FILED
JUL 22 2014
DELAWARE COUNTY AUDITOR

FILED
JUL 22 2014
ANDREA SCHMIDT
DELAWARE COUNTY ASSESSOR

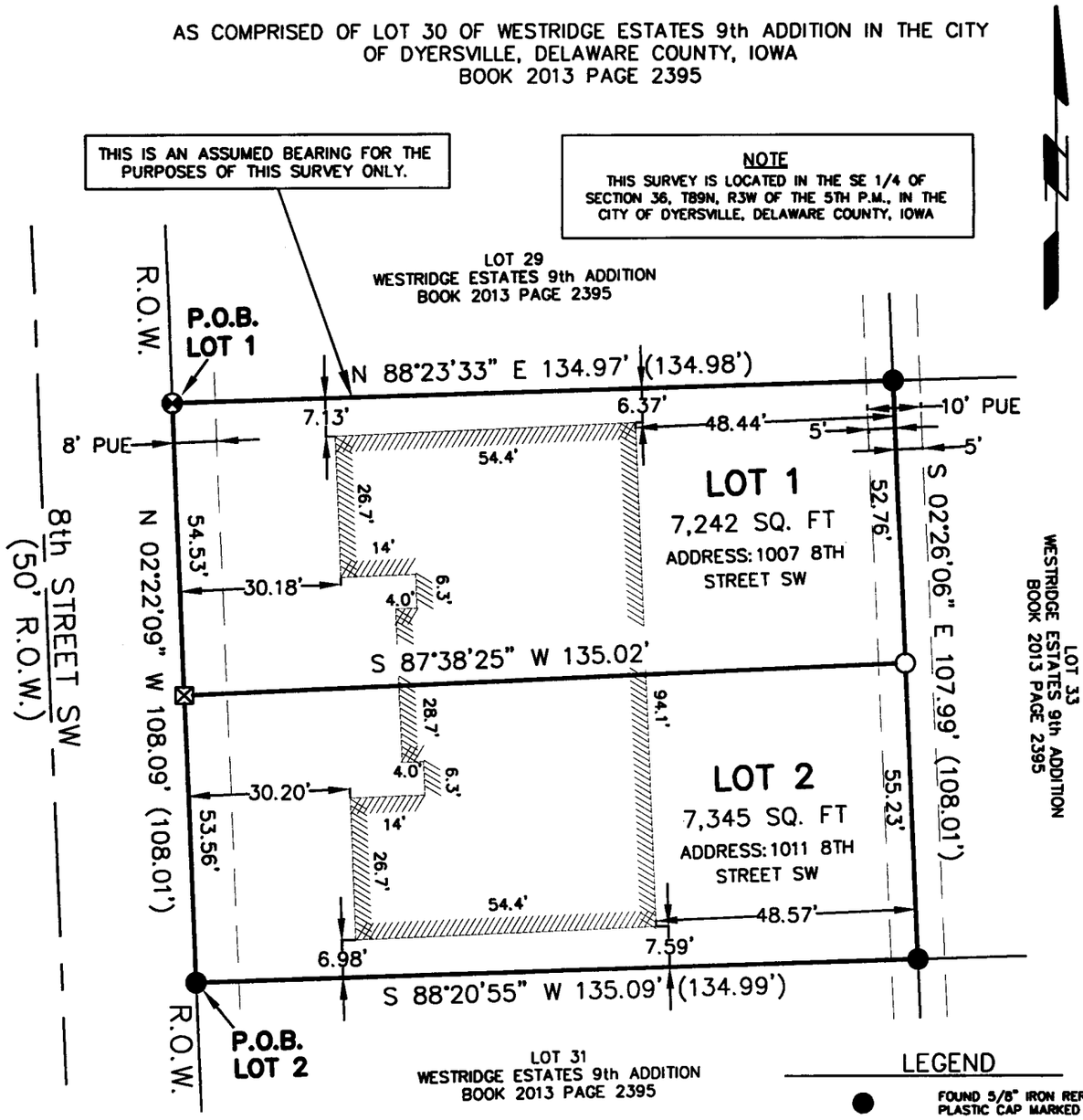
Book 2014 Page 1784
Document 2014 1784 Type 06 002 Pages 7
Date 7/22/2014 Time 3:40:18PM
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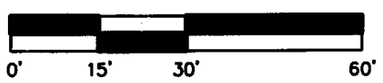
DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Final Plat of: PIRC ADDITION in the City of Dyersville, Delaware County, Iowa

AS COMPRISED OF LOT 30 OF WESTRIDGE ESTATES 9th ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA
BOOK 2013 PAGE 2395





SCALE: 1" = 30'

LEGEND

- FOUND 5/8" IRON REROD W/YEL PLASTIC CAP MARKED "JLW 4016"
- FOUND X-CUT IN CONCRETE
- PLACED 5/8" IRON REROD W/ORANGE PLASTIC CAP MARKED "KOELKER 15487"
- PLACED X-CUT IN CONCRETE
- SURVEYED BOUNDARY LINE
- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- TOWNHOUSE FOOT PRINT
- ROW RIGHT OF WAY
- ( ) RECORD DIMENSION
- PUE PUBLIC UTILITY EASEMENT

