RECORDER'S INDEX

LOCATION:	LOT 1 OF "WEBER PLACE" IN SECTION 26, BREMEN TOWNSHIP, DELAWARE COUNTY, IOWA AND THAT PORTION OF ABANDONED RAILROAD RIGHT OF WAY AS DESCRIBED IN DEED BOOK 113, PAGE 129, DELAWARE COUNTY, IOWA
REQUESTOR:	DYERSVILLE READY MIX, INC. c/o ELIJAH DEMMER
PROPRIETOR:	DYERSVILLE READY MIX, INC.
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

FILED Delaware Co. Auditor MAR 18

FILED Delaware Co. Auditor MAR 18 2025

Book 2025 Page 673

Document 2025 673 Type 06 002 Pages 6
Date 3/18/2025 Time 9:29:26AM
Rec Amt $32.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FILED Delaware Co. Assessor MAR 18 2025

FINAL PLAT

WEBER PLACE PLAT 2, DELAWARE COUNTY, IOWA

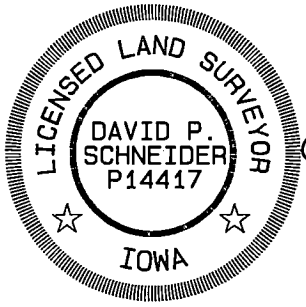
LOT 1 OF "WEBER PLACE" IN SECTION 26, BREMEN TOWNSHIP, DELAWARE COUNTY, IOWA, AND THAT PORTION OF ABANDONED RAILROAD RIGHT OF WAY AS DESCRIBED IN DEED BOOK 113, PAGE 129 IN THE OFFICE OF THE RECORDER OF DELAWARE COUNTY, IOWA

SEE PLAT OF SURVEY ON SHEET 2

TOTAL AREA
48.897 ACRES

SURVEY DESCRIPTION - WEBER PLACE PLAT 2, DELAWARE COUNTY, IOWA:

LOT 1 OF "WEBER PLACE" IN SECTION 26, BREMEN TOWNSHIP, DELAWARE COUNTY, IOWA AND THAT PORTION OF ABANDONED RAILROAD RIGHT OF WAY AS DESCRIBED IN DEED BOOK 113, PAGE 129 IN THE OFFICE OF THE RECORDER OF DELAWARE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF "WEBER PLACE" IN SECTION 26, BREMEN TOWNSHIP, DELAWARE COUNTY, IOWA; THENCE N89°27'02"E, 2080.69 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S00°32'58"E, 24.00 FEET ALONG THE EAST LINE OF SAID LOT 1; THENCE S89°27'02"W, 256.00 FEET ALONG THE EASTERLY LINE OF SAID LOT 1; THENCE S00°53'05"E, 1304.50 FEET ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER OF PARCEL 2017-64 AS ILLUSTRATED ON A PLAT OF SURVEY FILED ON DECEMBER 12, 2017 IN BOOK 2017, PAGE 3378 IN THE OFFICE OF THE RECORDER OF DELAWARE COUNTY, IOWA; THENCE S00°53'38"E, 103.87 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2017-64 AND THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED RAILROAD PROPERTY AND THE NORTHERLY RIGHT OF WAY LINE OF VINE ROAD; THENCE N75°12'40"W, 1030.35 FEET ALONG SAID RIGHT OF WAY LINES TO THE BEGINNING OF A RIGHT OF WAY CURVE; THENCE WESTERLY AND NORTHWESTERLY, 445.82 FEET ALONG SAID CURVE HAVING A RADIUS OF 2915.00 FEET, CONCAVE TO THE NORTH, A CENTRAL ANGLE OF 8°45'46" AND A CHORD WHICH BEARS N70°51'00"W, 445.39 FEET; THENCE N66°25'41"W, 460.32 FEET ALONG SAID RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF PARCEL "R" AS ILLUSTRATED ON A PLAT OF SURVEY FILED SEPTEMBER 12, 2006 IN BOOK 2006, PAGE 3366 IN THE OFFICE OF THE RECORDER OF DELAWARE COUNTY, IOWA; THENCE N00°32'20"W, 821.54 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 89 NORTH, RANGE 3 WEST OF THE 5th P.M., DELAWARE COUNTY, IOWA, TO THE POINT OF BEGINNING, CONTAINING 48.897 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.

