Del. Co. Rec.

196-2304
DELAWARE COUNTY IOWA
FILED
'96 FEB 26 AM 11 32
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
$21.00
BOOK 7 PAGE 175

John M. Tranmer
R.L.S.
To
K & K Building
& Supply, Inc.

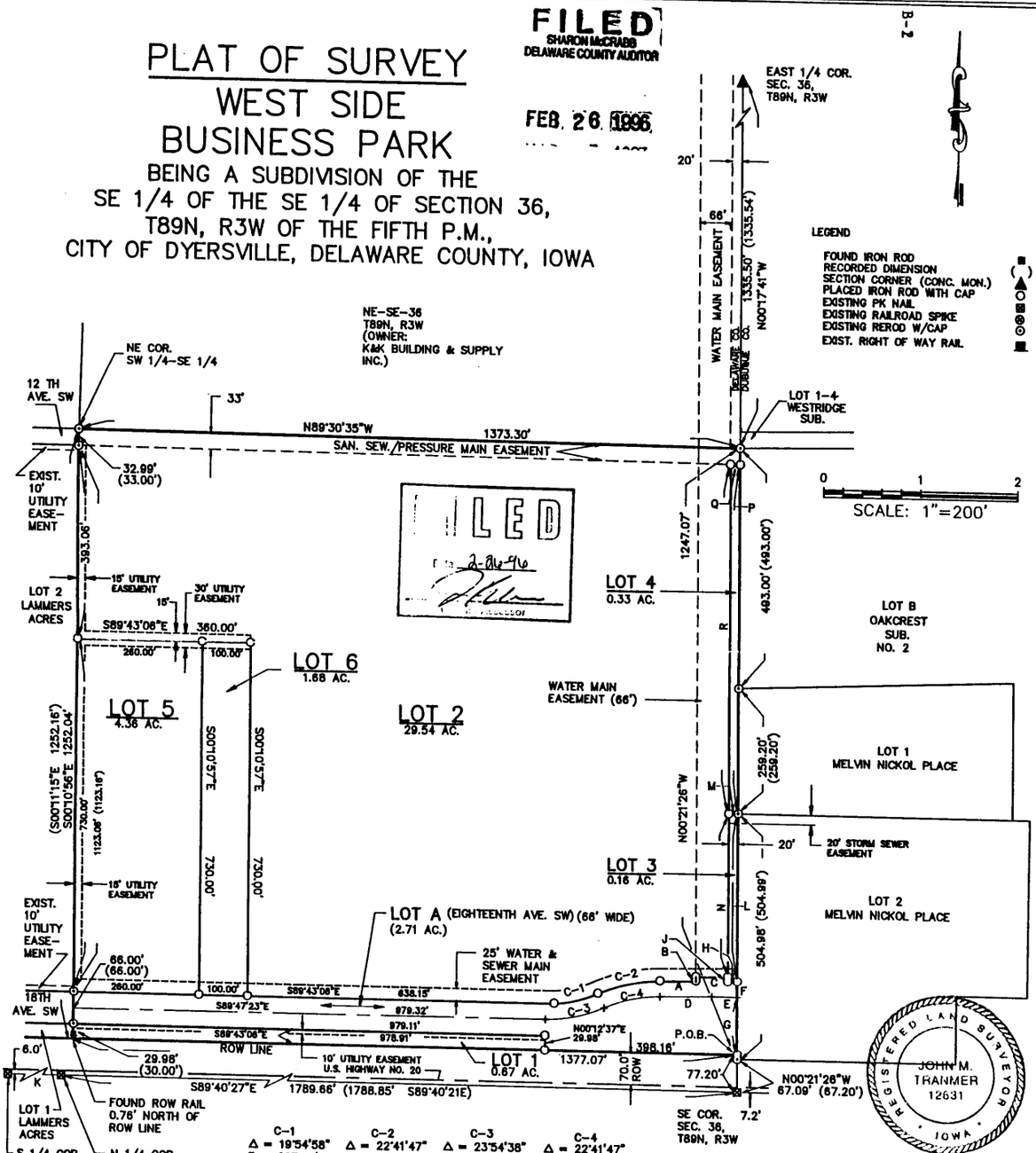
B-2

PREPARED BY: IIW ENGINEERS AND SURVEYORS – 4155 PENNSYLVANIA AVE. – DUBUQUE, IOWA 319-556-4464

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR
FEB. 26 1996

PLAT OF SURVEY
WEST SIDE BUSINESS PARK

BEING A SUBDIVISION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 36, T89N, R3W OF THE FIFTH P.M., CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA



C-1	C-2	C-3	C-4
Δ = 19°54'58"	Δ = 22°41'47"	Δ = 23°54'38"	Δ = 22°41'47"
R = 267.00'	R = 333.00'	R = 300.00'	R = 300.00'
T = 46.88'	T = 66.83'	T = 63.52'	T = 60.21'
L = 92.81'	L = 131.91'	L = 125.19'	L = 118.84'
N76°15'27"E 92.34'	N77°38'53"E 131.05'	N78°15'18"E 124.29'	N77°38'53"E 118.06'

