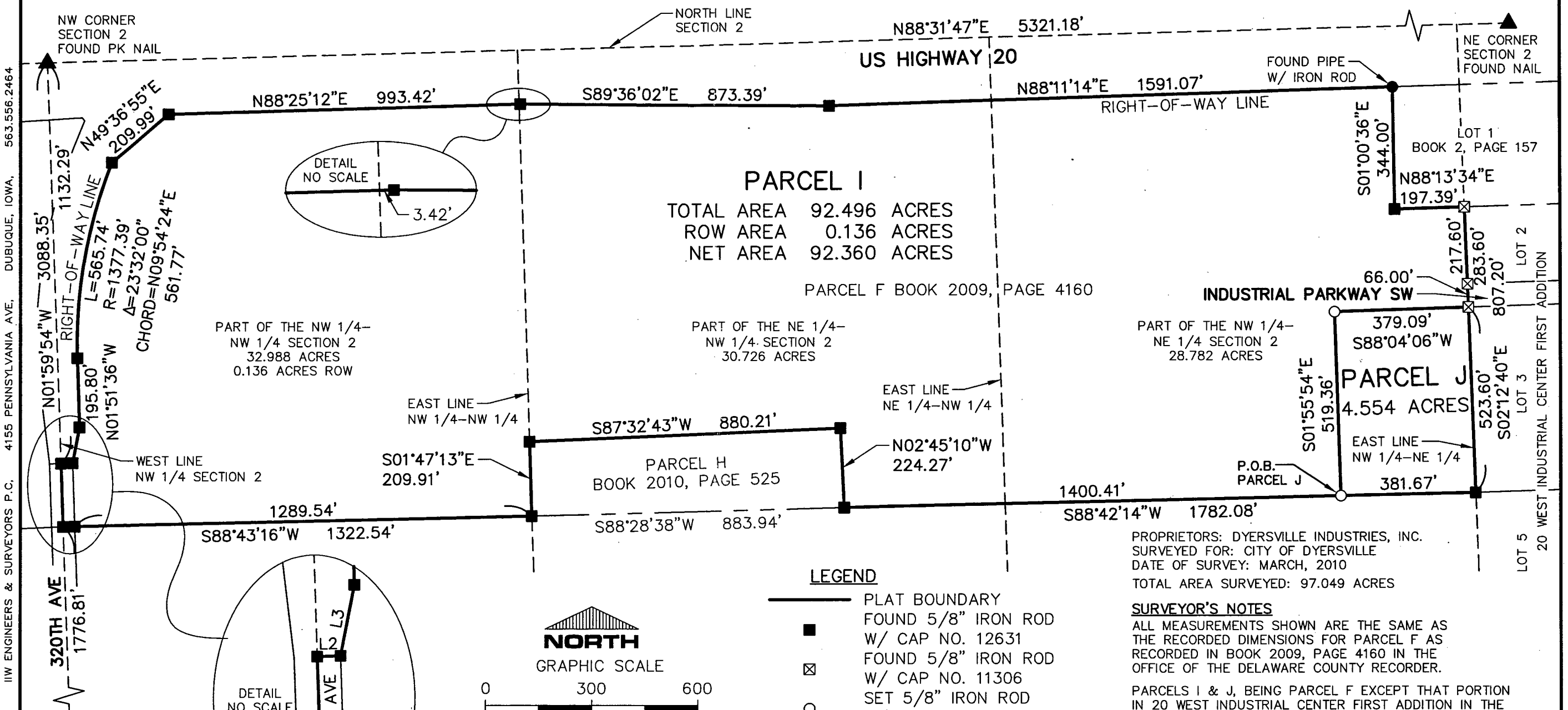
Book 2011 Page 1658 B-91
Document 2011 1658 Type 06 002 Pages 8
Date 5/19/2011 Time 2:47:36PM
Rec Amt $~~41.00~~ 42.00
DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FILED
MAY 19 2011
CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

FILED
MAY 19 2011
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

PLAT OF SURVEY

PARCEL I – PART OF THE NW 1/4–NW 1/4, PART OF THE NE 1/4–NW 1/4, AND PART OF THE NW 1/4–NE 1/4 & PARCEL J – PART OF THE NW 1/4–NE 1/4, ALL IN SECTION 2, T88N, R3W OF THE 5TH P.M., IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA



LINE	BEARING	DIST.
L1	N01°59'54"W	179.25'
L2	N88°00'06"E	33.00'
L3	N10°51'14"E	102.51'
L4	S88°43'16"W	33.00'
L5	S01°59'54"E	179.66'

LEGEND

- PLAT BOUNDARY
- ■ FOUND 5/8" IRON ROD W/ CAP NO. 12631
- ⊠ FOUND 5/8" IRON ROD W/ CAP NO. 11306
- ○ SET 5/8" IRON ROD W/ CAP NO. 12631
- ▲ SECTION CORNER MONUMENT AS NOTED
- P.O.B. POINT OF BEGINNING

PROPRIETORS: DYERSVILLE INDUSTRIES, INC.
SURVEYED FOR: CITY OF DYERSVILLE
DATE OF SURVEY: MARCH, 2010
TOTAL AREA SURVEYED: 97.049 ACRES

SURVEYOR'S NOTES

ALL MEASUREMENTS SHOWN ARE THE SAME AS THE RECORDED DIMENSIONS FOR PARCEL F AS RECORDED IN BOOK 2009, PAGE 4160 IN THE OFFICE OF THE DELAWARE COUNTY RECORDER.

