Alpha Paving Inc.
Attn: Melvin Nickol
11875 Asphalt Lane
Maquoketa IA
52060

JUN 21 2004

FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR

JUN 21 2004

DELAWARE COUNTY IOWA
FILED
2004 JUN 21 PM 3:31
BOOK 2004 PAGE 2268
DEBORAH L. EDYTON
DELAWARE CO. RECORDER
No. 10

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

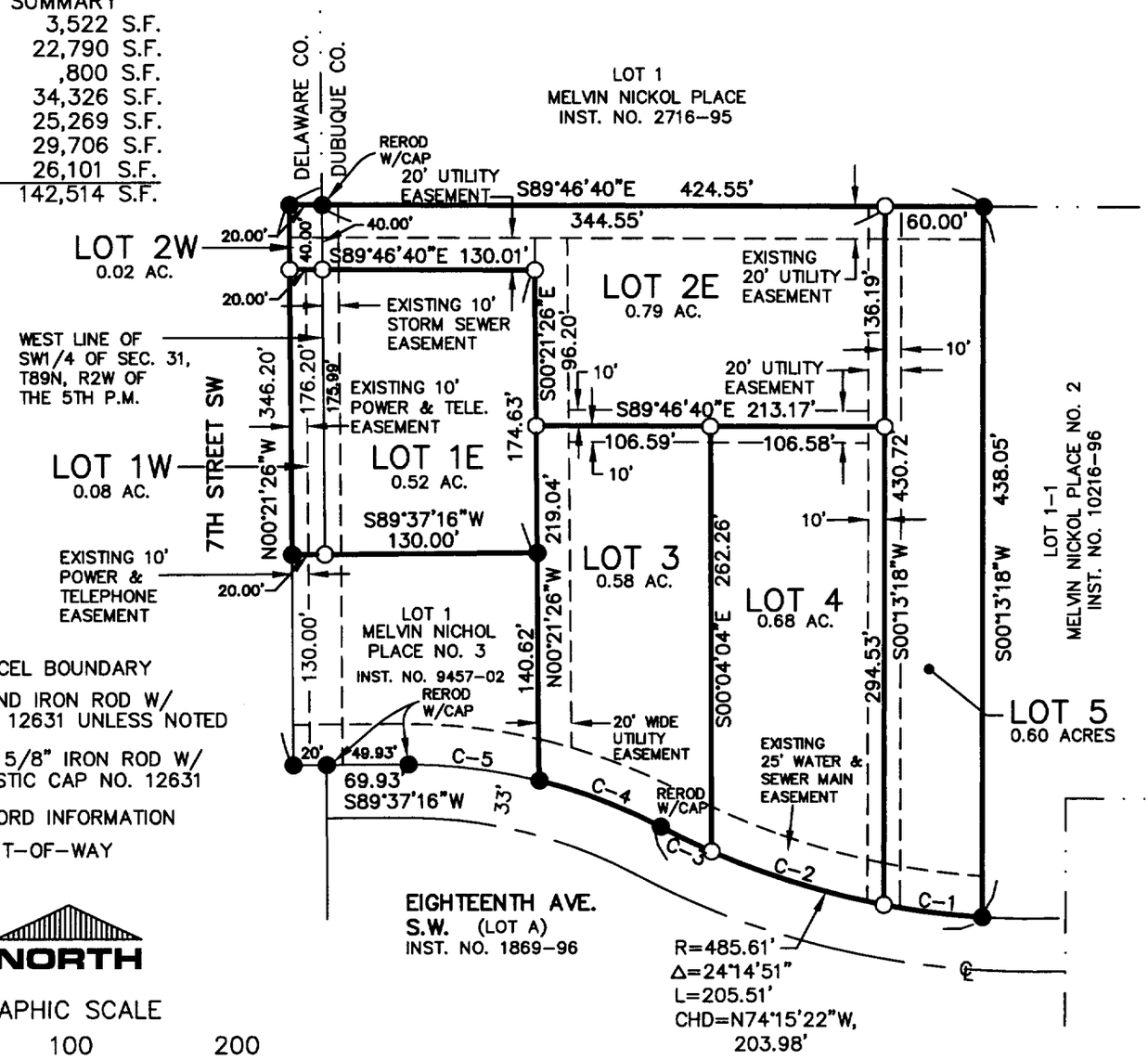
# FINAL PLAT

## LOTS 1W, 1E, 2W, 2E, 3, 4 & 5, MELVIN NICKOL PLACE NO. 4 IN THE CITY OF DYERSVILLE, IOWA

DESCRIPTION: LOT 2 OF MELVIN NICKOL PLACE NO. 3 IN THE CITY OF DYERSVILLE, IOWA

AREA SUMMARY

| | |
|---|---|
| LOT 1W | 3,522 S.F. |
| LOT 1E | 22,790 S.F. |
| LOT 2W | ,800 S.F. |
| LOT 2E | 34,326 S.F. |
| LOT 3 | 25,269 S.F. |
| LOT 4 | 29,706 S.F. |
| LOT 5 | 26,101 S.F. |
| TOTAL | 142,514 S.F. |




LEGEND

- PARCEL BOUNDARY
- ● FOUND IRON ROD W/ CAP 12631 UNLESS NOTED
- ○ 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 | 60.49 | 30.28 | 7°08'11" | N82°48'42"W | 60.45 |
| C2 | 485.61 | 110.33 | 55.40 | 13°01'02" | N72°44'05"W | 110.09 |
| C3 | 485.61 | 34.70 | 17.36 | 4°05'38" | N64°10'45"W | 34.69 |
| C4 | 333.00 | 79.78 | 40.08 | 13°43'39" | N68°59'47"W | 79.59 |
| C5 | 333.00 | 80.86 | 40.63 | 13°54'47" | N82°49'33"W | 80.66 |

NOTE

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

PROPRIETOR: MELVIN AND RUTH NICKOL
SURVEYED FOR: MELVIN NICKOL

TOTAL AREA SURVEYED: 3.27 ACRES
DATE OF SURVEY: JULY, 2003

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 6/17/04

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

PAGES OR SHEETS COVERED BY THIS SEAL 1 of 2


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


| | |
|---|---|
| DRAWN LEN | PLAT NO. 16-IA-04 |
| CHECKED JMT | PROJ. NO. 03741 |
| DATE 03-31-04 | SHEET 1 of 2 |

P:\03\700\741\03741\DWG\03741L1.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 2 of Melvin Nickol Place No. 3 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 1W, 1E, 2W, 2E, 3, 4 & 5, Melvin Nickol Place No. 4 in the City of Dyersville, Iowa.**

