Rel. to Recorder

Book 2011 Page 399

Document 2011 399 Type 06 010 Pages 3
Date 1/28/2011 Time 3:01:22PM
Rec Amt $19.00 B-79

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Return to

Prepares Name: Buesing & Associates, Inc., Return to: Buesing & Associates, Inc. Address: 1212 Locust Street, Dubuque, IA 52001 PH: 563-556-4389

AFFIDAVIT

STATE OF IOWA)
) SS
DELAWARE COUNTY)

I, Terry L. Koelker, being first duly sworn under oath do depose and state as follows:

1. That I am a duly registered land surveyor licensed in the State of Iowa, License No. 15487.

2. That I prepared a Final Plat of Westridge Estates in the City of Dyersville, Iowa which plat is recorded as Document No. 2009 3910, in Book 2009 Page 3910, on October 14, 2009, in the office of Delaware County Recorder

3. That Sheet 1 of 5 contains a Legend that does not display complete information as to the type of property pin placed and that Sheet 1 of 5 and Sheet 2 of 5 do not display the correct type of property pins placed on some of the Right of Way pins along 11th Street.

4. That Exhibit "A" Sheet 2 of 3 and Sheet 3 of 3 displays the correct type of property pin placed along 11th Street.

Dated at Manchester, Iowa, this 28th day of January, 2011

Terry L. Koelker, P.L.S.

Subscribed and sworn to and before me by Terry L. Koelker this 28th day of January 2011

DEBORAH L. MCDONOUGH
MY COMMISSION NO. 172134
EXPIRES 11-29-2011
NOTARIAL SEAL

Notary Public in and for the State of Iowa

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

EXHIBIT "A"

Final Plat of:

