

PREPARED BY: BUESING & ASSOCIATES

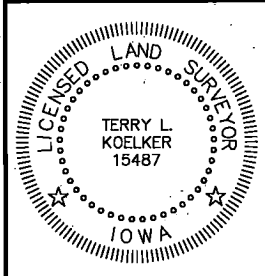
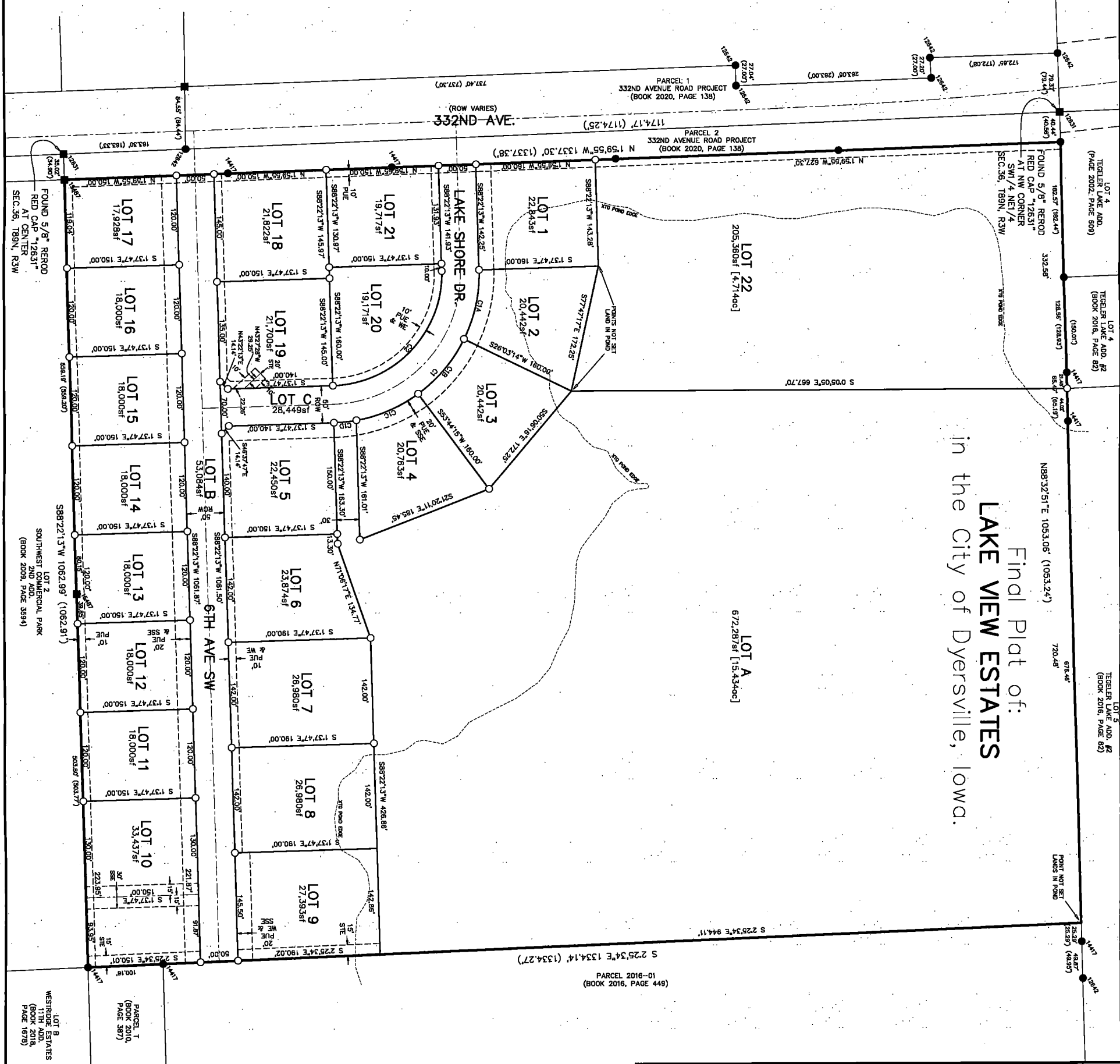
ADDRESS: 1212 LOCUST STREET, DUBUQUE, IOWA 52001

