Book 2013 Page 372

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CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

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DELAWARE
COUNTY AUDITOR

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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

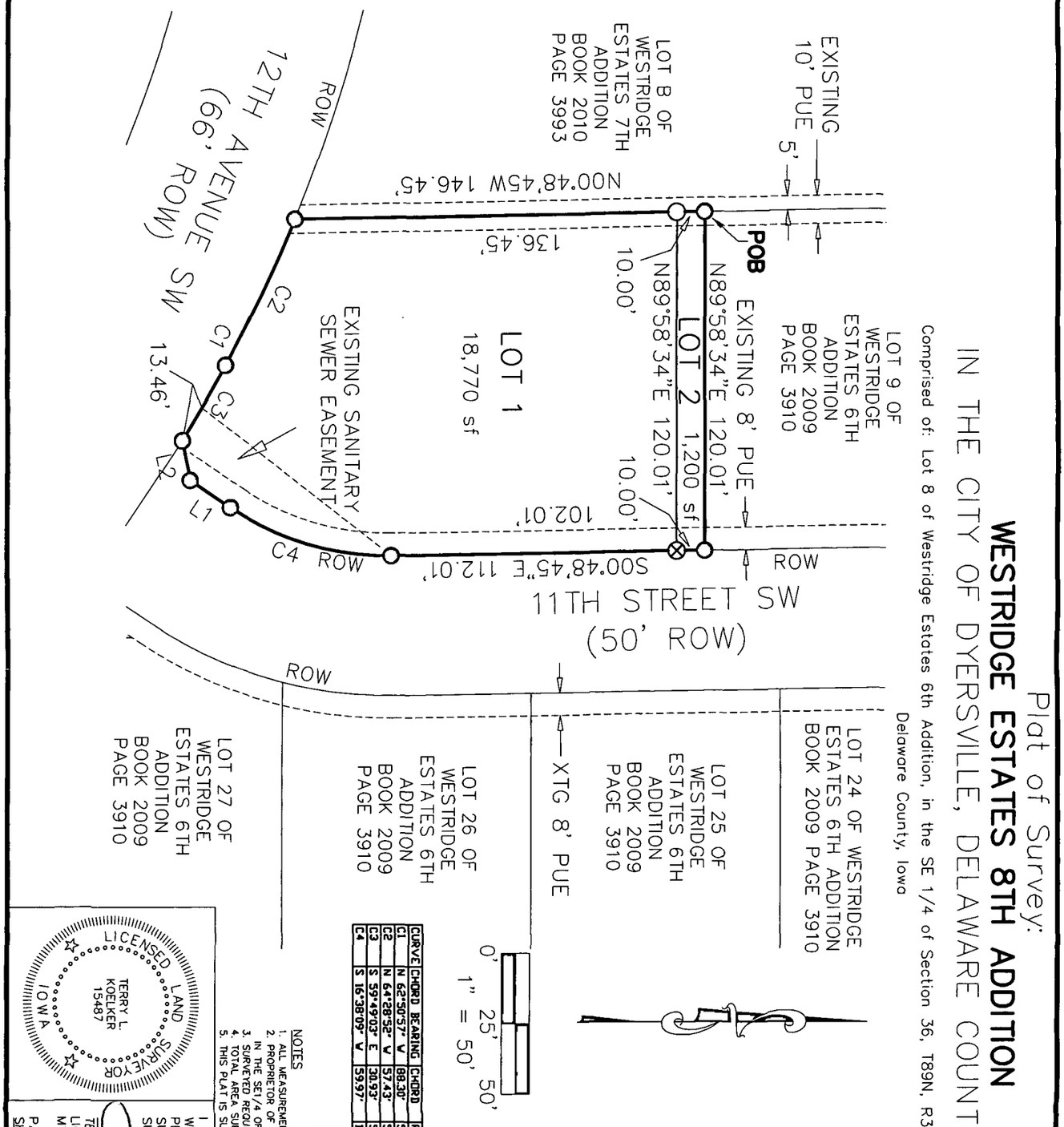
PREPARED BY: BUESING & ASSOCIATES ADDRESS: 1212 LOCUST STREET, DUBUQUE, IOWA 52001 PHONE: (563) 556-4389

Plat of Survey:

WESTRIDGE ESTATES 8TH ADDITION

IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA.

