FILED
Date 10-18-02
John R. Klaus by
County Assessor

OCT 18 2002

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

2002 OCT 31 AM 8:30
RECORDED
DELAWARE COUNTY, IOWA

2002 OCT 31 PM 1:51
RECORDED
DELAWARE COUNTY, IOWA

PREPARED BY BILL BURGER 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 (563) 855 2028

PLAT OF SURVEY

SCENIC HILL TERRACE 2ND ADDITION REPLAT

REPLAT OF LOTS 1 THROUGH 12 OF SCENIC HILL TERRACE 2ND ADDITION IN THE SE1/4 OF THE SW1/4, SECTION 24, T89N, R3W OF THE 5TH P.M. DELAWARE COUNTY, IOWA.

FINAL PLAT

LEGEND

- SET 1/2" IRON ROD W/YELLOW CAP #12642
- FOUND EXISTING MONUMENT
- IRON ROD W/ YELLOW CAP #12642
- BOUNDARY SURVEYED
- LOT LINE
- UTILITY EASEMENT LINE (EASEMENTS ARE CENTERED ON LOT LINES ULESS NOTED OTHERWISE)
- ( ) RECORDED AS
- JDG IRON ROD W/ ORANGE CAP #8419

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	43.33	49° 38' 54"	50.00	41.98	S 23° 59' 35" E
C2	77.71	89° 03' 06"	50.00	70.12	S 45° 21' 25" W
C3	79.37	90° 56' 54"	50.00	71.29	N 44° 38' 35" W
C4	41.67	47° 45' 07"	50.00	40.48	N 24° 42' 25" E

LINE	BEARING	DISTANCE
L1	N 89°08'27" W	5.62
L2	S 00°07'06" E	22.80'

SCENIC HILL TERRACE
PLAT BOOK 8, PAGE 153

NE CORNER SE1/4 SW1/4 SEC. 24, T89N, R3W
SET 1/2" IRON ROD W/YELLOW CAP #12642

NW CORNER SE1/4 SW1/4 SEC. 24, T89N, R3W
SET PK NAIL W/WASHER

SW CORNER SE1/4 SW1/4 SEC. 24, T89N, R3W
SET PK NAIL W/WASHER

NE1/4 SW1/4 SEC. 24, T89N, R3W

SE1/4 SW1/4 SEC. 24, T89N, R3W

LOT 1 — 1.12 AC. TOTAL — 0.42 AC. PUBLIC R.O.W. — 0.13 AC. PRIVATE R.O.W.
LOT 2 — 1.12 AC. TOTAL — 0.29 AC. PUBLIC R.O.W. — 0.17 AC. PRIVATE R.O.W.
LOT 3 — 1.24 AC. TOTAL — 0.31 AC. PUBLIC R.O.W. — 0.05 AC. PRIVATE R.O.W.
LOT 4 — 1.00 AC. TOTAL — 0.16 AC. PUBLIC R.O.W. — 0.13 AC. PRIVATE R.O.W.
LOT 5 — 1.00 AC. TOTAL — 0.17 AC. PRIVATE R.O.W.
LOT 6 — 1.00 AC. TOTAL — 0.04 AC. PRIVATE R.O.W.
LOT 7 — 1.00 AC. TOTAL — 0.16 AC. PUBLIC R.O.W. — 0.13 AC. PRIVATE R.O.W.
LOT 8 — 1.00 AC. TOTAL — 0.16 AC. PRIVATE R.O.W.
LOT 9 — 1.00 AC. TOTAL — 0.16 AC. PRIVATE R.O.W.
LOT 10 — 1.00 AC. TOTAL — 0.16 AC. PUBLIC R.O.W. — 0.13 AC. PRIVATE R.O.W.
LOT 11 — 1.00 AC. TOTAL — 0.18 AC. PRIVATE R.O.W.
LOT 12 — 1.21 AC. TOTAL — 0.18 AC. PRIVATE R.O.W.

