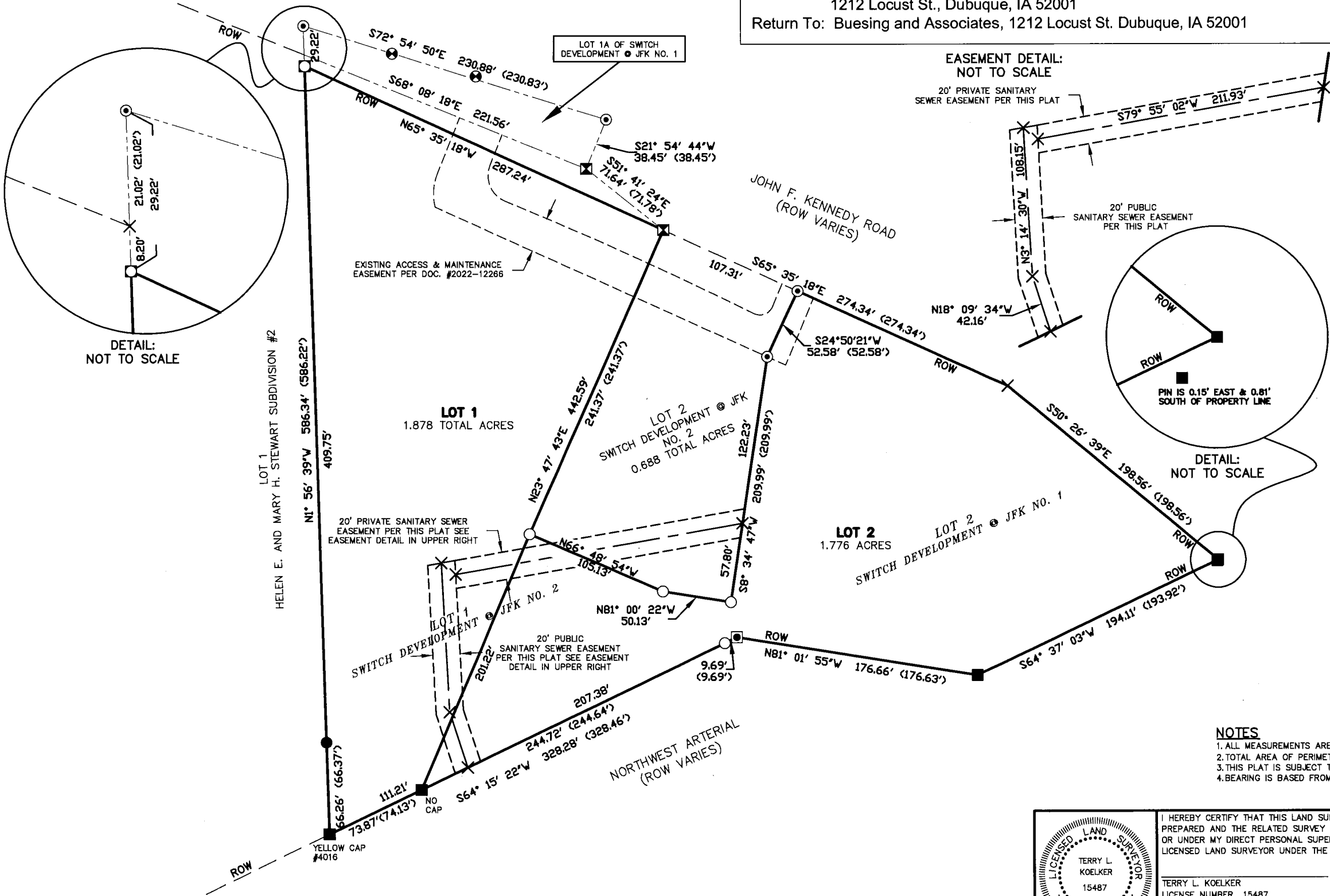


Plat of Survey of:
SWITCH DEVELOPMENT @ JFK NO.3,
in the City of Dubuque, Iowa

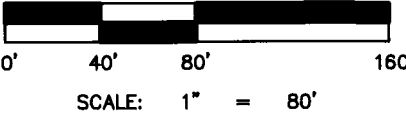
INDEX LEGEND
Location: Switch Development @ JFK No. 3
NE1/4 of Section 16 T89N, R2E of the 5th P.M.,
in the City of Dubuque, Dubuque County, Iowa
Requestor: Matthew Mulligan
Proprietors of Lot 1 of Switch Development @ JFK No. 2:
Switch Development @ JFK, LLC - 1167 Hunter's Ridge - Dubuque, IA 52003
Surveyor: Terry L. Koelker
Company: Buesing & Associates, Inc.
1212 Locust St., Dubuque, IA 52001
Return To: Buesing and Associates, 1212 Locust St. Dubuque, IA 52001