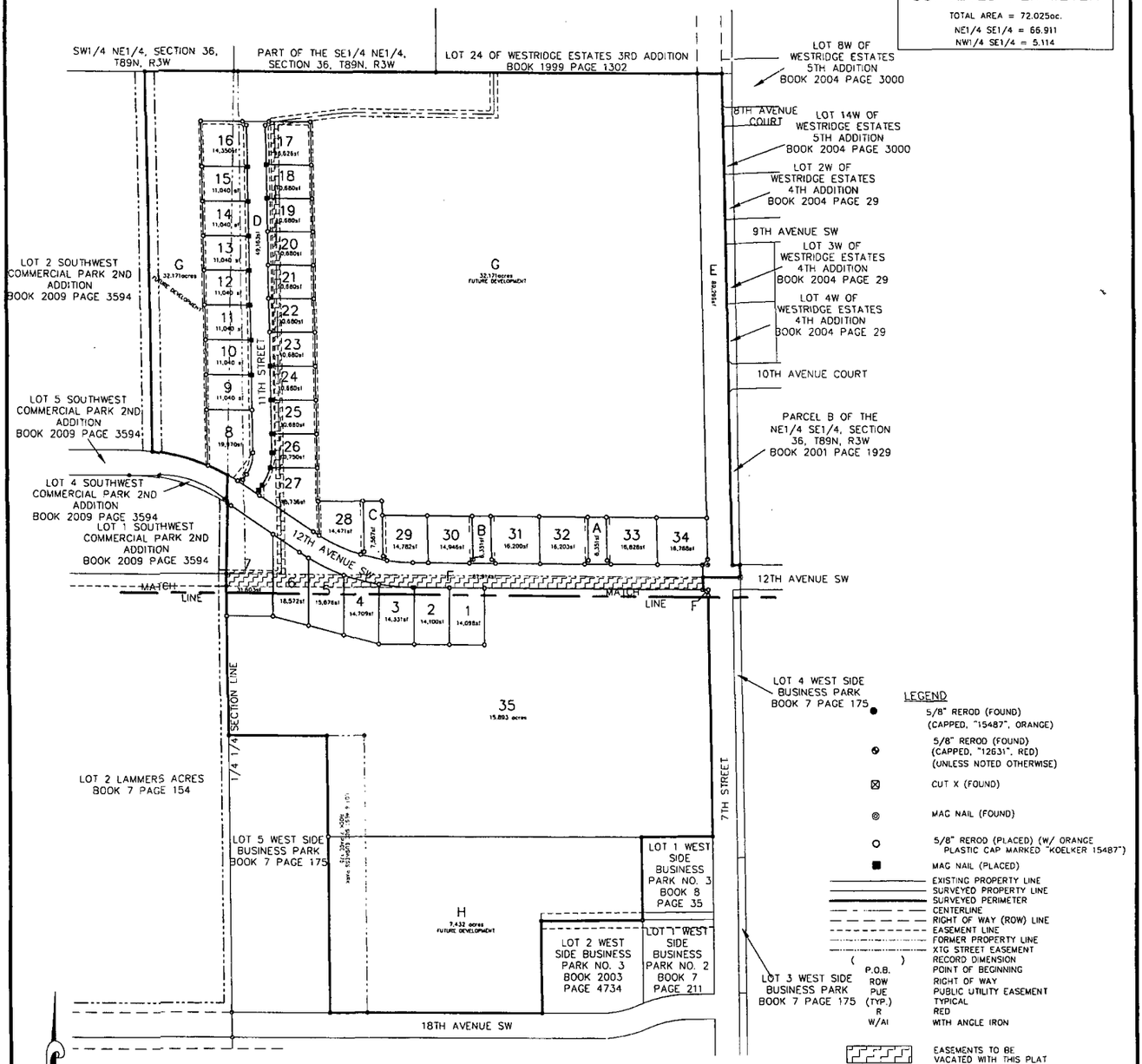
WESTRIDGE ESTATES 6TH ADDITION

IN THE CITY OF DYERSVILLE, IOWA.

Comprised of: Lot 6 of West Side Business Park, Lot E of West Side Business Park NO. 3, Parcel M and Parcel N both of the NE1/4 SE1/4, and Lot 3 of Southwest Commercial Park 2nd Addition all in the SE 1/4 of Section 36, T89N, R3W of the 5th P.M., Delaware County, Iowa