PHONE: (563) 556-4389

**INDEX LEGEND**  
Location: Parcel 2016-02 (Book 2016, Page 450)  
SW 1/4 NE 1/4 of Section 36, 189N, R3W  
of the 5th P.M., Delaware County, Iowa  
Requestor: William J. Hermesen  
Proprietor: Lake View Estates, LLC  
2104 332nd Ave., Dyersville, IA 52040  
Surveyor: Terry L. Koelker  
Company: Buesing & Associates, Inc.  
1212 Locust St., Dubuque, IA 52001  
Return To: tkoelker@buesing.com (563) 556-4389

**SURVEYED PERIMETER**  
TOTAL AREA = 32,441.00

- LEGEND**
- 1/2" RED ROD (FOUND)
  - (CAPPED AS NOTED)
  - 12842 YELLOW CAP STAMPED "12842"
  - 14417 YELLOW CAP STAMPED "14417"
  - 5/8" CAPBRED (SOUND)
  - 15487 ORANGE CAP STAMPED "15487"
  - 12831 RED CAP STAMPED "12831"
  - SURVEYED PROPERTY LINE
  - CENTERLINE
  - RIGHT OF WAY (ROW)
  - EASEMENT LINE
  - RECORD DIMENSION
  - 5/8" RED ROD (PLACED)
  - ORANGE CAP STAMPED "15487"
  - RIGHT OF WAY
  - TYPICAL
  - ROW
  - TYPE
  - KING
  - KING
  - SEE
  - WE
  - SITE
- EMASING  
SANITARY SEWER EASEMENT  
WATER EASEMENT  
STORM SEWER EASEMENT



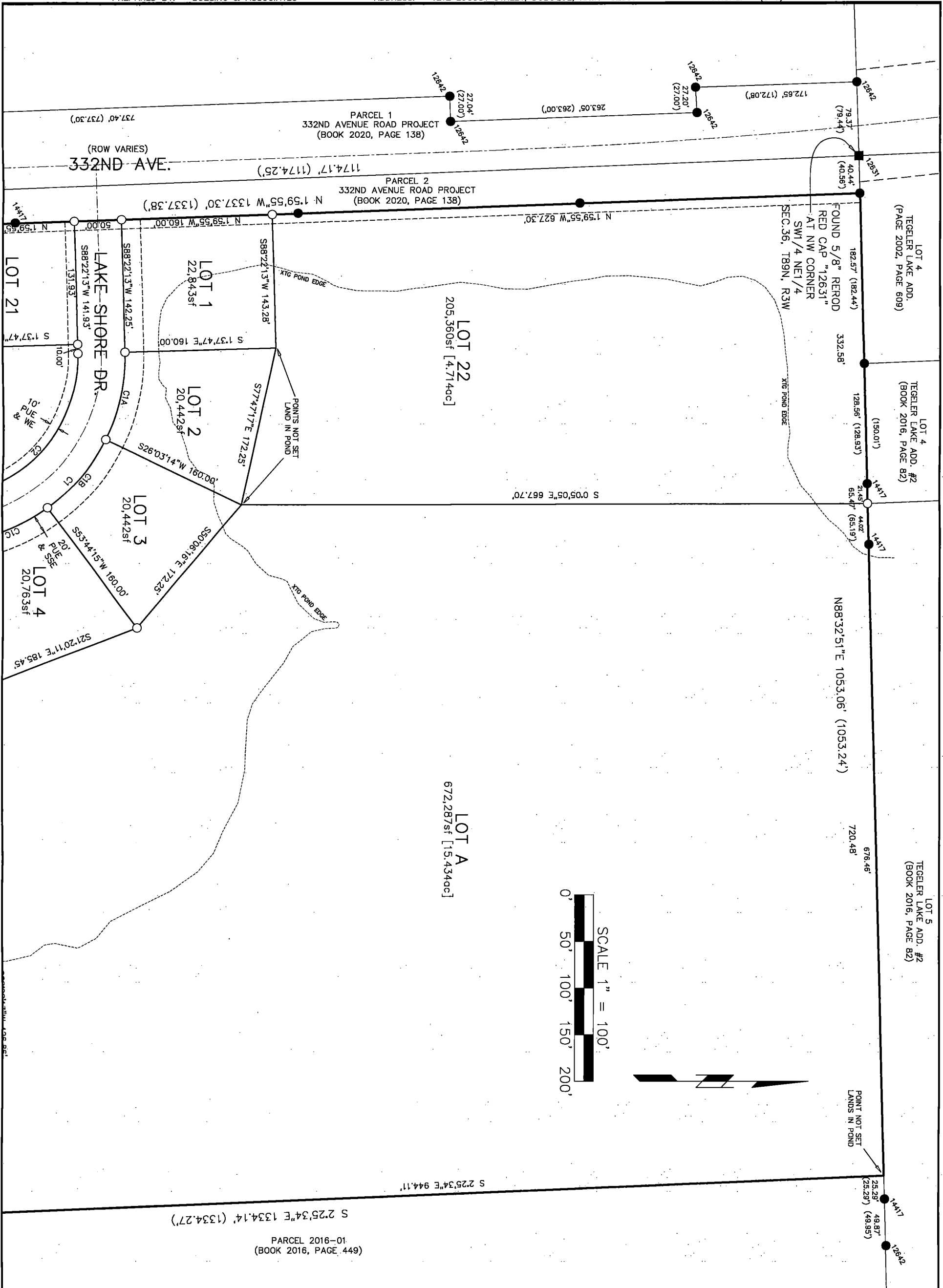
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. ALL MONUMENTS ARE PLACED OR SHALL BE PLACED WITHIN ONE YEAR FROM THE DATE THIS PLAT IS RECORDED.

