

Plat of Survey of: JQ Acres No. 3, Dubuque County, Iowa



Doc ID: 010571330008 Type: GEN
Kind: SURVEY PLAT
Recorded: 09/14/2020 at 02:14:09 PM
Fee Amt: \$42.00 Page 1 of 8
Dubuque County Iowa
John Murphy Recorder

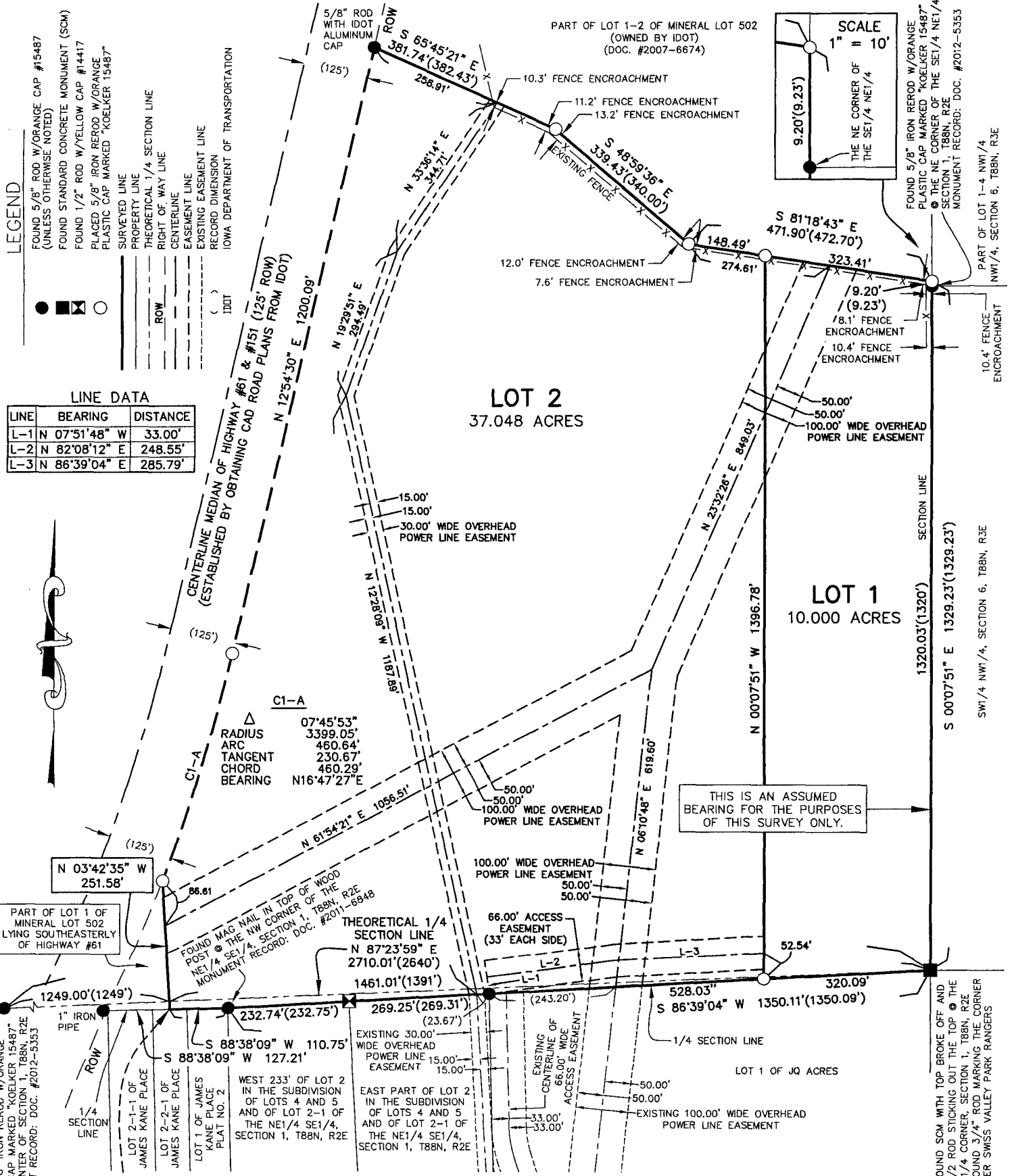
File **2020-00013861**

INDEX LEGEND

Location: JQ Acres
NE1/4 of Section 1, T88N, R2E of the 5th P.M., Dubuque County, Iowa
Requestor: Tina Flanagan
Proprietor: James B. & Mary L. Ganssen
4817 St. Joes Prairie Rd., Zwingle, IA 52079
Surveyor: Terry L. Koelker
Company: Buesing & Associates, Inc.
1212 Locust St., Dubuque, IA 52001
Return To: tkoelker@buesing.com (563) 556-4389

THIS SURVEY IS COMPRISED OF: LOT 1-2 OF MINERAL LOT 502, EXCEPT PORTION THEREOF CONVEYED TO STATE OF IOWA BY WARRANTY DEED, RECORDED IN BOOK OF LANDS #47, PAGE 615, ET SEQ., AND EXCEPT PART CONDEMNED BY CONDEMNATION PROCEEDINGS, INSTRUMENT #2006-17959, AND RE-RECORDED AS INSTRUMENT #2007-6674, IN DUBUQUE COUNTY, IOWA

PREPARED BY: BUESING & ASSOCIATES. ADDRESS: 1212 LOCUST STREET, DUBUQUE, IOWA. PHONE: (563) 556-4389



LEGEND

- FOUND 5/8" ROD W/ORANGE CAP #15487 (UNLESS OTHERWISE NOTED)
- FOUND STANDARD CONCRETE MONUMENT (SCM)
- FOUND 1/2" ROD W/YELLOW CAP #14417
- PLACED 5/8" IRON ROD W/ORANGE PLASTIC CAP MARKED "KOELKER 15487"
- SURVEYED LINE
- PROPERTY LINE
- THEORETICAL 1/4 SECTION LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- RECORD DIMENSION
