Env.
Jerry Koch
519 8th Ave SW
Dyersville, IA
52040

FILED
DEC 09 2010
CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

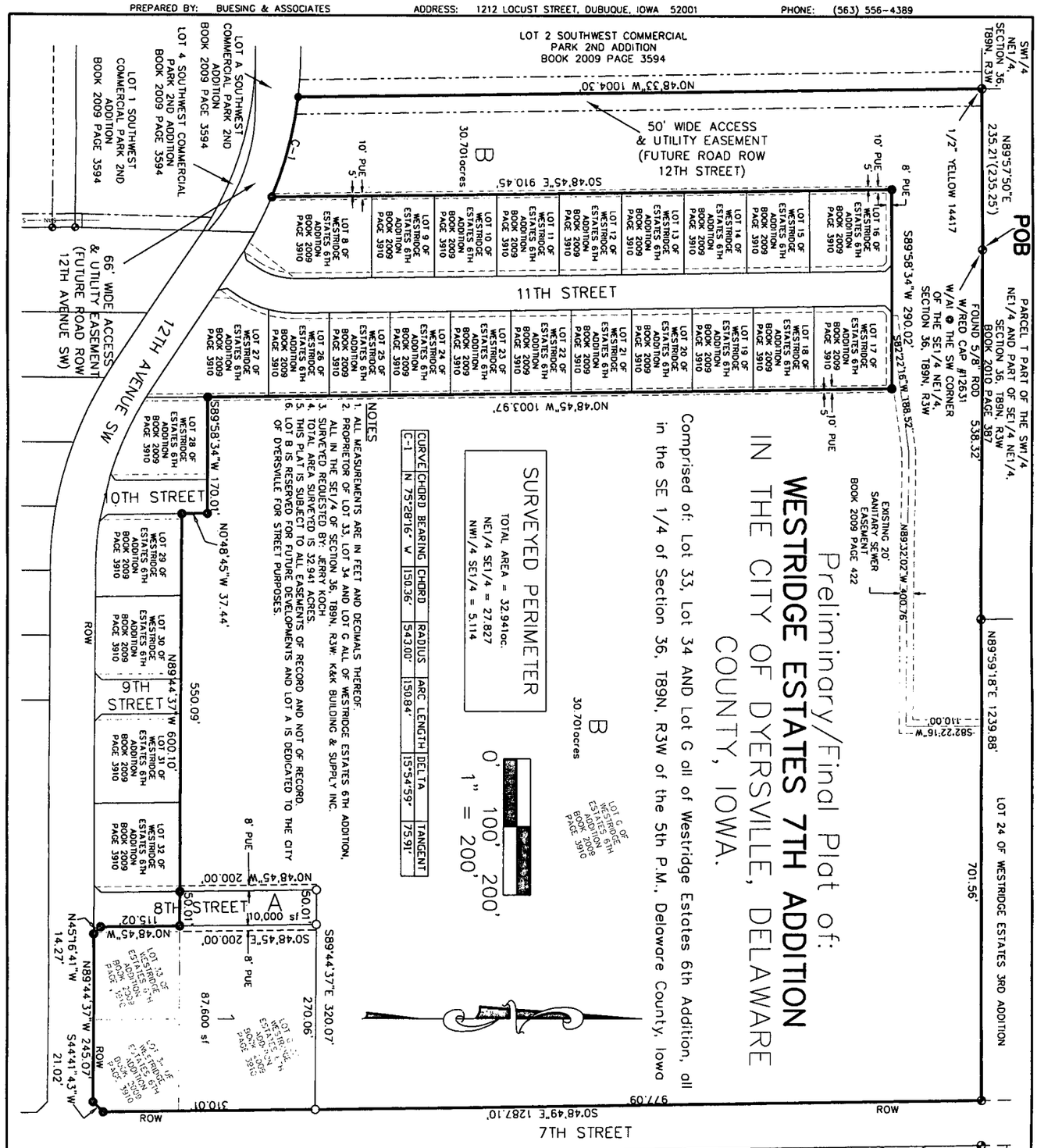
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DEC 09 2010
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARED BY: BUESING & ASSOCIATES ADDRESS: 1212 LOCUST STREET, DUBUQUE, IOWA 52001 PHONE: (563) 556-4389

Preliminary/Final Plat of:
WESTRIDGE ESTATES 7TH ADDITION
IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA.

Comprised of: Lot 33, Lot 34 AND Lot G all of Westridge Estates 6th Addition, all in the SE 1/4 of Section 36, T89N, R3W of the 5th P.M., Delaware County, Iowa



LICENSED LAND SURVEYOR
TERRY L. KOELKER
15487
IOWA

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.