SURVEYED PERIMETER

TOTAL AREA = 72.025ac.
NE1/4 SE1/4 = 66.911
NW1/4 SE1/4 = 5.114



LEGEND

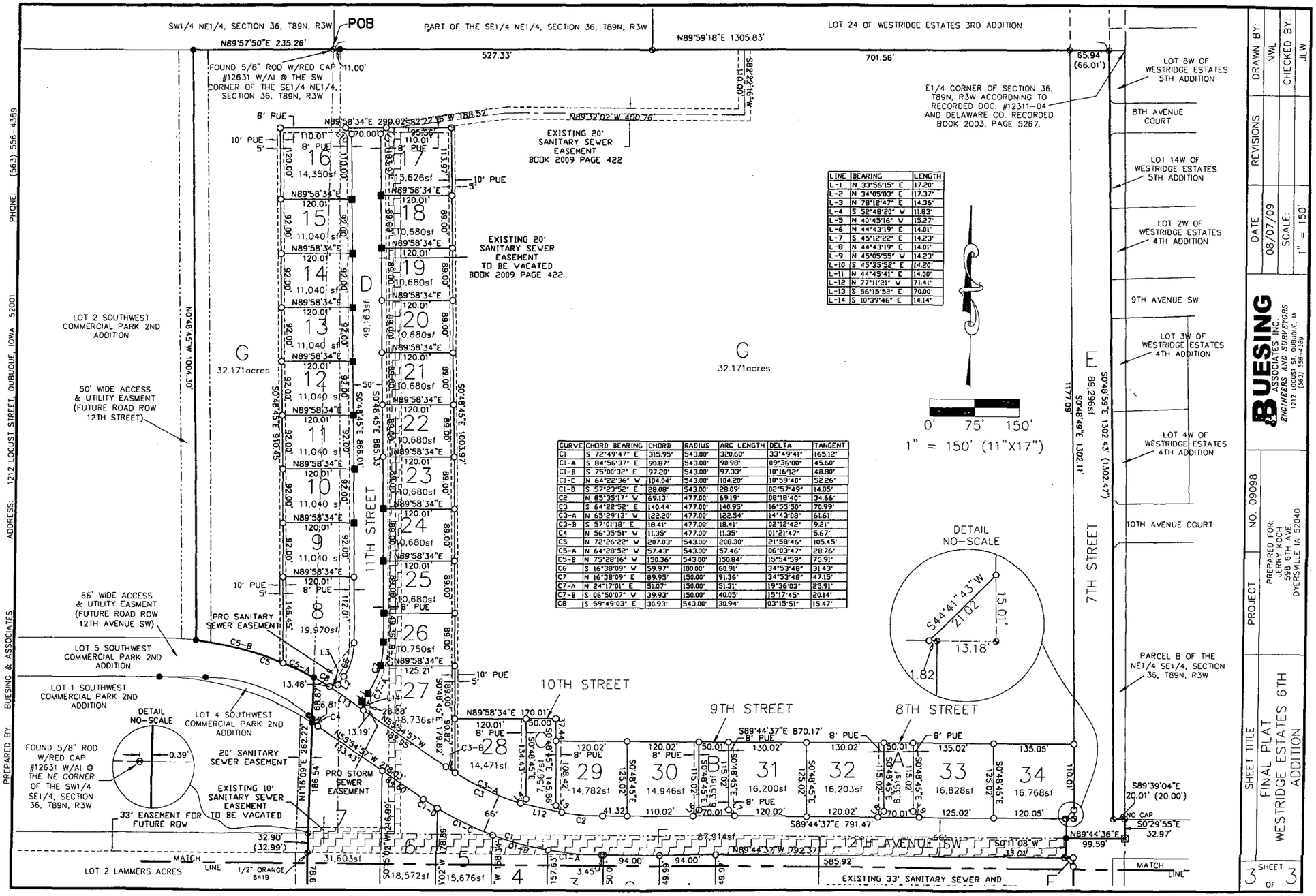
- 5/8" REROD (FOUND) (CAPPED, "15487", ORANGE)
- 5/8" REROD (FOUND) (CAPPED, "12631", RED) (UNLESS NOTED OTHERWISE)
- CUT X (FOUND)
- MAG NAIL (FOUND)
- 5/8" REROD (PLACED) (W/ ORANGE PLASTIC CAP MARKED "KOELKER 15487")
- MAG NAIL (PLACED)
- EXISTING PROPERTY LINE
- SURVEYED PROPERTY LINE
- SURVEYED PERIMETER
- CENTERLINE
- RIGHT OF WAY (ROW) LINE
- EASEMENT LINE
- FORMER PROPERTY LINE
- XTG STREET EASEMENT
- ( ) RECORD DIMENSION
- P.O.B. POINT OF BEGINNING
- ROW RIGHT OF WAY
- PUE PUBLIC UTILITY EASEMENT
- (TYP.) TYPICAL
- R RED
- W/AI WITH ANGLE IRON
- EASEMENTS TO BE VACATED WITH THIS PLAT

SHEET INDEX
1-3 - PLAT
4 - SURVEYOR'S CERTIFICATE
5 - PLATTING DOCUMENTS

NOTES
1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
2. PROPRIETOR OF LOT 6 OF WESTSIDE BUSINESS PARK, LOT E OF WEST SIDE BUSINESS PARK NO. 3, PARCEL M AND PARCEL N BOTHE OF THE NE1/4 SE1/4 AND LOT 3 OF SOUTHWEST COMMERCIAL PARK 2ND ADDITION ALL IN THE SE1/4 OF SECTION 36, T89N, R3W:
K&K BUILDING & SUPPLY INC.
3. SURVEYED REQUESTED BY: JERRY KOCH
4. TOTAL AREA SURVEYED IS 72.025 ACRES.
5. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND NOT OF RECORD.

