FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

JUN 7 2002

FILED
Date 6-7-02
County Assessor

2002 JUN -7 PM 2:36
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DEBORAH L. FENTON
DELAWARE CO. RECORDER

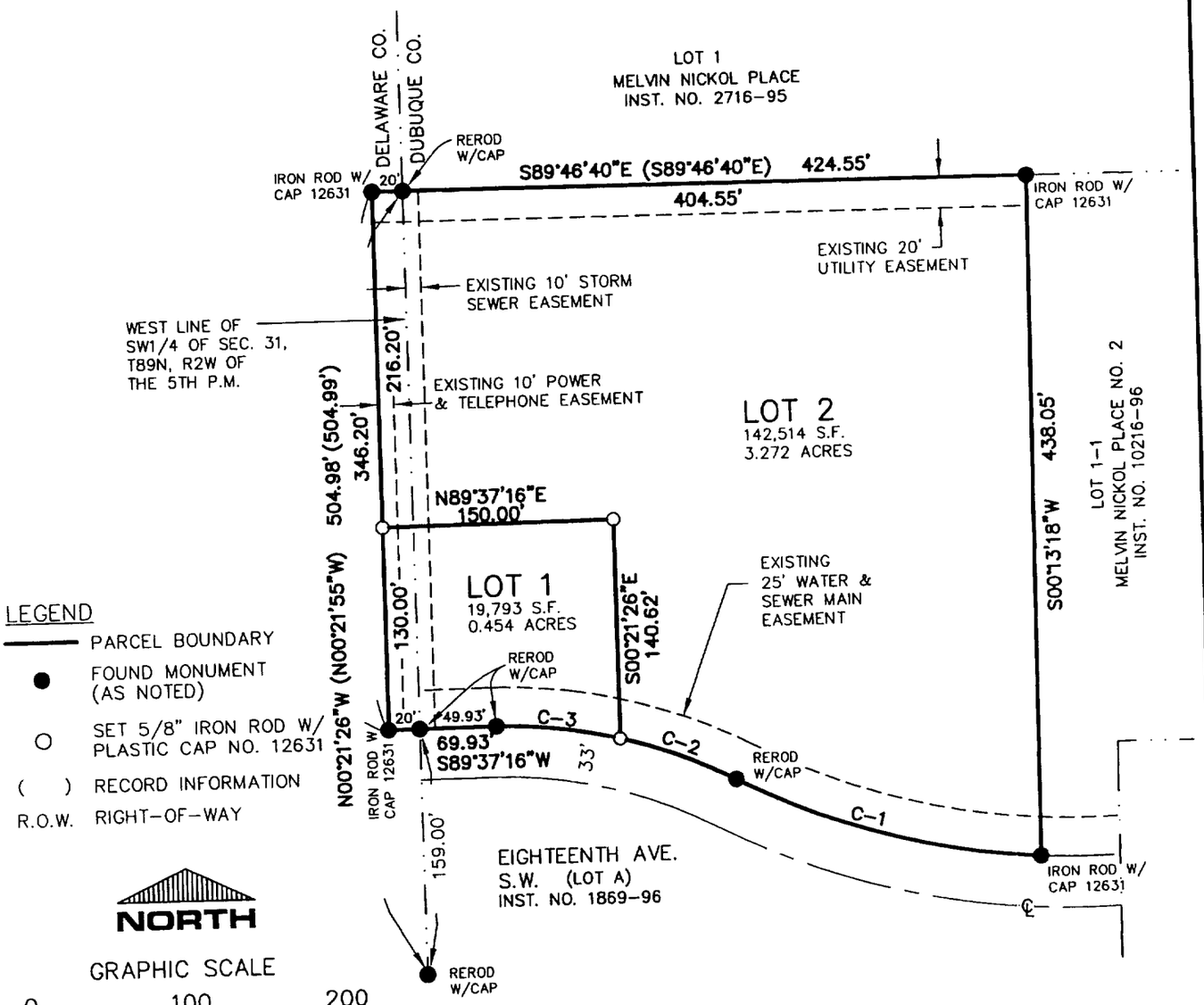
DELAWARE COUNTY IOWA
FILED

PREPARED BY: IIW ENGINEERS & SURVEYORS P.C. 4155 PENNSYLVANIA AVE, DUBUQUE, IOWA. (563) 556-2464

PLAT OF SURVEY

LOT 1 AND LOT 2, MELVIN NICKOL PLACE NO. 3 IN THE CITY OF DYERSVILLE, IOWA

DESCRIPTION: LOT 2-1, MELVIN NICKOL PLACE NO. 2 and LOT 3, WEST SIDE BUSINESS PARK IN THE CITY OF DYERSVILLE, IOWA



LEGEND

- PARCEL BOUNDARY
- ● FOUND MONUMENT (AS NOTED)
- O SET 5/8" IRON ROD W/ PLASTIC CAP NO. 12631
- ( ) RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY

NORTH

GRAPHIC SCALE

0 100 200

1" = 100'

DRAWING MAY HAVE BEEN REDUCED

CURVE	RADIUS	LENGTH	TANGENT	DELTA ANGLE	CH.BEARING	CH. DIST.
C1	485.61	205.51	104.32	24°14'51"	N74°15'22"W	203.98
C2	333.00	79.78	40.08	13°43'39"	N68°59'47"W	79.59
C3	333.00	80.97	40.69	13°55'54"	N82°49'33"W	80.77

NOTE

THIS SURVEY IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD AND NOT OF RECORD.