*Terry L. Koelker* 7/29/24  
TERRY L. KOELKER (DATE)  
LICENSE NUMBER: 15487  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025  
SHEETS COVERED BY THIS SEAL: SHEETS 1 THRU 4

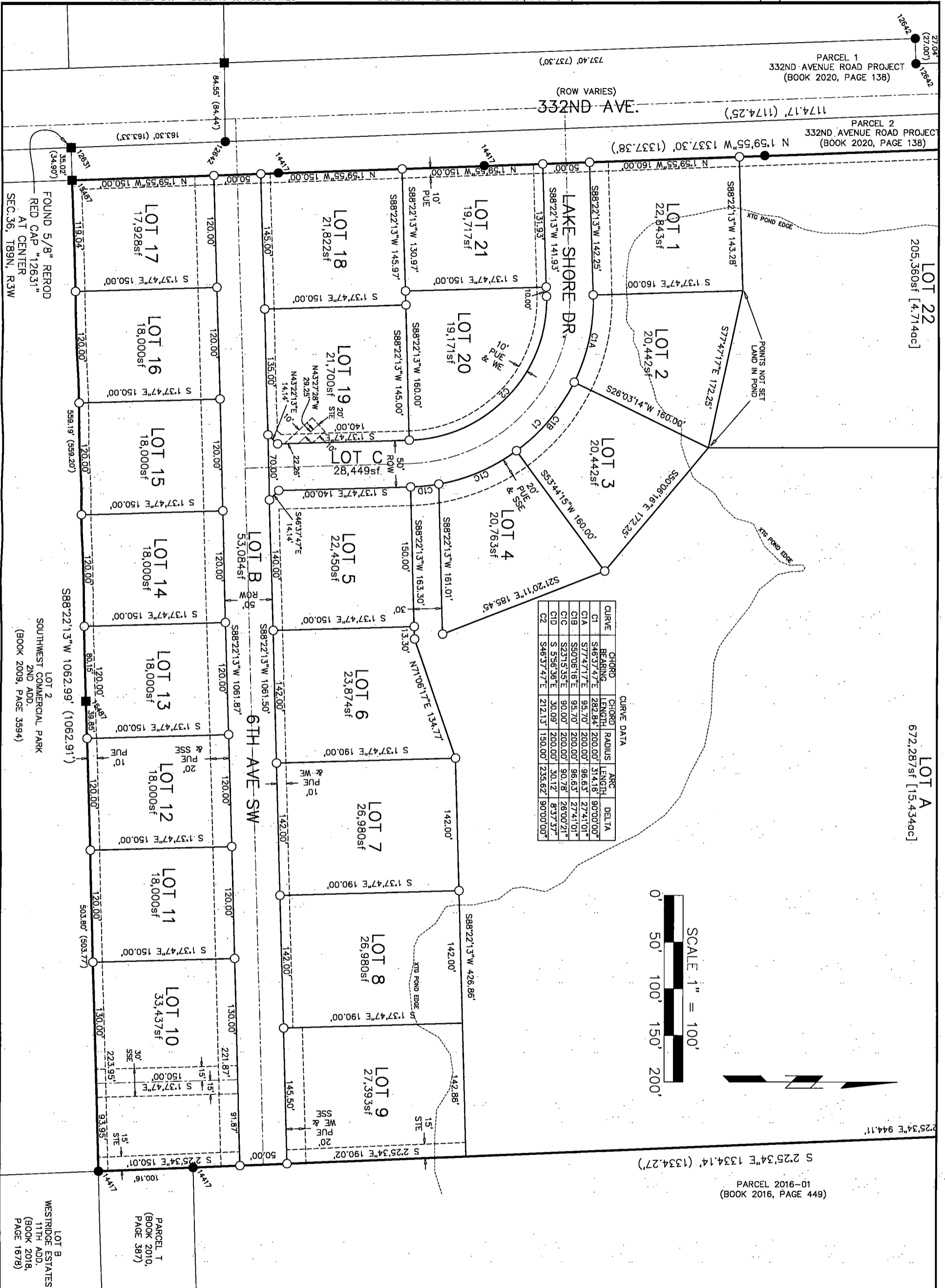
1 OF 6 SHEET	SHEET TITLE	PROJECT	NO. 23225
	FINAL PLAT LAKE VIEW ESTATES DYERSVILLE, IOWA	PREPARED FOR: BILL HERMSEN 2104 332ND AVE. DYERSVILLE, IA 52040	

