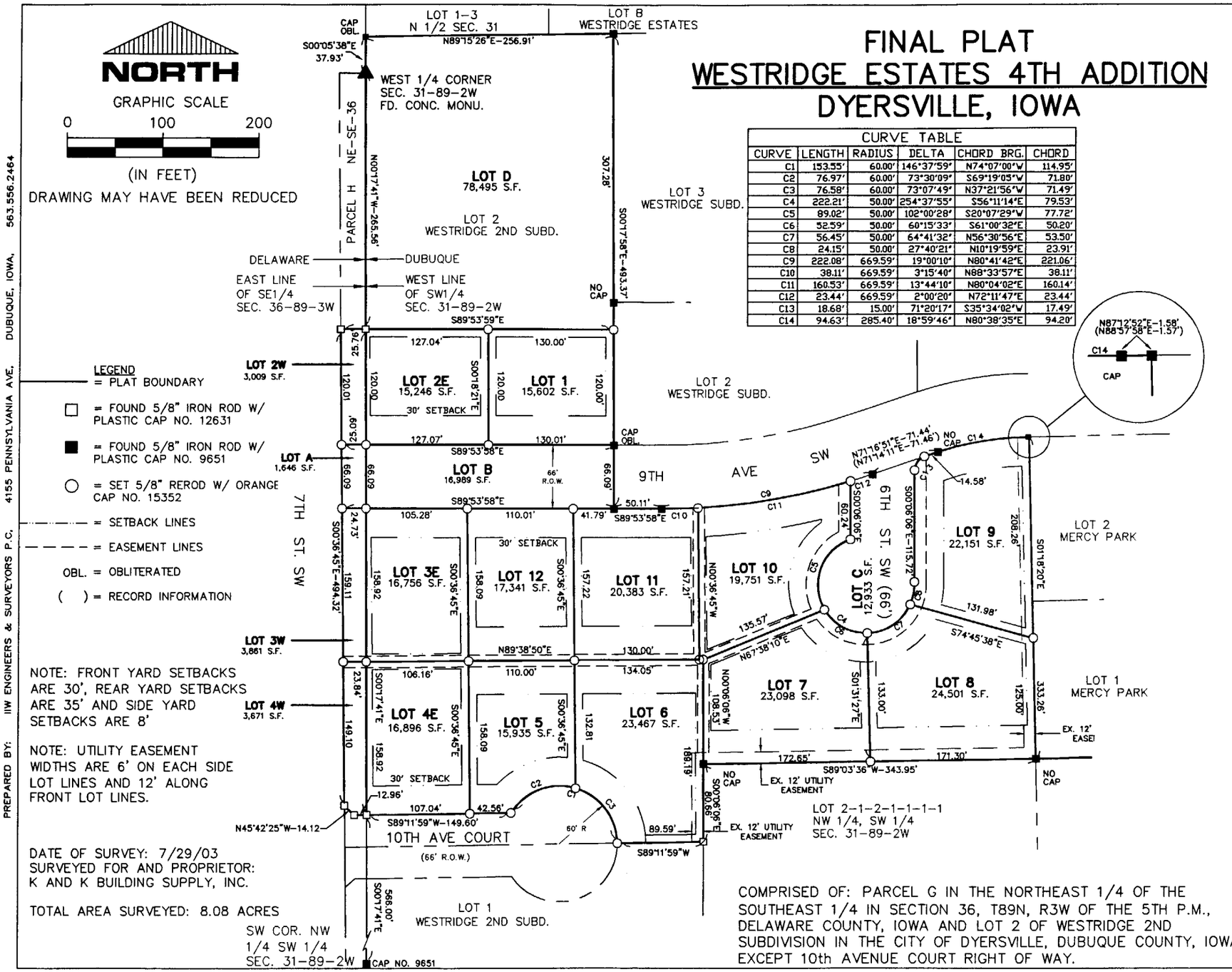
DELAWARE COUNTY IOWA
FILED B-59
2004 JA -5 PM 3:07
BOOK 2004 PAGE 29
DEBORAH L. ARTON
DELAWARE CO. RECORDER
36.00

FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR

JAN 5 2004

JAN 5 2004

FINAL PLAT
WESTRIDGE ESTATES 4TH ADDITION
DYERSVILLE, IOWA



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD
C1	153.55'	60.00'	146°37'59"	N74°07'00"W	114.95'
C2	76.97'	60.00'	73°30'09"	S69°19'05"W	71.80'
C3	76.58'	60.00'	73°07'49"	N37°21'56"W	71.49'
C4	222.21'	50.00'	254°37'55"	S56°11'14"E	79.53'
C5	89.02'	50.00'	102°00'28"	S20°07'29"W	77.72'
C6	52.59'	50.00'	60°15'33"	S61°00'32"E	50.20'
C7	56.45'	50.00'	64°41'32"	N56°30'56"E	53.50'
C8	24.15'	50.00'	27°40'21"	N10°19'59"E	23.91'
C9	222.08'	669.59'	19°00'10"	N80°41'42"E	221.06'
C10	38.11'	669.59'	3°15'40"	N88°33'57"E	38.11'
C11	160.53'	669.59'	13°44'10"	N80°04'02"E	160.14'
C12	23.44'	669.59'	2°00'20"	N72°11'47"E	23.44'
C13	18.68'	15.00'	71°20'17"	S35°34'02"W	17.49'
C14	94.63'	285.40'	18°59'46"	N80°38'35"E	94.20'

LEGEND
= PLAT BOUNDARY
□ = FOUND 5/8" IRON ROD W/ PLASTIC CAP NO. 12631
■ = FOUND 5/8" IRON ROD W/ PLASTIC CAP NO. 9651
○ = SET 5/8" REROD W/ ORANGE CAP NO. 15352
= SETBACK LINES
= EASEMENT LINES
OBL. = OBLITERATED
( ) = RECORD INFORMATION

NOTE: FRONT YARD SETBACKS ARE 30', REAR YARD SETBACKS ARE 35' AND SIDE YARD SETBACKS ARE 8'

NOTE: UTILITY EASEMENT WIDTHS ARE 6' ON EACH SIDE LOT LINES AND 12' ALONG FRONT LOT LINES.

