

Index Legend	
Location:	Lot C, 20 West Industrial Center 4th Addition FRACTIONAL NW1/4 - SECTION 2 TOWNSHIP 88 NORTH, RANGE 3 WEST CITY OF DYERSVILLE DELAWARE COUNTY, IOWA
Proprietor:	DYERSVILLE INDUSTRIES, INC.
Requestor:	JACQUE RAHE
Surveyor:	CRAIG L. GEISER
Surveyor Company:	ORIGIN DESIGN CO., 137 MAIN STREET DUBUQUE, IOWA 52001 PHONE: (563)556-2464

FILED
Delaware Co. Assessor

AUG 18 2025

FILED
Delaware Co. Auditor

AUG 18 2025



Book 2025 Page 2194

Document 2025 2194 Type 06 002 Pages 15
Date 8/18/2025 Time 1:30:00PM
Rec Amt \$77.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FOR RECORDER USE

FINAL PLAT

20 WEST INDUSTRIAL CENTER EIGHTH ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA
SUBDIVISION IS LOCATED IN 20 WEST INDUSTRIAL CENTER FOURTH ADDITION IN THE NORTH 1/2 OF THE NORTHWEST FRACTIONAL
SECTION 2, TOWNSHIP 88 NORTH, RANGE 3 WEST OF THE 5TH PRINCIPAL MERIDIAN

U. S. HIGHWAY NO. 20

N88°25'12"E 993.42'

S89°36'02"E 418.03'

NORTH

GRAPHIC SCALE

0 200 400

1" = 200'

DRAWING MAY HAVE BEEN REDUCED

L=565.74'
R=1377.39'
Δ=23°32'00"
CHORD=N09°54'24"E
561.77'

320th AVENUE
ROW VARIES
SHEET 5

LOT 2
6.992 ACRES

LOT C OF 20 WEST
INDUSTRIAL CENTER
FOURTH ADDITION

LOT 1
13.315 ACRES

8.675 ACRES NW
1/4 OF THE
FRACTIONAL NW
1/4 OF SECTION 2
4.640 ACRES NE
1/4 OF THE
FRACTIONAL NW
1/4 OF SECTION 2

EAST LINE OF THE
NW 1/4 OF THE
FRACTIONAL NW
1/4 OF SECTION 2

LOT B
2.270 ACRES

SHEET 2

INDUSTRIAL PARKWAY SW (66' R.O.W.)

LOT A
2.909 ACRES
1.928 ACRES
NW 1/4 OF THE
FRACTIONAL NW 1/4
SECTION 2
0.981 ACRES
NE 1/4 OF THE FRACTIONAL
NW 1/4 OF SECTION 2

SHEET 3

LOT 4
8.172 TOTAL ACRES
5.242 ACRES
NW 1/4 OF THE
FRACTIONAL NW 1/4
SECTION 2
2.930 ACRES
NE 1/4 OF THE
FRACTIONAL NW 1/4 OF
SECTION 2

LOT 3
10.015 ACRES

SHEET 4

LOT D
0.809 ACRES

LOT C
5.657 ACRES

LOT B OF 20 WEST
INDUSTRIAL CENTER
FOURTH ADDITION

L=700.92'
R=720.00'
Δ=55°46'38"
CHORD=S40°54'29"E
673.57'

N01°59'54"W
179.25'
N01°51'36"W
195.80'
N10°50'29"E
102.51'
N88°00'06"E
33.00'
LOT E
0.136 ACRES

N88°43'16"E 1,322.52'

S88°28'38"W 883.94'

S88°42'14"W
188.08'

PART OF THE NW1/4-FRACT.
NW1/4 OF SECTION 2

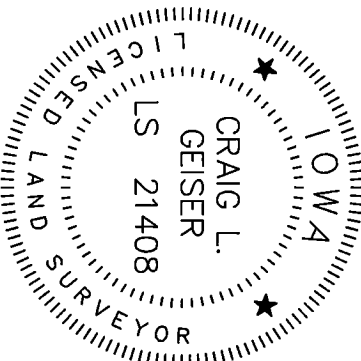
PART OF THE NE1/4-FRACT.
NW1/4 OF SECTION 2

SURVEYOR'S NOTE
MONUMENTS FOR EXTERIOR
BOUNDARY AND ALL INTERIOR
CORNERS ARE IDENTIFIED AND
NOTED ON SHEETS 2 THRU 5.