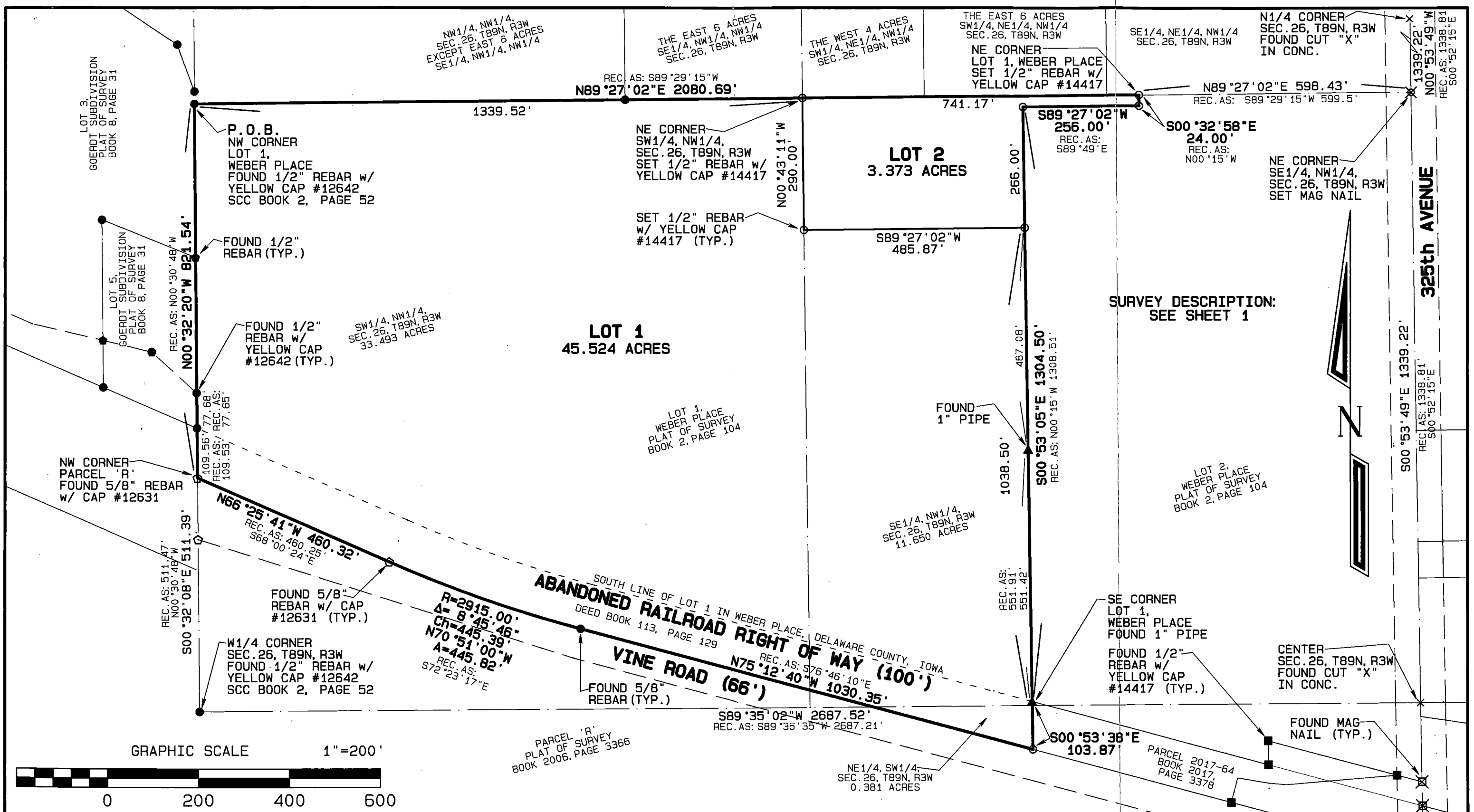
1/20/2025

David P. Schneider P.L.S. P14417 Date:
My license renewal date is December 31, 2025.

Pages or sheets covered by this seal: SHEETS 1 AND 2

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

Project: 2928
Survey Date: 12/30/2024
Sheet: 1 of 2



FINAL PLAT

WEBER PLACE PLAT 2 , DELAWARE COUNTY, IOWA

LOT 1 OF "WEBER PLACE" IN SECTION 26, BREMEN TOWNSHIP, DELAWARE COUNTY, IOWA, AND THAT PORTION OF ABANDONED RAILROAD RIGHT OF WAY AS DESCRIBED IN DEED BOOK 113, PAGE 129 IN THE OFFICE OF THE RECORDER OF DELAWARE COUNTY, IOWA

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Survey Date: 12/30/2024
Sheet: 2 of 2

OWNER'S CONSENT

Dubuque, Iowa 10 FEB, 2025

The foregoing plat of **Weber Place Plat 2, 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.