Terry L. Koelker 8/11/10
TERRY L. KOELKER (DATE)
LICENSE NUMBER: 15487
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2011

PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 AND 2

SHEET OF	SHEET TITLE	PROJECT	NO. 09098	BUESING ASSOCIATES INC. ENGINEERS AND SURVEYORS 1212 LOCUST ST. DUBUQUE, IA (563) 556-4389	DATE	REVISIONS	DRAWN BY:
1 OF 4	FINAL PLAT WESTRIDGE ESTATES 7TH ADDITION	PREPARED FOR: JERRY KOCH 598 6TH AVE. DYERSVILLE IA 52040			8/11/10		NWL
					SCALE: 1" = 200'		CHECKED BY: TLK

Surveyors Certificate

Dubuque, Iowa

August 11, 2010

I hereby certify that the plat shown on SHEET 1 OF 4 hereof, is a true and correct Preliminary/Final Plat of: **WESTRIDGE ESTATES 7TH ADDITION OF THE SE1/4, SECTION 36, T89N, R3W OF THE 5TH P.M.,** in the City of Dyersville, Delaware County, Iowa. This survey is comprised of Lot 33, Lot 34 and Lot G all of Westridge Estates 6th Addition, all in the SE1/4, Section 36, T89N, R3W of the 5th P.M. in the City of Dyersville, Delaware County, Iowa. The perimeter of **WESTRIDGE ESTATES 7TH ADDITION** was surveyed by me and is more particularly described as follows:

WESTRIDGE ESTATES 7TH ADDITION

Commencing at the Southwest corner of the SE1/4 NE1/4, Section 36, T89N, R3W of the 5th P.M., the Point Of Beginning;

Thence North 89° 59' 18" East (this is an assumed bearing for the purposes of this survey only) along the South line of said SE1/4 NE1/4, a distance of 1239.88 feet to the West Right Of Way (ROW) line of 7th Street;

Thence South 0° 48' 49" East along the West ROW line of said street, a distance of 1287.10 feet to the North ROW line of 12th Avenue SW;

Thence South 44° 41' 43"West along the North ROW line of said Avenue, a distance of 21.02 feet;

Thence North 89° 44' 37" West along the North ROW line of said Avenue, a distance of 245.07 feet to the Easterly ROW of 8th Street;

Thence North 45° 16' 41" West along the East ROW line of said street, a distance of 14.27 feet;

Thence North 0° 48' 45" West along the East ROW line of said street, a distance of 115.02 feet to the North ROW of said street;

Thence North 89° 44' 37" West along the North line of 8th Street, Lot 32, Lot 31, Lot 30 and Lot 29 all of Westridge Estates 6th Addition and 9th Street, a distance of 600.10 feet to the East Right Of Way (ROW) line of 10th Street;

Thence North 0° 48' 45"West along the East ROW line of said street, a distance of 37.44 feet

Thence South 89° 58' 34" West along the North line of 10th Street and Lot 28 of Westridge Estates 6th Addition, a distance of 170.01 feet to the East line of Lot 27 of Westridge Estates 6th Addition;

Thence North 0° 48' 45"West along the East line of Lot 27, Lot 26, Lot 25, Lot 24, Lot 23, Lot 22, Lot 21, Lot 20, Lot 19, Lot 18 and Lot 17 all of Westridge Estates 6th Addition, a distance of 1003.97 feet to the Northeast corner of Lot 17 of Westridge Estates 6th Addition;

Thence South 89° 58' 34" West along the North line of Lot 17 of Westridge Estates 6th Addition, 11th Street and Lot 16 of Westridge Estates 6th Addition, a distance of 290.02 feet to the Northwest corner of Lot 16 of Westridge Estates 6th Addition;

Thence South 0° 48' 45" East along the West line of Lot 16, Lot 15, Lot 14, Lot 13, Lot 12, Lot 11, Lot 10, Lot 9, and Lot 8 all of Westridge Estates 6th Addition, a distance of 910.45 feet to the North line of Lot A of Southwest Commercial Park 2nd Addition;

Thence Northwesterly along the Northerly line of said Lot A, on the arc of 543.00 foot radius curve to the left, a distance of 150.84 feet, said curve has a chord bearing of North 75° 28' 16" West, and a chord distance of 150.36 feet to the southeast corner of Lot 2 of Southwest Commercial Park 2nd Addition;

Thence North 0° 48' 33" West along the East line of said Lot 2, a distance of 1004.30 feet to South line of the SW1/4 NE1/4, Section 36, T89N, R3W;

Thence North 89° 57' 50" East along the South line of said Section, a distance of 235.21 feet to the Point Of Beginning;

The total area of **WESTRIDGE ESTATES 7TH ADDITION** is 32.941 acres and is subject to all easements of record.

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.

