

**Location:** SW1/4 NE1/4 of Section 36, T89N, R3W of the 5th P.M., Delaware County, Iowa  
Lots 23, 24, & 25 of Lake View Estates, in the City of Dyersville, Iowa

**Requestor:** William Hermesen  
Proprietor of Lot 20 & 21 of Lake View Estates, in the City of Dyersville, Iowa

**Surveyor:** Lake View Estates, LLC - 2104 332nd Ave., Dyersville, IA 52040

**Company:** Terry L. Koelker - tikoelker@buesing.com  
Buesing & Associates, Inc.  
1212 Locust St., Dubuque, IA 52001 (563) 556-4389

**Return To:** Buesing and Associates, 1212 Locust St. Dubuque, IA 52001

DEC 17 2025  
 FILED  
 Delaware Co. Auditor  
 & Beraware Co. Auditor

THIS

LAKE SHORE DR.

ROW

10' PUE & WE

LOT 20  
 14,807 SF  
 ADDRESS: 594 LAKE SHORE DR.

LOT 24  
 10,641 SF  
 ADDRESS: 596 LAKE SHORE DR.

LOT 23  
 13,440 SF  
 ADDRESS: 598 LAKE SHORE DR.

LOT 19 OF LAKE VIEW ESTATES

LOT 18 OF

10' PUE

10.00' (10.00')

42.10'

52.10'

33.64'

89.83'

131.93'(131.93')

N 88°22'13" E 141.93'(141.93')

10.00'

C1-A

23.04'

C1-B

42.43'

148.84'

S 02°02'18" E

51.10'

130.32'

160.00'(160.00')

290.97'(290.97')

S 88°22'13" W

29.68'

71.28'

41.60'

51.07'

130.97'(130.97')

89.37'

56.09'

34.64'

150.00'

S 01°49'23" E

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

1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
2. TOTAL AREA OF PERIMETER SURVEYED IS 0.893 ACRES (38,888 SQUARE FEET).
3. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND NOT OF RECORD.
4. BEARING IS BASED FROM NAD83, ZONE 1401, IOWA NORTH COORDINATE SYSTEM.

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

SHEET 1 OF 6

IN EVIDENCE REMOVED DATE 18 DECEMBER 01, 2019

SHEETS COVERED BY THIS SEAL : SHEETS 1 & 2

SHEET 1 OF 6

Book 2025 Page 3426

Document 2025 3426 Type 06 002 Pages 8

Date 12/17/2025 Time 1:28:49PM

Rec Amt \$42.00

Daneen Schindler, RECORDER/REGISTERAR  
DELAWARE COUNTY IOWA  
Delaware Co. Assessor

DEC 17 2025

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

NOTE

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

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

## 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
SF	SQUARE FEET
ROW	RIGHT OF WAY
PUE	PUBLIC UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT

0' 20' 40' 80'

SCALE: 1" = 40'



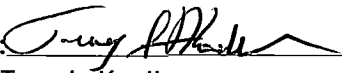
**Surveyor's Certificate**

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


Owner's Consent

Dyersville, Iowa

11/20, 2025

The foregoing Final Plat of: **LAKE VIEW ESTATES #2** 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.

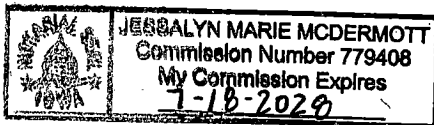
**Lake View Estates, LLC**

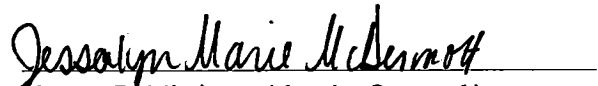
  
William J. Hermesen

State of Iowa )  
County of Delaware ) ss:

On this 20th day of November, AD 2025, before me the undersigned, A Notary Public in and for the State of Iowa, personally appeared William J. Hermesen, to me personally known, who, being duly sworn, did say that said William J. Hermesen, is an Agent for Lake View Estates, 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.



  
Notary Public in and for the State of Iowa

**Mortgage Consent**

Dyersville, Iowa

November 25, 2025

We, Fidelity Bank & Trust, as mortgage holders, do hereby consent to the foregoing Final Plat of: **LAKE VIEW ESTATES #2** in the City of Dyersville, Iowa.

Bank: Fidelity Bank & Trust

Todd Steffen

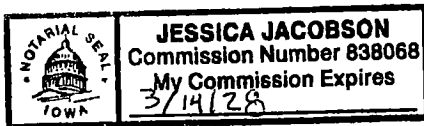
Name: Todd A. Steffen, Market President

State of Iowa )

County of Dubuque ) ss:

On this 25th day of November, 2025, before me the undersigned, a Notary Public in and for the State of Iowa, personally appeared Todd Steffen, to me personally known, who being by me duly sworn, did say that he is a 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.

