

RECORDER'S INDEX

LOCATION: LOT 1 AND LOT 2 IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 5, TOWNSHIP 90 NORTH, RANGE 1 WEST OF THE 5th P.M., DUBUQUE COUNTY, IOWA

REQUESTOR: JAMES R. WULFEKUHLE AND PENNY M. WULFEKUHLE

PROPRIETOR: JAMES R. WULFEKUHLE AND PENNY M. WULFEKUHLE

SURVEYOR: DAVID P. SCHNEIDER

SURVEYOR COMPANY: SCHNEIDER LAND SURVEYING AND PLANNING, INC.

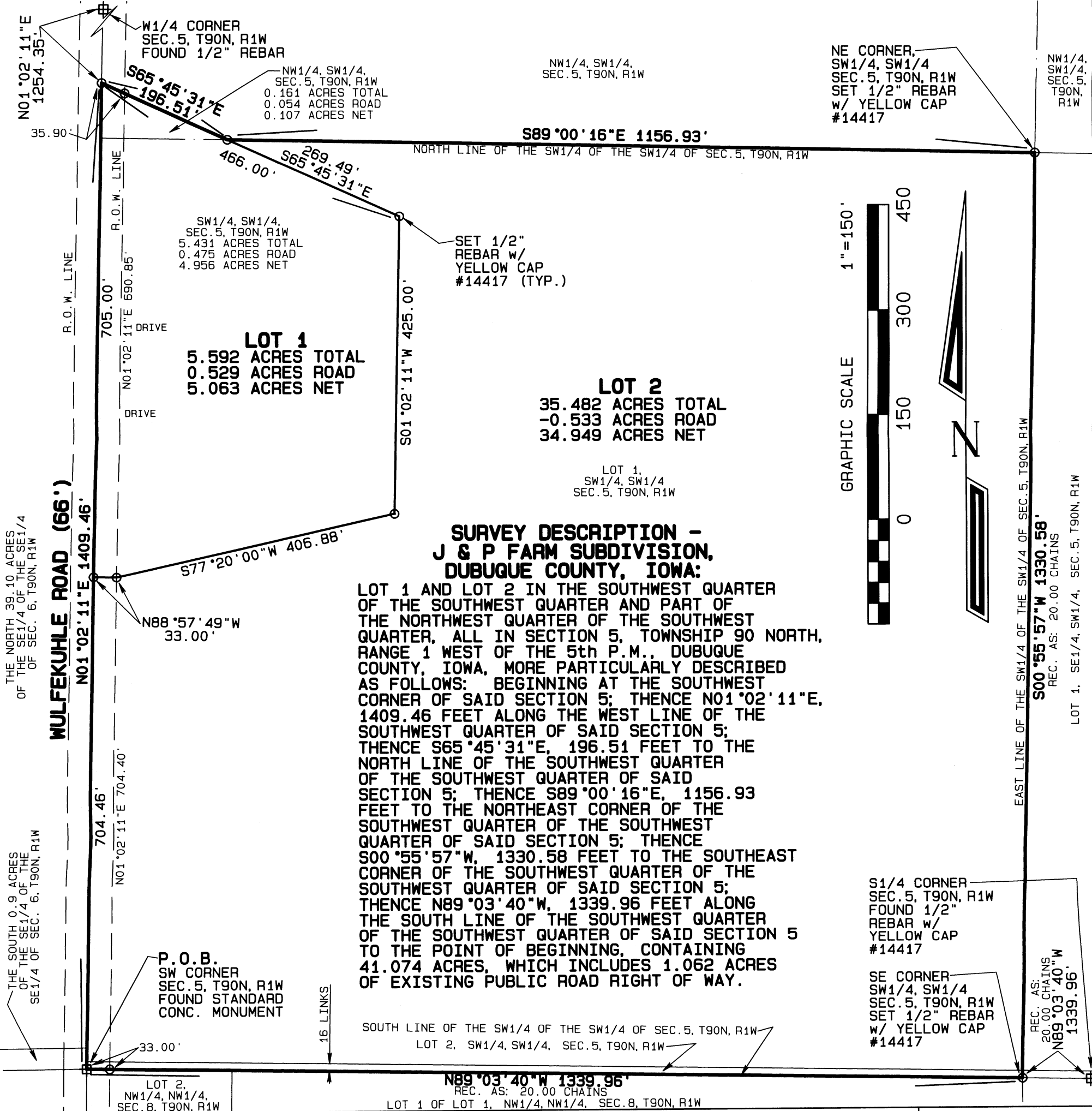
RETURN TO: DAVID P. SCHNEIDER
P.O. BOX 128 FARLEY, IOWA
Ph#563-744-3631 daves@yousq.net

