CHG
Marc Casey

FILED
MAY 5 2010
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

FILED
MAY 05 2010
CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

Book 2010 Page 1338

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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

# FINAL PLAT
## 20 WEST INDUSTRIAL CENTER FIRST ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA

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

THIS SUBDIVISION IS LOCATED IN THE NE 1/4 OF NE 1/4 AND SE 1/4 OF NE 1/4, ALL IN SECTION 2, T88N, R3W OF 5TH P.M., CITY OF DYERSVILLE, DELAWARE COUNTY, IA

THIS SUBDIVISION IS COMPRISED OF THAT PART OF PARCEL F BEING LOCATED IN: PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 2, T88N, R3W OF THE 5TH P.M., DELAWARE COUNTY, IOWA AND THE N 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 2, T88N, R3W OF THE 5TH P.M., DELAWARE COUNTY, IOWA

LEGEND
- PLAT BOUNDARY
- EASEMENT PER THIS PLAT
- BUILDING SETBACK LINE
- FOUND SECTION CORNER MONUMENT AS NOTED
- ■ FOUND 5/8" IRON ROD W/ CAP NO. 11306 UNLESS NOTED
- ● FOUND 1 1/4" IRON PIPE
- O SET 5/8" IRON ROD W/ PLASTIC CAP NO. 11306
- P.U.E. PUBLIC UTILITY EASEMENT
- ( ) RIGHT-OF-WAY RECORD INFORMATION

NORTH LINE OF S 1/2 OF SE 1/4 - NE 1/4

S 1/2 OF SE 1/4 - NE 1/4 SECTION 2
PROPRIETOR: THOMAS J. BELL

PART OF THE NE 1/4 SECTION 2
PROPRIETOR: THOMAS J. BELL

WEST LINE OF E 1/2 OF NE 1/4

PARCEL F REMAINDER = 95.57 AC.
BK. 2009, PG. 4160
PART OF THE NW 1/4 - NE 1/4 SECTION 2
PROPRIETOR: DYERSVILLE INDUSTRIES, INC

E 1/4 CORNER SECTION 2, T88N, R3W FOUND ALUMINUM IDOT MONUMENT

NE CORNER SECTION 2, T88N, R3W FOUND NAIL

W 1/2 OF NW 1/4 SECTION 1 PROPRIETOR: LEON ELENZ

BOOK 2, PAGE 157
PROPRIETORS: DANIEL L & JULIE A. FITZGERALD

LOT 1

US HIGHWAY 20

330TH AVENUE

INDUSTRIAL PARKWAY SW- LOT B
87,737 SQ. FT.
2.01 AC.

COMMERCE COURT SW- LOT C
35,244 SQ. FT.
0.81 AC.

LOT A
9,079 SQ. FT.
0.21 AC.

LOT D
66,300 SQ. FT.
1.52 AC.

LOT 1
75,678 SQ. FT.
1.74 AC.

LOT 2
89,870 SQ. FT.
2.06 AC.

LOT 3
324,367 SQ. FT.
7.45 AC.

LOT 4
320,415 SQ. FT.
7.36 AC.

LOT 5
1,257,614 SQ. FT.
28.87 AC.

LOT E
243,252 SQ. FT.
5.58 AC.

LOT F
59,455 SQ. FT.
1.36 AC.

LOT C

DETAIL NO SCALE

SEE DETAIL

TEMPORARY INGRESS/EGRESS EASEMENT

25' P.U.E. AND INGRESS/EGRESS EASEMENT

PARCEL F

1/4 - 1/4 LINE

N 1/2 OF SE 1/4 - NE 1/4 SECTION 2, T88N, R3W

NE 1/4 - NE 1/4 SECTION 2, T88N, R3W

POINT OF BEGINNING

EASTERN MOST WESTERLY LINE OF PARCEL E

EAST LINE OF NE 1/4

PARCEL D 2009, PG. 2009 (307.03')