DATE OF SURVEY:
MAY 29, 2025

32.988 ACRES NW 1/4
FRACT. NW 1/4 SEC. 2
17.287 ACRES NE 1/4
FRACT. NW 1/4 SEC. 2
TOTAL AREA SURVEYED:
50.275 ACRES

NOTE
THIS SURVEY IS SUBJECT TO
EASEMENTS, RESERVATIONS,
RESTRICTIONS AND
RIGHTS-OF-WAY OF RECORD
AND NOT OF RECORD.



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.

FOR ORIGIN DESIGN CO.

CRAIG L. GEISER

DATE
8-15-25

LICENSE NO. 21408

MY LICENSE RENEWAL DATE IS 12/31/2026

PAGES OR SHEETS COVERED BY THIS SEAL

SHEETS 1 THRU 6

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design®

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DRAWN JMT/DLM PLAT NO. 8-1A-24

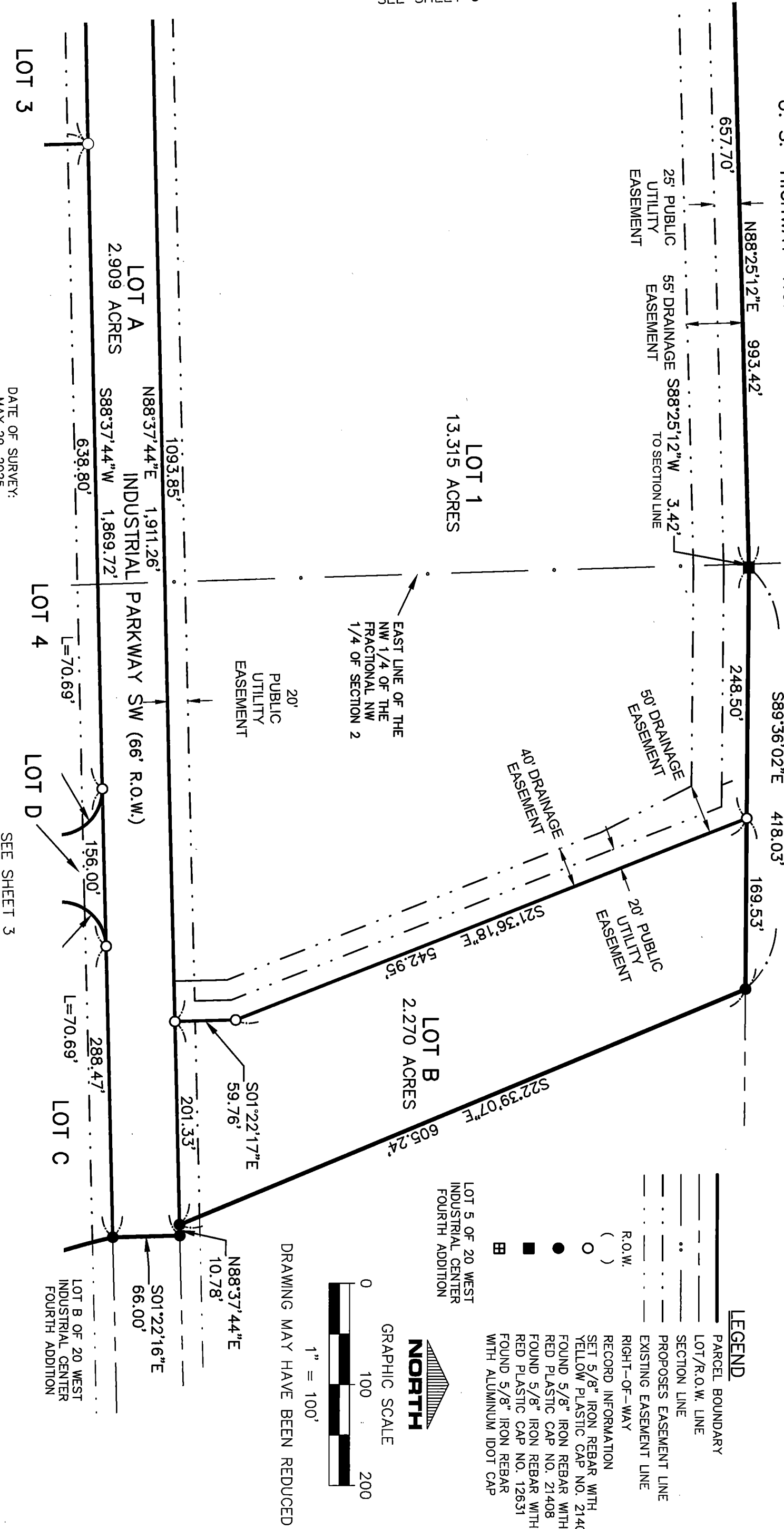
CHECKED CLG PROL. NO. 21249

DATE 8-6-2025 SHEET 1 of 6

P:\21\249\DRAWINGS\SURVEY\21249 FINAL PLAT-8TH

SEE SHEET 5

FINAL PLAT
20 WEST INDUSTRIAL CENTER EIGHTH ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA
SUBDIVISION IS LOCATED IN 20 WEST INDUSTRIAL CENTER FOURTH ADDITION IN THE NORTH 1/2 OF THE NORTHWEST FRACTIONAL
U. S. HIGHWAY NO. 20 SECTION 2, TOWNSHIP 88 NORTH, RANGE 3 WEST OF THE 5TH PRINCIPAL MERIDIAN

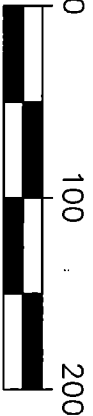


LEGEND

- PARCEL BOUNDARY
- LOT/R.O.W. LINE
- SECTION LINE
- PROPOSES EASEMENT LINE
- EXISTING EASEMENT LINE
- RIGHT-OF-WAY
- RECORD INFORMATION
- SET 5/8" IRON REBAR WITH YELLOW PLASTIC CAP NO. 21408
- FOUND 5/8" IRON REBAR WITH RED PLASTIC CAP NO. 21408
- FOUND 5/8" IRON REBAR WITH RED PLASTIC CAP NO. 12631
- FOUND 5/8" IRON REBAR WITH ALUMINUM IDOT CAP



NORTH



1" = 100'

DRAWING MAY HAVE BEEN REDUCED

NOTE