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

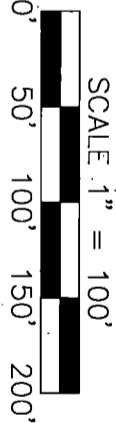
DATE	REVISIONS	DRAWN BY:
3/22/24	4/17/24 ST.NAMES & LOT 10	TPL
SCALE:	5/17/24 ADD/MOD 5/23/24 EASEMENTS	CHECKED BY:
SEE BAR SCALE	7/29/24 PER COUNTY	TLK



SHEET 2 OF 6	SHEET TITLE	PROJECT	NO. 23225	<b>BUESING</b> ASSOCIATES INC. ENGINEERS AND SURVEYORS 1212 LOCUST ST, DUBUQUE, IA (563) 556-4389	DATE	REVISIONS	DRAWN BY:
	FINAL PLAT LAKE VIEW ESTATES DYERSVILLE, IOWA	PREPARED FOR: BILL HERMSEN 2104 332ND AVE. DYERSVILLE, IA 52040			2/6/24	4/17/24 ST.NAMES & LOT 10	TPL
					SCALE:	5/7/24 ADD/MOD 5/23/24 EASEMENTS	CHECKED BY:
					SEE BAR SCALE	7/29/24 PER COUNTY	TLK



CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH	DELTA
C1	S46°37'47"E	282.84'	200.00'	314.18'	90°00'00"
C1A	S77°47'17"E	95.70'	200.00'	98.63'	27°41'01"
C1B	S0°06'16"E	93.70'	200.00'	98.63'	27°41'01"
C1C	S23°15'35"E	90.00'	200.00'	90.78'	26°00'21"
C2	S5°56'36"E	30.09'	200.00'	30.12'	8°57'37"
C2	S46°37'47"E	212.13'	150.00'	235.62'	90°00'00"



PARCEL 2010-01 (10-19102) (BOOK 2016, PAGE 449)