Doc ID: 011578240009 Type: GEN
Kind: SURVEY PLAT
Recorded: 10/20/2026 at 08:45:57 AM
Fee Amt: \$47.00 Page 1 of 9
Dubuque County Iowa
Ann E. Sweeney Recorder
File 2026-00011758

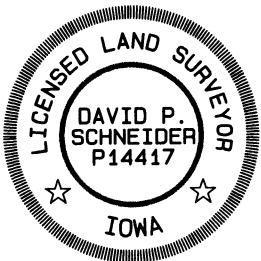
FINAL PLAT

J & P FARM SUBDIVISION, DUBUQUE COUNTY, IOWA

LOT 1 AND LOT 2 IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 5, TOWNSHIP 90 NORTH, RANGE 1 WEST OF THE 5th P.M., DUBUQUE COUNTY, IOWA



TOTAL AREA
41.074 ACRES TOTAL
-1.062 ACRES ROAD
40.012 ACRES NET



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.

David P. Schneider P.L.S. P14417 Date: 7/27/2026
My license renewal date is December 31, 2027.
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: 3117FP
Survey Date: 7/26/2026
Sheet: 1 of 6

⊗ Schneider 4700

OWNER'S CONSENT

Farley, Iowa

September 28, 2026

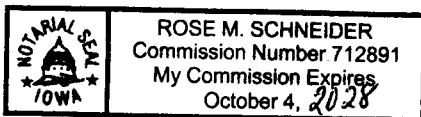
The foregoing plat of **J & P Farm Subdivision, Dubuque County, Iowa**, is made with free consent and in accordance with the desires of the undersigned owners and proprietors of said real estate.

James R. Wulfekuhle
James R. Wulfekuhle

Penny M. Wulfekuhle
Penny M. Wulfekuhle

State of Iowa)
) ss:
County of Dubuque)

On this 28 day of September, 2026, before me, a Notary Public in and for said county, personally appeared James R. Wulfekuhle and Penny M. Wulfekuhle to me personally known, who being by me duly affirmed did say that they, James R. Wulfekuhle and Penny M. Wulfekuhle, acknowledged the execution of said instrument to be their voluntary act and deed voluntarily executed.



Rose M. Schneider
Notary Public in the State of Iowa
My Commission Expires Oct. 4, 2028

MORTGAGE HOLDER'S ACKNOWLEDGMENT

The undersigned for Dutrac Community Credit Union of Dubuque, State of Iowa do hereby certify that the attached plat of **J & P Farm Subdivision, Dubuque 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 DUTRAC COMMUNITY CREDIT UNION

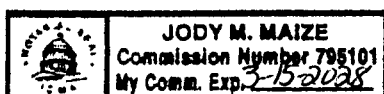
City Dubuque

President [Signature]

V.P. Ronald Kinsella

State of Iowa)
) ss:
County of Dubuque)

On this 29th day of September, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Andrew Hawkinson and Ronald Kinsella to me personally known, who being by me duly sworn, did say that they are the President and SVP respectively, of the corporation executing the within and foregoing instrument; that the seal affixed thereto is the seal of the corporation; that the instrument was signed and sealed on behalf of the corporation by authority of its Board of Directors; and that Andrew Hawkinson and Ronald Kinsella as officers acknowledged the execution of the foregoing instrument to be the voluntarily act and deed of the corporation, by it and by them voluntarily executed.



Jody M. Maize
Notary Public in the State of Iowa
My Commission Expires 3-15-2028

ATTORNEY'S OPINION

I, _____, a practicing attorney at law in (city) _____,
Dubuque County, Iowa have examined the abstract of title to the land included within **J & P Farm
Subdivision, Dubuque County, Iowa**; said abstract has been prepared in its entirety by the
_____ Abstract and Title Company, and was last certified to by said company on the
_____ day of _____, _____, at the hour of _____ o'clock _____ M.

My examination of said abstract shows good and merchantable title on the date and hour of certification to
be in James R. Wulfekuhle and Penny M. Wulfekuhle. Dated at _____, Iowa, in said County,
this _____ day of _____, 2026.

see page 3a *

Signature _____ Attorney at Law _____

Name (printed) _____

Address _____

Phone number _____

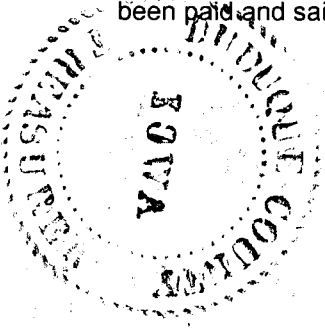
COUNTY TREASURER

Dubuque, Iowa

July 28, 2026

I the undersigned, Michael Clasen Treasurer of Dubuque County, Iowa do hereby certify that all
taxes and special assessments levied against **J & P Farm Subdivision, Dubuque County, Iowa**, have
been paid and said real estate is free and clear of all taxes as of this date.