Jessica Jacobson  
Notary Public in and for the State of Iowa

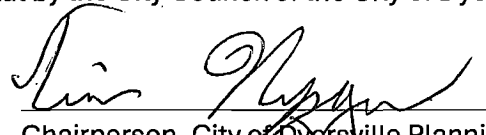


City Planning and Zoning Commission

Dyersville, Iowa

December 8, 2025

The foregoing Final Plat of: **LAKE VIEW ESTATES #2** 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.

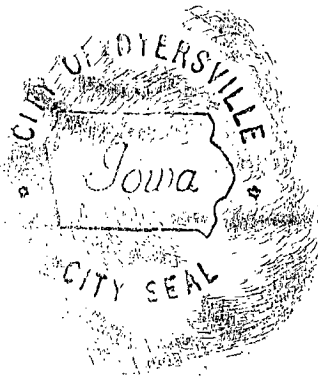
  
Chairperson, City of Dyersville Planning and  
Zoning Commission *Tim Netzer*


City of Dyersville, Iowa

Dyersville, Iowa

DEC 15, 2025

The undersigned, Mayor, and Clerk, of the City of Dyersville, Iowa, do hereby certify that the foregoing Final Plat of: **LAKE VIEW ESTATES #2** in the City of Dyersville, Iowa, and all easements shown, to the public, as appears heretofore, has been filed on 15TH day of DECEMBER, 2025 as resolution # 130-25 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 of the City of Dyersville, IA

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


**Attorney's Certificate**

Dyersville, Iowa

Nov 25, 2025**TO WHOM IT MAY CONCERN:**

This will certify that I have examined the abstract of title covering Lots 20 & 21 of Lake View Estates, in the City of Dyersville, Delaware County, Iowa covering the period from government entry to 7<sup>th</sup> day of November, 2025 certified on that date by Delaware County Abstract & Co. and find that said abstract shows good and merchantable title to said real estate in LakeView Estates LLC free and clear of all liens and encumbrances and shows taxes paid including taxes for the year 2024 \*

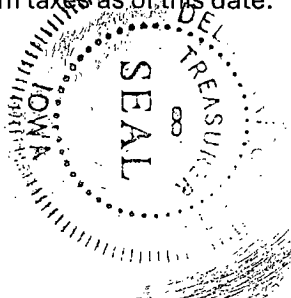
Subject to a Deed of Trust in favor of Fidelity Bank & Trust dated April 26, 2024 and filed April 29, 2024 in Book 2024, Page 9A of the records of Delaware County, IA.

  
 Attorney-at-Law Todd J. Lecher
**County Treasurer's Certificate**

Delaware County, Iowa

Nov, 2025

I, the undersigned, Treasurer of Delaware County, Iowa, do hereby certify that all taxes levied against Lots 20 & 21 of Lake View Estates, in the City of Dyersville, Delaware County, Iowa have been paid and said real estate is free from taxes as of this date.

  
  
 Treasurer of Delaware County, Iowa
**County Auditor's Certificate**

Delaware County, Iowa

December 17, 2025

The foregoing Final Plat of: **LAKE VIEW ESTATES #2** in the City of Dyersville, Iowa, was entered of record in the office of the Delaware County Auditor this 17<sup>th</sup> day of December, 2025.

  
  
 Delaware County Auditor

RESOLUTION NO. 130-25  
Recorder's Cover Sheet

**Preparer Information:**

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

**Taxpayer Information:**

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

**Return Address:**

City of Dyersville, Iowa  
340 1<sup>st</sup> Avenue East  
Dyersville, IA 52040

**Grantors:**

City of Dyersville, Iowa  
340 1<sup>st</sup> Avenue East  
Dyersville, IA 52040

**Grantees:**

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

**Legal Description:**

See Page 2

**Document or instrument number if applicable:**

RESOLUTION NO. 130-25

RESOLUTION APPROVING THE FINAL PLAT OF LAKE VIEW ESTATES #2, IN THE  
CITY OF DYERSVILLE, IOWA.

WHEREAS, there has been filed with the City Clerk, the Final Plat of Lake View Estates #2, in the City of Dyersville, Iowa; and

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

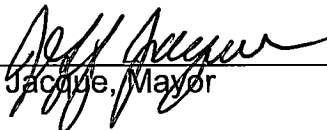
WHEREAS, said plat has been found by the City Council to conform to the statutes and ordinances relating thereto; and

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

SECTION 1: That Final Plat of Lake View Estates #2, in the City of Dyersville, 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 15<sup>th</sup> Day of December, 2025.

  
\_\_\_\_\_  
Jeff Jacobs, Mayor

ATTEST:

  
\_\_\_\_\_  
Tricia L. Maiers, City Clerk