Comprised of: Lot 8 of Westridge Estates 6th Addition, in the SE 1/4 of Section 36, T89N, R3W of the 5th P.M., Delaware County, Iowa



CURVE	CHORD BEARING	CHORD	RADIUS	ARC LENGTH	DELTA	TANGENT
C1	N 62°50'57" W	88.30'	543.00'	88.40'	09°19'38"	44.30'
C2	N 64°28'52" W	57.43'	543.00'	57.46'	06°03'47"	28.76'
C3	S 59°49'03" E	30.93'	543.00'	30.94'	03°15'51"	15.47'
C4	S 16°38'09" W	59.97'	100.00'	60.91'	34°53'48"	31.43'

L-1	S 34°05'03" W	17.37'
L-2	S 78°12'47" W	14.36'

LEGEND

- 5/8" REROD (FOUND) (CAPPED, "15487", ORANGE)
- 5/8" REROD (PLACED) (W/ ORANGE PLASTIC CAP MARKED "KOELKER 15487")
- ⊗ PLACED X CUT IN SIDEWALK
- EXISTING PROPERTY LINE
- SURVEYED PROPERTY LINE
- SURVEYED PERIMETER EASEMENT LINE
- (P.O.B.) RECORD DIMENSION
- POINT OF BEGINNING
- ROW RIGHT OF WAY
- PUE PUBLIC UTILITY EASEMENT

NOTES

1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
2. PROPRIETOR OF LOT 8 OF WESTRIDGE ESTATES 6TH ADDITION 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 19,970 SQUARE FEET.
5. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND NOT OF RECORD.

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
LICENSE NUMBER: 15487
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013

12/10/12
(DATE)

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

SHEET	SHEET TITLE	PROJECT	NO. 12027	BUESING ASSOCIATES INC. ENGINEERS AND SURVEYORS 1212 LOCUST ST. DUBUQUE, IA (563) 556-4389	DATE	REVISIONS	DRAWN BY:
1 OF 3	PLAT OF SURVEY WESTRIDGE ESTATES 8TH ADDITION	PREPARED FOR: JERRY KOCH 598 6TH AVE. DYERSVILLE IA 52040			8/08/12		NWL
					SCALE: 1" = 50'		CHECKED BY: TLK

Surveyors Certificate

Dubuque, Iowa

December 10, 2012

I hereby certify that the plat shown on SHEET 1 of 3 hereof, is a true and correct Plat of Survey of: **WESTRIDGE ESTATES 8TH ADDITION** in the City of Dyersville, Delaware County, Iowa. This survey is comprised of Lot 8 of Westridge Estates 6th Addition in the SE1/4, Section 36,in T89N, R3W of the 5th P.M. in the City of Dyersville, Delaware County, Iowa. The perimeter of **WESTRIDGE ESTATES 8TH ADDITION** was surveyed by me and is more particularly described as follows:

WESTRIDGE ESTATES 8TH ADDITION

Commencing at the Southwest corner of Lot 9 of Westridge Estates 6th Addition (Recorded in Book 2009 page 3910 Delaware County) the Point Of Beginning;

Thence North 89° 58' 34" East (this is an assumed bearing for the purposes of this survey only) along the South line of said Lot 9, a distance of 120.01 feet to the the westerly Right of Way (ROW) of 11th Street SW;

Thence South 00° 48' 45" East along the westerly ROW of said street, a distance of 112.01 feet;

Thence Southwesterly along the westerly ROW of said street, on the arc of 100.00 foot radius curve to the right, a distance of 60.91 feet, said curve has a chord bearing of South 16° 38' 09" West, and a chord distance of 59.97 feet;

Thence South 34° 05' 03" West along the westerly ROW of said street, a distance of 17.37 feet;

Thence South 78° 12' 47" West along the westerly ROW of said street, a distance of 14.36 feet to the North ROW line of 12th Avenue SW;

Thence Northwesterly along the Northerly ROW of said avenue, on the arc of 543.00 foot radius curve to the left, a distance of 88.40 feet, said curve has a chord bearing of North 62° 50' 57" West, and a chord distance of 88.30 feet to a southeasterly corner of Lot B of Westridge Estates 7th Addition (Recorded in Book 2010 page 3993 Delaware County);

Thence North 00° 48' 45" West along a easterly line of said Lot B, a distance of 146.45 feet to the Point of Beginning;

Total area of **WESTRIDGE ESTATES 8TH ADDITION** is 19,970 square feet. Total area of **LOT 1** is 18,770 square feet. Total area of **LOT 2** is 1,200 square feet. All Lot areas are, more or less, and all Lots are 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.