Michael Clasen & Ray Wedem
County Treasurer of Dubuque County, Iowa



ATTORNEY'S OPINION

I, Flint Duke, a practicing attorney at law in (city) Dubuque,
Dubuque County, Iowa have examined the abstract of title to the land included within **J & P Farm**
Subdivision, Dubuque County, Iowa; said abstract has been prepared in its entirety by the
Dubuque County Abstract and Title Company, and was last certified to by said company on the
24th day of September, 2026 at the hour of 8:00 o'clock A.M.

My examination of said abstract shows good and merchantable title on the date and hour of certification to
be in James R. Wulfekuhle and Penny M. Wulfekuhle. Dated at Dubuque, Iowa, in said County,
this 7th day of October, 2026.

* Subject to Mortgage to DuTrac Community Credit
Union recorded August 21, 2019 as Instrument
No. 2019-9560, Assignment of Rights to
DuTrac Community Credit Union recorded
August 21, 2019 as Instrument No.
2019-9561 and easements and restrictions
of record.

D. Flint Duke
Signature Attorney at Law
Name (printed) D. Flint Duke
Address 300 Main St. Suite 323
Dubuque, IA 52001
Phone number 563 582-2000

COUNTY TREASURER

Dubuque, Iowa

_____, 2026

I the undersigned, _____ Treasurer of Dubuque County, Iowa do hereby certify that all
taxes and special assessments levied against **J & P Farm Subdivision, Dubuque County, Iowa**, have
been paid and said real estate is free and clear of all taxes as of this date.

see page 3

County Treasurer of Dubuque County, Iowa

COUNTY ASSESSOR

Dubuque, Iowa

The forgoing plat was reviewed in the office of the Dubuque County Assessor this 11th
day of August, 2026.

Billie Selby by Grant Hefel
County Assessor of Dubuque County, Iowa

DUBUQUE COUNTY BOARD OF HEALTH

Dubuque, Iowa

8/20, 2026

The forgoing plat of **J & P Farm Subdivision, Dubuque County, Iowa**, is hereby approved by the Dubuque County Board of Health and approval of said plat by the Dubuque County Board of Supervisors is hereby recommended.

Ali Whitten
Dubuque County Board of Health - Chairperson

COUNTY ENGINEER

Dubuque, Iowa

8/20, 2026

I, Todd Kinney, the Dubuque County Engineer, have received and examined the foregoing plat of **J & P Farm Subdivision, Dubuque County, Iowa**, for compliance with the Dubuque County Engineering regulations and have found said plat to be acceptable.

Todd Kinney
County Engineer of Dubuque County, Iowa

COUNTY PLATS OFFICER

Dubuque, Iowa

10/9, 2026

I, Ben Kober, the Dubuque County Plats Officer, have received and examined the foregoing plat of **J & P Farm Subdivision, Dubuque County, Iowa**, for compliance with the Dubuque County Platting and Subdivision regulations and have found said plat to be acceptable.

Ben Kober
County Plats Officer of Dubuque County, Iowa

DUBUQUE COUNTY PLANNING AND ZONING

Dubuque, Iowa

8/18, 2026

The forgoing plat of **J & P Farm Subdivision, Dubuque County, Iowa**, is hereby approved by the Dubuque County Planning and Zoning Commission and approval of said plat by the County Board of Supervisors is hereby recommended.

David J. George

Dubuque County Planning & Zoning Commission
Chairperson

DUBUQUE COUNTY BOARD OF SUPERVISORS

Dubuque, Iowa

October 19, 2026

The Dubuque County Board of Supervisors of the County of Dubuque, Iowa, do hereby certify that the foregoing plat of **J & P Farm Subdivision, Dubuque County, Iowa**, has been filed in the office of the County Board of Supervisors and that by Resolution No. 26-228 the Dubuque County Board of Supervisors have reviewed and approved said plat.

Harley V. Pothoff

Harley V. Pothoff (Oct 19, 2026 13:17:01 CDT)

Chairperson

Keith Lucy

Attest Keith Lucy (Oct 19, 2026 11:55:22 CDT)

Dubuque County Auditor

COUNTY AUDITOR

Dubuque, Iowa

The forgoing plat was entered of record in the office of the Dubuque County Auditor this 19th day of October, 2026. We approve of the subdivision name or title to be recorded.

Keith Lucy by Jill Kloppenburg

Keith Lucy by Jill Kloppenburg (Oct 19, 2026 12:55:13 CDT)

County Auditor of Dubuque County, Iowa

COUNTY RECORDER

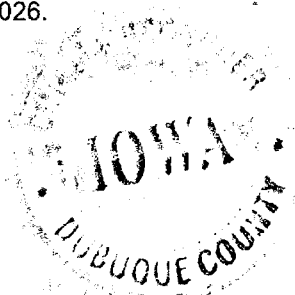
Dubuque, Iowa

The forgoing plat has been received by the Dubuque County Recorder this 19th day of October, 2026.

