

RECORDER'S INDEX

LOCATION: LOT 2 IN WESTRIDGE ESTATES 12th ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA

REQUESTOR: NATHAN RUNDE
PROPRIETOR: WILLOW PEAR, LLC

AUG 11 2025

FILED
Delaware Co. Auditor

AUG 11 2025

SURVEYOR: DAVID P. SCHNEIDER
SURVEYOR COMPANY: SCHNEIDER LAND SURVEYING AND PLANNING, INC.
RETURN TO: DAVID P. SCHNEIDER
P.O. BOX 128 FARLEY, IOWA 52046
Ph#563-744-3631 daves@yousq.net

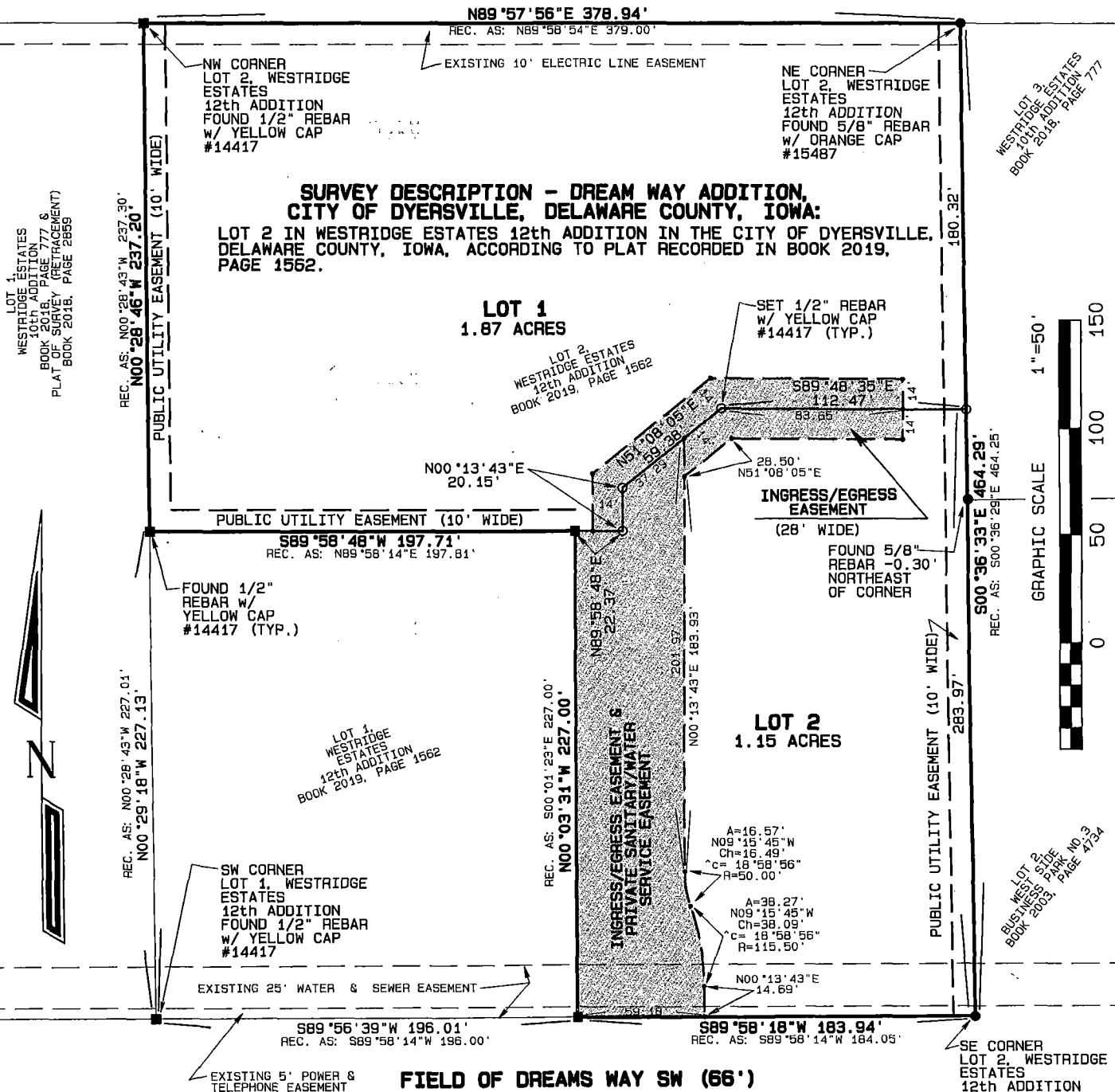
Book 2025 Page 2105

Document 2025 2105 Type 06 002 Pages 8
Date 8/11/2025 Time 8:15:38AM
Rec Amt \$42.00