PARCEL E 2009, PG. 2009
PROPRIETORS: HERBERT P. & MARY M. RECKER
CONTACT RECIPIENT: MICHAEL RECKER

NOTES
1. COMMERCE COURT SW AND INDUSTRIAL PARKWAY SW ARE 66' WIDE RIGHTS-OF-WAY.
2. LOTS B, C, & F (INDUSTRIAL PARKWAY SW, COMMERCE COURT SW, & 330TH AVENUE) ARE DEDICATED TO THE CITY OF DYERSVILLE FOR STREET PURPOSES.
3. LOTS D & E ARE DEDICATED TO THE CITY OF DYERSVILLE FOR PUBLIC UTILITY PURPOSES.
4. PUBLIC UTILITY EASEMENTS ARE FOR THE INSTALLATION AND MAINTENANCE OF CITY OWNED UTILITIES AND UTILITIES ENFRANCHISED BY THE CITY.
5. PUBLIC UTILITY EASEMENTS ARE 10' WIDE ALONG ALL LOT LINES UNLESS NOTED OTHERWISE.
6. A PUBLIC UTILITY EASEMENT IS RESERVED ACROSS ALL OF LOT A.
7. PUBLIC UTILITY EASEMENTS SHOWN ARE DEDICATED TO THE CITY OF DYERSVILLE.
8. THIS PLAT IS SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD AND NOT OF RECORD.
9. THE TEMPORARY INGRESS/EGRESS EASEMENT IS FOR USE BY THE PUBLIC AS A TURN-AROUND AREA FOR VEHICLES TRAVELING ON THE ADJOINING DEDICATED ROADWAY. THE CITY OF DYERSVILLE IS RESPONSIBLE TO MAINTAIN AND REPAIR ROADWAY WITHIN SAID INGRESS/EGRESS EASEMENT. SAID INGRESS/EGRESS EASEMENT RIGHTS SHALL COMMENCE AT THE TIME THIS PLAT IS RECORDED AND TERMINATE UPON EXTENSION OF ROADWAY.

| CURVE | LENGTH | RADIUS | Δ | CHORD | CHORD BEARING |
|---|---|---|---|---|---|
| C1 | 62.83' | 40.00' | 90°00'00" | S46°55'54"E | 56.57' |
| C2 | 62.83' | 40.00' | 90°00'00" | N43°04'06"E | 56.57' |
| C3 | 62.83' | 40.00' | 90°00'00" | S46°55'54"E | 56.57' |
| C4 | 62.74' | 40.00' | 89°52'05" | N43°09'08"E | 56.50' |

| LINE | BEARING | LENGTH |
|---|---|---|
| L1 | N83°41'45"E | 85.55' |

ALIQUOT SUMMARY:

| | TOTAL | B.O.W. | NET |
|---|---|---|---|
| N1/2-SE-NE | 19.97 AC. | 0.50 AC. | 19.47 AC. |
| NE-NE | 39.00 AC. | 0.87 AC. | 38.13 AC. |
| LOT 5 SUMMARY: | | | |
| TOTAL | 14.38 AC. | B.O.W. | NET |
| N1/2-SE-NE | 15.37 AC. | 0.50 AC. | 13.88 AC. |
| NE-NE | | 0.39 AC. | 14.98 AC. |

PROPRIETOR: DYERSVILLE INDUSTRIES, INC
DATE PREPARED: OCTOBER 29, 2008
DATE REVISED: APRIL 15, 2009, NOV. 10, 2009, MARCH 24, 2010

