SHARON McCRABB
DELAWARE COUNTY AUDITOR

JUL 19 1996

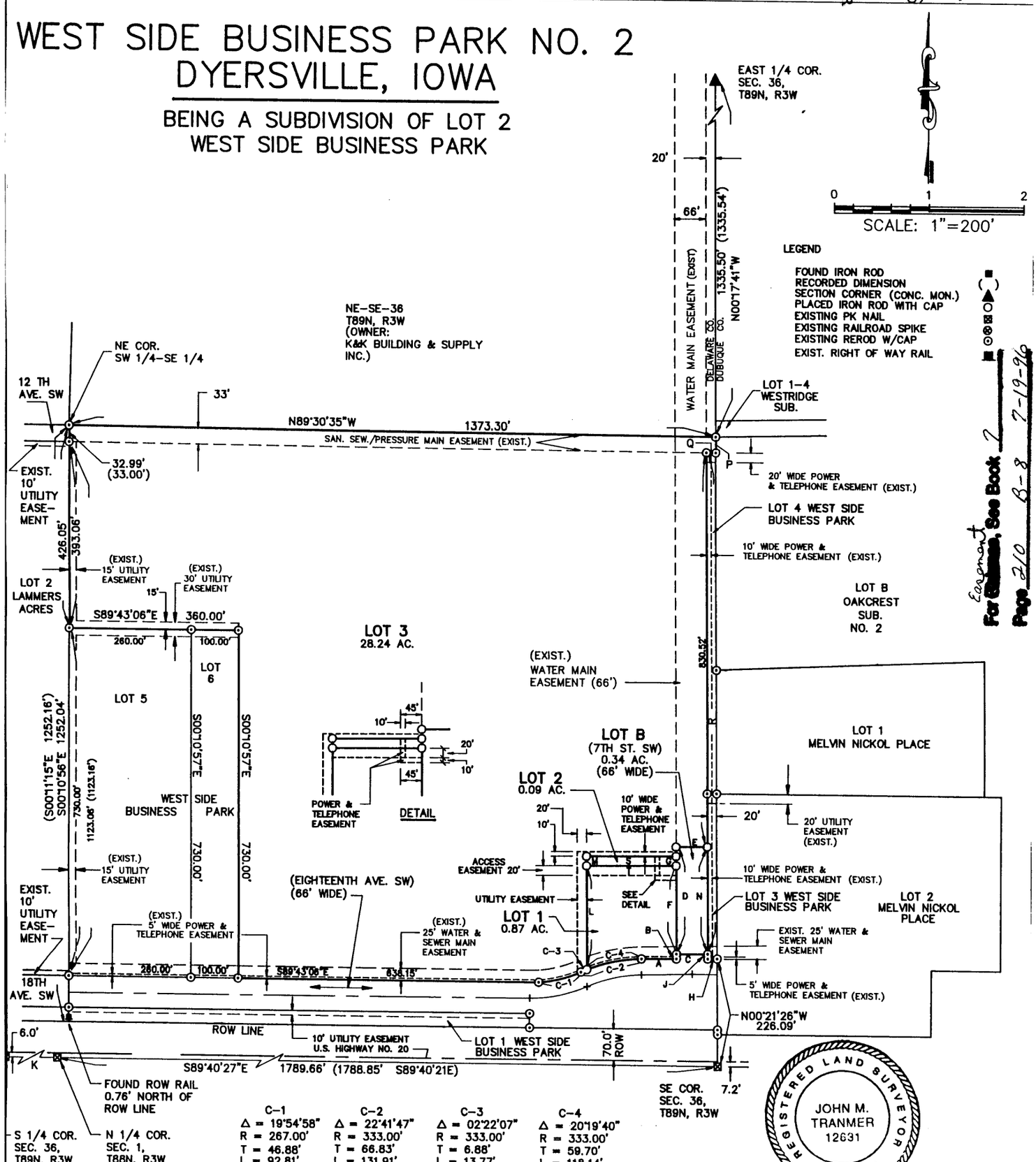
FILED
7-19-96
Wendy Stoffelmayr
$8.00

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339-354
DELAWARE COUNTY IOWA
FILED