0' 150' 300'
1" = 300' (11"X17")

SHEET 2 OF 5	SHEET TITLE	PROJECT	NO. 09098	BUESING & ASSOCIATES INC. ENGINEERS AND SURVEYORS 1212 LOCUST ST, DUBUQUE, IA (563) 556-4389	DATE	REVISIONS	DRAWN BY:
	FINAL PLAT WESTRIDGE ESTATES 6TH ADDITION	PREPARED FOR: JERRY KOCH 598 6TH AVE. DYERSVILLE IA 52040			08/07/09		NWL
					SCALE: 1" = 300'		CHECKED BY: TLK



LINE	BEARING	LENGTH
L-1	N 33°56'15" E	17.20'
L-2	N 34°05'03" E	17.37'
L-3	N 78°12'47" E	14.36'
L-4	S 52°48'20" W	11.83'
L-5	N 40°45'16" W	15.27'
L-6	N 44°43'19" E	14.01'
L-7	S 45°12'22" E	14.23'
L-8	N 44°43'19" E	14.01'
L-9	N 45°05'55" W	14.23'
L-10	S 45°35'52" E	14.20'
L-11	N 44°45'41" E	14.00'
L-12	N 77°11'21" W	71.41'
L-13	S 56°15'52" E	70.00'
L-14	S 10°39'46" E	14.14'

CURVE	CHORD BEARING	CHORD	RADIUS	ARC LENGTH	DELTA	TANGENT
C1	S 72°49'47" E	315.95'	543.00'	320.60'	33°49'41'	165.12'
C1-A	S 84°56'37" E	90.87'	543.00'	90.98'	09°36'00"	45.60'
C1-B	S 75°00'32" E	97.20'	543.00'	97.33'	10°16'12"	48.80'
C1-C	N 64°22'36" W	104.04'	543.00'	104.20'	10°59'40"	52.26'
C1-D	S 57°23'52" E	28.08'	543.00'	28.09'	02°57'49"	14.05'
C2	N 85°35'17" W	69.13'	477.00'	69.19'	08°18'40"	34.66'
C3	S 64°22'52" E	140.44'	477.00'	140.95'	16°55'50"	70.99'
C3-A	N 65°29'13" W	122.20'	477.00'	122.54'	14°43'08"	61.61'
C3-B	S 57°01'18" E	18.41'	477.00'	18.41'	02°12'48"	9.21'
C4	N 56°35'51" W	11.35'	477.00'	11.35'	01°21'47"	5.67'
C5	N 72°26'22" W	207.03'	543.00'	208.30'	21°58'46'	105.45'
C5-A	N 64°28'52" W	57.43'	543.00'	57.46'	06°03'47"	28.76'
C5-B	N 75°28'16" W	150.36'	543.00'	150.84'	15°54'59"	75.91'
C6	S 16°38'09" W	59.97'	100.00'	60.91'	34°53'48"	31.43'
C7	N 16°38'09" E	89.95'	150.00'	91.36'	34°53'48"	47.15'
C7-A	N 24°17'01" E	51.07'	150.00'	51.31'	19°36'03"	25.91'
C7-B	S 06°50'07" W	39.93'	150.00'	40.05'	15°17'45"	20.14'
C8	S 59°49'03" E	30.93'	543.00'	30.94'	03°15'51"	15.47'

DETAIL NO-SCALE

S44°41'43"W 21.02' 13.18' 13.01' 1.82

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

BUESING ASSOCIATES INC. ENGINEERS AND SURVEYORS 1212 LOCUST ST. DUBUQUE, IA (563) 556-4389

DRAWN BY: NWL
REVISIONS
DATE 08/07/09
SCALE: 1" = 150'
CHECKED BY: JLW

PROJECT NO. 09098

PREPARED FOR: JERRY KOCH 598 6TH AVE. DYERSVILLE IA 52040

SHEET TITLE
FINAL PLAT
WESTRIDGE ESTATES 6TH ADDITION

SHEET 3 OF 3