Del. Co. Recorder

DELAWARE COUNTY IOWA
FILED
8-46
2004 AUG -6 PM 12:50
BOOK 2004 PAGE 3000
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
12.00

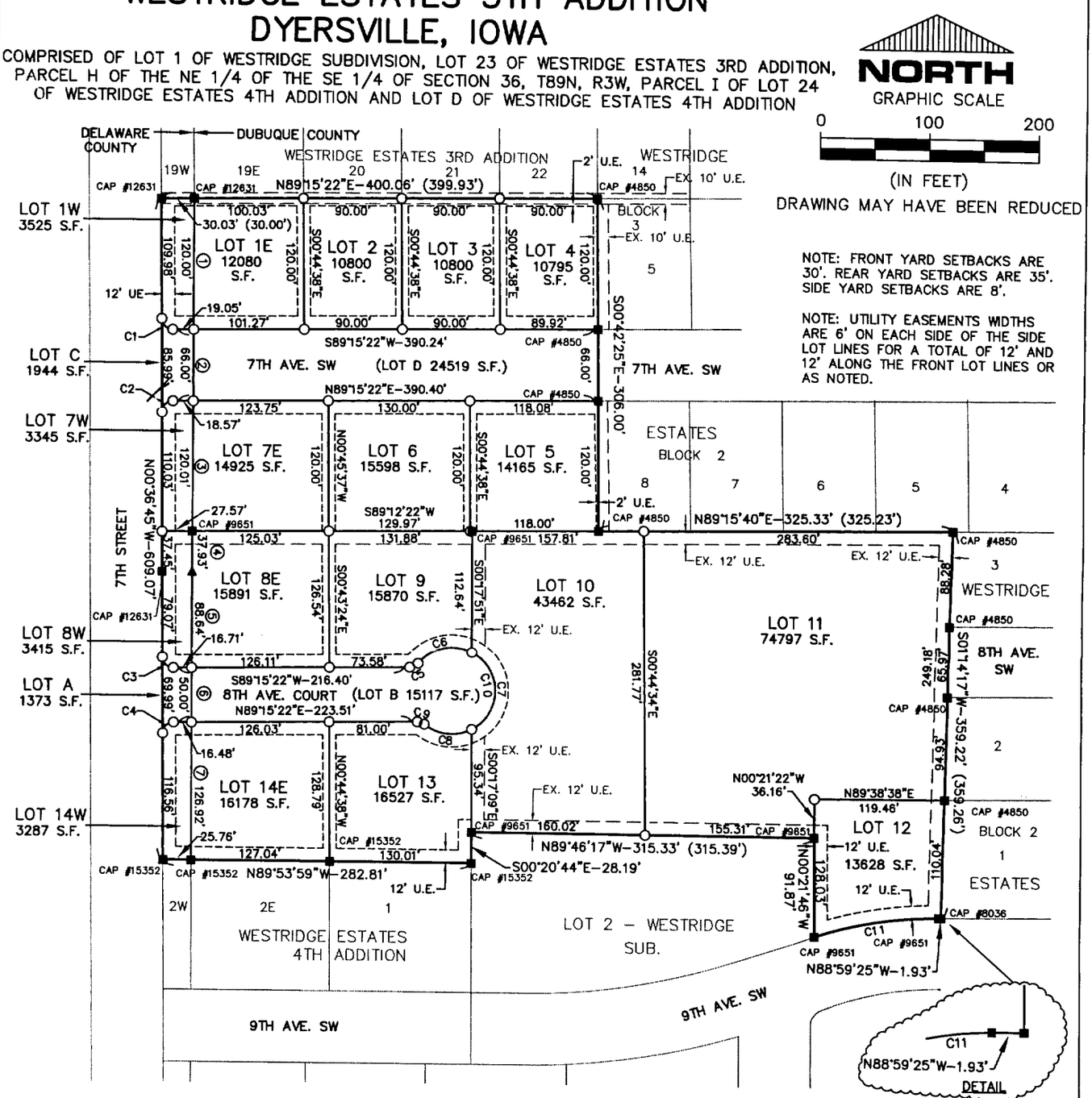
FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR
AUG 6 2004

