FILED
APR 17 2012
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

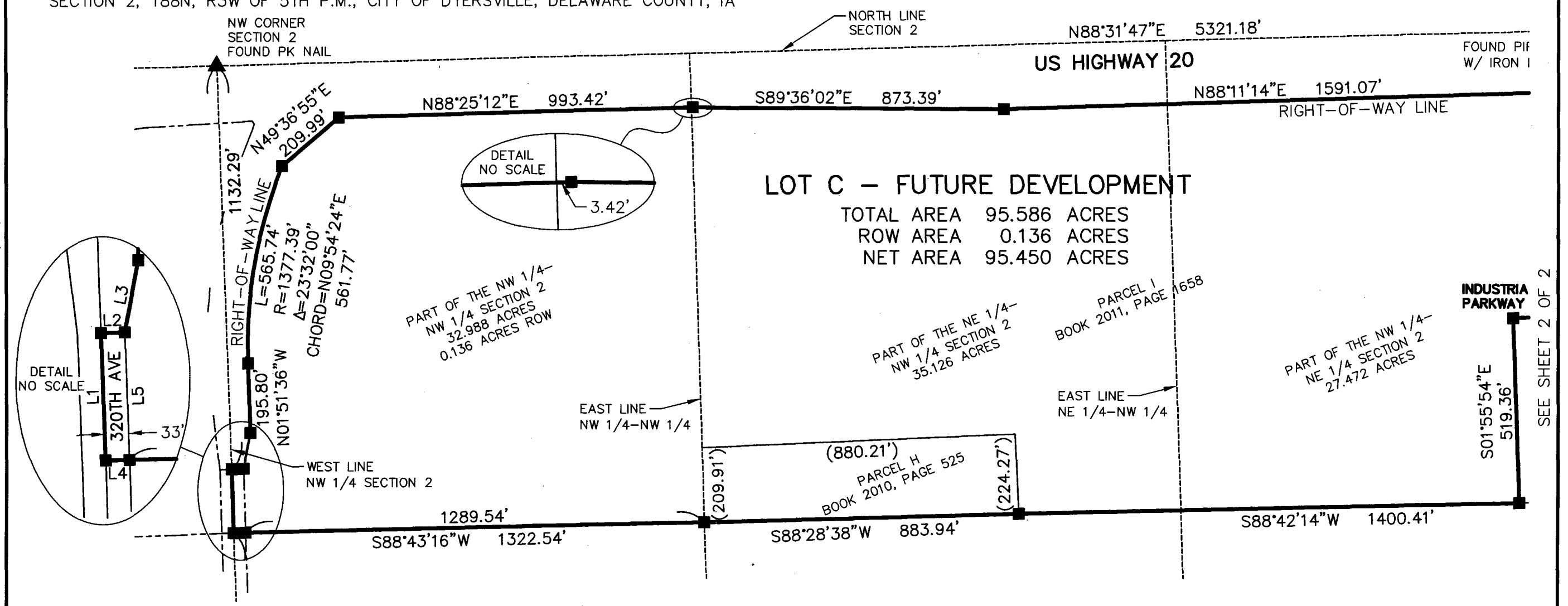
Book 2012 Page 1264
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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA
DUBUQUE, IOWA (563) 556-2464

FILED
APR 17 2012
CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

FINAL PLAT

20 WEST INDUSTRIAL CENTER SECOND ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA

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



THIS SUBDIVISION IS COMPRISED OF PARCEL H BEING PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 2, T88N, R3W AND PARCEL I BEING PART OF THE NW 1/4 OF THE NW 1/4; PART OF THE NE 1/4 OF THE NW 1/4; AND PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 2, T88N, R3W OF THE 5TH P.M., DELAWARE COUNTY, IOWA

AND

LOT 2 AND LOT D IN 20 WEST INDUSTRIAL CENTER FIRST ADDITION, DELAWARE COUNTY, IOWA

AND

LOT 1 OF N FR'L 1/2 OF THE NE 1/4 OF SECTION 2, T88N, R3W OF THE 5TH P.M., 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'

PROPRIETOR: DYERSVILLE INDUSTRIES, INC
AND CITY OF DYERSVILLE
DATE PREPARED: MARCH 6, 2012

NORTH

GRAPHIC SCALE
0 300 600
1"=300'

DRAWING MAY HAVE BEEN REDUCED

SUBDIVISION AREA SUMMARY:

LOT 1	8.162 AC.	355,533 SQ. FT.
LOT A	1.419 AC.	61,795 SQ. FT.
LOT B	0.307 AC.	13,375 SQ. FT.
LOT C	95.586 AC.	
TOTAL	105.474 AC.	