SUBDIVISION AREA SUMMARY:

| | | |
|---|---|---|
| LOT 1 | 1.74 AC. | 75,678 SQ. FT. |
| LOT 2 | 2.06 AC. | 89,870 SQ. FT. |
| LOT 3 | 7.45 AC. | 324,367 SQ. FT. |
| LOT 4 | 7.36 AC. | 320,415 SQ. FT. |
| LOT 5 | 28.87 AC. | 1,257,614 SQ. FT. |
| LOT A | 0.21 AC. | 9,079 SQ. FT. |
| LOT B | 2.01 AC. | 87,737 SQ. FT. |
| LOT C | 0.81 AC. | 35,244 SQ. FT. |
| LOT D | 1.52 AC. | 66,300 SQ. FT. |
| LOT E | 5.58 AC. | 243,252 SQ. FT. |
| LOT F | 1.36 AC. | 59,455 SQ. FT. |
| TOTAL | 58.97 AC. | |

IOWA LICENSED LAND SURVEYOR
WRAY A. CHILDERS
LS 11306

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 & SURVEYORS, P.C.

WRAY A. CHILDERS
LICENSE NO. 11306 MY LICENSE RENEWAL DATE IS 12/31/2011
PAGES OR SHEETS COVERED BY THIS SEAL 1 OF 2 & 2 OF 2

Nov. 10, 2009
DATE

IIW ENGINEERS & SURVEYORS, P.C.
INTEGRITY. EXPERTISE. SOLUTIONS.
DUBUQUE, IA MAZEL GREEN, WI
4155 PENNSYLVANIA AVE. DUBUQUE, IA 52002
VOICE (563) 556-2464 FAX (563) 556-7811
www.iiwengr.com

| | |
|---|---|
| DRAWN | ARC |
| CHECKED | WAC |
| DATE | 10-29-08 |
| PROJ. NO. | 07273-04 |
| SHEET | 1 of 2 |

P:\07\273\273-02\DWG\CIVIL\07273-04FP

## SURVEYOR'S CERTIFICATE

I, Wray A. Childers, 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:

That part of Parcel F of the Plat of Survey filed on November 4, 2009, in Book 2009, Page 4160 at the Delaware County Recorder's Office, being located in part of the Northeast Quarter of the Northeast Quarter; and the North Half of the Southeast Quarter of the Northeast Quarter, all in Section 2, Township 88 North, Range 3 West of the 5th Principal Meridian, Delaware County, Iowa, described as follows:

Commencing at the northeast corner of Section 2, Township 88 North, Range 3 West of the 5th Principal Meridian in Delaware County, Iowa;

Thence South 01 degrees 55 minutes 54 seconds East (record bearing) along the east line of the Northeast Quarter of said Section 2 a distance of 674.01 feet to the point of beginning;

Thence continuing South 01 degrees 55 minutes 54 seconds East along said east line 1,801.74 feet to the north line of the South Half of the Southeast Quarter of the Northeast Quarter of said Section 2;

Thence South 88 degrees 40 minutes 42 seconds West along said north line 1,325.60 feet to the west line of the East Half of the Northeast Quarter of said Section 2;

Thence North 02 degrees 12 minutes 40 seconds West along said west line 1,959.02 feet to the south line of Lot 1 as recorded in Book 2, Page 157, Delaware County Recorder's Office;

Thence North 88 degrees 13 minutes 34 seconds East along said south line 435.75 feet to the southeast corner of said Lot 1;

Thence North 88 degrees 25 minutes 42 seconds East along the south line of Parcel D and a southerly line of Parcel E of the Plat of Survey recorded in Book 2009, Page 2009, Delaware County Recorder's Office a distance of 640.89 feet to the easternmost westerly line of said Parcel E;

Thence South 01 degrees 58 minutes 14 seconds East along said westerly line 164.57 feet to the southernmost southerly line of said Parcel E;

Thence North 88 degrees 24 minutes 58 seconds East along said southerly line 258.35 feet to the point of beginning.

This survey was performed for the purpose of subdividing and platting said real estate henceforth to be known as 20 WEST INDUSTRIAL CENTER FIRST ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA, containing 58.97 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 shown on Sheet 1 hereof and made a part of this certificate.