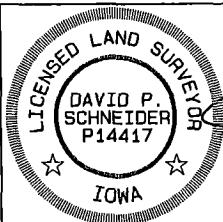
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FINAL PLAT
DREAM WAY ADDITION,
CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA
LOT 2 IN WESTRIDGE ESTATES 12th ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA

LOT 35, WESTRIDGE ESTATES 6th ADDITION - BOOK 2009, PAGE 3910



TOTAL AREA
3.02 ACRES



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: 7/11/2025
My license renewal date is December 31, 2025.
Pages or sheets covered by this seal: THIS SHEET ONLY

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

Project: 2956
Survey Date: 6/11/2025
Sheet: 1 of 6

OWNER'S CONSENT

Dubuque, Iowa

August 7, 2025

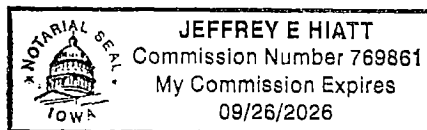
The foregoing plat of **Dream Way Addition, City of Dyersville, Delaware County, Iowa**, is made with the free consent and in accordance with the desires of the undersigned owner and proprietor of said real estate.

Willow Pear, LLC

Karen Runde
Karen Runde, Member

State of Iowa)
County of Dubuque) ss:

On this 7th day of August, 2025, before me, a Notary Public in and for said State, personally appeared Karen Runde, Member of Willow Pear, LLC, to me personally known, who being by me duly affirmed did say that she said Karen Runde, Member of Willow Pear, LLC, acknowledged the execution of said instrument to be her voluntary act and deed of said company, by it and by her voluntarily executed.



[Signature]
Notary Public in the State of Iowa
My Commission Expires 09/26/2026

MORTGAGE HOLDER'S ACKNOWLEDGMENT

The undersigned for _____ of _____,
State of Iowa do hereby certify that the attached plat of **Dream Way Addition, City of Dyersville, Delaware
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:
County of _____)

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 _____

ATTORNEY'S OPINION

I, Jeffrey E. Hiatt, a practicing attorney at law in (city) Dubugne,
Dubugne County, Iowa have examined the abstract of title to the land included within **Dream**
Way Addition, City of Dyersville, Delaware County, Iowa; said abstract has been prepared in its entirety
by the Delaware County Abstract and Title Company, and was last certified to by said company on
the 10 day of July, 2025, at the hour of 8:00 o'clock A.M.

My examination of said abstract shows good and merchantable title on the date and hour of certification to
be in Willow Pear, LLC. Dated at Dubugne, Iowa in said County, this 7 day of
August, 2025.



Signature

Attorney at Law

Name (printed) JEFFREY E. HIATT

Address 2080 Southpark Court

Dubugne IA 52003

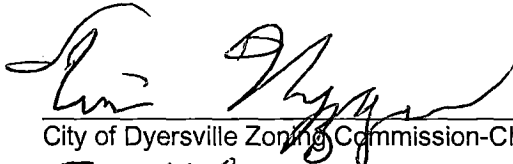
Phone number 563-582-2926

CITY OF DYERSVILLE ZONING COMMISSION

Dyersville, Iowa

7-17-25, 2025

The foregoing plat of **Dream Way Addition, City of Dyersville, Delaware County, Iowa**, being within the two-mile jurisdiction 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, Iowa is here by recommended.


 City of Dyersville Zoning Commission-Chairperson
 Tim Nefzger

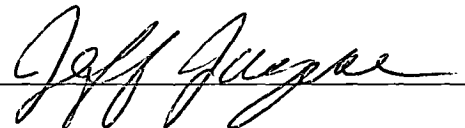
DYERSVILLE CITY COUNCIL

Dyersville, Iowa

JULY 21, 2025

The undersigned, JEFF JACQUE, Mayor and TRICIA MAIERS, Clerk of the City of Dyersville, Iowa do hereby certify that the foregoing plat of **Dream Way Addition, City of Dyersville, Delaware 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.