REVISED: MARCH 15, 2012

IOWA
WRAY A. CHILDERS
LS 11306
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.

WRAY A. CHILDERS — MARCH 15, 2012 — DATE

LICENSE NO. 11306 MY LICENSE RENEWAL DATE IS 12/31/2013

PAGES OR SHEETS COVERED BY THIS SEAL 1, 2, AND 3

PREPARED BY: IIW, P.C.
4155 PENNSYLVANIA AVE DUBUQUE, IOWA (563) 556-2464

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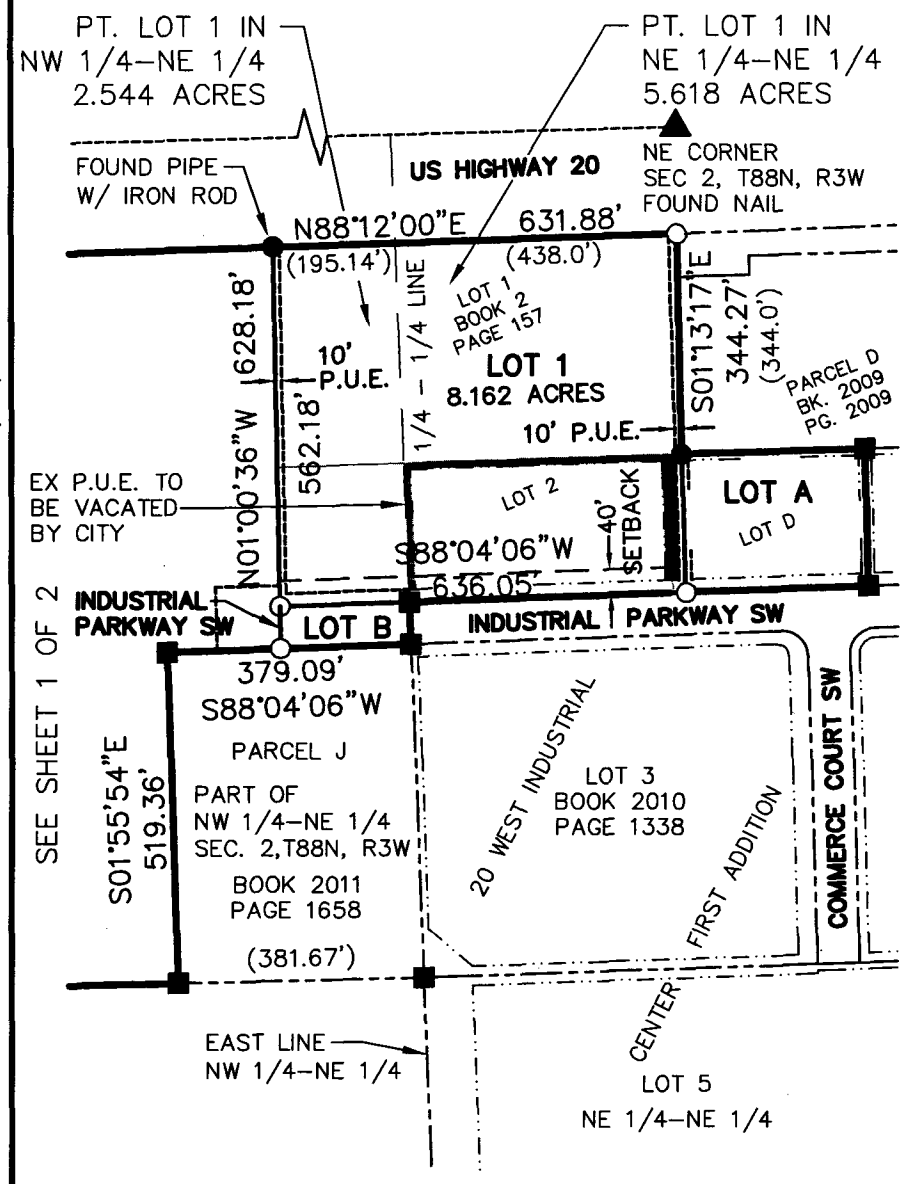
DRAWN SAF	PLAT NO. 11-IA-12
CHECKED WAC	PROJ. NO. 12053-02
DATE 3-6-12	SHEET 1 of 3