THIS SURVEY IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD AND NOT OF RECORD.

DATE OF SURVEY:
MAY 29, 2025
32.988 ACRES NW 1/4
FRACT. NW 1/4 SEC. 2
17.287 ACRES NE 1/4
FRACT. NW 1/4 SEC. 2
TOTAL AREA SURVEYED:
50.275 ACRES

origin	DRAWN	JMT/DLM	PLAT NO.	8-1A-24
	CHECKED	CLG	PROJ. NO.	21249
	DATE	8-6-2025	SHEET	2 of 6

P:\21\249\DRAWINGS\SURVEY\21249 FINAL PLAT-8TH ADD

FINAL PLAT
20 WEST INDUSTRIAL CENTER EIGHTH ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA
SUBDIVISION IS LOCATED IN 20 WEST INDUSTRIAL CENTER FOURTH ADDITION IN THE NORTH 1/2 OF THE NORTHWEST FRACTIONAL
SECTION 2, TOWNSHIP 88 NORTH, RANGE 3 WEST OF THE 5TH PRINCIPAL MERIDIAN

LOT 1

SEE SHEET 2

LOT B

LOT 5 OF 20 WEST
INDUSTRIAL CENTER
FOURTH ADDITION

INDUSTRIAL PARKWAY SW (66' R.O.W.)

LOT A
2.909 ACRES

LOT 4
8.172 ACRES

LOT D
0.809 ACRES

LOT C
5.657 ACRES

STORM WATER DETENTION
AND DRAINAGE EASEMENT

LOT B OF 20 WEST
INDUSTRIAL CENTER
FOURTH ADDITION

LEGEND

- PARCEL BOUNDARY
- LOT/R.O.W. LINE
- SECTION LINE
- PROPOSES EASEMENT LINE
- EXISTING EASEMENT LINE
- RIGHT-OF-WAY
- RECORD INFORMATION
- SET 5/8" IRON REBAR WITH
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- FOUND 5/8" IRON REBAR WITH
RED PLASTIC CAP NO. 12631
- WITH ALUMINUM IDOT CAP

PREPARED BY: ORIGIN DESIGN CO. 137 MAIN STREET, SUITE 100 DUBUQUE, IOWA (563) 556-2464

N01°22'16"W 520.85' SEE SHEET 4
151.19' N01°22'16"W

N88°43'16"E 1322.52'

PART OF THE NW1/4-FRACT.
NW1/4 OF SECTION 2

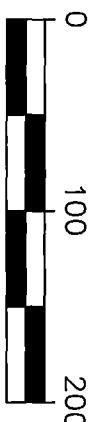
NOTE:
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RESTRICTIONS AND RIGHTS-OF-WAY
OF RECORD AND NOT OF RECORD.