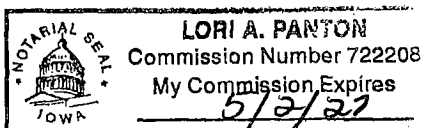



 Mayor
TRICIA L. MAIERS
 City Clerk

State of Iowa)
) ss:
 County of Dubuque)

On this 21st day of July, 2025, before me, a Notary Public in and for the State of Iowa, personally appeared Tricia L. Maiers and Jeff Jacque, 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 94-25 adopted by the City Council on the 21st day of July, 2025, and that Tricia L. Maiers and Jeff Jacque acknowledged the execution of the instrument to be their voluntary act and deed of the corporation, by it voluntary executed.


 Notary Public in the State of Iowa
 My Commission Expires 5/2/27

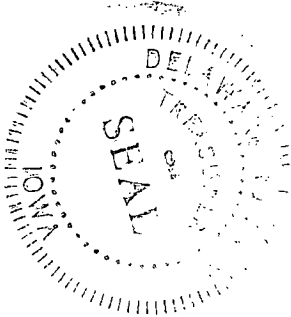


COUNTY TREASURER

Manchester, Iowa

8.7., 2025

I the undersigned, Jenny Eschen Treasurer, of Delaware County, Iowa do hereby certify that all taxes and special assessments levied against **Dream Way Addition, City of Dyersville, Delaware County, Iowa**, have been paid and said real estate is free and clear of all taxes as of this date.



Jenny Eschen
County Treasurer of Delaware County, Iowa

COUNTY AUDITOR

Manchester, Iowa

I, Carla K Becker, Auditor of Delaware County, Iowa, pursuant to Iowa Code Sections 354.6(2) and 354.11(6), have reviewed and do hereby approve of the subdivision name or title **Dream Way Addition, City of Dyersville, Delaware County, Iowa**, a subdivision in Delaware County, Iowa.

Carla K Becker
County Auditor of Delaware County, Iowa

State of Iowa)
) ss:
County of Delaware)

On this 11 day of August, 2025, before me, a Notary Public in and for said State, personally appeared Carla K. Becker, to me personally known, who being by me duly affirmed did say that he/she is the Auditor of Delaware County, Iowa.

Brittany Ries
Notary Public in the State of Iowa
My Commission Expires 4-28-2028



RESOLUTION NO. 94-25
Recorder's Cover Sheet

Preparer Information:

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

Taxpayer Information:

Willow Pear, LLC
2080 Southpark Court
Dubuque, IA 52003

Return Address:

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

Grantors:

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

Grantees:

Willow Pear, LLC
2080 Southpark Court
Dubuque, IA 52003

Legal Description:

See Page 2

Document or instrument number if applicable:

RESOLUTION NO. 94-25

RESOLUTION APPROVING THE FINAL PLAT OF DREAM WAY ADDITION, CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA. LOT 2 IN WESTRIDGE ESTATES 12TH ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA.

WHEREAS, there has been filed with the City Clerk, the Final Plat of Dream Way Addition, City of Dyersville, Delaware County, Iowa. Lot 2 in the Westridge Estates 12th Addition in the City of Dyersville, Delaware County, Iowa; and

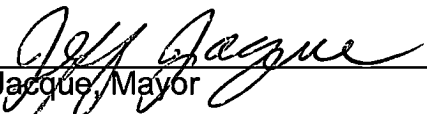
WHEREAS, said plat has been found by the City Council to conform to the statutes and ordinances relating thereto; and

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DYERSVILLE, IOWA:

SECTION 1: That Final Plat of Dream Way Addition, City of Dyersville, Delaware County, Iowa. Lot 2 in the Westridge Estates 12th Addition in the City of Dyersville, Delaware County, Iowa, is hereby approved and the Mayor and the City Clerk are hereby authorized and directed to endorse the approval of the City of Dyersville, Iowa, on said plat.

SECTION 2: That there are no dedications of public streets or alleys accompanying the plat.

Passed, adopted, and approved this 21st Day of July, 2025.



Jeff Jacque, Mayor

ATTEST:



Tricia L. Maers, City Clerk