ROAD TO BE VACATED

℄ 197TH STREET
℄ 333rd AVENUE
XAVIER COURT
℄ 332ND AVENUE

PARCEL DESCRIBED
LD. BK. 135, P. 184

0' 100' 200'

SCALE:	1" = 100'
DATE OF SURVEY:	8/23/02
SHEET	1 OF 5
PROPRIETORS:	ERNEST J. OFFERMAN & DORIS A. OFFERMAN

I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND RELATED SURVEY WORK WAS PREFORMED 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. MY LICENSE RENEWAL DATE IS DECEMBER 31, 2002

William H. Burger 10/17/02
WILLIAM H. BURGER #12642 DATE

NO. OF SHEETS COVERED BY THIS SEAL 1

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

Wm. Burger
LandSurveyor
510 3rd Street West Court
Worthington, Iowa 52078

BOOK 2002 PAGE 3836

LEGAL DESCRIPTION

SCENIC HILL TERRACE 2ND ADDITION REPLAT Replat of Lots One (1) through Twelve (12) of Scenic Hill Terrace 2nd Addition in the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4), Section Twenty-four (24), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa as recorded in the Office of the Delaware County Recorder book 1999, page 3328; containing a total of 12.69 acres including 1.50 acres of public road right of way and including 1.75 acres of private road right of way; **subject to easements of record** and more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4), Section Twenty-four (24), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence South 89°-09'-27" East 875.61 feet along the North line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) to the Northwest corner of Lot One (1) of Scenic Hill Terrace, as recorded in the Office of the Delaware County Recorder plat book 8, page 153;

Thence South 00°-06'-21" East 626.13 feet along the West line of Lots One (1), Lot Two (2) and Lot Three (3) of said Scenic Hill Terrace;

Thence North 89°-09'-27" West 646.46 feet;

Thence South 00°-07'-06" East 22.80 feet;

Thence North 89°-09'-27" West 229.02 feet to the West line of said Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4);

Thence North 00°-07'-06" West 649.00 feet along the West line of said Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) to the **POINT OF BEGINNING subject to easements of record** and containing a total of 12.69 acres including 1.50 acres of public road right of way and including 1.75 acres of private road right of way; divided into Twelve lots and numbered Lot One (1) through Lot Twelve (12);

The West line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4), Section Twenty-four (24), Township Eighty-nine North (T89N), Range Three West (R3W) of the Fifth Principal Meridian, Delaware County, Iowa; is assumed to bear North 00°-07'-06" West.

A 66.0' wide easement for public access and utilities, named 333rd Avenue and 334th Avenue by the Delaware County E-911 Board is created for the benefit of Lots One (1) through Lot Twelve (12). All other utility easements are as shown on the attached Plat;

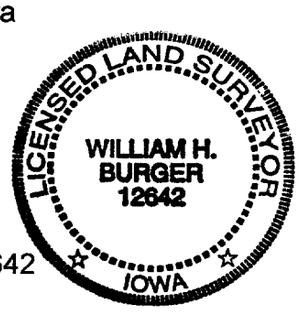
SURVEYORS CERTIFICATE :

I hereby certify that this landsurvey document was prepared and 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

My license renewal date is December 31, 1998

William H. Burger 10/12/02

William H. Burger Date Reg. No. 12642



OWNERS ACKNOWLEDGMENT

I (We) Ernest J. Offermann & Doris A. Offermann of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

Ernest J. Offermann

Doris A. Offermann

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

On this 5th day of September A. D. 2002 before me, Marvin R. Gassmann a Notary Public in and for said County, personally appeared Ernest J. Offermann and Doris A. Offermann, to me known to be the person or persons named in and who executed the foregoing instrument, and acknowledged that They executed the same as Their voluntary act and deed.

Notary Public in and for said County

MARVIN R. GASSMANN
Iowa Notarial Seal
Commission Number: 223855
My Commission Expires:08/03/05

DELAWARE COUNTY TREASURER

Delaware , Iowa 10-18, 2002

I the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa do hereby certify that all taxes and special assessments levied against Ernest J. Offermann and Doris A. Offermann as proprietors of the **SE1/4 SW1/4 , Section 24, T89N R3W** have been paid and said real estate is free and clear of all taxes as of this date.

County Treasurer Delaware County, Iowa

DELAWARE COUNTY TREASURER SEAL IOWA

ATTORNEY'S OPINION

I, Tom Jenk, a practicing attorney at law in Dubuque-Delaware County, Iowa have examined the abstract of title to the land included within of **SE1/4 SW1/4, Section 24, T89N, R3W** Said abstract has been prepared in its entirety by the Delaware County Abstract Company, and was last certified to by said company on the 3rd day of September, AD, 20 02, at the hour of 8:00 o'clock A. M.