DATE OF SURVEY:
MAY 29, 2025
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FRACT. NW 1/4 SEC. 2
17.287 ACRES NE 1/4
FRACT. NW 1/4 SEC. 2
TOTAL AREA SURVEYED:
50.275 ACRES

PART OF THE NE1/4-FRACT.
NW1/4 OF SECTION 2



GRAPHIC SCALE



1" = 100'

DRAWING MAY HAVE BEEN REDUCED

origin

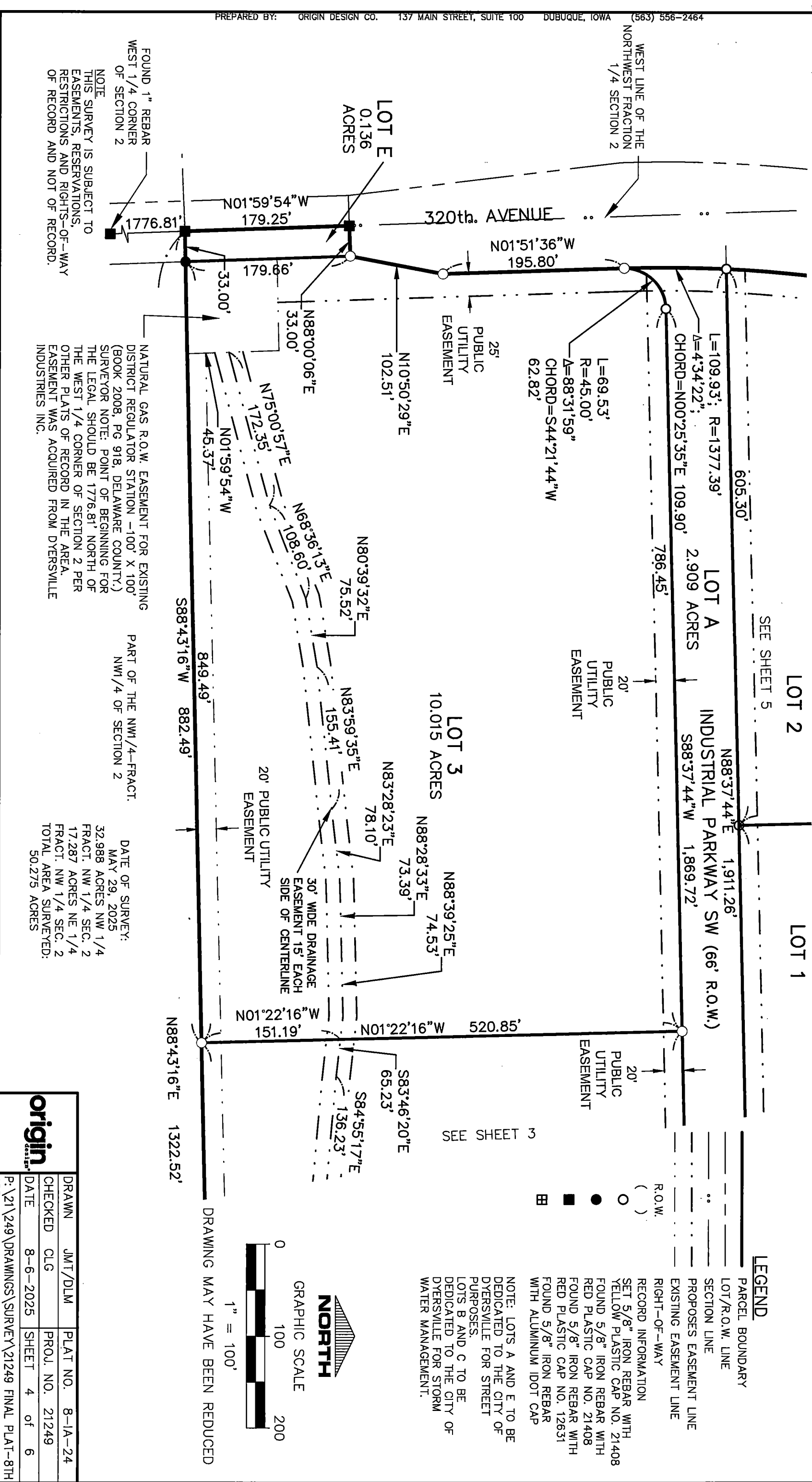
DRAWN	JMT/DLM	PLAT NO.	8-1A-24
CHECKED	CLG	PROJ. NO.	21249
DATE	8-6-2025	SHEET	3 of 6