Terry L. Koelker — 8/11/10

TERRY L. KOELKER — DATE

LICENSED LAND SURVEYOR

REGISTRATION # 15487 — REG. RENEWAL 12/31/11

Owner's Consent

Dyersville, Iowa — Sept 11, 2010

The foregoing Preliminary/Final Plat of: **WESTRIDGE ESTATES 7TH ADDITION,** in the City of Dyersville, Delaware County, Iowa is made with the free consent and in accordance with the desires of the undersigned owner and proprietor of Lot 33, Lot 34 and Lot G all of Westridge Estates 6th Addition all in the SE 1/4 of Section 36, T89N, R3W of the 5th P.M., Delaware County, Iowa. We hereby dedicate LOT A (8th Street), and all easements shown to the public.

K & K BUILDING & SUPPLY, INC. (DED)

By: Jerome Z Koch

By: Jeanine Koch

State of Iowa)
)
County of DELAWARE ss:

On this 1st day of DECEMBER, AD 2010, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared JEROME KOCH and _____, to me personally known, who, being duly sworn did say that they are the JEROME KOCH 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 JEROME KOCH and _____ acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

Witness my hand and Notarial Seal on the date above written.

NOTARIAL SEAL IOWA
TRICIA L. MAIERS
Commission Number 193119
My Commission Expires
10/21/12

Tricia L. Maiers
Notary Public in and for the State of Iowa
My Commission Expires on 10/21/12

City Planning & Zoning Commission

Dyersville, Iowa — Aug 9, 2010

The foregoing Preliminary/Final Plat of: **WESTRIDGE ESTATES 7TH ADDITION,** in the City of Dyersville, Delaware County, Iowa is hereby approved by the City of Dyersville Planning & Zoning Commission and approval of said plat by the City Council of the City of Dyersville, Iowa is hereby recommended.

Daniel J Ulrich
Chairman, Dyersville Planning & Zoning Commission

City Council

Dyersville, Iowa — Aug. 16, 2010

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 on the 16th day of August, 2010 by resolution No. 57-10 and that the Dyersville City Council approved said plat.

CITY OF DYERSVILLE Iowa CITY SEAL

James A Heavens
James A. Heavens
Mayor for the City of Dyersville, Iowa

Tricia L. Maiers
Tricia Maiers
Clerk for the City of Dyersville, Iowa

County Auditor's Certificate

Delaware County, Iowa — December 9th, 2010

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 **WESTRIDGE ESTATES 7TH ADDITION**, in the City of Dyersville, Delaware County, Iowa a subdivision in Delaware County, Iowa.

Carla K. Becker, Delaware County Auditor

DELAWARE COUNTY IOWA OFFICIAL SEAL

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

On this 9 day of December A.D., 2010 before me, 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.

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

Notary Public in and for said State

Attorney's Certificate

Dyersville, Iowa — December 6, 2010

TO WHOM IT MAY CONCERN:

This will certify that I have examined the abstract of title covering Lot 33, Lot 34 and Lot G all of Westridge Estates 6th Addition, all in the SE1/4, Section 36, T89N, R3W of the 5th P.M. in the City of Dyersville, Delaware County, Iowa according to plats thereof covering the period from government entry to the 26th day of October 2010 at 8 a.m. certified on that date by Delaware County Abstract Company and find that said abstract shows good and merchantable title to said real estate in K&K Building & Supply, Inc. free and clear of all liens and encumbrances* and shows taxes paid including taxes for the year 2009 and the first 1/2 of FY 2010.

* Except subject to a Deed of Trust and Security Agreement dated September 28, 2009 and filed October 6, 2009 in Book 2009, Page 3810 in the records of Delaware County, Iowa in favor of Fidelity Bank & Trust.

Attorney-at-Law

County Treasurer's Certificate

Delaware County, Iowa — 12-9, 2010

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes levied against Lot 33, Lot 34 and Lot G all of Westridge Estates 6th Addition, all in the SE1/4, Section 36, T89N, R3W of the 5th P.M. in the City of Dyersville, Delaware County, Iowa have been paid and said real estate is free from taxes as of this date.

Carolyn A. Wilson / Pam Klein, Deputy
Treasurer of Delaware County, Iowa

RESOLUTION NO. 57-10
Recorder's Cover Sheet

Preparer Information:

Marc W. Casey, 129 1st Ave E, Dyersville, IA 52040
(563) 875-7171

Taxpayer Information:

K & K Building and Supply, Inc.
598 6th Ave SW
Dyersville, IA 52040

Return Address:

City of Dyersville, Iowa
340 1st Avenue East
Dyersville, IA 52040

Grantors:

City of Dyersville, Iowa

Grantees:

K & K Building and Supply, Inc.