SHEET 3 OF 6	<b>SHEET TITLE</b> FINAL PLAT LAKE VIEW ESTATES DYERSVILLE, IOWA	<b>PROJECT</b> PREPARED FOR: BILL HERMSEN 2104 332ND AVE. DYERSVILLE, IA 52040	<b>NO. 23225</b>	<b>BUESING</b> ASSOCIATES INC. ENGINEERS AND SURVEYORS 1212 LOCUST ST, DUBUQUE, IA (563) 556-4389	<b>DATE</b> 2/6/24	<b>REVISIONS</b> 4/17/24 ST.NAMES & LOT 10 5/7/24 ADD MOD 5/23/24 EASEMENTS	<b>DRAWN BY:</b> TPL	
					<b>SCALE:</b> SEE BAR SCALE	7/29/24 PER COUNTY	<b>CHECKED BY:</b> TLK	

**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:

Parcel 2016-02, part of the SW1/4 NE1/4 of Section 36, T89N, R3W, of the 5<sup>th</sup> P.M., City of Dyersville, Delaware County, Iowa.

This survey was performed for the purpose of subdividing and platting said real estate henceforth to be known as **LAKE VIEW ESTATES** in the City of Dyersville, Iowa. The Total area of **LAKE VIEW ESTATES** is 32.441 acres. 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*  
Terry L. Koelker  
Licensed Land Surveyor  
License No. 15487

7/29/24  
Date  
License Renewal Date: 12/31/25

**Owner's Consent**

Dyersville, Iowa

July 29, 2024

The foregoing Final Plat of: **LAKE VIEW ESTATES** in the City of Dyersville, Iowa, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors of said real estate. We hereby dedicate Lot B (6<sup>th</sup> Ave. SW), and Lot C (Lake Shore Dr.), for street and utility purposes, and all easements shown, to the public.

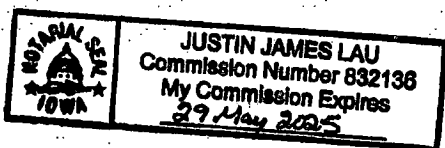
**Lake View Estates, LLC**

*William J. Hermsen*  
William J. Hermsen

State of Iowa )  
County of Delaware ) ss:

On this 29<sup>th</sup> day of July, AD 2024, before me the undersigned, A Notary Public in and for the State of Iowa, personally appeared William J. Hermsen, to me personally known, who, being duly sworn, did say that said William J. Hermsen, is an Agent for C & JK Properties, LLC, that no seal has been procured by said LLC, that said instrument was signed on behalf of said LLC, by said Agent, and that said Agent acknowledge the execution of said instrument to be the voluntary act and deed of said LLC, by it, voluntarily executed.

Witness my hand and Notarial Seal on the date above written.



*Justin James Lau*  
Notary Public in and for the State of Iowa

**MORTGAGE CONSENT**

Dyersville, Iowa

August 20, 2024

Fidelity Bank + Trust, as mortgage holders, do hereby consent to the foregoing Final Plat of: **LAKE VIEW ESTATES** in the City of Dyersville, Iowa.

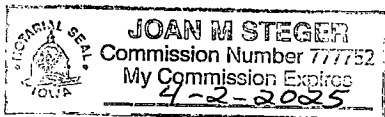
Bank: Fidelity Bank + Trust

Todd Steffen Market President

Name: Todd Steffen

State of Iowa )  
County of Delaware ) ss:

On this 20 day of August, 2024, before me the undersigned, a Notary Public in and for the State of IA, personally appeared Todd Steffen, to me personally known, who being by me duly sworn, did say that he is Market President of the corporation executing the within and foregoing instrument to which is attached, that the seal affixed thereto is the seal on behalf of the corporation by authority of its signed and sealed on behalf of the corporation; that said instrument was signed and sealed on behalf of the corporation by authority of its Board of Directors; and that such officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and them voluntarily executed.



Joan M Steger  
Notary Public in and for the State of IA

**Attorney's Certificate**

Dyersville, Iowa

August 19, 2024

TO WHOM IT MAY CONCERN:

This will certify that I have examined the abstract of title covering Parcel 2016-02, part of the SW1/4 NE1/4 of Section 36, T89N, R3W, of the 5<sup>th</sup> P.M., City of Dyersville, Delaware County, Iowa, covering the period from government entry to August 7 2024 at 9:00 AM certified on that date by Delaware County Abstract Company and find that said abstract shows good and merchantable title to said real estate in Lake View Estates LLC free and clear of all liens and encumbrances and shows taxes paid including taxes for the year 2022\*.