- IOWA DEPARTMENT OF TRANSPORTATION
- IDOT

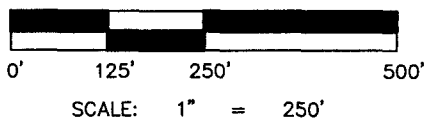
LINE DATA

LINE	BEARING	DISTANCE
L-1	N 07°51'48" W	33.00'
L-2	N 82°08'12" E	248.55'
L-3	N 86°39'04" E	285.79'

LOT 2
37.048 ACRES

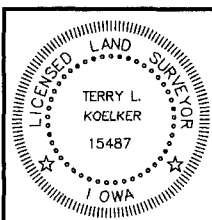
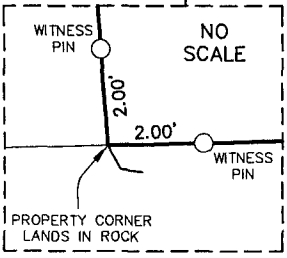
LOT 1
10.000 ACRES

THIS IS AN ASSUMED BEARING FOR THE PURPOSES OF THIS SURVEY ONLY.



NOTES

- ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
- TOTAL AREA OF PERIMETER SURVEYED IS 47.048 ACRES.
- THIS PLAT IS SUBJECT TO ALL EASEMENTS 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.

TERRY L. KOELKER
LICENSE NUMBER 15487
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

SHEETS COVERED BY THIS SEAL : SHEETS 1 & 2

BUESING
ASSOCIATES INC.
ENGINEERS AND SURVEYORS
1212 LOCUST ST, DUBUQUE, IA
(563) 556-4389

DRAWN BY: JCH CHECKED BY: TLK
SURVEY DATE: 6/19/2020 PLOT DATE: 6/30/2020
DWG. NO. 20130-01 SCALE: 1" = 250'

SHEET 1 OF 4

Buesing 4200

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:

Lot 1-2 of Mineral Lot 502, EXCEPT portion thereof conveyed to State of Iowa by Warranty Deed, recorded in Book of Lands #47, page 615, et seq., and EXCEPT part condemned by Condemnation Proceedings, Instrument #2006-17959, and re-recorded as instrument #2007-6674, in Dubuque County, Iowa.