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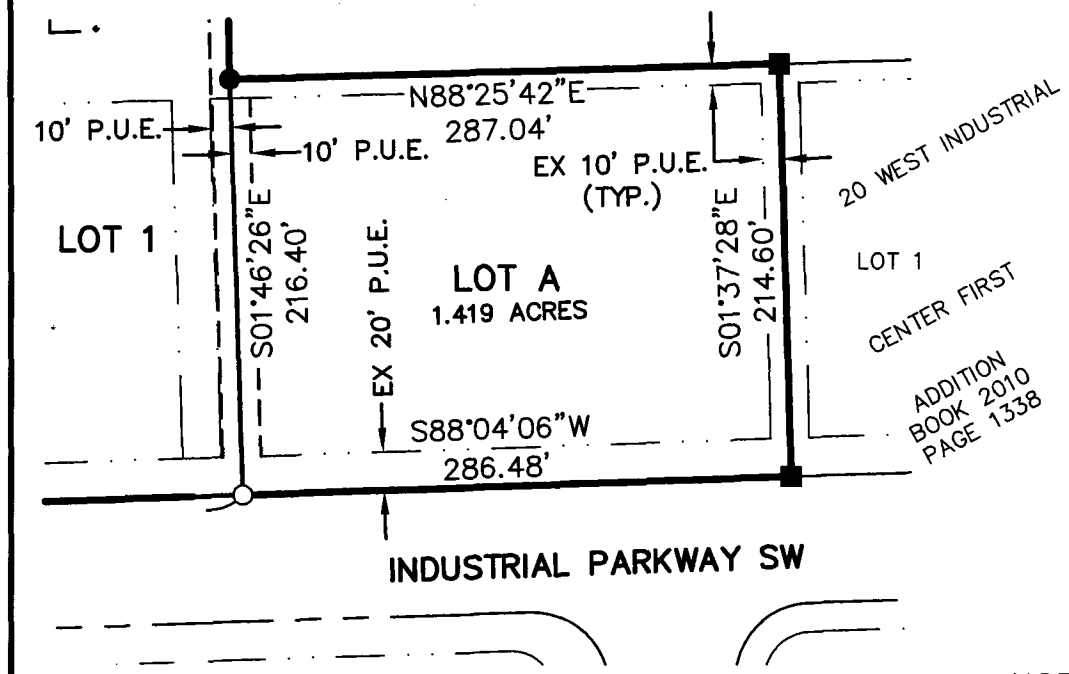
Del. Co. Recorder Cha Mac Cases

FINAL PLAT

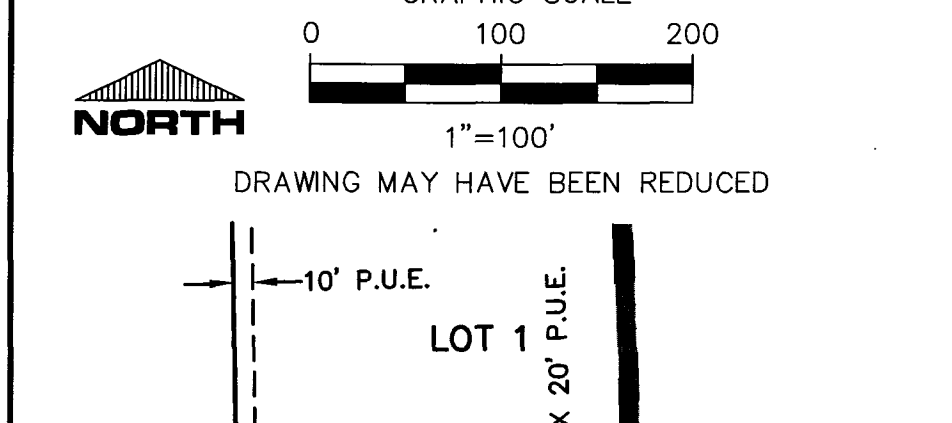
20 WEST INDUSTRIAL CENTER SECOND ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA



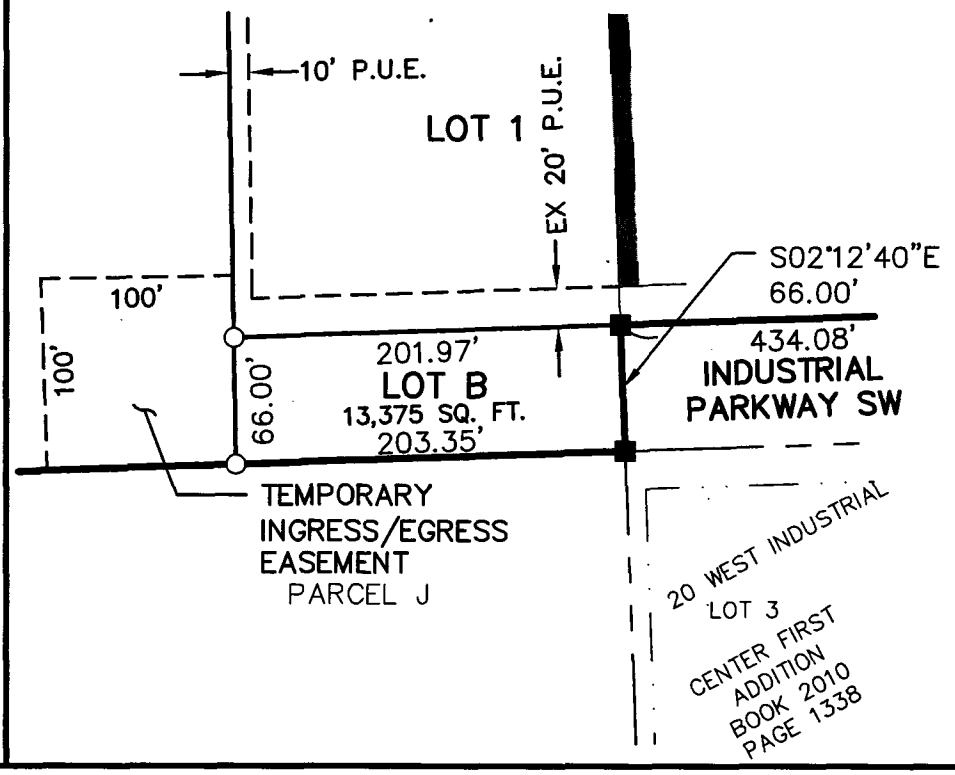
DRAWING MAY HAVE BEEN REDUCED



PLAT DETAILS



DRAWING MAY HAVE BEEN REDUCED



LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- EASEMENT PER THIS PLAT
- R.O.W. LINE
- BUILDING SETBACK LINE
- FOUND SECTION CORNER MONUMENT AS NOTED
- FOUND 5/8" IRON ROD W/ CAP NO. 12631 UNLESS NOTED
- FOUND 1 1/4" IRON PIPE
- SET 5/8" IRON ROD W/ PLASTIC CAP NO. 11306
- P.U.E. PUBLIC UTILITY EASEMENT
- ROW RIGHT–OF–WAY
- ( ) RECORD INFORMATION
- EXISTING P.U.E. TO BE VACATED

NOTES

1. INDUSTRIAL PARKWAY SW IS 66 FEET WIDE.
2. LOT B (INDUSTRIAL PARKWAY SW) IS DEDICATED TO THE CITY OF DYERSVILLE FOR STREET PURPOSES.
3. LOT A IS OWNED BY THE CITY OF DYERSVILLE AND IS FOR STORM WATER MANAGEMENT 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 FEET WIDE ALONG ALL LOT LINES EXCEPT WHERE NOTED DIFFERENTLY.
6. A PUBLIC UTILITY EASEMENT IS RESERVED ACROSS ALL OF LOT B.
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 STREET, INCLUDING RIGHTS TO THE CITY OF DYERSVILLE 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.

PROPRIETOR: DYERSVILLE INDUSTRIES INC & CITY OF DYERSVILLE

REVISED: MARCH 15, 2012

PREPARED BY: IIW, P.C. 4155 PENNSYLVANIA AVE DUBUQUE, IOWA (563) 556–2464

SEE SHEET 1 OF 2

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DRAWN SAF	PLAT NO. 11–IA–12
CHECKED WAC	PROJ. NO. 12053–02
DATE 3–6–12	SHEET 2 of 3

P:\12\053\053–01\DRAWINGS\SURVEY\12053–02_20–WEST–D

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:

ALL of the real estate described as Parcel H on the Plat of Survey filed in Book 2010, Page 525 at the Delaware County Recorder's Office, being located in part of the Northeast Quarter of the Northwest Quarter of Section 2, Township 88 North, Range 3 West of the 5th P.M., Delaware County, Iowa,

AND

ALL of the real estate described as Parcel I on the Plat of Survey filed on May 19, 2011, in Book 2011, Page 1658 at the Delaware County Recorder's Office, being located in part of the Northwest Quarter of the Northwest Quarter; part of the Northeast Quarter of the Northwest Quarter; and part of the Northwest Quarter of the Northeast Quarter; ALL in Section 2, Township 88 North, Range 3 West of the 5th P.M., Delaware County, Iowa,

AND

ALL of the real estate described as Lot 2 and Lot D on the Final Plat of 20 West Industrial Center First Addition in the City of Dyersville, Delaware County Iowa, according to the plat thereof filed May 5, 2010 at Book 2010, Page 1338 at the Delaware County Recorder's Office,

AND

ALL of the real estate described as Lot 1 of the North Fractional Half of the Northeast Quarter of Section 2, Township 88 North, Range 3 West of the 5th P.M., Delaware County, Iowa, according to the plat thereof filed April 3, 1968 at Book 2, Page 157 at the Delaware County Recorder's Office.