FILED
SHARON McCORMICK
DELAWARE COUNTY AUDITOR
AUG 6 2004

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

FINAL PLAT
WESTRIDGE ESTATES 5TH ADDITION
DYERSVILLE, IOWA

COMPRISED OF LOT 1 OF WESTRIDGE SUBDIVISION, LOT 23 OF WESTRIDGE ESTATES 3RD ADDITION, PARCEL H OF THE NE 1/4 OF THE SE 1/4 OF SECTION 36, T89N, R3W, PARCEL I OF LOT 24 OF WESTRIDGE ESTATES 4TH ADDITION AND LOT D OF WESTRIDGE ESTATES 4TH ADDITION



LEGEND

- PLAT BOUNDARY
- ■ FOUND 5/8" IRON ROD W/ PLASTIC CAP NO. 12631 OR AS NOTED
- ● FOUND 1" IRON PIPE UNLESS NOTED
- ▲ FOUND CONCRETE MONUMENT (E 1/4 COR. SEC. 36, T89N, R3W)
- ○ SET 5/8" IRON ROD W/ PLASTIC CAP NO. 15352
- ( ) RECORD INFORMATION
- U.E. UTILITY EASEMENT
- EX. EXISTING

①②③ N00°09'08"W
④ N00°05'38"W
⑤⑥⑦ N00°17'41"W

DATE OF SURVEY: 5/25/04
SURVEYED FOR AND PROPRIETOR:
K AND K BUILDING SUPPLY, INC.
JEROME L. & JEANINE KOCH
TOTAL AREA SURVEYED: 7.85 ACRES

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD
C1	15.73	10.00	90°07'53"	N45°40'41"W	14.16
C2	15.68	10.00	89°52'08"	N44°19'19"E	14.12
C3	15.73	10.00	90°05'58"	N45°41'39"W	14.16
C4	15.69	10.00	89°52'07"	S44°19'19"W	14.13
C5	8.89	10.00	50°57'40"	S63°46'32"W	8.60
C6	54.96	40.00	78°43'19"	S77°39'21"W	50.74
C7	87.52	40.00	125°22'02"	N00°17'58"W	71.08
C8	46.43	40.00	66°30'15"	S84°21'49"E	43.87
C9	6.92	10.00	39°37'56"	S70°55'40"E	6.78
C10	188.91	40.00	270°35'37"	N06°24'30"W	56.27
C11	116.41	351.40	18°58'48"	S80°40'06"W	115.88

IOWA
THOMAS J. OSTER
LS 15352
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.

Thomas J. Oster 6-02-04
THOMAS J. OSTER DATE

LICENSE NO. 15352 MY LICENSE RENEWAL DATE IS 12/31/2005

PAGES OR SHEETS COVERED BY THIS SEAL 1 of 2 and 2 of 2

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

DRAWN T.J.O.	PLAT NO. 42-1A-04
CHECKED .	PROJ. NO. 04111-01
DATE 5-28-04	SHEET 1 of 2
P:\04\111\111-01\04111-01\DWG\PRELMPLT	

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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 I of Lot 24 of Westridge Estates 3rd Addition, Lot 23 of Westridge Estates 3rd Addition, Lot D of Westridge Estates 4th Addition and Lot 1 of Westridge Subdivision all in Dyersville, Iowa and Parcel H of the Northeast Quarter of the Southeast Quarter in Section 36, Township 89 North, Range 3 West of the Fifth Principal Meridian, Delaware County, Iowa.

This survey was performed for the purpose of subdividing and platting said real estate henceforth to be known as Westridge Estates 5th Addition containing 7.85 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.