This survey was performed for the purpose of subdividing and platting said real estate henceforth to be known as **JQ ACRES NO. 3**, Dubuque County, Iowa. Total area of **JQ ACRES NO. 3** is 47.048 acres. Total area of **LOT 1** is 10.000 acres. Total area of **LOT 2** is 37.048 acres. 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.

BY: Terry L. Koelker
Terry L. Koelker
Licensed Land Surveyor
License No. 15487

6/30/2020
Date

License Renewal Date: 12/31/21

Owner's Consent

Dubuque, Iowa

July 24, 2020

The foregoing Plat of Survey of: **JQ ACRES NO. 3**, Dubuque County, Iowa is made with the free consent and in accordance with the desires of the undersigned owners and proprietors of said real estate.

James B. Gansen
James B. Gansen

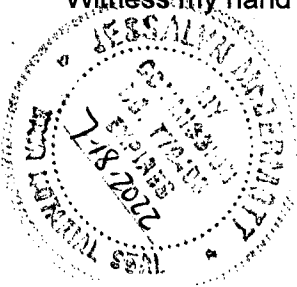
Mary L. Gansen
Mary L. Gansen

State of Iowa)
County of Dubuque) ss:

On this 24th day of July, AD 2020, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared James B. & Mary L. Gansen, husband & wife to me personally known, who, being duly sworn did say that said appeared James B. & Mary L. Gansen acknowledged the execution of said instrument to be their voluntary act and deed voluntarily executed.

Witness my hand and Notarial Seal on the date above written.

Jessalyn McDermott
Notary Public in and for the State of Iowa
My Commission Expires 7-18-2022



Attorney's Certificate

Dubuque, Iowa

July 20, 2020

TO WHOM IT MAY CONCERN:

This will certify that I have examined the abstract of title of **Lot 1-2 of Mineral Lot 502, EXCEPT portion thereof conveyed to state of Iowa by Warranty Deed, recorded in Book of Lands #47, page 615, et seq., and EXCEPT part condemned by Condemnation Proceedings, Instrument #2006-17959, and re-recorded as instrument #2007-6674, in Dubuque County, Iowa**, covering the period from Government entry to July 16, 2020 at 8:00 AM certified on that date by Abeln Abstract & Title Co and find that said abstract shows good and merchantable title to said real estate in James B. Gansen and Mary L. Gansen, husband & wife, as joint tenants free and clear of all liens and encumbrances and shows taxes all paid, including taxes for the fiscal year 2018-2019.

except a Mortgage in favor of Dupaco Community Credit Union recorded April 11, 2013 as Instrument No. 2013-6253 in the records of Dubuque County and subject to easements of record.

[Signature]
Attorney-at-Law

City of Dubuque Zoning Advisory Commission

Dubuque, Iowa

8-14, 2020

The foregoing Plat of Survey of: **JQ ACRES NO. 3**, Dubuque County, Iowa was reviewed and approved by the City of Dubuque Zoning Advisory Commission on the date first written above.

Marcia E Christ
Chairperson, City of Dubuque Zoning Advisory Commission

City of Dubuque, Iowa

Dubuque, Iowa

Aug. 17, 2020

The Dubuque City Council of the City of Dubuque, Iowa do hereby certify that the foregoing Plat of Survey of: **JQ ACRES NO. 3** in Dubuque County, Iowa has been filed in the office of the City Clerk of Dubuque, Iowa, that by Resolution No. 254-20, the Dubuque City Council approved said plat.

Ryd. Beul
Mayor for the City of Dubuque, Iowa
[Signature]
City Clerk for the City of Dubuque, Iowa

County Assessor's Certificate

Dubuque, Iowa

Aug 31, 2020

The foregoing Plat of Survey: **JQ ACRES NO. 3**, Dubuque County, Iowa was entered of record in the Office of the County Assessor of the County of Dubuque, Iowa, on the date first written above.

