K+K Building Supply
1202 3rd Ave. S.E.
Dyersville, IA
52040

FILED
Date 3-4-97
Co. Auditor

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR
MAR 4 1997

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BOOK 8 PAGE 35
#26.00
RECORDED
DELAWARE COUNTY, IOWA

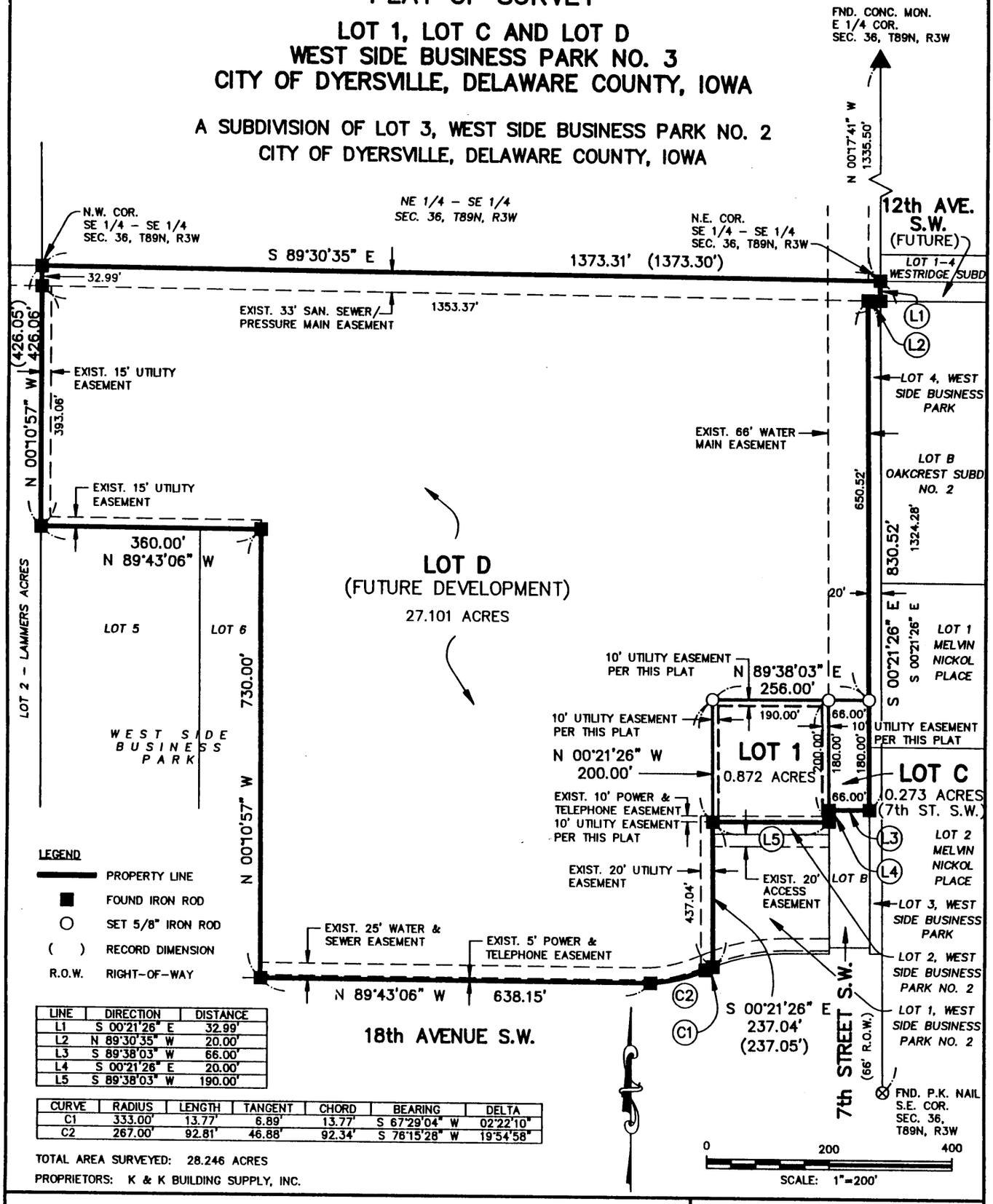
301-2608

IIW ENGINEERS & SURVEYORS P.C, 4155 PENNSYLVANIA AVE, DUBUQUE, IOWA, (319) 556-2484

PLAT OF SURVEY

LOT 1, LOT C AND LOT D
WEST SIDE BUSINESS PARK NO. 3
CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA

A SUBDIVISION OF LOT 3, WEST SIDE BUSINESS PARK NO. 2
CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA



LINE	DIRECTION	DISTANCE
L1	S 00°21'26" E	32.99'
L2	N 89°30'35" W	20.00'
L3	S 89°38'03" W	66.00'
L4	S 00°21'26" E	20.00'
L5	S 89°38'03" W	190.00'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	333.00'	13.77'	6.89'	13.77'	S 67°29'04" W	02°22'10"
C2	267.00'	92.81'	46.88'	92.34'	S 76°15'28" W	19°54'58"

TOTAL AREA SURVEYED: 28.246 ACRES

PROPRIETORS: K & K BUILDING SUPPLY, INC.

I HEREBY CERTIFY THAT THE SURVEY WAS DONE AND THIS PLAT WAS MADE BY ME OR UNDER MY DIERCT 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 LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

FOR IIW ENGINEERS AND SURVEYORS, P.C.