This survey was performed for the purpose of subdividing and platting said real estate henceforth to be known as 20 WEST INDUSTRIAL CENTER SECOND ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA, containing 105.474 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 Sheets 1 and 2 hereof and made a part of this certificate.

OWNER'S CONSENT

Dyersville, Iowa March 30, 2012

The foregoing plat of 20 WEST INDUSTRIAL CENTER SECOND 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 Lot A to the City of Dyersville for storm water management purposes; Lot B to the City of Dyersville for street 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 David J Schroeder

By Daniel C. Willenbring Treas.

State of Iowa)
County of) ss:

On this 30th day of March, 2012, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared David J Schroeder and Daniel C. Willenbring to me personally known, who being by me duly sworn, did say that they are the President and Treasurer, DII 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 DANIEL C. WILLENBRING acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

JACQUE K. RAHE
Commission Number 712820
My Comm. Exp. 9-28-13

Jacque K Rahe
Notary Public
in and for State of Iowa
My Commission Expires: 9-28-2013

COUNTY TREASURER

Manchester, Iowa April 17, 2012

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes levied against Parcel H located in part of the Northeast Quarter of the Northwest Quarter; Parcel I located in part of the Northwest Quarter of the Northwest Quarter; part of the Northeast Quarter of the Northwest Quarter; and part of the Northwest Quarter of the Northeast Quarter; Lot 2 and Lot D of 20 West Industrial Center First Addition in the City of Dyersville, Iowa; Lot 1 of Section 2; ALL located 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 IOWA TREASURER SEAL

Carolyn A. Wilson Treasurer
Treasurer of Delaware County, Iowa

Pam Klein
Dep. Treasurer

CITY PLANNING AND ZONING COMMISSION

Dyersville, Iowa March 12, 2012

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
Chairman, Dyersville Planning and Zoning Commission

CITY COUNCIL

Dyersville, Iowa MARCH 19, 2012

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. 20-12 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. Maiers
Name TRICIA L. MAIERS
Clerk of the City of Dyersville

ATTORNEY'S OPINION

Dyersville, Iowa April 17, 2012

TO WHOM IT MAY CONCERN

This will certify that I have examined the abstract of title covering Parcel H located in part of the Northeast Quarter of the Northwest Quarter; Parcel I located in part of the Northwest Quarter of the Northwest Quarter; part of the Northeast Quarter of the Northwest Quarter; and part of the Northwest Quarter of the Northeast Quarter; Lot 2 and Lot D of 20 West Industrial Center First Addition in the City of Dyersville, Iowa; Lot 1 of Section 2; ALL located Section 2, Township 88 North, Range 3 West of the Fifth Principal Meridian, Delaware County, Iowa covering the period from government entry to April 9, 2012, 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 2010-2011 for Lot 1 of Section 2, Township 88 North, Range 3 West of the Fifth Principal Meridian, Delaware County, Iowa, and one-half paid for the year 2010-2011 for the balance of the property.

Attorney At Law
Marc W. Casey Law
Casey Law Office
129 1st Ave E
Dyersville, IA 52040

COUNTY AUDITOR

Delaware, Iowa April 17, 2012

I, Carla 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 Second Addition**, a subdivision in the City of Dyersville, Delaware County, Iowa.

Carla K. Becker, Delaware County Auditor

State of Iowa)
County of Delaware) ss:

On this 17th day of April, 2012 before me, Peggy A. Hildebrand 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.

Peggy A. Hildebrand
Notary Public

PEGGY A. HILDEBRAND
Commission Number 707482
My Commission Expires
12-16-2012

DELAWARE COUNTY E-911 BOARD

The foregoing plat of 20 West Industrial Center Second Addition in the City of 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
Coordinator Delaware County E-911 Board

State of Iowa)
County of) ss:

On this 17th day of April, 2012 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared ~~Peggy~~ Norman Wellman, to me personally known, and, who, being by me duly sworn, did say that ~~they~~ he is the Coordinator for the Delaware County E-911 Board.

Peggy A. Hildebrand
Notary Public

PEGGY A. HILDEBRAND
Commission Number 707482
My Commission Expires
12-16-2012