RECORDER'S INDEX

LOCATION:	LOT 1 OF 20 WEST INDUSTRIAL CENTER FIRST ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA
REQUESTOR:	ADVANCED PROPERTIES, LLC c/o MIKE DECKER
PROPRIETOR:	SPIEGEL FAMILY REALTY COMPANY IOWA, LLC
SURVEYOR:	DAVID P. SCHNEIDER
SURVEYOR COMPANY:	SCHNEIDER LAND SURVEYING AND PLANNING, INC.
RETURN TO:	DAVID P. SCHNEIDER P.O.BOX 128 FARLEY, IOWA Ph#563-744-3631 daves@yousq.net

Book 2020 Page 3372

Document 2020 3372 Type 06 002 Pages 4
Date 9/28/2020 Time 9:45:23AM
Rec Amt $22.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

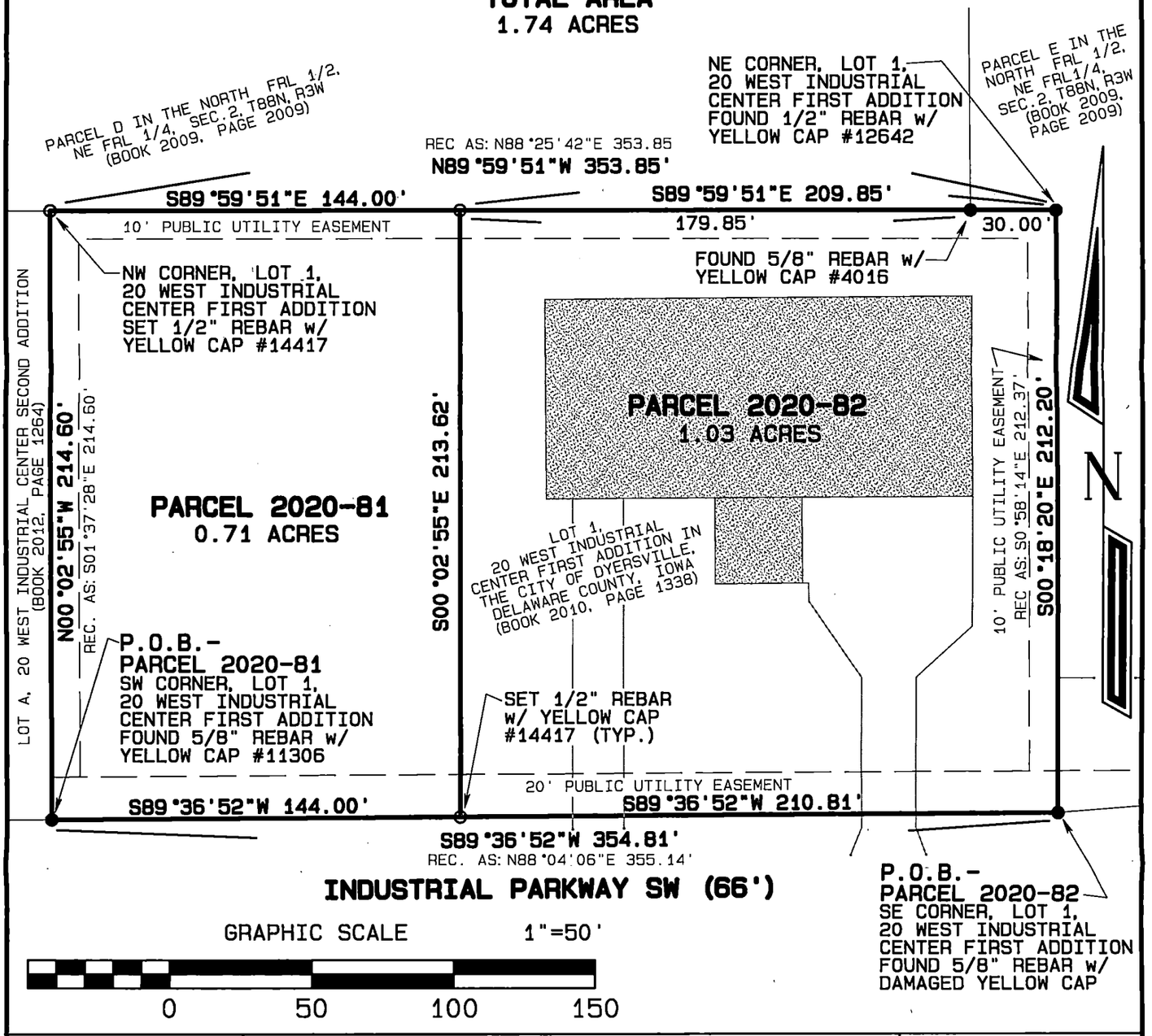
FILED
Delaware Co. Auditor
Sep 28 2020

FILED
Delaware Co. Assessor
SEP 28 2020

PLAT OF SURVEY

PARCEL 2020-81 OF LOT 1 OF 20 WEST INDUSTRIAL CENTER FIRST ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA AND PARCEL 2020-82 OF LOT 1 OF 20 WEST INDUSTRIAL CENTER FIRST ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA

TOTAL AREA
1.74 ACRES



GRAPHIC SCALE 1"=50'

0 50 100 150

LICENSED LAND SURVEYOR
DAVID P. SCHNEIDER
P14417
IOWA

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.