David S Kubik
County Assessor of Dubuque County
By Debra Nicks

County Treasurer's Certificate

Dubuque, Iowa

7-15, 2020

I, the undersigned, Eric Stierman, Treasurer of Dubuque County, Iowa do hereby certify that all taxes levied against **Lot 1-2 of Mineral Lot 502, EXCEPT portion thereof conveyed to state of Iowa by Warranty Deed, recorded in Book of Lands #47, page 615, et seq., and EXCEPT part condemned by Condemnation Proceedings, Instrument #2006-17959, and re-recorded as instrument #2007-6674, in Dubuque County, Iowa** have been paid and said real estate is free from taxes as of this date.

Eric Stierman by [Signature]
Treasurer of Dubuque County, IA

County Engineer Certificate

Dubuque, Iowa

8/11, 2020

The foregoing Plat of Survey: **JQ ACRES NO. 3**, Dubuque County, Iowa was reviewed and approved by the Office of the County Engineer of Dubuque County, Iowa, on the date first written above.

[Signature]
County Engineer of Dubuque County, Iowa

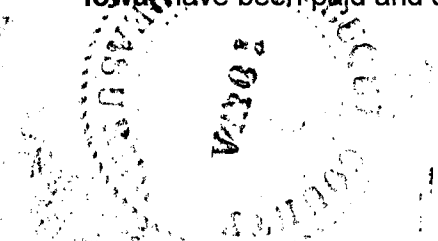
County Board of Health

Dubuque, Iowa

Aug 30, 2020

The foregoing Plat of Survey of: **Paradise Valley Place**, Dubuque County, Iowa was reviewed and approved by the County Board of Health, Dubuque County, Iowa on the date first written above.

[Signature]
County Board of Health, Dubuque County, Iowa



Plats Officer

Dubuque, Iowa

7/21, 2020

I, the undersigned, Dubuque County Plats Officer, have received and examined for compliance with the Dubuque County Platting and Subdivision that the foregoing Plat of Survey of: **JQ ACRES NO. 3**, Dubuque County, Iowa, has found said plat to be acceptable.

Tammy Henry
Dubuque County Plats Officer

Dubuque County Zoning Commission

Dubuque, Iowa

7/21, 2020

The foregoing Plat of Survey: **JQ ACRES NO. 3**, Dubuque County, Iowa is hereby approved by the Dubuque County Zoning Commission and approval of said plat by the Dubuque County Board of Supervisors is hereby recommended.

Carl Cull
Dubuque County Zoning Commission, Chairperson

Dubuque County Board of Supervisors

Dubuque, Iowa

9-14, 2020

The Dubuque County Board of Supervisors of the County of Dubuque, Iowa, do hereby certify that the foregoing Plat of Survey: **JQ ACRES NO. 3**, Dubuque County, Iowa has been filed in the office of the County Board of Supervisors and that by Resolution No. 20-213 the Dubuque County Board of Supervisors have reviewed and approved said plat.

ATTEST:

Mary J. Habel Deputy Auditor
County Auditor of Dubuque County, Iowa

ATTEST:

David J. Baker
Chairperson

County Auditor's Certificate

Dubuque, Iowa

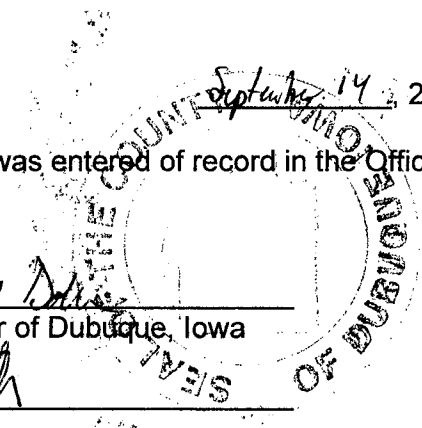
September 14, 2020

The foregoing Plat of Survey: **JQ ACRES NO. 3**, Dubuque County, Iowa was entered of record in the Office of the Dubuque County Auditor this 14 day of September, 2020.