P:\21\249\DRAWINGS\SURVEY\21249 FINAL PLAT-8TH ADD

FINAL PLAT

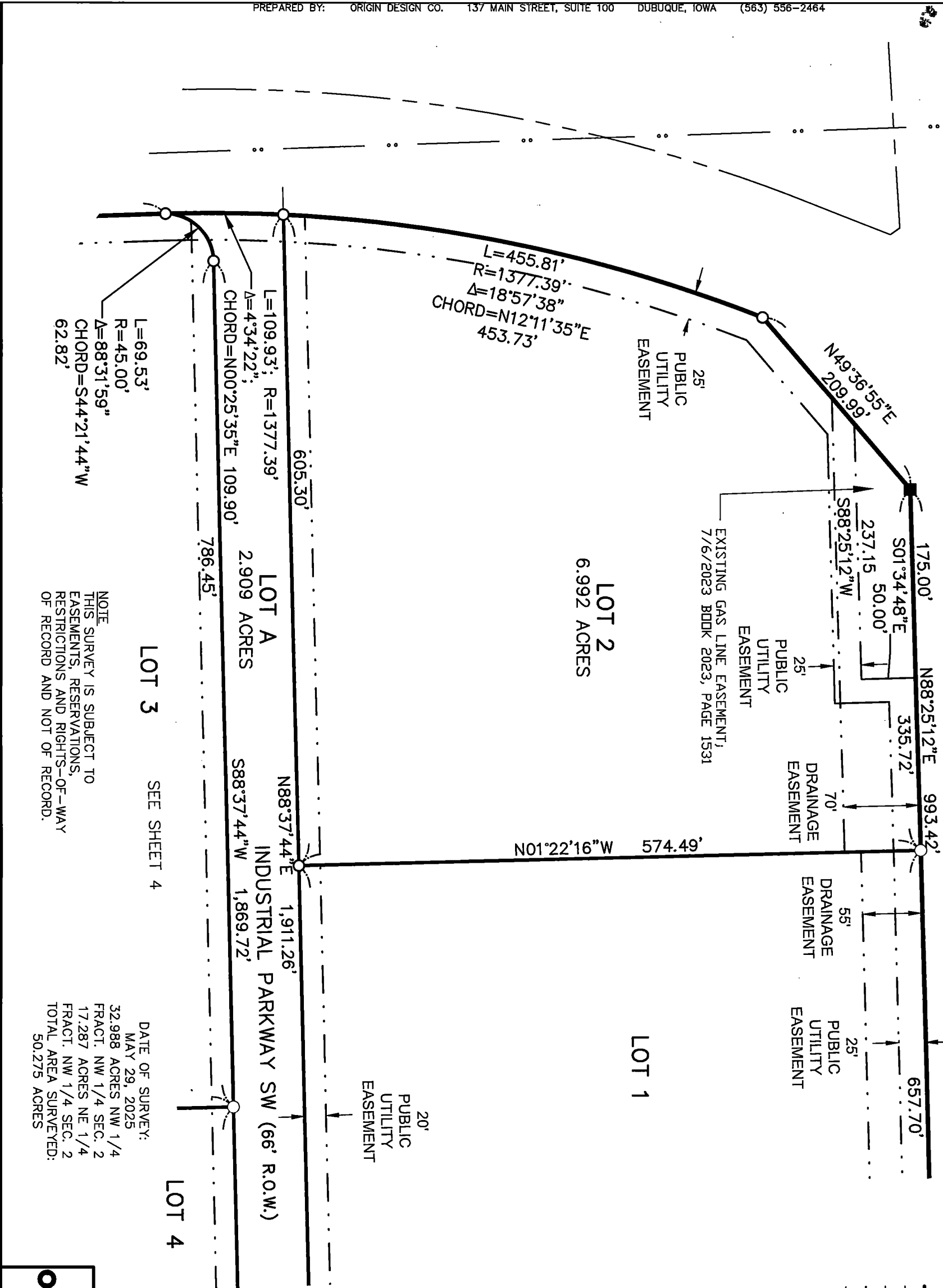
20 WEST INDUSTRIAL CENTER EIGHTH ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA

SUBDIVISION IS LOCATED IN 20 WEST INDUSTRIAL CENTER FOURTH ADDITION IN THE NORTH 1/2 OF THE NORTHWEST FRACTIONAL SECTION 2, TOWNSHIP 88 NORTH, RANGE 3 WEST OF THE 5TH PRINCIPAL MERIDIAN



FINAL PLAT

20 WEST INDUSTRIAL CENTER EIGHTH ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA
SUBDIVISION IS LOCATED IN 20 WEST INDUSTRIAL CENTER FOURTH ADDITION IN THE NORTH 1/2 OF THE NORTHWEST FRACTIONAL
SECTION 2, TOWNSHIP 88 NORTH, RANGE 3 WEST OF THE 5TH PRINCIPAL MERIDIAN
U. S. HIGHWAY NO. 20



NOTE
THIS SURVEY IS SUBJECT TO
EASEMENTS, RESERVATIONS,
RESTRICTIONS AND RIGHTS-OF-WAY
OF RECORD AND NOT OF RECORD.

DATE OF SURVEY:
MAY 29, 2025
32.988 ACRES NW 1/4
FRACT. NW 1/4 SEC. 2
17.287 ACRES NE 1/4
FRACT. NW 1/4 SEC. 2
TOTAL AREA SURVEYED:
50.275 ACRES

origin			
DRAWN	JMT/DLM	PLAT NO.	8-1A-24
CHECKED	CLG	PROJ. NO.	21249
DATE	8-6-2025	SHEET	5 of 6

ADD

P:\21\249\DRAWINGS\SURVEY\21249 FINAL PLAT-8TH

LEGEND

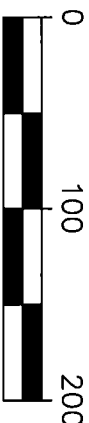
—	PARCEL BOUNDARY
---	LOT/R.O.W. LINE
...	SECTION LINE
---	PROPOSED EASEMENT LINE
---	EXISTING EASEMENT LINE
---	RIGHT-OF-WAY
()	RECORD INFORMATION
○	SET 5/8" IRON REBAR WITH YELLOW PLASTIC CAP NO. 21408
●	FOUND 5/8" IRON REBAR WITH RED PLASTIC CAP NO. 21408
■	FOUND 5/8" IRON REBAR WITH RED PLASTIC CAP NO. 12631
■	FOUND 5/8" IRON REBAR WITH ALUMINUM IDOT CAP

NOTE: LOTS A AND E TO BE
DEDICATED TO THE CITY OF
DYERSVILLE FOR STREET
PURPOSES.
LOTS B AND C TO BE
DEDICATED TO THE CITY OF
DYERSVILLE FOR STORM
WATER MANAGEMENT.

SEE SHEET 2



GRAPHIC SCALE



1" = 100'

DRAWING MAY HAVE BEEN REDUCED

SURVEYOR'S CERTIFICATE

I, Craig L. Geiser, 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:

Lot C of 20 West Industrial Center Fourth Addition in the 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

20 West Industrial Center Eighth Addition in the City of Dyersville, Delaware County, Iowa

Containing 50.275 more or less, and 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 will be placed within one year from the date this plat is recorded.

OWNER'S CONSENT

Dubuque, Iowa

July 31, 2025

The foregoing plat of **20 West Industrial Center Eighth Addition in the City of Dyersville, Delaware County, 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 Lots A and E to the City of Dyersville for street purposes; Lots B and C to the City of Dyersville for the purposes of storm water management and all utility easements to the public.

DYERSVILLE INDUSTRIES, INC.

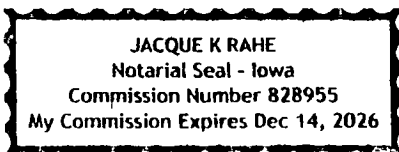
By Roger J. Gibbs

By Dan Tanke

State of Iowa

County of Dubuque ss:

On this 31st day of July, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Roger J. Gibbs and Dan Tanke to me personally known, who being by me duly sworn, did say that they are the President and Secretary respectively, of said corporation executing the within and foregoing instrument; that the instrument was signed on behalf of said corporation by authority of its Board of Directors; and the said President and Secretary acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.