ATTORNEY'S OPINION

Dubuque, Iowa July 27, 2004

TO WHOM IT MAY CONCERN:

This will certify that I have examined abstract of title covering Parcel I of Lot 24 Westridge Estates 3rd Addition in Dyersville, Iowa, according to the recorded Plat thereof, subject to and together with easements, restrictions of record, covering the period from government entry to 8th day of July, 2004, last certified on that date by Delaware County Abstract Company, Inc., and that said abstract shows good and merchantable title to be in **JEROME L. KOCH and JEANINE KOCH.** 2003 2004 Taxes Paid

David L. Clemens, Attorney at Law

S:\WP\CAROL\Koch\Parcel I 072704.wpd

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ATTORNEY'S OPINION

Dubuque, Iowa July 27, 2004

TO WHOM IT MAY CONCERN:

This will certify that I have examined the abstract of title covering Parcel H of the Northeast Quarter of the Southeast Quarter in Section 36, Township 89 North, Range 3 West of the Fifth Principal Meridian, Delaware County, Iowa, from government entry to the 8th day of July, 2004, date certified by Delaware County Abstract Company, Inc., and that said abstract shows good and merchantable title to said real estate in **K & K BUILDING AND SUPPLY, INC.**

2003-2004 Taxes Paid

David L. Clemens, Attorney at Law

S:\WP\CAROL\Koch\Parcel H 072704.dlc.wpd

COUNTY TREASURER

Manchester, Iowa — Aug 6, 2004

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes levied against Parcel I of Lot 24 of Westridge Estates 3rd Addition in Dyersville, Iowa and Parcel H of the Northeast Quarter of the Southeast Quarter in 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.

DELAWARE COUNTY IOWA

Pam Klein Deputy
Treasurer of Delaware County, Iowa

RECORDER'S CERTIFICATE

_____, Iowa — _____, 20__

The foregoing plat of Westridge Estates 5th Addition, Dyersville, Iowa, has been reviewed by the Dubuque County Recorder.

_____

_____
Recorder of Delaware County, Iowa

OWNER'S CONSENT

Dyersville, Iowa August 6, 2004

The foregoing plat of Westridge Estates 5th 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, C and D for street purposes and all easements to the public.

K & K BUILDING & SUPPLY, INC.

By Jerome L Koch

By Jeanine Koch

State of Iowa)
County of) ss:

On this 6th day of August, 20 04 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 Jerome L. Koch and Jeanine Koch acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

HELEN WEGMANN
Commission Number 138438
My Commission Expires
1-23-07

Helen Wegmann
Notary Public
in and for State of Iowa
My Commission Expires: 1-23-07

JEROME L. & JEANINE KOCH

By Jerome L Koch

By Jeanine Koch

State of Iowa)
) ss:
County of)

On this 6th day of August, A.D. 20 04 before me, a Notary Public in and for said state, personally appeared Jerome L. Koch and Jeanine Koch 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.

HELEN WEGMANN
Commission Number 138438
My Commission Expires
1-23-07

Helen Wegmann
Notary Public in the State of Iowa

My Commission Expires 1-23-07

DELAWARE COUNTY E-911 BOARD

DELAWARE COUNTY, IOWA AUGUST 6, 2004

The foregoing plat of Westridge Estates 5th 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 6 day of August, 20 04, 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



CITY PLANNING AND ZONING COMMISSION

Dyersville, Iowa June 15, 2004

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.

Jack Friedman

Jack Friedman

Chairman, Dyersville Planning and Zoning Commission

CITY COUNCIL

Dyersville, Iowa June 21, 2004

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. 20-04 the Dyersville City Council approved said plat.

CITY OF DYERSVILLE Iowa CITY SEAL

James A Heavens

Mayor of the City of Dyersville James A. Heavens

Susan L Ertl

Clerk of the City of Dyersville Susan L. Ertl

COUNTY AUDITOR

Dubuque, Iowa _____, 20__

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

_____

County Auditor of Delaware County, Iowa

COUNTY ASSESSOR

Dubuque, Iowa _____, 20__

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

_____

County Assessor of Delaware County, Iowa