\*subject to a Deed of Trust + Security Agreement Filed April 29, 2024 in Book 2024, Page 919 of the records of Delaware County, Iowa.

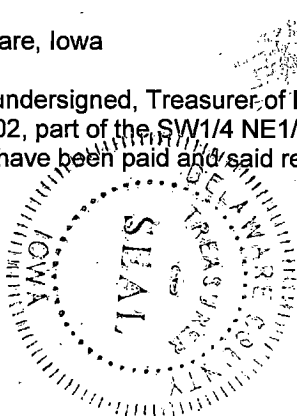
Todd J. Locher  
Attorney-at-Law

**County Treasurer's Certificate**

Delaware, Iowa

9.4., 2024

I, the undersigned, Treasurer of Delaware County, Iowa, do hereby certify that all taxes levied against Parcel 2016-02, part of the SW1/4 NE1/4 of Section 36, T89N, R3W, of the 5<sup>th</sup> P.M., City of Dyersville, Delaware County, Iowa, have been paid and said real estate is free from taxes as of this date.



Jenny Eakin  
Treasurer of Delaware County, Iowa

**City Planning and Zoning Commission**

Dyersville, Iowa

June 10, 2024

The foregoing Final Plat of: **LAKE VIEW ESTATES** in the City of Dyersville, Iowa, is hereby approved by the City of Dyersville Planning and Zoning Commission and approval of said plat by the City Council of the City of Dyersville, Iowa, is hereby recommended.

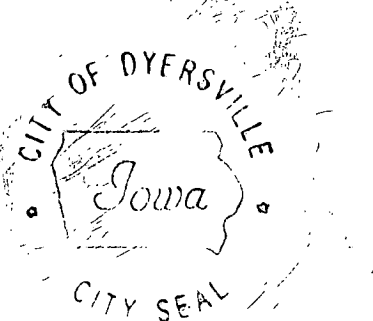
Roger Gibbs  
Chairperson, City of Dyersville Planning and Zoning Commission

City of Dyersville, Iowa

Dyersville, Iowa

JUNE 17, 2024

The undersigned, Mayor, and Clerk, of the City of Dyersville, Iowa, do hereby certify that the foregoing Final Plat of: **LAKE VIEW ESTATES** in the City of Dyersville, Iowa, and the dedication of Lot B (6<sup>th</sup> Ave. SW), and Lot C (Lake Shore Dr.), for street and utility purposes, and all easements shown, to the public, as appears heretofore, has been filed on 17<sup>th</sup> day of JUNE, 2024 as resolution # 45-24 in the office of the City Clerk of Dyersville, Iowa and that the City Council of the City of Dyersville, Iowa approves said plat.



[Signature]  
Mayor of the City of Dyersville, IA

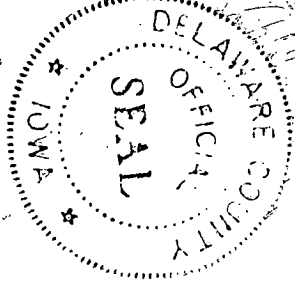
TRICIA L. MAIERS  
Clerk of the City of Dyersville, IA

County Auditor's Certificate

Delaware, Iowa

September 4, 2024

The foregoing Final Plat of: **LAKE VIEW ESTATES** in the City of Dyersville, Iowa, was entered of record in the office of the Delaware County Auditor this 4<sup>th</sup> day of September, 2024.