9/11/2020

David P. Schneider P.L.S. P14417 Date:
My license renewal date is December 31, 2021.

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: 2522
Survey Date: 7/30/2020
Sheet: 1 of 3

SURVEY DESCRIPTION - PARCEL 2020-81:

Part of Lot 1 of 20 West Industrial Center First Addition in the City of Dyersville, Delaware County, Iowa, more particularly described as follows: Beginning at the southwest corner of Lot 1 of 20 West Industrial Center First Addition in the City of Dyersville, Delaware County, Iowa; thence N00°02'55"W, 214.60 feet to the northwest corner of said Lot 1; thence S89°59'51"E, 144.00 feet along the north line of said Lot 1; thence S00°02'55"E, 213.62 feet to the south line of said Lot 1; thence S89°36'52"W, 144.00 feet along said south line to the point of beginning, containing 0.71 acres.

SURVEY DESCRIPTION - PARCEL 2020-82:

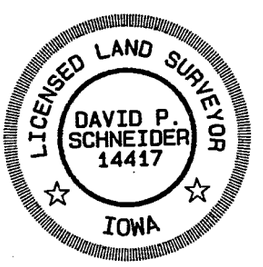
Part of Lot 1 of 20 West Industrial Center First Addition in the City of Dyersville, Delaware County, Iowa, more particularly described as follows: Beginning at the southeast corner of Lot 1 of 20 West Industrial Center First Addition in the City of Dyersville, Delaware County, Iowa; thence S89°36'52"W, 210.81 feet along the south line of said Lot 1; thence N00°02'55"W, 213.62 feet to the north line of said Lot 1; thence S89°59'51"E, 209.85 feet along said north line to the northeast corner of said Lot 1; thence S00°18'20"E, 212.20 feet to the point of beginning, containing 1.03 acres.

This survey was performed for the purpose of dividing Lot 1 of 20 West Industrial Center First Addition in the City of Dyersville, Delaware County, Iowa. This parcel is 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 were placed or shall be placed within 30 days from the date this plat is recorded.

I hereby certify that this land survey 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.

9/11/2020

David P. Schneider P.L.S. #14417 Date:
My license renewal date is December 31, 2021.
Pages or sheets covered by this seal: Surveyor's Certificate Only



Schneider Land Surveying & Planning, Inc.
P.O. Box 128 Farley, Iowa 52046 Job No. 2522
Phone: 563-744-3631
Email: daves@yousq.net Date: 7/30/2020

CITY OF DYERSVILLE ZONING COMMISSION

Dyersville, Iowa September 14, 2020

The foregoing plat of **Parcel 2020-81 and Parcel 2020-82 of Lot 1 of 20 West Industrial Center First Addition in the City of Dyersville, Delaware County, Iowa,** being within the corporate limits 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, Dubuque County, Iowa, is here by recommended.

Daniel J. Olberding
City of Dyersville Zoning Commission
Chairperson
Daniel J. Olberding

DYERSVILLE CITY COUNCIL

Dyersville, Iowa 09.21, 2020

The undersigned, JAMES A. HEAVENS, Mayor and TRICIA L. MAIERS, Clerk of the City of Dyersville, Dubuque County, Iowa do hereby certify that the foregoing plat of **Parcel 2020-81 and Parcel 2020-82 of Lot 1 of 20 West Industrial Center First Addition in the 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.

CITY OF DYERSVILLE Iowa CITY SEAL

James A Heavens
Mayor
Tricia L. Maiers
City Clerk

State of Iowa)
) ss:
County of Dubuque)

On this 21 day of September, 2020, before me, a Notary Public in and for the State of Iowa, personally appeared James A Heavens and Tricia L Maiers, 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 59-20 adopted by the City Council on the 21 day of September, 2020, and that James A Heavens and Tricia L. Maiers acknowledged the execution of the instrument to be their voluntary act and deed of the corporation, by it voluntary executed.

NOTARIAL SEAL IOWA
LORI A. PANTON
Commission Number 722208
My Commission Expires
5/2/21

Lori A Panton
Notary Public in the State of Iowa
My Commission Expires 5/2/21

RESOLUTION NO. 59-20

RESOLUTION APPROVING PLAT OF SURVEY OF PARCEL 2020-81 OF LOT 1 OF 20 WEST INDUSTRIAL CENTER FIRST ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA AND PARCEL 2020-82 OF LOT 1 OF 20 WEST INDUSTRIAL CENTER FIRST ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA

WHEREAS, there has been filed with the City Clerk, the Plat of Survey of Parcel 2020-81 of Lot 1 of 20 West Industrial Center First Addition in the City of Dyersville, Delaware County, Iowa and Parcel 2020-82 of Lot 1 of 20 West Industrial Center First 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 the Plat of Survey of Parcel 2020-81 of Lot 1 of 20 West Industrial Center First Addition in the City of Dyersville, Delaware County, Iowa and Parcel 2020-82 of Lot 1 of 20 West Industrial Center First 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 September, 2020.

James A. Heavens, Mayor

CITY OF DYERSVILLE Iowa CITY SEAL

ATTEST: Tricia L. Maiers, City Clerk