FILED
Date 4-9-98
County Assessor

APR 9 1998

FILED
SHARON K. ...
DELAWARE COUNTY AUDITOR

'98 APR 9 PM 1 46
BOOK 8 PAGE 113
DELAWARE L. PEYTON
DELAWARE CO. RECORDER
31.00

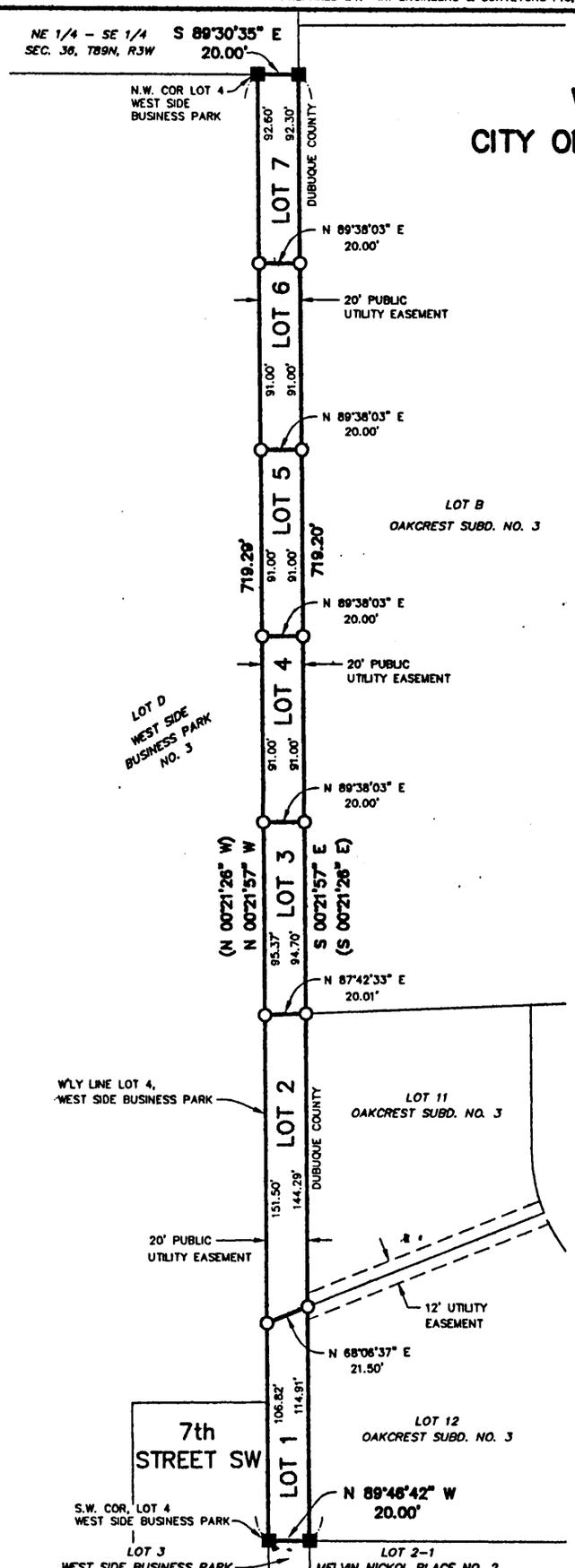
97-3128
DELAWARE COUNTY IOWA
FILED

PREPARED BY: IIW ENGINEERS & SURVEYORS P.C, 4155 PENNSYLVANIA AVE, DUBUQUE, IOWA, (319) 556-2464

FINAL PLAT

WEST SIDE BUSINESS PARK NO. 4
CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA

DESCRIPTION:
LOT 4 OF WEST SIDE BUSINESS PARK
IN THE CITY OF DYERSVILLE, IOWA



AREA SUMMARY

LOT 1	2,217 S.F.
LOT 2	2,958 S.F.
LOT 3	1,901 S.F.
LOT 4	1,820 S.F.
LOT 5	1,820 S.F.
LOT 6	1,820 S.F.
LOT 7	1,849 S.F.

AREA SURVEYED: 14,385 S.F.

PLATTER: MELVIN NICKOL
RUTH NICKOL

FEBRUARY, 1998

ZONING: R-1 SINGLE FAMILY RESIDENTIAL

NORTH

0 60 120
SCALE 1"=60'

IOWA
JOHN M. TRANMER
LS 12631
LICENSED LAND SURVEYOR

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

FOR IIW ENGINEERS AND SURVEYORS, P.C.

JOHN M. TRANMER — 3-16-98 DATE

LICENSE NO. 12631 MY LICENSE RENEWAL DATE IS 12-31-98

PAGES COVERED BY THIS CERTIFICATION 1 OF 4

LEGEND

- PROPERTY LINE
- FOUND IRON ROD
- FOUND IRON PIPE
- SET 5/8" IRON ROD
- SET NAIL
- ( ) RECORD DIMENSION
- R.O.W. RIGHT-OF-WAY

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

DRAWN SLH	PLAT NO. 6-IA-98
CHECKED JMT	PROJ. NO. 96030
DATE 10 FEB 98	SHEET 1 of 4
P:\96\030\SUR\SDSK\96030L3.DWG	

DATE 4-9-98 BOOK 8 PAGE 113

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 4 of West Side Business Park in the City of Dyersville,Iowa.