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

12/10/12

TERRY L. KOELKER
LICENSED LAND SURVEYOR
REGISTRATION # 15487

DATE

REG. RENEWAL 12/31/13

Owner's Consent

Dyersville, Iowa 9-28-12, 2012

The foregoing Plat of Survey: **WESTRIDGE ESTATES 8TH 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 8 of Westridge Estates 6th Addition in the SE1/4, Section 36, in T89N, R3W of the 5th P.M. in the City of Dyersville, Delaware County, Iowa.

K & K BUILDING & SUPPLY, INC.

Jerome L. Koch, President

State of Iowa)
)
County of Dubuque) ss:

On this 28th day of September, AD 2012, before me the undersigned, A Notary Public in and for the State of Iowa, personally appeared Jerome L. Koch to me personally known, who, being duly sworn did say that said Jerome L. Koch, is the President of K & K Building & Supply, that the seal affixed to the above instrument was signed and sealed on behalf of said Corporation by authority of its Board of Directors, and that said Jerome L. Koch, President acknowledged the execution of said instrument to be the voluntary act and deed of said Corporation by it voluntarily executed.

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

Julie A Wieneke
Notary Public in and for the State of Iowa

NOTARIAL SEAL IOWA
JULIE A. WIENEKE
Commission Number 166502
My Commission Expires
9-10-13

City Planning & Zoning Commission

Dyersville, Iowa Sept 10, 2012

The foregoing Plat of Survey: **WESTRIDGE ESTATES 8TH 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.

Chairman, Dyersville Planning & Zoning Commission
Daniel J. Olberding

City Council

Dyersville, Iowa SEPT. 17, 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 on the 17TH day of SEPTEMBER, 2012 by resolution No. 58-12 and that the Dyersville City Council approved said plat.

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

January 22, 2012

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 8TH ADDITION**, in the City of Dyersville, Delaware County, Iowa a subdivision in Delaware County, Iowa.

Carla K. Becker, Delaware County Auditor

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

On this 2nd day of January A.D., 2012 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
PEGGY A. HILDEBRAND
Commission Number 707482
My Commission Expires
12-16-2013

Peggy A. Hildebrand
Notary Public in and for said State

Attorney's Certificate

DUBUQUE, Iowa

JANUARY 17, 2012

TO WHOM IT MAY CONCERN:

This will certify that I have examined the abstract of title Lot 8 of Westridge Estates 6th Addition in the SE1/4, Section 36,in 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 JANUARY 4, 2013 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 K&K BUILDING & SUPPLY, INC. free and clear of all liens and encumbrances and shows taxes paid including taxes for the year ½ of fiscal year 2011-2012, taxes payable in 2012-2013

Attorney-at-Law DAVID L. CLEMENS - #000000880

County Treasurer's Certificate

Delaware County, Iowa

1-22-2013 ~~2012~~

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes levied against Lot 8 of Westridge Estates 6th Addition in the SE1/4, Section 36,in 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.

DELAWARE COUNTY TREASURER SEAL IOWA

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

RESOLUTION NO. 58-12
Recorder's Cover Sheet

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

Taxpayer Information:
K & K Building & Supply, Inc.
519 8th 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 & Supply, Inc.

Legal Description:
See Page 2

Document or instrument number if applicable:

RESOLUTION NO. 58-12

RESOLUTION APPROVING PLAT OF SURVEY
OF WESTRIDGE ESTATES 8TH ADDITION IN THE
CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA

WHEREAS, there has been filed with the City Clerk, a plat in which Lot 8 of Westridge Estates 6th Addition, in the SE¼ of Section 36, T89N, R3W of the 5th P.M., Delaware County, Iowa, is platted and now known as Lot 1 and Lot 2 of Westridge Estates 8th Addition 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; and

WHEREAS, Lot 2 created by this Plat is necessary for the owner of Lot 9 of Westridge Estates 6th Addition to meet certain setback requirements;

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

SECTION 1: That the Plat of Survey of Lot 1 and Lot 2 of Westridge Estates 8th Addition 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.

SECTION 3: That this Resolution is conditional upon transfer of Lot 2 of Westridge Estates 8th Addition to the owners of Lot 9 of Westridge Estates 6th Addition and a copy of the recorded Deed showing this transfer shall be provided to the City within thirty (30) days after recording of this plat.

Passed, adopted and approved this 17th day of September, 2012.

James A. Heavens, Mayor

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