Dyersville Ready Mix, Inc.

By _____
Chad C. Thier, Secretary

State of Iowa)
) ss:
County of Dubuque)

On this 10th day of February, 2025, before me, a Notary Public in and for said State, personally appeared Chad C. Thier, Secretary of Dyersville Ready Mix, Inc., to me personally known, who being by me duly affirmed did say that he said Chad C. Thier, Secretary of Dyersville Ready Mix, Inc., acknowledged the execution of said instrument to be his voluntary act and deed of said company, by it and by him voluntarily executed.

Catherine E Conzett
Notary Public in the State of Iowa
My Commission Expires May 2024

NOTARIAL SEAL IOWA
CATHERINE E CONZETT
Commission Number 832138
My Commission Expires
May 2024

MORTGAGE HOLDER'S ACKNOWLEDGMENT

The undersigned for Dubuque Bank and Trust Company, a Division of UMB Bank, n.a. of Dubuque, State of Iowa, do hereby certify that the attached plat of **Weber Place Plat 2, 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 Dubuque Bank and Trust Company, a Division of UMB Bank, n.a. City Dubuque

President _____ V.P. _____

State of Iowa)
) ss:
County of Dubuque)

On this 10th day of February 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Andrew E Townsend and Nick Patrum to me personally known, who being by me duly sworn, did say that they are the President, and Vice President respectively, of the corporation executing the within and foregoing instrument; that ~~the seal affixed thereto is the seal of the corporation~~ I w; that the instrument was signed and sealed on behalf of the corporation by authority of its Board of Directors; and that Andrew E Townsend and Nick Patrum as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

The bank no longer has a bank seal.

Linda S Wessels
Notary Public in and for said State
My Commission Expires 11-5-2025

NOTARIAL SEAL IOWA
LINDA S. WESSELS
Commission Number 199258
My Commission Expires
11-05-2025

ATTORNEY'S OPINION

I, Kevin T. Deeny, a practicing attorney at law in Dubuque, Dubuque County, Iowa have examined the abstract of title to the land included within **Weber Place Plat 2, Delaware County, Iowa**; said abstract has been prepared in its entirety by Delaware County Abstract Company, Inc., and was last certified to by said company on the 24th day of February, 2025, at 8:00 A.M.

My examination of said abstract shows good and merchantable title on the date and hour of certification to be in Dyersville Ready Mix, Inc., subject to mortgages to Dubuque Bank and Trust Company (Book No. 2020, Page 1369 and Book No. 2020, Page 2344) and easements and restrictions of record.

Dated at Dubuque, Iowa in said County, this 3rd day of March, 2025.

Signature Attorney at Law

Kevin T. Deeny
2100 Asbury Road, Suite 2
Dubuque, IA 52001
Phone: (563) 582-7980

CITY OF DYERSVILLE ZONING COMMISSION

Dyersville, Iowa February 10, 2025

The foregoing plat of **Weber Place Plat 2, 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.

Roger Gibbs

City of Dyersville Zoning Commission-Chairperson

Roger Gibbs

DYERSVILLE CITY COUNCIL

Dyersville, Iowa FEB. 17, 2025

The undersigned, JEFF JACQUE, Mayor and TRICIA MAIERS, Clerk of the City of Dyersville, Iowa do hereby certify that the foregoing plat of **Weber Place Plat 2, 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

Jeff Jacque

Mayor

Tricia L. Maiers

City Clerk

State of Iowa)
) ss:
County of Dubuque)

On this 17th day of February, 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 17-25 adopted by the City Council on the 17th day of February, 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.

Lori A. Panton

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

NOTARIAL SEAL IOWA
LORI A. PANTON
Commission Number 722208
My Commission Expires
5/2/27

COUNTY TREASURER

Manchester, Iowa 3.18, 2025

I the undersigned, Jenny Eschen Treasurer of Delaware County, Iowa do hereby certify that all taxes and special assessments levied against **Weber Place Plat 2, 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

DELAWARE COUNTY TREASURER SEAL 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 of **Weber Place Plat 2, Delaware County, Iowa,** a subdivision in Delaware County, Iowa.

Carla K. Becker
County Auditor of Delaware County, Iowa

DELAWARE COUNTY OFFICIAL SEAL IOWA

State of Iowa)
) ss:
County of Delaware)

On this 18 day of March, 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
Commission Number 839071
MY COMMISSION EXPIRES
4-28-2028

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