Legal Description:

See Page 2

Document or instrument number if applicable:

RESOLUTION NO. 57-10

RESOLUTION APPROVING THE PLAT OF LOTS 1, A and B OF WESTRIDGE ESTATES 7TH ADDITION, DYERSVILLE, IOWA.

WHEREAS, there has been filed with the City Clerk a plat in which Lot 33, Lot 34 AND Lot G all of Westridge Estates 6th Addition, all in the SE¼ of Section 36, T89N, R3W of the 5th P.M., Delaware County, Iowa, have been subdivided by K & K Building and Supply, Inc., into Lot 1, Lot A, and Lot B of Westridge Estates 7th Addition, Dyersville, Iowa;

WHEREAS, said plat has been examined by the City Planning and Zoning Commission and approved by said body, and;

WHEREAS, upon said plat appears Lot A to be known as 8th Street SW and also easements for utilities which are represented on the plat, all of which the owners have dedicated to the public forever, and;

WHEREAS, said plat has been found by the City Council to conform to the statutes and ordinances relating thereto, except that the streets have not been reduced to grade, paving, sewer, storm sewers or water installed therein.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Dyersville, Iowa:

SECTION 1. That the dedication of Lot A, to be known as 8th Street SW, together with easements for public utilities, all as the same appear on said plat, be and the same are hereby accepted and that said street be and is herein established as a public street in the City of Dyersville, Iowa.

SECTION 2. That the plat of the above stated subdivision to be hereafter known as Lot 1, Lot A and Lot B of Westridge Estates 7th Addition, Dyersville, Iowa, is hereby approved and the Mayor and City Clerk are hereby authorized and directed to endorse the approval of the City of Dyersville of said plat provided the owners of said property, hereinbefore named execute written acceptance hereto attached, agreeing:

(a) To reduce the street to grade and curb and gutter and surface the streets according to the City Code Specification. That said street shall be Portland Cement Concrete Pavement as provided in Section 166.07(E) of the City Code. That the City of Dyersville, Iowa, will reimburse developer $15.00 for each square yard of Portland Cement Concrete Pavement street, exclusive of curb and gutter. That reimbursement shall be made when developer's engineer certifies the final amount of Portland Cement Concrete Pavement installed that is eligible for reimbursement.

(b) To install sanitary sewer mains and sewer service laterals in accordance with plans submitted with the plat.

(c) To install water mains and water Service laterals in accordance with plans submitted with the plat.

(d) To install storm sewers and catch-basins in accordance with plans submitted with the plat;

(e) The Developer shall install sidewalks as determined by the City. The City shall reimburse the Developer for only the material costs of the sidewalk improvement as provided under Chapter 136 and 166 of the Code of Ordinances for the City of Dyersville. That reimbursement shall be made upon the successful completion of the sidewalk improvement to the Property and at such time the City approves the Developer's detailed statement of the actual costs for the sidewalk improvement.

(f) To construct the foregoing in accordance with plans and specifications approved by the City Council, under the supervision of the developers engineer. Any changes in the plans and specifications must be approved by the developer's engineer and a revised plan and specification submitted to the City. The engineer shall certify to the substantial compliance with said plans upon completion. That upon completion, developer's engineers shall provide a complete set of as built drawings which must be received prior to final acceptance of this subdivision.

(g) To maintain the foregoing improvements for a period of two years from the date of their acceptance by the City of Dyersville, Iowa;

(h) To provide the forgoing construction and maintenance at the sole expense of the subdivider as owner except as otherwise provided for herein, and as normally provided by the City of Dyersville, Iowa;

(i) To construct said improvements prior to August 16, 2011, and further provided that K & K Building and Supply, Inc., as owner of said subdivision, secure the performance of the foregoing conditions by providing security in such form and such sureties as may be acceptable to the City Council.

SECTION 3. That in the event that the owner herein shall fail to execute the acceptance and provide security provided for in Section 2 hereof within forty-five days from the date of this resolution, the provisions hereof shall be null and void and the acceptance and dedication and approval of the plat shall not be effective.

Passed, adopted and approved this 16th day of August, 2010.

James A. Heavens, Mayor

Attest: Tricia L. Maiers
Tricia L. Maiers, Clerk

(SEAL)

ACCEPTANCE OF TERMS OF RESOLUTION

The undersigned on behalf of K & K Building and Supply, Inc., hereby accepts the terms of Resolution No. 57-10.

Dated this 17 day of August, 2010.

K & K BUILDING & SUPPLY, INC.

BY: Jerome J Kock

CERTIFICATE OF SECURITY

I, Tricia L. Maiers, Clerk for the City of Dyersville, Iowa hereby certifies that the security required by the forgoing Resolution No. 57-10 was provided within 45 days from the date of said Resolution.

Tricia L. Maiers
Tricia L. Maiers, Clerk

(SEAL)