Will be Recorded

DELAWARE COUNTY IOWA
FILED
B-57
2003 SEP 30 PM 4:17
BOOK 2003 PAGE 4734
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
31.00

FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR
SEP 30 2003

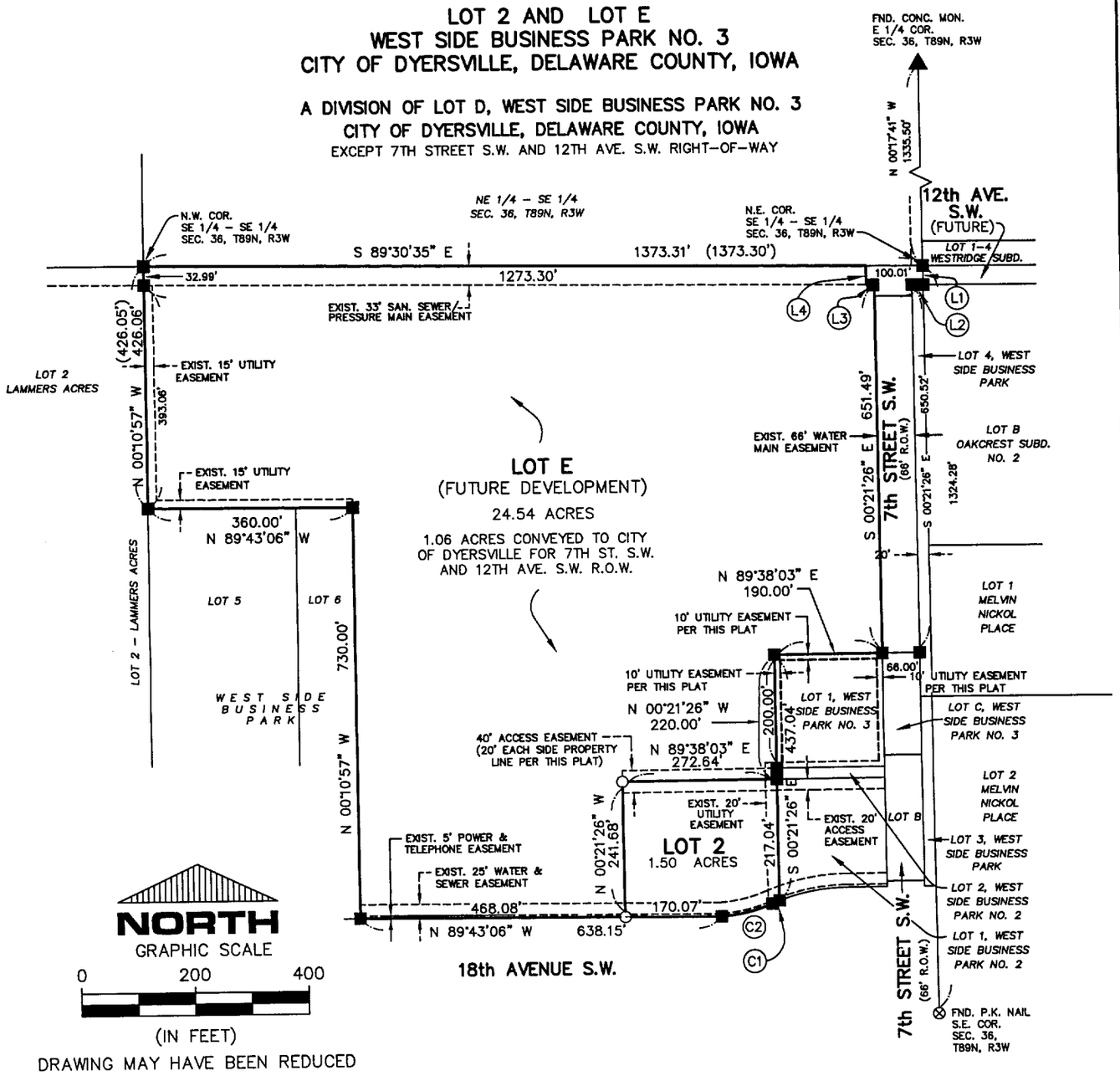
SEP 30 [illegible]

PREPARED BY: IIW ENGINEERS & SURVEYORS P.C, 4155 PENNSYLVANIA AVE, DUBUQUE, IOWA, 563.556.2464

PLAT OF SURVEY

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

A DIVISION OF LOT D, WEST SIDE BUSINESS PARK NO. 3
CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA
EXCEPT 7TH STREET S.W. AND 12TH AVE. S.W. RIGHT-OF-WAY