This survey was performed for the purpose of subdividing and platting said real estate henceforth to be known as Lots 1 through 7, West Side Business Park No. 4, City of Dyersville, Delaware County, Iowa, containing 14,385 square feet, 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 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 3-16-98 John M. Tranmer Date License Number 12631 My license renewal date is December 31, 1998 Pages or sheets covered by this seal: SURVEYOR'S CERTIFICATE ONLY.

OWNER'S CONSENT

Dyersville, Iowa March 3, 19 98

The foregoing plat of Lots 1 through 7, West Side Business Park No. 4, 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.

By Mel Nickol
Mel Nickol

By Ruth Nickol
Ruth Nickol

State of Iowa)
) ss:
County of Dubuque

On this 3rd day of March, A.D. 19 98, before me, a Notary Public in and for said state, personally appeared Melvin Nickol and Ruth Nickol to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

HELEN WEGMANN Iowa NOTARIAL SEAL

Helen Wegmann
Notary Public in the State of Iowa
Helen Wegmann
My Commission Expires 1/23/01

DELAWARE COUNTY TREASURER

Manchester, Iowa April 9, 19 98

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes levied against Lot 4 of the West Side Business Park in the City of Dyersville, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.

DELAWARE COUNTY TREASURER SEAL IOWA

Pam Klein Deputy
Carolyn A. Wilson Pam Klein, Deputy
Treasurer of Delaware County, Iowa

ATTORNEY'S OPINION

Dyersville, Iowa April 3, 1998

TO WHOM IT MAY CONCERN

This will certify that I have examined the abstract of title covering Lot r of West Side Business Park in the City of Dyersville, Iowa, according to the plats thereof covering the period from government entry to March 10, 1998 certified on that date by Delaware County Abstract * and find that said abstract shows good and merchantable title to said real estate in Melvin H. Nickol and Ruth A. Nickol free and clear of all liens and encumbrances and shows taxes paid including taxes for the year 1st one-half fiscal 1996-1997.

*Company, Inc.

Attorney At Law Marc W. Casey

CITY PLANNING AND ZONING COMMISSION

Dyersville, Iowa March 9, 1998

The foregoing plat in the City of Dyersville, Iowa, as appears on Sheet 1 of 2 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 April 6, 1998

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 & 2 hereof has been filed in the office of the Clerk of the City of Dyersville, and that by Resolution No. 19-98 the Dyersville City Council approved said plat.

CITY OF DYERSVILLE Iowa CITY SEAL

Bob Kramer
Mayor of the City of Dyersville

Sue Steffen-Ertl
Clerk of the City of Dyersville

DELAWARE COUNTY E-911 BOARD

DELAWARE COUNTY, IOWA

The foregoing plat of Lots 1 through 7, West Side Business Park No. 4, City of Dyersville, Delaware County, Iowa, has been examined and approved as to being in full compliance with Delaware County Ordinance #12, The Uniform Rural Address System, as passed and adopted by the Delaware County Board of Supervisors on the 8th day of June, 1996.

Norman Wellman
Delaware County E-911 Board

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 9 day of April, A.D. 1998, before me, a Notary Public in and for said state, personally appeared, Norman Wellman, to me personally known, and, who, being by me duly sworn, did say that he is the Coordinator for the Delware County E-911 Board.

Sharon McCrabb
NOTARY PUBLIC
Sharon McCrabb

SHARON McCRABE NOTARIAL SEAL Iowa

Preparer Information:	Marc W. Casey Individual's Name	129 1st Avenue E Street Address	Dyersville City	(319) 875-7178 Phone

RESOLUTION NO. 19-98

RESOLUTION APPROVING THE PLAT
OF SURVEY OF LOTS 1 THROUGH 7, WEST SIDE
BUSINESS PARK NO. 4, CITY OF DYERSVILLE,
DELAWARE COUNTY, IOWA

WHEREAS, there has been filed with the City Clerk, a plat in which Lot 4, West Side Business Park, in the City of Dyersville, Iowa, is platted and now known as Lots 1 through 7, West Side Business Park No. 4, City of Dyersville, Delaware County, Iowa.

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 1: That the plat of survey of Lot 4 of West Side Business Park in the City of Dyersville, Iowa, to be known as Lots 1 through 7, West Side Business Park, City of Dyersville, Delaware County, Iowa, is hereby approved and the Mayor and City Clerk are hereby authorized and directed to endorse the approval of the City of Dyersville, Iowa, on said plat.

SECTION 2: That there are no dedications of public streets or alleys accompanying the plat.

SECTION 3: 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 6th day of April, 1998.



Robert H. Kramer, Mayor

Attest

Susan L. Steffen-Ertl, City Clerk