A	B	C	D	E
N89°37'18"E 74.56'	N00°21'26"W 10.00'	N89°37'16"E 66.00'	N88°59'47"E 107.37'	S89°43'37"E 52.83'
F	G	H	J	K
N00°21'26"W 33.00'	N00°21'26"W 115.88'	S89°37'16"W 20.00'	N00°21'26"W 10.00'	S89°43'49"E 871.65' (872.56')
L	M	N	P	Q
N00°21'26"W 345.99'	N89°48'41"W 20.00'	S00°21'26"E 336.20'	N00°21'26"W 719.21'	N89°30'35"W 20.00'
R				
S00°21'26"E 719.30'				

NOTE: LOTS 3 & 4 ARE NON-CONFORMING AND NON-BUILDABLE.

NOTE: ALL BEARINGS ON THIS PLAT ARE RELATIVE TO A BEARING OF N00°21'26"W, THE EAST LINE OF THE SE 1/4 OF THE SE 1/4 OF SECTION 36, T89N, R3W.

SURVEY REQUESTED BY: CITY OF DYERSVILLE
PROPRIETOR: K&K BUILDING & SUPPLY INC.
P:\95\174-02\CIV\DCA\KDCHL1.DWG

I HEREBY CERTIFY THAT THE SURVEY WAS DONE AND THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, THAT ALL MONUMENTS WERE PLACED OR SHALL BE PLACED WITHIN ONE YEAR FROM THE DATE THIS PLAT IS RECORDED, AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

FOR IIW ENGINEERS AND SURVEYORS, P.C.

John M. Tranmer — DATE 2/15/96
12631 — REG. # — 12/31/96 EXP. DATE

	DATE
DRAWN TJD	
CHECKED JMT	
SCALE 1"=200'	
REVISION	

ENGINEERS AND SURVEYORS P.C.
Iowa, Illinois, Wisconsin
4155 Pennsylvania Ave. Dubuque, IA 52002 (319) 556-4464
2680 Pennsylvania Ave. Bettendorf, IA Bettendorf, IA 52722 (319) 344-3464
1600 Fourth St. Suite 2 Milwaukee, WI

PROJ.NO. 95174-02 DRAWER 12
PLAT No. 1-IA-96 FLD.BK. 256
SHEET 1 OF 3

FILE No. 196-2304
RECORDING FEE $ 21.00
TRANSFER FEE $

FILED FOR RECORD THE 26 DAY OF February, 1996 AT 11:32 O'CLOCK A M. BOOK 7 PAGE 175

STATE OF IOWA, DELAWARE COUNTY
Deborah L. Peyton, Recorder
Plat B-2

SURVEYOR'S CERTIFICATE

I, John M. Tranmer, hereby certify that I am a Registered Land Surveyor in the State of Iowa, and that the following tract of real estate was surveyed and platted by me or under my direct personal supervision, To Wit:

Lots 1 through 6 and street right-of-way Lot A (Eighteenth Avenue Southwest) of West Side Business Park in the City of Dyersville, Delaware County, Iowa, being comprised of the Southeast One-Quarter of the Southeast One-Quarter of Section 36, Township 89 North, Range 3 West of the Fifth Principal Meridian exclusive of existing U.S. Highway 20 right-of-way, and the boundary of which is more particularly described as follows:

Commencing at the Southeast Corner of Section 36, Township 89 North, Range 3 East;

Thence North 00 degrees 21 minutes 26 seconds West, 77.20 feet along the east line of the Southeast One-Quarter of the Southeast One-Quarter to a point on the northerly right-of-way line of U.S. Highway 20, also the point of beginning;

Thence North 00 degrees 21 minutes 26 seconds West, 1,247.07 feet to the Southwest Corner of Lot 1 of Lot 4 of Westridge Subdivision;

Thence North 89 degrees 30 minutes 35 seconds West, 1,373.30 feet to the Northeast Corner of the Southeast One-Quarter of the Southeast One-Quarter of Section 36, Township 89 North, Range 3 West;

Thence South 00 degrees 10 minutes 56 seconds East, 1,252.04 feet along the easterly line of Lammers Acres to a point on the northerly right-of-way line of U.S. Highway 20;

Thence South 89 degrees 43 minutes 06 seconds East, 1,377.07 feet along said northerly right of way line to the point of beginning, containing 39.45 acres, more or less, and 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 one year from the date this plat is recorded.

IN WITNESS WHEREOF I have hereunto signed and affixed my seal this 15th day of FEBRUARY, 1996.

REGISTERED LAND SURVEYOR
JOHN M. TRANMER
12631
IOWA

IIW ENGINEERS AND SURVEYORS, P.C.

John M. Tranmer
Iowa Reg. No. 12631

OWNER'S CONSENT

Dyersville, Iowa February 15, 1996

The foregoing plat of Lots 1 through 6 and street right-of-way Lot A (Eighteenth Avenue Southwest) of West Side Business Park in the City of Dyersville, Delaware County, Iowa, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors of said real estate. We hereby dedicate Lot A (Eighteenth Avenue Southwest) and all easements to the public.

