H. Burger Sheet No. <u>2</u> covered by this seal</p>
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LOCATION MAP



1/26/2025, 2:22:51 PM



DuBoque County, G-9