Jacqueline Rahe
Notary Public
in and for State of Iowa
My Commission Expires: Dec. 14, 2026

CITY COUNCIL

Dyersville, Iowa

JULY 21, 2025

The undersigned, Mayor and Clerk of the City of Dyersville, Iowa, do hereby certify that the foregoing plat in the City of Dyersville, Iowa, has been filed in the office of the Clerk of the City of Dyersville, and that by Resolution No. 93-25 the Dyersville City Council approved said plat.



Jeff Jacque
Jeff Jacque
Mayor of the City of Dyersville

Tricia Maiers
Tricia Maiers
Clerk of the City of Dyersville

CITY PLANNING AND ZONING COMMISSION

Dyersville, Iowa

July 17, 2025

The foregoing plat 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.

Tim Netzer
Chairman, Dyersville Planning and Zoning Commission
Tim Netzer

ATTORNEY'S OPINION

Dubuque, Iowa

August 12, 2025

TO WHOM IT MAY CONCERN

This will certify that I have examined the abstract of title covering *Lot C of 20 West Industrial Center Fourth Addition in the City of Dyersville, Delaware County, Iowa*, according to the plats thereof covering the period from government entry to

August 4, 2025, at 8:00 o'clock A.M.

certified on that date by

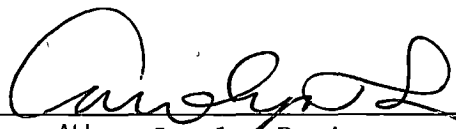
the Delaware County Abstract Company, Inc.

and find that said abstract shows good and merchantable title to said real estate in

Dyersville Industries, Inc.

free and clear of all liens and encumbrances and shows taxes paid including taxes for the year

2023/2024 and prior years. Fiscal 2024-2025 (payable 2025-2026) taxes
not yet available



Attorney At Law Carolyn Davis

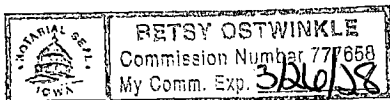
CONSENT TO PLAT

Mid West One Bank F/K/A American Trust mortgager under a certain mortgage dated
August 19, 2015 and filed for record August 24, 2015 as Instrument
2296, hereby consents to the foregoing plat.

By [Signature] Regional President
By [Signature] VP

State of Iowa)
) ss:
County of)

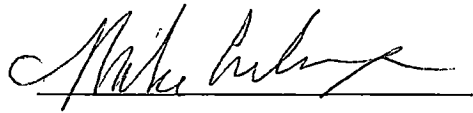
On this 31st day of July, A.D. 2025, before me, the undersigned a Notary Public in and for the
state of Iowa, personally appeared Patrick D. Hagerke and to me personally known,
who being by me duly sworn, did say that they are the Regional President and Vice-President
respectively of the corporation executing the within and foregoing instrument that no seal has been procured by the
corporation; that said instrument was signed on behalf of the corporation by authority of its Board of Directors; and
that Patrick D. Hagerke and Tason Heister as officers acknowledge the
execution of the foregoing
instrument to be voluntary act and deed of the corporation, by it and by them voluntarily executed.



[Signature]
Notary Public in the State of Iowa
My Commission Expires 3/26/28

DELAWARE COUNTY E-911 BOARD

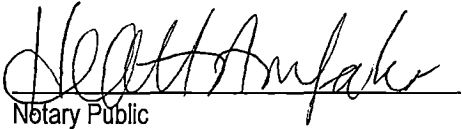
The foregoing plat of **20 West Industrial Center Eighth Addition in the City of Dyersville, Delaware County, Iowa**, has been examined and approved as to being in full compliance with Delaware County Ordinance #12, The uniform Rural Address System, as passed and adopted by the Delaware County Board of Supervisors on the 8th day of June 1996.