PARCELS I & J, BEING PARCEL F EXCEPT THAT PORTION IN 20 WEST INDUSTRIAL CENTER FIRST ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA

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

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 & SURVEYORS, P.C.

JOHN M. TRANMER — DATE 5/17/11

LICENSE NO. 12631 MY LICENSE RENEWAL DATE IS 12/31/~~2010~~ 2012

PAGES OR SHEETS COVERED BY THIS SEAL SHEETS 1 THRU 4

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

DRAWN	ARC	PLAT NO.	44-IA-10
CHECKED	JMT	PROJ. NO.	07273-04
DATE	10-18-10	SHEET	1 of 6
P:\07\273\273-04\DWGS\CIVIL\07273-04L2			

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

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:

Parcel "I" being Part of the NW1/4 of the NW1/4, Part of the NE1/4 of the NW1/4, and Part of the NW1/4 of the NE1/4, & Parcel "J" being Part of the NW1/4 of the NE1/4, all in Section 2, Township 88 North, Range 3 West of the 5th Principal Meridian, in the City of Dyersville, Delaware County, Iowa, and being more particularly described as follows:

Parcel "I"

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

Thence North 01 degrees 59 minutes 54 seconds West, 1776.81 feet along the west line of the NW1/4 of said Section 2, to the southwest corner of Parcel "F" in said Section 2, as recorded in Book 2009 Page 4160 and the point of beginning;

Thence continue North 01 degrees 59 minutes 54 seconds West, 179.25 feet along the west line of the NW1/4 of said Section 2;

Thence North 88 degrees 00 minutes 06 seconds East, 33.00 feet to the easterly right-of-way line of 320th Avenue;

Thence North 10 degrees 51 minutes 14 seconds East, 102.51 feet along said easterly right-of-way line of 320th Avenue;

Thence North 01 degrees 51 minutes 36 seconds West, 195.80 feet along said easterly right-of-way line of 320th Avenue;

Thence Northerly, an arc distance of 565.74 feet along said easterly right-of-way line of 320th Avenue and the arc of a circular curve concave to the east, having a radius of 1377.39 feet, a central angle of 23 degrees 32 minutes 00 seconds, and whose chord bears North 09 degrees 54 minutes 24 seconds East, 561.77 feet;

Thence North 49 degrees 36 minutes 55 seconds East, 209.99 feet along said easterly right-of-way line of 320th Avenue to the southerly right-of-way line of U.S. Highway No. 20;

Thence North 88 degrees 25 minutes 12 seconds East, 993.42 feet along said southerly right-of-way line of U.S. Highway No. 20;

Thence South 89 degrees 36 minutes 02 seconds East, 873.39 feet along said southerly right-of-way line of U.S. Highway No. 20;

Thence North 88 degrees 11 minutes 14 seconds East, 1591.07 feet along said southerly right-of-way line of U.S. Highway No. 20, to the northwest corner of Lot 1 in said Section 2, as recorded in Book 2, Page 157;

Thence South 01 degrees 00 minutes 36 seconds East, 344.00 feet along the west line of said Lot 1, to the southwest corner of said Lot 1;

Thence North 88 degrees 13 minutes 34 seconds East, 197.39 feet along the south line of said Lot 1, to the east line of the NW1/4 of the NE1/4 of said Section 2;

Thence South 02 degrees 12 minutes 40 seconds East, 283.60 feet along said east line of the NW1/4 of the NE1/4 of said Section 2, to the northwest corner of Lot 3 of 20 West Industrial Center First Addition in the City of Dyersville, Delaware County, Iowa, as recorded in Book 2010, Page 1338;

Thence South 88 degrees 04 minutes 06 seconds West, 379.09 feet;

Thence South 01 degrees 55 minutes 54 seconds East, 519.36 feet, to the south line of said Parcel "F" in said Section 2;

Thence South 88 degrees 42 minutes 14 seconds West, 1400.41 feet along said south line of Parcel "F", to the southeast corner of Parcel "H" in said Section 2, as recorded in Book 2010, Page 525;

Thence North 02 degrees 45 minutes 10 seconds West, 224.27 feet along the east line of said Parcel "H", to the northeast corner said Parcel "H";

Thence South 87 degrees 32 minutes 43 seconds West, 880.21 feet along the north line of said Parcel "H", to the northwest corner of said Parcel "H";

Thence South 01 degrees 47 minutes 13 seconds East, 209.91 feet along the west line of said Parcel "H", to the southwest corner of said Parcel "H" and the south line of said Parcel "F" in said Section 2;

Thence South 88 degrees 43 minutes 16 seconds West, 1322.54 feet along said south line of Parcel "F", to the west line of the NW1/4 of said Section 2 and the point of beginning.

Containing 92.496 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.