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

Denise M. Adams
County Auditor of Dubuque, Iowa

by Jeff Nicks



Recorder's Certificate

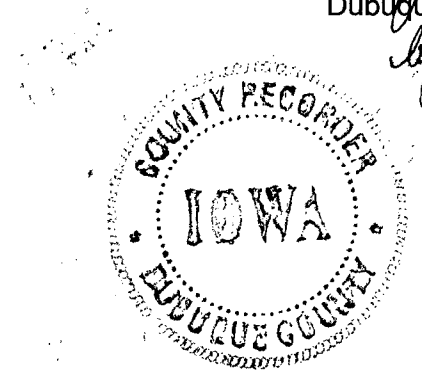
Dubuque, Iowa

SEPT. 14, 2020

The foregoing Plat of Survey: **JQ ACRES NO. 3**, Dubuque County, Iowa has been reviewed by the Dubuque County Recorder.

John Murphy
Dubuque County Recorder

by Andrea Hartmann



Bank Consent

Dupaco Community Credit Union, hereby states that it is the mortgagee of a mortgage, File 2013-00006253 in the records of Dubuque County, Iowa as dated 4/11/2013 and filed 4/11/2013 on real estate described as follows:

Lot 1-2 of Mineral Lot 502, EXCEPT portion thereof conveyed to state of Iowa by Warranty Deed, recorded in Book of Lands #47, page 615, et seq., and EXCEPT part condemned by Condemnation Proceedings, Instrument #2006-17959, and re-recorded as instrument #2007-6674, in Dubuque County, Iowa,

Dupaco Community Credit Union, hereby consents to the Plat of Survey of: **JQ Acres No. 3**, Dubuque County.

Dated this 17 day of July, 2020

Dupaco Community Credit Union,

BY:

[Handwritten Signature]

Signature

VP / Business Lending

Title

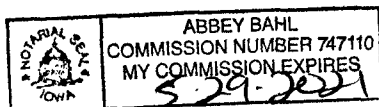
Peter J Weber

Printed Name

State of Iowa)
County of Dubuque) ss:

On this 17 day of July, AD 20 20, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared Pete Weber, to me personally known, who being by me duly sworn, did state that he/she is the Vice President, Business Lending Dupaco Community Credit Union, of the corporation executing the within and foregoing instrument, that said instrument was signed on behalf of said Corporation by authority of its Board of Directors, and that Pete Weber acknowledged the execution of the foregoing instrument to be the voluntary act and deed of said Corporation by it voluntarily executed.

Witness my hand and Notarial Seal on the date above written.



Abbey Bahl
Notary Public in and for the State of Iowa
My Commission Expires on 5-29-2021

Prepared by: Wally Wernimont, City Planner Address: City Hall, 50 W. 13th St Telephone: 589-4210
Return to: Kevin Firnstahl, City Clerk Address: City Hall, 50 W. 13th St Telephone: 589-4121

RESOLUTION NO. 254-20

A RESOLUTION APPROVING THE FINAL PLAT OF SURVEY OF JQ ACRES NO. 3, DUBUQUE COUNTY, IOWA

Whereas, there has been filed with the City Clerk a Plat of Survey of: JQ Acres No. 3, Dubuque County, Iowa; and

Whereas, said Plat of Survey provides 0 feet of frontage for Lot 1 and Lot 2 on a public or approved private street, where street frontage is required by Section 11-14 of Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code; and

Whereas, said Plat of Survey has been examined by the Zoning Advisory Commission and its approval has been endorsed thereon; and


Whereas, said Plat of Survey has been examined by the City Council and they find that it conforms to the statutes and ordinances relating thereto.

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

Section 1. Section 11-14 of Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, is waived to allow 0 feet of frontage on a public street or an approved private street.