Ann E. Sweeney

County Recorder of Dubuque County, Iowa

Ann E. Sweeney



CITY COUNCIL APPROVING PLAT

Holy Cross, Iowa

August 11, 2026

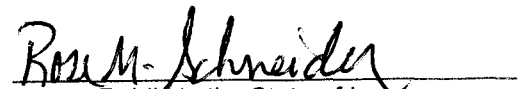
The undersigned, Ben Ludovissy, Mayor and Amy Vanderhaar, Clerk of the City of Holy Cross, Dubuque County, Iowa, do hereby certify that the foregoing plat of **J & P Farm Subdivision, Dubuque County, Iowa**, as appears heretofore has been filed in the Office of the City Clerk of Holy Cross, Iowa, and that the City Council of the City of Holy Cross, Iowa, approves said plat.

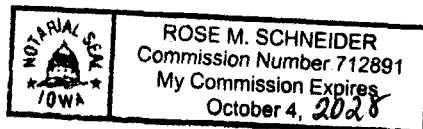

Mayor


City Clerk

State of Iowa)
) ss:
County of Dubuque)

On this 11 day of August, 2026, before me, a Notary Public in and for the State of Iowa, personally appeared Ben Ludovissy and Amy Vanderhaar, 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 Holy Cross, Iowa, and that the instrument was signed on behalf of the corporation, by authority of the City Council, as contained in Resolution Number 26-06 adopted by the City Council on the 11th day of August, 2026, and that Ben Ludovissy and Amy Vanderhaar acknowledged the execution of the instrument to be their voluntary act and deed of the corporation, voluntarily executed.


Notary Public in the State of Iowa
My Commission Expires Oct. 4, 2028

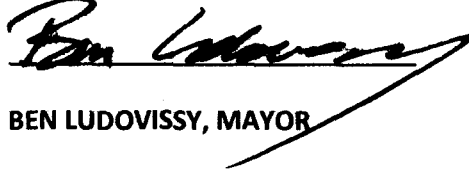


Resolution 26-06

BE IT RESOLVED BY the City Council of the City of Holy Cross, Iowa

That the final Plat of Survey of Lot 1 and Lot 2 in the Southwest Quarter of the Southwest Quarter and part of the Northwest Quarter of the Southwest Quarter, all on Section 5, Township 90 North, Range 1 West of the 5th PM. Dubuque County Iowa. As requested by James and Penny Wulfekuhle, has been filed in the office of the City Clerk of the City of Holy Cross, Iowa and that the City Council of the City of Holy Cross, Iowa approves the plat.

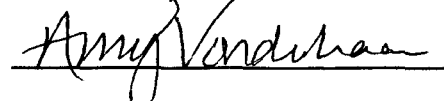
PASSED ,APPROVED, AND ADOPTED THIS 11th day of August, 2026

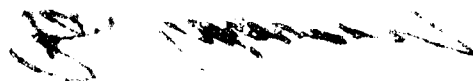

BEN LUDOVISSY, MAYOR

ATTEST 
Amy Vonderhaar, City Clerk

CERTIFICATION

I DO HEREBY CERTIFY THAT THE ABOVE RESOLUTION WAS PASSED BY A MAJORITY VOTE OF THE CITY COUNCIL OF THE CITY OF HOLY CROSS, IOWA ON THE 11TH DAY OF AUGUST, 2026


Amy Vonderhaar, City Clerk



RESOLUTION - 26-228

WHEREAS, there has been presented to the Dubuque County Board of Supervisors a Final Plat of Survey for, **J & P FARM SUBDISIVION**, comprised of Lot 1 and Lot 2 in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, all in Section 5, T90N, R1W, Concord Township, Dubuque Iowa, Iowa.

WHEREAS, said final plat will create two (2) lots, namely Lot 1 & Lot 2 of J & P Farm Subdivision, Section 5, T90N, R1W, Concord Township, Dubuque Iowa, Iowa; and

WHEREAS, said final plat has been examined and approved by the City of Holy Cross via Resolution; 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, the Dubuque County Board of Supervisors

Section 1. That Lot 1 of J & P Farm Subdivision is within the A-2, Agricultural Residential zoning district, thus subject to all the requirements of those districts.

Section 2. That Lot 2 of J & P Farm Subdivision is within the A-1, Agricultural zoning district, thus subject to all the requirements of those districts.

Section 3. 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.

Resolution adopted this 19th day of October, 2026.

Harley V. Pothoff

Harley V. Pothoff (Oct 19, 2026 13:17:01 CDT)

Harley V Pothoff, Chair,

ATTEST:

Keith Lucy

Keith Lucy (Oct 19, 2026 11:55:22 CDT)

Keith Lucy, Dubuque County Auditor