Parcel "J"

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

Thence North 01 degrees 59 minutes 54 seconds West, 1776.81 feet along the west line of the NW1/4 of said Section 2, to the southwest corner of Parcel "F" in said Section 2, as recorded in Book 2009, Page 4160;

Thence North 88 degrees 43 minutes 16 seconds East, 1322.54 feet along the south line of said Parcel "F", to the southwest corner of Parcel "H" in said Section 2, as recorded in Book 2010, Page 525;

Thence North 88 degrees 28 minutes 38 seconds East, 883.94 feet along the south line of said Parcel "H", to the southeast corner of said Parcel "H" and the south line of said Parcel "F";

Thence North 88 degrees 42 minutes 14 seconds East, 1400.41 feet along said south line of Parcel "F", to the point of beginning;

Thence North 01 degrees 55 minutes 54 seconds West, 519.36 feet;

Thence North 88 degrees 04 minutes 06 seconds East, 379.09 feet, to the northwest corner of Lot 3 of 20 West Industrial Center First Addition in the City of Dyersville, Delaware County, Iowa, as recorded in Book 2010, Page 1338;

Thence South 02 degrees 12 minutes 40 seconds East, 523.60 feet along the west line of said Lot 3, to the southwest corner of said Lot 3 and the south line of said Parcel "F";

Thence South 88 degrees 42 minutes 14 seconds West, 381.67 feet along said south line of Parcel "F", to the point of beginning;

Containing 4.554 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 January 26, 2011

The foregoing plat of Parcel "I" being Part of the NW1/4 of the NW1/4, Part of the NE1/4 of the NW1/4, and Part of the NW1/4 of the NE1/4, & Parcel "J" being Part of the NW1/4 of the NE1/4, all in Section 2, Township 88 North, Range 3 West of the 5th Principal Meridian, 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.

Dyersville Industries, Inc.

By _____
David J. Schroeder, President

BY _____
Steven W. Salter, Secretary

State of Iowa)
County of Dubuque) ss:

On this 26th day of January, 2011, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared David J. Schroeder and Steven W. Salter 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 David J. Schroeder and Steven W. Salter acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

_____
Notary Public **MARC W. CASEY**
in and for State of Iowa
My Commission Expires: 5/7/11

CITY PLANNING AND ZONING COMMISSION

Dyersville, Iowa November 8, 2010

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.

Chairman, Dyersville Planning and Zoning Commission
DANIEL J. OLBERDING

CITY COUNCIL

Dyersville, Iowa NOVEMBER 15, 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, and that by Resolution No. 79-10 the Dyersville City Council approved said plat.

CITY OF DYERSVILLE Iowa CITY SEAL

Mayor of the City of Dyersville
JAMES A. HEAVENS

TRICIA L. MAIERS
Clerk of the City of Dyersville
TRICIA L. MAIERS

RESOLUTION NO. 79-10
Recorder's Cover Sheet

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

Taxpayer Information:
Dyersville Industries, Incorporated
1100 16th Ave Ct SE
Dyersville, IA 52040

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

Grantors:
City of Dyersville, Iowa

Grantees:
Dyersville Industries, Incorporated

Legal Description:
See Page 2

Document or instrument number if applicable:

RESOLUTION NO. 79-10

RESOLUTION APPROVING PLAT OF SURVEY OF PARCEL I - PART OF THE NW¼-NW¼, PART OF THE NE¼-NW¼, AND PART OF THE NW¼-NE¼ & PARCEL J - PART OF THE NW¼-NE¼, ALL IN SECTION 2, T88N, R3W OF THE 5TH P.M., IN THE CITY OF DYERSVILLE DELAWARE COUNTY, IOWA

WHEREAS, there has been filed with the City Clerk, a plat in which Part of the NW¼-NW¼, Part of the NE¼-NW¼, and Part of the NW¼-NE¼, all in Section 2, T88N, R3W of the 5th P.M., in the City of Dyersville, Delaware County, Iowa, is platted and now known as Parcel I - Part of the NW¼-NW¼, Part of the NE¼-NW¼, and Part of the NW¼-NE¼ & Parcel J - Part of the NW¼-NE¼, all in Section 2, T88N, R3W of the 5th P.M., in the City of Dyersville, Delaware County, Iowa.

WHEREAS, said plat has been found by the City Council to conform to the statutes and ordinances relating thereto;

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DYERSVILLE, IOWA:

SECTION 1: That the plat of survey of Parcel I - Part of the NW¼-NW¼, Part of the NE¼-NW¼, and Part of the NW¼-NE¼ and Parcel J - Part of the NW¼-NE¼, all in Section 2, T88N, R3W of the 5th P.M., in the City of Dyersville, Delaware County, Iowa, is hereby approved and the Mayor and the City Clerk are hereby authorized and directed to endorse the approval of the City of Dyersville, Iowa, on said plat.

SECTION 2: That there are no dedications of public streets or alleys accompanying the plat.

Passed, adopted and approved this 15th day of November, 2010.

James A. Heavens, Mayor

ATTEST: Tricia L. Maiers
Tricia L. Maiers, City Clerk

CITY OF DYERSVILLE Iowa CITY SEAL