Containing 3.27 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 June 21, 2004

The foregoing plat of Lots 1W, 1E, 2W, 2E, 3, 4 & 5, Melvin Nickol Place No. 4 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 21st day of June, A.D. 2004, 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.

MARC W. CASEY
Iowa Notarial Seal
Commission Number: 11508
My Commission Expires: 05/07/05

Notary Public in the State of Iowa

My Commission Expires 5/7/05

## COUNTY TREASURER

Delaware Co. Manchester, Iowa June 21, 2004

I, the undersigned, Pam Klein Deputy, Treasurer of Delaware County, Iowa, do hereby certify that all taxes levied against Lot 2 of Melvin Nickol Place No. 3 in the City of Dyersville, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.

Pam Klein, deputy Treasurer
Treasurer of Delaware County, Iowa

## ATTORNEY'S OPINION

Dyersville, Iowa June 21, 2004

TO WHOM IT MAY CONCERN

This will certify that I have examined the abstract of title covering Lot 2 of Melvin Nickol Place No. 3 in the City of Dyersville, Iowa, according to the plats thereof covering the period from government entry to May 5, 2004, certified on that date by Delaware County Abstract & Title Company, 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 2002-2003

Moss & Casey

Attorney At Law Marc W. Casey

## RECORDER'S CERTIFICATE

_____, Iowa _____, 20__

The foregoing plat of Lots 1W, 1E, 2W, 2E, 3, 4 & 5, Melvin Nickol Place No. 4 in the City of Dyersville, Iowa, has been reviewed by the Delaware County Recorder.

_____

_____

Recorder of Delaware County, Iowa

## DELAWARE COUNTY E-911 BOARD

DELAWARE COUNTY, IOWA JUNE 21, 2004

The foregoing plat of Lots 1W, 1E, 2W, 2E, 3, 4 & 5, Melvin Nickol Place No. 4 in the City of Dyersville, 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 21 day of June, 2004, 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 002573
My Comm. Exp. 6-14-05

Sharon McCrabb

NOTARY PUBLIC