Coordinator Delaware County E-911 Board

State of Iowa)
County of) ss:

On this 18 day of August, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared, Mike Carkner, to me personally know, and, who, being by me duly sworn, did say that they he is the Coordinator for the Delaware County E-911 Board

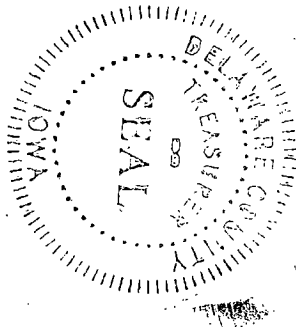

Notary Public

COUNTY TREASURER

Manchester, Iowa

August 18, 2025

I, the undersigned, Jenny Eschen, Treasurer of Delaware County, Iowa, do hereby certify that all taxes levied against *Lot C of 20 West Industrial Center Fourth Addition in the 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
Jenny Eschen
Delaware County Treasurer

COUNTY AUDITOR

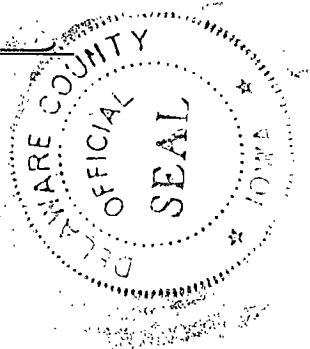
Manchester, Iowa

August 18, 2025

The foregoing plat was entered of record in the office of the Delaware County Auditor this 18th day of August, 2025.

We approve of the subdivision name or title to be recorded.

Carla Becker
Carla Becker
County Auditor of Delaware, Iowa



RESOLUTION NO. 93-25
Recorder's Cover Sheet

Preparer Information:

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

Taxpayer Information:

Dyersville Industries Inc.
1100 16th Avenue Court SE
Dyersville, IA 52040

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:

Dyersville Industries Inc.
1100 16th Avenue Court SE
Dyersville, IA 52040

Legal Description:

See Page 2

Document or instrument number if applicable:

RESOLUTION NO. 93-25

RESOLUTION APPROVING THE FINAL PLAT OF 20 WEST INDUSTRIAL CENTER EIGHTH ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA. SUBDIVISION IS LOCATED IN 20 WEST INDUSTRIAL CENTER FOURTH ADDITION IN THE NORTH ½ OF THE NORTHWEST FRACTIONAL SECTION 2, TOWNSHIP 88 NORTH, RANGE 3 WEST OF THE 5TH PRINCIPAL MERIDIAN.

WHEREAS, there has been filed with the City Clerk the Final Plat of 20 West Industrial Center Eighth Addition in the City of Dyersville, Delaware County, Iowa; 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 A to be known as Industrial Parkway SW, Lots B and C which is dedicated for storm water management purposes 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; and,

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

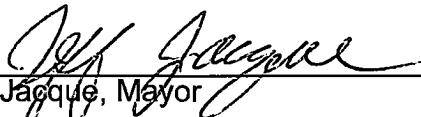
SECTION 1: That the dedication of Lot A to be known as Industrial Parkway SW with easements for public utilities, all as the same appear on said plat, be and the same are hereby accepted and that said streets be and are herein established as public streets in the City of Dyersville, Iowa.

SECTION 2: That the plat of the above stated subdivision to be hereafter known as 20 West Industrial Center Eight Addition in the City of Dyersville, 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 Development Agreement previously entered into between the City and the owner.
- (b) To deed to City Lots B and C upon completion of storm water management facilities according to City specifications.

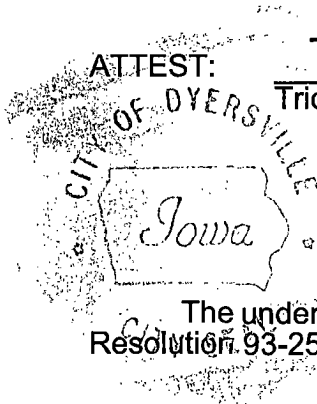
SECTION 3: That in the event that the owner herein shall fail to execute the acceptance provided for in Section 2 hereof within 90 days from the date of this resolution, the provisions hereof shall be null and void and the acceptance and dedication and approval of the plat shall not be effective.

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


Jeff Jacque, Mayor

ATTEST:

TRICIA L. MAIERS
Tricia L. Maiers, City Clerk



ACCEPTANCE OF TERMS OF RESOLUTION

The undersigned on behalf of Dyersville Industries, Inc. hereby accepts the terms of Resolution 93-25.

Dated this 29th day of July, 2025.

DYERSVILLE INDUSTRIES, INC.

BY: Jacque K Rahe
Executive Director