My examination of said abstract shows good and merchantable title on the date and hour of certification to be in Ernest J. Offermann and Doris A. Offermann, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common * Dated at Dyersville, Iowa in said County, this 9th day of September. 20 02

*subject to easements of record and real estate taxes for 2001-2002 in the amount of $3,172.00; first half due prior to 10/1/02 and second half due prior to 4/1/03

Tom Jenk
Attorney at Law
225-1st Avenue East, P.O. Box 304
Dyersville, Iowa 52040-0304
(563) 875-9112

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa OCT. 18, 2002

The foregoing plat of Scenic Hill Terrace 2ND ADDITION REPLAT, Delaware County, Iowa has been examined and approved as to being in full compliance with Delaware County Ordinance #12, The 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.
DELAWARE COUNTY)

On this 18 day of October A. D. 2002 before me, a Notary Public in and for said County, personally appeared Norman Wellman to me personally known, and, who, being me duly sworn; did say that he is the Coordinator of the Delaware County E-911 Board.

Sharon McCrabb
Notary Public in and for said County

SHARON McCRABB
Commission Number 026573
My Comm. Exp. 4-14-03

DYERSVILLE PLANNING AND ZONING COMMISSION

Dyersville, Iowa 9/9/, 20 02

The foregoing plat of **Scenic Hill Terrace 2ND ADDITION REPLAT** part of the SE1/4 of the SW1/4 of Section 24, T89N, R3W of the 5th P.M. being within two miles of the corporate limits of the City of Dyersville is hereby approved by the Dyersville Planning and Zoning Commission and approval of said plat by the City Council of the City of Dyersville, Dubuque County , Iowa is here by recommended

Dyersville Planning & Zoning Commission

By _____ Acting Chairman
Chairperson

CITY COUNCIL APPROVING FINAL PLAT

Dyersville , Iowa Sept. 16 , 20 02

The undersigned, Alan T. Gibbs , Mayor, and Susan L. Ertl , Clerk of the City of Dyersville, Dubuque County , Iowa do hereby certify that the foregoing Final Plat of **Scenic Hill Terrace 2ND ADDITION REPLAT** part of the SE1/4 of the SW1/4 of Section 24, T89N, R3W of the 5th P.M. as appears heretofore has been filed in the Office of the City Clerk of Dyersville , Iowa and that the City Council of the City of Dyersville , Iowa approves said plat.

CITY OF DYERSVILLE Iowa CITY SEAL

Alan T. Gibbs , Mayor

Susan L. Ertl ,City Clerk

STATE OF IOWA)
) ss.
DUBUQUE COUNTY)

On this 16th day of September , 20 02 , before me, Tricia Maiers , a Notary Public in and for the State of Iowa, personally appeared Alan T. Gibbs and Susan L. Ertl , to me personally known, and , who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Dyersville , Iowa; that the seal affixed to the foregoing instrument is the Corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation , by authority of its City Council , as contained in Resolution Number 30-02 adopted by the City Council on the 16th day of September , 20 02 , and that Alan T. Gibbs and Susan L. Ertl acknowledged the execution of the instrument to be their voluntary act and deed of the corporation, by it voluntarily executed.

TRICIA MAIERS
Notary Public;

TRICIA L. MAIERS
Commission Number 193119
My Commission Expires
10/21/03

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

RESOLUTION NO. 30-02

RESOLUTION APPROVING PLAT OF SCENIC HILL TERRACE 2ND ADDITION REPLAT, DELAWARE COUNTY, IOWA

WHEREAS, there has been filed with the City Clerk, a plat which Lots 1 through Lot 12 of Scenic Hill Terrace 2nd Addition in the SE¼ of the SW¼, Section 24, T89N, R3 W of the 5th P.M., Delaware County, Iowa, is platted and now known as Lots 1 through Lot 12 of Scenic Hill Terrace 2nd Addition Replat.

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 Scenic Hill Terrace 2nd Addition Replat, 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 16th day of September, 2002.

CITY OF DYERSVILLE Iowa CITY SEAL

ATTEST:

Susan L. Ertl, City Clerk

Alan T. Gibbs, Mayor