## OWNER'S CONSENT

Dyersville, Iowa March 18, 2010

The foregoing plat of 20 WEST INDUSTRIAL CENTER FIRST ADDITION IN THE 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. We hereby dedicate Lots B, C, & F to the City of Dyersville for street purposes; Lots D & E to the City of Dyersville for storm water management purposes; and all public utility easements to the City of Dyersville for the installation and maintenance of City owned utilities and utilities enfranchised by the City.

DYERSVILLE INDUSTRIES, INC.

By _____

By **STEVEN W. SALTER**

State of Iowa )
County of Dyersville ) ss:

On this 18th day of March, 2010, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Steven W. Salter and _____ to me personally known, who being by me duly sworn, did say that ~~they~~ he is ~~are~~ the Secretary and ~~_____~~ ~~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 Steven W. Salter and _____ acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by ~~them~~ him voluntarily executed.

MARC W. CASEY
Iowa Notarial Seal
Commission Number: 11508
My Commission Expires: 05/07/11

_____
Notary Public
in and for State of Iowa
My Commission Expires: _____

## COUNTY TREASURER

Manchester, Iowa 3-19, 2010

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes levied against that part of the Northeast Quarter of the Northeast Quarter of Section 2, Township 88 North, Range 3 West of the Fifth Principal Meridian, Delaware County, Iowa and the North Half of the Southeast Quarter of the Northeast Quarter of Section 2, Township 88 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 TREASURER SEAL IOWA

Carolyn A. Wilson
Treasurer of Delaware County, Iowa

~~RECORDER'S CERTIFICATE~~

~~XXXXXXXXXXXXXXX, Iowa~~ ~~XXXXXXXXXXXXXXXXXX, 20XX~~

~~The foregoing plat has been reviewed by the Delaware County Recorder~~

~~_____~~
~~Recorder for Delaware County, Iowa~~

## CITY PLANNING AND ZONING COMMISSION

Dyersville, Iowa NOVEMBER 10, 2008

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.

Daniel J. Olberding

Daniel J. Olberding
Chairman, Dyersville Planning and Zoning Commission

## CITY COUNCIL

Dyersville, Iowa NOV. 16, 2009

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. 69-09 the Dyersville City Council approved said plat.

CITY OF DYERSVILLE Iowa CITY SEAL

James A. Heavens

Name James A. Heavens
Mayor of the City of Dyersville

TRICIA L. MAHERS

Name
Clerk of the City of Dyersville

## COUNTY AUDITOR

_____, 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

_____, 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

**APPROVAL OF AUDITOR**

I, Carla K. Becker, Auditor of Delaware County, Iowa, pursuant to Iowa Code Sections 354.6(2) and 354.11(6), have reviewed and do hereby approve of the subdivision name or title of **20 West Industrial Center First Addition**, a subdivision in the City of Dyersville, Delaware County, Iowa.

Carla K. Becker, Delaware County Auditor

State of Iowa )
)
County of Delaware )

On this 5th day of May, 2010, before me Anne Rave a Notary Public in and for the State of Iowa, personally appeared Carla K. Becker, to me personally known, and, who, being duly sworn, did say that she is the Auditor of Delaware County, Iowa.

Notary Public

ANNE RAVE
Commission Number 757587
MY COMMISSION EXPIRES
MARCH 25, 2012

# ATTORNEY'S OPINION

Dyersville, Iowa March 18, 2010

TO WHOM IT MAY CONCERN

This will certify that I have examined the abstract of title covering that part of the Northeast Quarter of the Northeast Quarter of Section 2, Township 88 North, Range 3 West of the Fifth Principal Meridian, Delaware County, Iowa and the North Half of the Southeast Quarter of the Northeast Quarter of Section 2, Township 88 North, Range 3 West of the Fifth Principal Meridian, Delaware County, Iowa covering the period from government entry to November 20, 2009 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 Dyersville Industries, Inc.
free and clear of all liens and encumbrances and shows taxes paid including taxes for the year 1st half of fiscal 2008-2009.

Attorney At Law Marc W. Casey
Casey Law Office