TOTAL AREA SURVEYED: 3.726 ACRES

PROPRIETOR: MELVIN AND RUTH NICKOL
SURVEYED FOR: MELVIN NICKOL

DATE OF SURVEY: JANUARY 8, 2002

IOWA
JOHN M. TRANMER
LS 12631
LICENSED LAND SURVEYOR

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 — 5/6/02 DATE

LICENSE NO. 12631 MY LICENSE RENEWAL DATE IS 12/31/2002

PAGES OR SHEETS COVERED BY THIS SEAL 1 AND 2

IIW ENGINEERS & SURVEYORS, P.C.
Iowa, Illinois, Wisconsin
4155 Pennsylvania Ave.
Dubuque, IA 52002
319.556.2464
Guttenberg, IA • Hazel Green, WI

DRAWN MFA	PLAT NO. 28-IA-02
CHECKED JMT	PROJ. NO. 02727
DATE 04-22-02	SHEET 1 of 2
P:\02\700\727\02727\dwg\02727.dwg	

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SURVEYOR'S CERTIFICATE

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

Lot 2-1, Melvin Nickol Place No. 2 and Lot 3, West Side Business Park in the City of Dyersville, Iowa

This survey was performed for the purpose of dividing and platting said real estate henceforth to be known as Lot 1 and Lot 2, Melvin Nickol Place No. 3 in the City of Dyersville, Iowa, containing 3.726 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.

ATTORNEY'S OPINION

Dyersville, Iowa May 31, 20 02

TO WHOM IT MAY CONCERN

This will certify that I have examined the abstract of title covering ~~Lot 2-1, Melvin Nickol Place No 2~~ and Lot 3, West Side Business Park in the City of Dyersville, Iowa according to the plats thereof covering the period from government entry to May 28, 2002 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 Melvin H. Nickol and Ruth A. Nickol free and clear of all liens and encumbrances and shows taxes paid including taxes for the year 2000-2001.

MOSS & CASEY

BY: _____

Attorney At Law Marc W. Casey

DELAWARE COUNTY E-911 BOARD

DELAWARE COUNTY, IOWA JUNE 7, 2002

The foregoing plat of Lot 1 and Lot 2, Melvin Nickol Place No. 3 in the 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

Norman Wellman - Coordinator
Delaware County E-911 Board

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 7 day of June, 20 02, before me, Sharon McCrabb, a Notary Public in and for the State of Iowa, personally appeared, Norman Wellman, to me personally known, and, who, being by me duly sworn, did say that he is the Coordinator for the Delaware County E-911 Board.

SHARON McCRABB
Commission Number 008578
My Comm. Exp. 6-14-04

Sharon McCrabb

NOTARY PUBLIC

COUNTY TREASURER

Manchester, Iowa June 7, 2002

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes levied against Lot 2-1, Melvin Nickol Place No. 2 and Lot 3, 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.

Carolyn A. Wilson - Pam Klein, Deputy

Treasurer of Delaware County, Iowa

OWNER'S CONSENT

Dyersville, Iowa — May 6, 2002

The foregoing plat of Lot 1 and Lot 2, Melvin Nickol Place No. 3 in the City of Dyersville, Iowa, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors of said real estate.

By Melvin Nickol

By Ruth A. Nickol

State of Iowa)
) ss:
County of Dubuque)

On this 6th day of May, A.D. 20 02, before me, a Notary Public in and for said state, personally appeared Melvin Nickol and Ruth A 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.

JULIE A. WIENEKE
Commission Number 166502
My Commission Expires
9/10/04

Julie A Wieneke
Notary Public in the State of Iowa

My Commission Expires 9/10/04

CITY PLANNING AND ZONING COMMISSION

Dyersville, Iowa — March 13, 2002

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.

Chairman, Dyersville Planning and Zoning Commission

CITY COUNCIL

Dyersville, Iowa — May 20, 2002

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. 13-02 the Dyersville City Council approved said plat.

CITY OF DYERSVILLE Iowa CITY SEAL

Alan T. Gibbs
Mayor of the City of Dyersville

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

Preparer Information:	Marc W. Casey Individual's Name	129 1st Avenue E Street Address	Dyersville City	(563) 875-7178 Phone

RESOLUTION NO. 13-02

RESOLUTION APPROVING PLAT OF LOT 1
AND LOT 2, MELVIN NICKOL PLACE NO. 3
IN THE CITY OF DYERSVILLE, IOWA

WHEREAS, there has been filed with the City Clerk, a plat which Lot 2-1, Melvin Nickol Place No. 2 and Lot 3, West Side Business Park in the City of Dyersville, Iowa, is platted and now known as Lot 1 and Lot 2, Melvin Nickol Place No. 3 in the City of Dyersville, 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 1 and Lot 2, Melvin Nickol Place No. 3 in the City of Dyersville, 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 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 20th day of May, 2002.

CITY SEAL

Alan T. Gibbs, Mayor

ATTEST: Susan L. Ertl
Susan L. Ertl, City Clerk

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