PREPARED BY: IIW ENGINEERS AND SURVEYORS – 4155 PENNSYLVANIA AVE. – DUBUQUE, IOWA 319-556-2464

WEST SIDE BUSINESS PARK NO. 2
DYERSVILLE, IOWA

BEING A SUBDIVISION OF LOT 2 WEST SIDE BUSINESS PARK



C-1	C-2	C-3	C-4
Δ = 19°54'58"	Δ = 22°41'47"	Δ = 02°22'07"	Δ = 20°19'40"
R = 267.00'	R = 333.00'	R = 333.00'	R = 333.00'
T = 46.88'	T = 66.83'	T = 6.88'	T = 59.70'
L = 92.81'	L = 131.91'	L = 13.77'	L = 118.14'
N76°15'27"E	N77°38'54"E	N67°31'09"E	N78°49'44"E
92.34'	131.05'	13.77'	117.52'

A	B	C	D	E
N89°37'18"E	N00°21'26"W	N89°37'16"E	N00°21'26"W	S89°38'03"W
74.56'	10.00'	66.00'	225.00'	66.00'
F	G	H	J	K
N00°21'26"W	N00°21'26"W	S89°37'16"W	N00°21'26"W	S89°43'49"E
185.00'	20.00'	20.00'	10.00'	871.65' (872.56')
L	M	N	P	Q
S00°21'26"E	S00°21'26"E	N00°21'26"W	N00°21'26"E	N89°30'35"W
217.05'	20.00'	224.98'	33.00'	20.00'
R	S	T		
N00°21'26"W	S89°38'03"W	S89°38'03"W		
1055.50'	190.00'	190.00'		

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: JERRY KOCH
PROPRIETOR: K&K BUILDING & SUPPLY INC.

P:\96\076-02\CIV\DCA\WSTSBP2.DWG

I HEARBY 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
12631 — 5/29/96 — 12/31/96
REG. # — EXP. DATE

DATE 7-19-96 BOOK 7 PAGE 241 B-9

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

IIW ENGINEERS AND SURVEYORS P.C.
Iowa, Illinois, Wisconsin
4155 Pennsylvania Ave. Dubuque, IA. 52002 (319) 556-2464
Guttenberg, Ia. Galena, IL Platteville, WI.

PROJ.NO. 96076-02 DRAWER
PLAT No. 57-IA-96 FLD.BK. 256
SHEET 1 OF 3

Easement Book 7 Page 240 8-8 7-19-96

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:

Lot 2 of West Side Business Park in the City of Dyersville, Delaware County, Iowa. This survey was performed for the purpose of dividing and platting said real estate, henceforth to be known as Lots 1, 2, 3, and street right-of-way Lot B (7th Street Southwest) of West Side Business Park No. 2 in the City of Dyersville, Delaware County, Iowa, containing 29.54 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 29th day of May, 1996.

REGISTERED LAND SURVEYOR
JOHN M. TRANMER 12631
IOWA

IIW ENGINEERS AND SURVEYORS, P.C.

John M. Tranmer

John M. Tranmer
Iowa Reg. No. 12631

OWNER'S CONSENT

Dyersville, Iowa June 28, 1996

The foregoing plat of Lots 1, 2, 3, and street right-of-way Lot B (7th Street Southwest) of West Side Business Park No. 2 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 B (7th Street Southwest) and all easements to the public.

By K & K Building Supply Inc.
Jerome L. Koch

By
Jeanine Koch

STATE OF IOWA, DUBUQUE COUNTY, SS:

On this 28th day of June, A.D. 1996, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jerome 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 on behalf of

said corporation by authority of its Board of Directors; and that the said Jerome Koch and Jeanine Koch 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.

Marc W. Casey, Notary Public in and for said County and State

COUNTY TREASURER

Manchester, Iowa 7-14, 1996

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments levied against Lot 2 of West Side Business Park in the City of Dyersville, 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

DELAWARE COUNTY TREASURER

ATTORNEY'S OPINION

Dyersville, Iowa July 16, 1996

TO WHOM IT MAY CONCERN

This will certify that I have examined the abstract of title covering Lot 2 of West Side Business Park in the City of Dyersville, Delaware County, Iowa, according to the plats thereof covering the period from government entry to July 3, 1996 certified on that date by Delaware County Abstract Co., Inc. and find that said abstract shows good and merchantable title to said real estate in K & K Building and Supply, Inc. free and clear of all liens and encumbrances and shows taxes paid including taxes for the year 1994-1995.