[Signature]  
Delaware County Auditor

RESOLUTION NO. 45-24  
Recorder's Cover Sheet

**Preparer Information:**

Mick J. Michel,  
340 1st Avenue E  
Dyersville, IA 52040  
(563) 875-7724

**Taxpayer Information:**

Lakeview Estates, LLC  
2104 332<sup>nd</sup> Avenue  
Dyersville, IA 52040

**Return Address:**

City of Dyersville, Iowa  
340 1st Avenue East  
Dyersville, IA 52040

**Grantors:**

City of Dyersville, Iowa

**Grantees:**

Lakeview Estates, LLC

**Legal Description:**

See Page 2

**Document or instrument number if applicable:**

RESOLUTION NO. 45-24

RESOLUTION APPROVING THE FINAL PLAT LAKE VIEW ESTATES, CITY OF  
DYERSVILLE, DELAWARE COUNTY, IOWA

WHEREAS, there has been filed with the City Clerk a plat in which Parcel 2016-02, A Part of the SW  $\frac{1}{4}$  NE  $\frac{1}{4}$ , of Section 36, T89N, R3W, of the 5th P.M., City of Dyersville, Delaware County, Iowa, has been subdivided into Lots 1 through 22, and Lot A; and,

WHEREAS, said plat has been examined by the City Planning and Zoning Commission and approved by said body, and;

WHEREAS, upon said plat appears Lot B to be known as 6<sup>th</sup> Avenue SW, and Lot C to be known as Lake Shore Drive SW, and also easements for utilities which are represented on the plat, all of which the owners have dedicated to the public forever, and;

WHEREAS, said plat has been found by the City Council to conform to the statutes and ordinances relating thereto, except that the streets have not been reduced to grade, paving, sewer, storm sewers or water installed therein.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Dyersville, Iowa:

SECTION 1. That the dedication of Lot B, to be known as 6<sup>th</sup> Avenue SW, and Lot C to be known as Lake Shore Drive SW, together with easements for public utilities, all as the same appear on said plat, be and the same are hereby accepted and that said streets be and are herein established as public streets in the City of Dyersville, Iowa.

SECTION 2. That the plat of the above-stated subdivision to be hereafter known as Lots 1 through 22, and Lot A, City of Dyersville, Delaware County, Iowa, is hereby approved and the Mayor and City Clerk are hereby authorized and directed to endorse the approval of the City of Dyersville of said plat provided the owners of said property, hereinbefore named execute written acceptance hereto attached, agreeing:

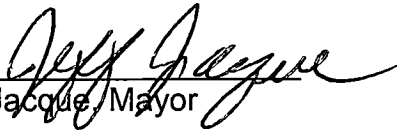
- (a) To comply with all terms and conditions of the Grant and Development Agreement dated April 1, 2024, and approved by Resolution No. 16-24, which Grant and Development Agreement is hereby incorporated by reference as though fully set out herein.
- (b) That the Developer will provide economic development protection to Lot 2 of the Southwest Commercial Park 2<sup>nd</sup> Addition in their restrictive covenants.



(c) That the undersigned owners of said subdivision secure the performance of the foregoing conditions by providing security in such form and such sureties as may be acceptable to the City Council.

SECTION 3. That in the event that the owner herein shall fail to execute the acceptance and provide security provided for in Section 2 hereof within ninety (90) days from the date of this resolution, the provisions hereof shall be null and void and the acceptance and dedication and approval of the plat shall not be effective.

Passed, adopted and approved this 17<sup>th</sup> day of June 2024.

  
Jeff Jacque, Mayor

Attest:

  
Tricia L. Maiers, City Clerk



ACCEPTANCE OF TERMS OF RESOLUTION

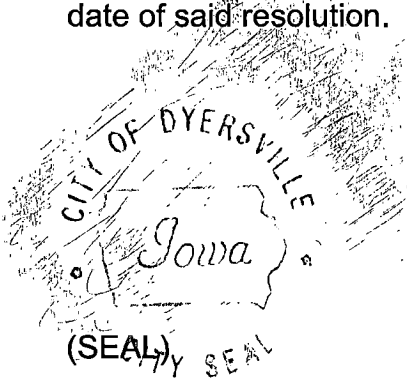
The undersigned, hereby accepts the terms of Resolution No. 45-24.

Dated this 29 day of July, 2024.

  
Lakeview Estates, LLC

CERTIFICATE OF SECURITY

I, Tricia L. Maiers, Clerk for the City of Dyersville, Iowa hereby certify that the security required by the forgoing Resolution No. 45-24 was provided within 90 days from the date of said resolution.



  
Tricia L. Maiers, City Clerk