Section 2. The Plat of Survey of: JQ Acres No. 3, Dubuque County, Iowa is hereby approved, and the Mayor and City Clerk are hereby authorized and directed to endorse the approval of the City of Dubuque, Iowa upon said Plat of Survey.

Passed, approved, and adopted this 17th day of August 2020.



Roy D. Buol, Mayor

Attest:



Kevin S. Firnstahl, City Clerk

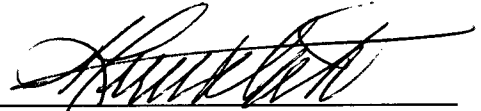
CERTIFICATE *of the* CITY CLERK

STATE OF IOWA)
) SS:
COUNTY OF DUBUQUE)

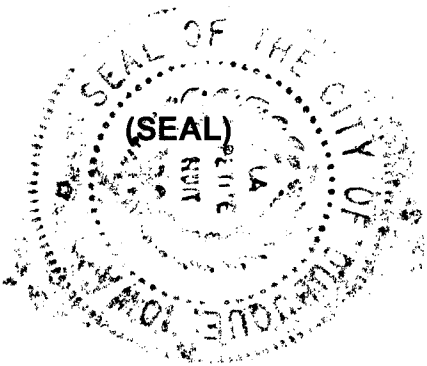
I, Kevin S. Firnstahl, do hereby certify that I am the duly appointed, qualified, City Clerk of the City of Dubuque, Iowa, in the County aforesaid, and as such City Clerk, I have in my possession or have access to the records of the proceedings of the City Council. I do further state that the hereto attached **Resolution No. 254-20** is a true and correct copy of the original.

In Testimony Whereof, I hereunto set my hand and official seal of the City of Dubuque, Iowa.

Dated at Dubuque, Iowa, on this 18th day of August, 2020.



Kevin S. Firnstahl, CMC, City Clerk



RESOLUTION - 20-213

WHEREAS, there has been presented to the Dubuque County Board of Supervisors a Final Plat of Survey for, **JQ ACRES NO. 3**, Lot 1-2 of Mineral Lot 502, except portion thereof conveyed to State of Iowa by Warranty Deed, recorded in Book of Lands #47, page 615 Et Seq., and except part condemned by condemnation proceedings, Instrument #2006-17959 and re-recorded as Instrument #2007-6674 all in Section 1, T88N, R2E, of the 5th PM, Table Mound Township, Dubuque County, Iowa; and

WHEREAS, said final plat will create two (2) lots, namely Lot 1 and Lot 2 JQ Acres No. 3 Section 1, Table Mound Township, Dubuque County, Iowa; and

WHEREAS, said final plat has been examined and approved by the City of Dubuque Zoning Advisory Commission and the City Council of the City of Dubuque; and

WHEREAS, said final plat has been examined by the Dubuque County Planning and Zoning Commission, Dubuque County Board of Health, Dubuque County Engineer, Dubuque County Treasurer and the Dubuque County Plats Officer and has their approval endorsed thereon; and

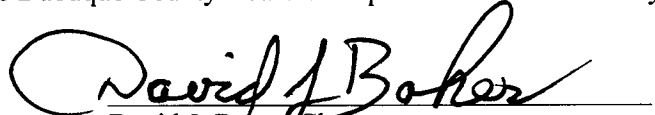
WHEREAS, said final plat has been examined by the Board of Supervisors of Dubuque County, Iowa, and they find the same conforms to the statutes and other regulatory ordinances and resolutions.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of Dubuque County, Iowa:

Section 1. That the above described property is within the C-1, Conservancy and R-3, Single Family Residential districts, thus subject to all the requirements of those districts.

Section 2. That the above described final plat be and is hereby approved and the Chairperson of the Board of Supervisors is authorized and directed to endorse the approval of Dubuque County, Iowa upon said final plat.

PASSED, APPROVED AND ADOPTED by the Dubuque County Board of Supervisors on this 14th day of September, 2020.


David J. Baker, Chair,
Board of Supervisors

ATTEST:


Mary J. Habel, Dubuque County Deputy Auditor