NORTH
GRAPHIC SCALE
0 200 400
(IN FEET)
DRAWING MAY HAVE BEEN REDUCED

LINE	DIRECTION	DISTANCE
L1	S 00°21'26" E	32.99'
L2	N 89°30'35" W	20.00'
L3	N 89°30'35" W	14.00'
L4	N 00°29'25" E	33.00'

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"

LEGEND
- PROPERTY LINE
- ■ FOUND 5/8" IRON ROD W/ CAP NO. 12631
- ○ SET 5/8" IRON ROD W/ CAP NO. 12631
- ( ) RECORD DIMENSION
- R.O.W. RIGHT-OF-WAY

TOTAL AREA SURVEYED: 27.10 ACRES
PROPRIETORS: K & K BUILDING SUPPLY, INC.
SURVEYED FOR: JERRY KOCH

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 — DATE 9-24-03

LICENSE NO. 12631 MY LICENSE RENEWAL DATE IS 12/31/2004

PAGES OR SHEETS COVERED BY THIS SEAL 1 AND 2

IIW ENGINEERS & SURVEYORS, P.C.
Iowa, Illinois, Wisconsin
4155 Pennsylvania Ave. Dubuque, IA 52002
563.556.2464
Hazel Green, WI

DRAWN JLK	PLAT NO. 69-IA-02
CHECKED JMT	PROJ. NO. 03748
DATE 7/30/03	SHEET 1 of 2
P:\03\700\748\03748-01\dwg\BASE.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 and platted by me or under my direct personal supervision, To Wit:

Lot D, West Side Business Park No. 3, City of Dyersville, Delaware County, Iowa, except 7th Street S.W. and 12 Avenue S.W. right-of-way.

This survey was performed for the purpose of subdividing and platting said real estate henceforth to be known as **Lot 2 and Lot E, West Side Business Park No. 3, City of Dyersville, Delaware County, Iowa.**

Containing 27.10 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.

OWNER'S CONSENT

Dyersville, Iowa

Sept. 25, 2003

The foregoing plat of Lot 2 and Lot E, 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.

K & K BUILDING & SUPPLY, INC.

By Jerome L Koch

By Jeanine Koch

State of Iowa)
County of Dubuque) ss:

On this 25th day of September, 2003, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jerome L 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; that the instrument was signed on behalf of said corporation by authority of its Board of Directors; and the said President and Secretary acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

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

Julie A. Wieneke
Notary Public
in and for State of Iowa
My Commission Expires: 9-10-04

CITY PLANNING AND ZONING COMMISSION

Dyersville, Iowa

8/25/03, 20__

The foregoing plat in the City of Dyersville, Iowa, 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
Chairman, Dyersville Planning and Zoning Commission

CITY COUNCIL

Dyersville, Iowa

September 2., 20 03

The undersigned, Mayor and Clerk of the City of Dyersville, Iowa, do hereby certify that the foregoing plat in the City of Dyersville, Iowa, has been filed in the office of the Clerk of the City of Dyersville, and that by Resolution No. 33-03 the Dyersville City Council approved said plat.

CITY OF DYERSVILLE Iowa CITY SEAL

Michael J. English, Mayor Pro tem
the City of Dyersville

Susan L Ertl
Clerk of the City of Dyersville

CONSENT TO PLAT

_____, mortgage under a certain mortgage dated _____, and filed for record _____ as Instrument # _____ hereby consents to the foregoing plat.

By_____

By_____

State of Iowa)
) ss:
Dubuque County)

On this _____ day of _____, A.D., 2003, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared _____ and _____ to me personally known, who being by me duly sworn, did say that they are the _____ and _____ respectively of the corporation executing the within and foregoing instrument, that no seal has been procured by the corporation; that said instrument was signed on behalf of the corporation by authority of its Board of Directors; and that _____ and _____ as officers acknowledge the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

_____
Notary Public in the State of Iowa

My Commission Expires _____

DELAWARE COUNTY E-911 BOARD

DELAWARE COUNTY, IOWA 9/30/03, 20__

The foregoing plat of Westridge Estates 4th Addition, 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 30 day of September, 2003, 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
NOTARY PUBLIC

SHARON McCRABB
Commission Number 02879
My Comm. Exp. 12-4-03

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

RESOLUTION NO. 33-03

RESOLUTION APPROVING PLAT OF SURVEY OF
LOT 2 AND LOT E OF WEST SIDE BUSINESS PARK NO. 3,
CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA

WHEREAS, there has been filed with the City Clerk, a plat which Lot D, West Side Business Park No. 3, City of Dyersville, Delaware County, Iowa, is platted and now known as Lot 2 and Lot E of West Side Business Park No. 3, 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 2 and Lot E, West Side Business Park No. 3, City of Dyersville, Delaware County, 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 2nd day of September, 2003.

Michael J. English, Mayor Pro tem

CITY OF DYERSVILLE Iowa CITY SEAL

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

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