Attorney At Law Marc W. Casey

CITY PLANNING AND ZONING COMMISSION

Dyersville, Iowa June 10, 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.

Chairman, Dyersville Planning and Zoning Commission

CITY COUNCIL

Dyersville, Iowa June 17, 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. 17-96 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. 17-96

RESOLUTION APPROVING THE PLAT OF WEST SIDE BUSINESS PARK NO.2 IN THE CITY OF DYERSVILLE, IOWA

WHEREAS, there has been filed with the City Clerk a plat in which Lot 2 of West Side Business Park, City of Dyersville, Delaware County, Iowa, is platted and now known as Lots 1, 2, and 3, and Lot B of West Side Business Park No. 2 in the City of Dyersville, Delaware County, Iowa; and

WHEREAS, said plat has been examined by the City Planning and Zoning Commission and approved by said body, and;

WHEREAS, upon said plat appears a street to be known as Seventh Street SW, and also easements for utilities which are represented on the plat, all of which the owner now dedicates to the public forever, and;

WHEREAS, said plat has been found by the City Council to conform to the statutes and ordinances relating thereto, except that the streets have not been reduced to grade, paving, sewer, storm sewers or water installed therein.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Dyersville, Iowa:

SECTION 1. That the dedication of Seventh Street SW, together with easements for public utilities, all as the same appear on said plat, be and the same are hereby accepted and that said street be and is herein established as a public street in the City of Dyersville, Iowa.

SECTION 2. That the plat of the above stated subdivision to be hereafter known as West Side Business Park No. 2, is hereby approved and the Mayor and City Clerk are hereby authorized and directed to endorse the approval of the City of Dyersville of said plat provided the owners of said property, hereinbefore named execute written acceptance hereto attached, agreeing:

(a) To reduce the street to grade and curb and gutter and surface the street according to the City Code Specification;

(b) To install sanitary sewer mains and sewer service laterals in accordance with plans submitted with the plat.

(c) To install water mains and water Service laterals in accordance with plans submitted with the plat.

(d) To install storm sewers and catch-basins in accordance with plans submitted with the plat;

(e) To construct the foregoing in accordance with plans and specifications approved by the City Council, under the supervision of the developers engineer. The engineer shall certify to the substantial compliance with said plans upon completion;

(f) To maintain the foregoing improvements for a period of two year from the date of their acceptance by the City of Dyersville, Iowa;

(g) To provide the forgoing construction and maintenance at the sole expense of the subdivider as owner except as otherwise provided for herein, and as normally provided by the City of Dyersville, Iowa;

(h) To construct said improvements prior to June 17, 1998, and further provided that K & K Building and Supply, Incorporated as owner of said subdivision, secure the performance of the foregoing conditions by providing security in such form and such sureties as may be acceptable to the City Council.

SECTION 3. That in the event that the owner herein shall fail to execute the acceptance and provide security provided for in Section 2 hereof within forty-five days from the date of this resolution, the provisions hereof shall be null and void and the acceptance and dedication and approval of the plat shall not be effective.

Passed, adopted and approved this 17th day of June, 1996.

Robert H Kramer
Robert H. Kramer Mayor

Attest: Susan L Steffen-Ertl
Susan L. Steffen Ertl
Clerk

(SEAL)

ACCEPTANCE OF TERMS OF RESOLUTION

The undersigned hereby accepts the terms of Resolution No. 17-96.

Dated this 28th day of June, 1996.

K & K Building and Supply, Inc.

By: Jerome L Koch
Jerome L. Koch

By: Jeanine Koch
Jeanine Koch

CERTIFICATE OF SECURITY

I, Susan L. Steffen-Ertl, Clerk for the City of Dyersville, Iowa hereby certify that the security required by the forgoing resolution No. 17-96 was provided within 45 days from the date of said resolution.

Susan L Steffen-Ertl
Susan L. Steffen Ertl Clerk

(SEAL)