By K & K Building & Supply

By Jerome L Koch Pres.
JEROME L. KOCH

By Jeanine Koch, Sec.
JEANINE KOCH

STATE OF IOWA, Dubuque COUNTY, ss:

On this 15th day of February, A.D. 1996, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jerome L Koch and Jeanine Koch, to me personally known, who, being by me duly sworn, did say that they are the President and Secretary, respectively, of said corporation executing the within and foregoing instrument **to which this is attached,** that (no seal has been procured by the said) corporation; that said instrument was signed ~~and sealed~~ on behalf of ~~(the seal affixed thereto is the seal of said)~~ said corporation by authority of its Board of Directors; and that the said Jerome L. Koch, President and Jeanine Koch, Secretary as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Mary A. Goerdt
Notary Public in and for said County and State.

MARY A. GOERDT
~~MY COMMISSION EXPIRES~~
05-05-97

IOWA STATE BAR ASSOCIATION
Official Form No. 12 (Trade-Mark Registered, State of Iowa, 1967)

(Sections 558.39 and 558.39, Code of Iowa)

COUNTY TREASURER

Manchester, Iowa — February 19, 1996

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments levied against the Southeast One-Quarter of the Southeast One-Quarter of Section 36, Township 89 North, Range 3 West of the Fifth Principal Meridian, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.

Carolyn A. Wilson

CAROLYN A. WILSON
Treasurer of Delaware County, Iowa

ATTORNEY'S OPINION

Dyersville, Iowa — February 19, 1996

TO WHOM IT MAY CONCERN

This will certify that I have examined the abstract of title covering the Southeast One-Quarter of the Southeast One-Quarter of Section 36, Township 89 North, Range 3 West of the Fifth Principal Meridian, Delaware County, Iowa, according to the plats thereof covering the period from government entry to February 8, 1996 certified on that date by Delaware Cty Abstract and find that said abstract shows good and merchantable title to said real estate in K & K Building & Supply, Inc. free and clear of all liens and encumbrances and shows taxes paid including taxes for the ~~year~~ first half of fiscal 1994 - 1995.

Attorney At Law Marc W. Casey

CITY PLANNING AND ZONING COMMISSION

Dyersville, Iowa — 2-12, 1996

The foregoing plat in the City of Dyersville, Iowa, as appears on Sheet 1 of 3 hereof, is hereby approved by the City of Dyersville Planning and Zoning Commission and approval of said plat by the City Council of the City of Dyersville, Iowa, is hereby recommended.

CHARLES P. GEERS
Chairman, Dyersville Planning and Zoning Commission

CITY COUNCIL

Dyersville, Iowa — February 19, 1996

The Dyersville City Council of the City of Dyersville, Iowa, do hereby certify that the foregoing plat in the City of Dyersville, Iowa, as appears on Sheet 1 of 3 hereof has been filed in the office of the Clerk of the City of Dyersville, and that by Resolution No. 07-96 the Dyersville City Council approved said plat.

CITY OF DYERSVILLE Iowa CITY SEAL

Robert H. Kramer
Mayor of the City of Dyersville

Susan L. Steffen-Ertl
Susan L. Steffen-Ertl
Clerk of the City of Dyersville

Preparer Information: Marc W. Casey (Individual's Name) P.O. Box 274 (Street Address) Dyersville (City) (319)875-7178 (Phone)

RESOLUTION NO. 07-96

RESOLUTION APPROVING THE PLAT OF WEST SIDE BUSINESS PARK IN THE CITY OF DYERSVILLE, IOWA

WHEREAS, there has been filed with the City Clerk a plat in which the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 36, Township 89 North, Range 3 West of the Fifth P.M., City of Dyersville, Delaware County, Iowa, is platted and now known as Lot A and Lots 1 through 6 of West Side Business Park in the City of Dyersville, Delaware County, Iowa; and

WHEREAS, said plat has been examined by the City Planning and Zoning Commission for the City of Dyersville, Iowa, and has been approved by that Commission; and

WHEREAS, said plat has been found by the City Council to conform to the statutes and ordinances relating thereto;

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

SECTION I: That the Plat of Survey of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 36, Township 89 North, Range 3, West of the Fifth P.M., City of Dyersville, Delaware County, Iowa, to be known hereafter as Lot A and Lots 1 through 6 of West Side Business Park 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 II: That the dedication of Lot A (Eighteenth Avenue, S.W.) for street right of way is hereby accepted.

SECTION III: That the approval of the plat is not contingent on the construction or completion of improvements, the installation of water mains, sanitary sewer mains or streets.

PASSED, ADOPTED and APPROVED this 19th day of February, 1996.

CITY OF DYERSVILLE Iowa

Robert H. Kramer, Mayor

ATTEST: Susan L. Steffen-Ertl
Susan L. Steffen-Ertl,
Clerk