DATE OF SURVEY: 7/29/03
SURVEYED FOR AND PROPRIETOR:
K AND K BUILDING SUPPLY, INC.

TOTAL AREA SURVEYED: 8.08 ACRES

COMPRISED OF: PARCEL G IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 IN SECTION 36, T89N, R3W OF THE 5TH P.M., DELAWARE COUNTY, IOWA AND LOT 2 OF WESTRIDGE 2ND SUBDIVISION IN THE CITY OF DYERSVILLE, DUBUQUE COUNTY, IOWA EXCEPT 10th AVENUE COURT RIGHT OF WAY.

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

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

DRAWN	JLK	PLAT NO.	72-IA-03
CHECKED	TJO	PROJ. NO.	03099-01
DATE	7/28/03	SHEET	1 of 2
P:\03\099\099-01\03099-01\DWG\PRELIM-FINAL.DWG			

BOOK 2004 PAGE 29

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.
THOMAS J. OSTER
LICENSE NO. 15352 MY LICENSE RENEWAL DATE IS 12/31/2003
PAGES OR SHEETS COVERED BY THIS SEAL

12-29-03
DATE

IOWA THOMAS J. OSTER LS 15352 LICENSED LAND SURVEYOR

Del Co Recorder

SURVEYOR'S CERTIFICATE

I, Thomas J. Oster, 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:

Parcel G of the Northeast Quarter of the Southeast Quarter of Section 36, Township 89 North, Range 3 West of the Fifth Principal Meridian, Delaware County, Iowa, and Lot 2 of Westridge 2nd Subdivision in the City of Dyersville, Dubuque County, Iowa, except 10th Avenue Court right-of-way.

This survey was performed for the purpose of subdividing and platting said real estate henceforth to be known as Westridge Estates 4th Addition containing 8.08 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 are placed or will be placed within one year from the date this plat is recorded.

OWNER'S CONSENT

Dyersville, Iowa, Dec 10, 2003

The foregoing plat of Westridge Estates 4th Addition, Dyersville, 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 A, B and C for street purposes and all easements to the public.

K & K BUILDING & SUPPLY, INC.

By Jerome J Koch

By Joanne Koch

State of Iowa)
County of Dubuque) ss:

On this 10th day of December, 2003, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jerome J Koch and Joanne 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
Notarial Seal
Iowa
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

COUNTY TREASURER

Delaware, Iowa, 12-12-03, 20__

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes levied against Parcel G of the Northeast Quarter of the Southeast Quarter of Section 36, Township 89 North, Range 3 West of the Fifth Principal Meridian, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.

COUNTY TREASURER DELAWARE COUNTY, IOWA

Carolyn A. Wilson
Treasurer of Delaware County, Iowa

RECORDER'S CERTIFICATE

_____, Iowa _____, 20__

The foregoing plat of Westridge Estates 4th Addition, Dyersville, Iowa, has been reviewed by the Delaware County Recorder.

_____

_____
Recorder of ~~Dubuque~~ DELAWARE County, Iowa

ATTORNEY'S OPINION

Dubuque, Iowa December 12, 2003

TO WHOM IT MAY CONCERN

This will certify that I have examined the abstract of title covering Parcel G of the Northeast Quarter of the Southeast Quarter of Section 36, Township 89 North, Range 3 West of the Fifth Principal Meridian, Delaware County, Iowa, and Lot 2 of Westridge 2nd Subdivision in the City of Dyersville, Dubuque County, Iowa, except 10th Avenue Court right-of-way according to the plats thereof covering the period from government entry to December 4, 2003 certified on that date by Delaware County Abstract Company, Inc. and find that said abstract shows good and merchantable title to said real estate in K & K BUUILDING SUPPLY, INC.

free and clear of all liens and encumbrances and shows taxes paid including taxes for the year 2nd 1/2 2002-2003 taxes due but not yet delinquent.

Attorney At Law David L. Clemens, Esq.

CITY PLANNING AND ZONING COMMISSION

Dyersville, Iowa 8/25, 20 03

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.

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. 35-03 the Dyersville City Council approved said plat.

CITY OF DYERSVILLE Iowa CITY SEAL

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

Susan L. Ertl
Clerk of the City of Dyersville

COUNTY AUDITOR

Delaware, Iowa _____, 20__

The foregoing plat was entered of record in the office of the Delaware County Auditor this _____ day of _____, 20__.

County Auditor of Delaware County, Iowa

COUNTY ASSESSOR

Delaware, Iowa _____, 20__

The foregoing plat was entered of record in the office of the Delaware County Assessor this _____ day of _____, 20__.

County Assessor of Delaware County, Iowa

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 DECEMBER 30, 2003

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
_____, Coordinator
Delaware County E-911 Board

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 30 day of December, 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 008573
My Comm. Exp. 6-14-05