JOHN M. TRANMER REG. NO. 12631

DATE 1/30/97

MY REGISTRATION EXPIRES DECEMBER 31, 1998

IOWA
JOHN M. TRANMER
LS 12631
EXP. 12/98
LICENSED LAND SURVEYOR

ENGINEERS AND SURVEYORS P.C.
Iowa, Illinois, Wisconsin
4155 Pennsylvania Ave. Dubuque, IA 52002 (319)556-2484
Guttenberg, IA Galena, IL Cuba City, WI

DRAWN	SLW	PLAT NO.	4-IA-97
CHECKED	JMT	PROJ. NO.	97707
DATE	27 JAN 97	SHEET	1 of 4
Q:\97\707\SUR\SDSK\97707L1.DWG			

FILED 3-4-97 BOOK 8 PAGE 35

SURVEYOR'S CERTIFICATE

I, John M. Tranmer, hereby certify that I am a Licensed 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 3, West Side Business Park No. 2, City of Dyersville, Delaware County, Iowa

This survey was performed for the purpose of subdividing and platting said real estate henceforth to be known as Lot 1, Lot C and Lot D, West Side Business Park No. 3, City of Dyersville, Delaware County, Iowa containing 28.246 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.

IOWA JOHN M. TRANMER LS 12631 EXP. 12/98 LICENSED LAND SURVEYOR SEAL	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. FOR IIW ENGINEERS AND SURVEYORS, P.C. John M. Tranmer 1/30/97 John M. Tranmer Date License Number 12631 My license renewal date is December 31, 1998 Pages or sheets covered by this seal:

OWNER'S CONSENT

Dyersville, Iowa March 4, 19 97

The foregoing plat of Lot 1, Lot C and Lot D, West Side Business Park No. 3, 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 C (7th Street S.W. right-of-way) and all easements to the public.

K & K BUILDING & SUPPLY, INC.

By Jerome L. Koch
JEROME L. KOCH, PRESIDENT J.K.

By Jeanine Koch
JEANINE KOCH, SECRETARY J.K.

State of Iowa)
) ss:
County of Delaware)

On this 4th day of March, A.D., 19 97, before me, a Notary Public in and for said county, personally appeared Jerome L. Koch and Jeanine Koch to me personally known, who being by me duly affirmed did say that they are the President and Secretary of said corporation , that ~~the seal affixed to said instrument is the seal of said corporation and that said instrument was signed (and sealed)~~ no seal has been procured by the said corporation and that said instrument was signed on behalf of the said corporation by authority of its Board of Directors and the said Jerome L. Koch and Jeanine Kock acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed. J.K.

Susan L Steffen-Ertl
Notary Public in the State of Iowa

SUSAN L. STEFFEN-ERTL
MY COMMISSION EXPIRES
1-24-2000

My Commission Expires _____

COUNTY TREASURER

Manchester, Iowa March 4, 1997

I, the undersigned, Carolyn Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes levied against Lot 3, West Side Business Park No. 2, 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 Pam Klein, dep.
Treasurer of Delaware County, Iowa
Carolyn A. Wilson Pam Klein dep.

ATTORNEY'S OPINION

Dyersville, Iowa February 10, 1997

TO WHOM IT MAY CONCERN

This will certify that I have examined the abstract of title covering Lot 3, West Side Business Park No. 2, City of Dyersville, Delaware County, Iowa, according to the plats thereof covering the period from government entry to February 5, 1997 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 Supply, Inc. free and clear of all liens and encumbrances and shows taxes paid including taxes for the ~~year~~ first ½ of ~~fiscal~~ 1995-1996.

Attorney At Law Marc W. Casey

CITY PLANNING AND ZONING COMMISSION

Dyersville, Iowa February 24, 1997

The foregoing plat in the City of Dyersville, Iowa, as appears on Sheet 1 of ___ 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 C.K.
Chairman, Dyersville Planning and Zoning Commission

CITY COUNCIL

Dyersville, Iowa March 3, 1997

The undersigned, Mayor and Clerk 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 4 hereof has been filed in the office of the Clerk of the City of Dyersville, and that by Resolution No. 06-97 the Dyersville City Council approved said plat.

CITY OF DYERSVILLE Iowa CITY SEAL

Robert Kramer
Mayor of the City of Dyersville

Susan L Erth
Susan Steffen
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. 06-97

RESOLUTION APPROVING THE PLAT OF LOT 1, LOT C, AND LOT D OF WEST SIDE BUSINESS PARK NO. 3 IN THE CITY OF DYERSVILLE, IOWA

WHEREAS, there has been filed with the City Clerk a plat in which Lot 3 of West Side Business Park No. 2, City of Dyersville, Delaware County, Iowa, is platted and now known as Lot 1, Lot C, and Lot D of West Side Business Park No. 3 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, (Lot C) 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 street has 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 (Lot C), 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 Lot 1, Lot C, and Lot D of West Side Business Park No. 3, 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 storm sewers and catch-basins in accordance with plans submitted with the plat;

(c) 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;

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

(e) 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;

(f) To construct said improvements prior to March 3, 1999, 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 3rd day of March, 1997.

Robert H. Kramer
Robert H. Kramer Mayor

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

(SEAL)

CITY SEAL

ACCEPTANCE OF TERMS OF RESOLUTION

The undersigned hereby accepts the terms of Resolution No. 06-97.

Dated this 4th day of March, 1997.

K & K Building and Supply, Inc.

By: Jerome L. Koch
Jerome L. Koch

By: Jeanine Koch
Jeanine Koch