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

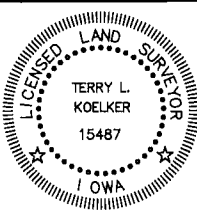
NOTE
THIS SURVEY IS COMPRISED OF: LOT 2 OF SWITCH DEVELOPMENT @ JFK NO. 1 AND LOT 1 OF SWITCH DEVELOPMENT @ JFK NO. 2, BOTH IN THE CITY OF DUBUQUE, IOWA



- LEGEND**
- FOUND 1.25" IRON PIPE (UNLESS OTHERWISE NOTED)
 - ⊠ FOUND 1/2" ROD W/ YELLOW CAP #14417 (UNLESS OTHERWISE NOTED)
 - ⊡ FOUND 5/8" ROD W/ORANGE CAP #12631 (UNLESS OTHERWISE NOTED)
 - ⊢ FOUND 5/8" ROD W/ALUMINUM CAP (UNLESS OTHERWISE NOTED)
 - FOUND MAG NAIL
 - ⊗ FOUND CUT "X"
 - ⊕ NO MONUMENTATION FOUND OR SET
 - FOUND 5/8" ROD W/ORANGE CAP #15487 (UNLESS OTHERWISE NOTED)
 - SURVEYED BOUNDARY LINE
 - PROPERTY LINE
 - SUBDIVIDED LINE
 - ROW RIGHT OF WAY LINE
 - CENTERLINE
 - () RECORD DIMENSION
 - SF SQUARE FEET



- NOTES**
1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
 2. TOTAL AREA OF PERIMETER SURVEYED IS 3.654 ACRES (159,152 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.



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, 2025

(DATE)

SHEETS COVERED BY THIS SEAL: SHEETS 1 & 2

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

DRAWN BY: JUL	CHECKED BY: TLK
SURVEY DATE: 2/24/2025	PLOT DATE: 3/13/2025
DWG. NO. 25040-02	SCALE: 1" = 80'

SHEET 1 OF 3

Surveyor's Certificate

Dubuque, Iowa

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 2 of Switch Development @ JFK No. 1 and Lot 1 of Switch Development @ JFK No. 2, both in the City of Dubuque, Iowa.

This survey was performed for the purpose of subdividing and platting said real estate henceforth to be known as **SWITCH DEVELOPMENT @ JFK No. 3**, in the City of Dubuque, Dubuque County, Iowa. The total area of **SWITCH DEVELOPMENT @ JFK No. 3** is 3.654 acres (159,152 square feet). Total area of Lot 1 is 1.878 acres. Total area of Lot 2 is 1.776 acres. 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
 Licensed Land Surveyor
 License No. 15487

 Date
 License Renewal Date: 12/31/25

Owner's Consent

Dubuque, Iowa

_____, 2025

The foregoing Plat of Survey of: **SWITCH DEVELOPMENT @ JFK No. 3**, in the City of Dubuque, Iowa is made with the free consent and in accordance with the desires of the undersigned owners and proprietors of said real estate.

Switch Development @ JFK, LLC

 Matthew Mulligan, Manager

State of Iowa)
)
 County of Dubuque) ss:

On this _____ day of _____, AD 2025, before me the undersigned, A Notary Public in and for the State of Iowa, personally appeared Matthew Mulligan, Manager of Switch Development @ JFK, LLC to me personally known, who, being duly sworn did say that he is the Manager of Switch Development at JFK, LLC and that the above instrument was signed on behalf of said limited liability company by authority of its Board of Directors, and that said Matthew Mulligan, Manager, acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company by it voluntarily executed.

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

 Notary Public in and for the State of Iowa
 My Commission Expires _____

City of Dubuque Planning Services

Dubuque, Iowa

_____, 2025

The foregoing Plat of Survey of: **SWITCH DEVELOPMENT @ JFK No. 3**, in the City of Dubuque, Iowa was reviewed and approved by the City of Dubuque Planning Services on the date first written above.

Wally Wernimont, City Planner

City Assessor's Certificate

Dubuque, Iowa

_____, 2025

The foregoing Plat of Survey of: **SWITCH DEVELOPMENT @ JFK No. 3**, in the City of Dubuque, Iowa was entered of record in the Office of the City Assessor of the City of Dubuque, Iowa, on the date first written above.

City Assessor of the City of Dubuque, Iowa

County Auditor's Certificate

Dubuque, Iowa

_____, 2025

The foregoing Plat of Survey of: **SWITCH DEVELOPMENT @ JFK No. 3**, in the City of Dubuque, Iowa was entered of record in the office of the Dubuque County Auditor this _____ day of _____, 2025.

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

County Auditor of Dubuque County, Iowa

Recorder's Certificate

Dubuque, Iowa

_____, 2025

The foregoing Plat of Survey of: **SWITCH DEVELOPMENT @ JFK No. 3**, in the City of Dubuque, Iowa has been reviewed by the Dubuque County Recorder.

Dubuque County Recorder