NOTES

1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
2. PROPRIETOR OF LOT 30 OF WESTRIDGE ESTATES 9th ADDITION: JAMES A. & JANET M. PIRC
3. SURVEYED REQUESTED BY: JAMES A. PIRC
4. TOTAL AREA OF PIRC ADDITION IS 14,587 SQ. FT.
5. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND NOT OF RECORD.
6. THE UNADJUSTED ERROR OF CLOSURE = 1 : 147570

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 — 7/10/14 (DATE)
LICENSE NUMBER 15487
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015

SHEETS COVERED BY THIS SEAL : SHEET 1 & 2

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

DRAWN BY: JJL&TLK	CHECKED BY: TLK
SURVEY DATE: 7/7/14	PLOT DATE: 7/07/14
DWG. NO. 14132-01	SCALE: 1" = 30'

SHEET 1 OF 5

Surveyor's Certificate

I hereby certify that the plat shown on SHEET 1 of 5 hereof, is a true and correct Final Plat of: **Pirc Addition in the City of Dyersville, Delaware County, Iowa.** This survey is comprised of: Lot 30 of Westridge Estates 9th Addition in the City of Dyersville, Delaware County, Iowa (Book 2013, Page 2395). The perimeter of **Lot 1 of Pirc Addition & Lot 2 of Pirc Addition** was surveyed by me and is more particularly described by metes and bounds as follows:

Lot 1 of Pirc Addition

Commencing at the Southwest corner of the Lot 29 of Westridge Estates 9th Addition in the City of Dyersville, Iowa, (Book 2013, Page 2395) the Point of Beginning Lot 1;

Thence North 88° 23' 33" East (this is an assumed bearing for the purposes of this survey only) along the South line of said Lot 29, a distance of 134.97 feet to the West line of Lot 33 of said Westridge Estates 9th Addition in the City of Dyersville (Book 2013, Page 2395);

Thence South 02° 26' 06" East a distance of 52.76 feet along the West line of said Lot 33;

Thence South 87° 38' 25" West, a distance of 135.02 feet to the East Right of Way (ROW) line of 8th Street Southwest;

Thence North 02° 22' 09" West along the East ROW line of said 8th Street Southwest, a distance of 54.53 feet to the Point of Beginning Lot 1.

Lot 2 of Pirc Addition

Commencing at the Northwest corner of Lot 31 of Westridge Estates 9th Addition in the City of Dyersville, Iowa, (Book 2013, Page 2395) the Point of Beginning Lot 2;

Thence North 02° 22' 09" West (this is an assumed bearing for the purposes of this survey only) along the East Right of Way (ROW) line of 8th Street Southwest, a distance of 53.56 feet;

Thence North 87° 38' 25" East, a distance of 135.02 feet to the West line of Lot 33 of Westridge Estates 9th Addition in the City of Dyersville (Book 2013, Page 2395);

Thence South 02° 26' 06" East along the West line of said Lot 33, a distance of 55.23 feet to the Northeast corner of Lot 31 of Westridge Estates 9th Addition in the City of Dyersville (Book 2013, Page 2395);

Thence South 88° 20' 55" West along the North line of said Lot 31, a distance of 135.09 feet to the Point of Beginning Lot 2;

Total area of **Pirc Addition** is 14,587 Square Feet. Total area of **Lot 1** is 7,242 Square Feet. Total area of **Lot 2** is 7,345 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
LICENSED LAND SURVEYOR
REGISTRATION # 15487

7/10/14
DATE

REG. RENEWAL 12/31/15

Owner's Consent

JULY 14TH, 2014

The foregoing Final Plat of: **Pirc 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.

James A. Pirc

Janet M. Pirc

State of Iowa)
)
County of Delaware) ss:

On this 14TH day of JULY, AD 2014, before me the undersigned, A Notary Public in and for the State of Iowa, personally appeared James A. and Janet M. Pirc, husband and wife to me personally known, who, being duly sworn did say that said Jame A. and Janet M. Pirc, acknowledged the execution of said instrument to be their voluntary act and deed.

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

KAREN BRIES
Commission Number 703697
My Commission Expires
June 16, 2015

Notary Public in and for the State of Iowa

Mortgage Holders Acknowledgment

FIDELITY BANK & TRUST hereby states that it is the mortgagee of a mortgage Instrument No. 2013 2850 of the records of Dubuque County, Iowa as dated 8-26-13 and filed on 9-03-13 on real estate described as follows:
Lot 30 of Westridge Estates 9th Addition in the City of Dyersville, Delaware County, Iowa
FIDELITY BANK & TRUST consents to the Final Plat of: **Pirc Addition in the City of Dyersville, Delaware County, Iowa**
Dated this 14TH day of JULY, 2014

FIDELITY BANK & TRUST

BY: _____
RANDY J. LUDWIG, MARKET PRESIDENT

FIDELITY BANK & TRUST CORPORATE SEAL DYERSVILLE, IOWA

State of Iowa)
)
County of Dubuque) ss:

On this 14TH day of JULY, AD 2014, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared RANDY J.LUDWIG to me personally known, who being by me duly sworn, did state that RANDY J. LUDWIG is the MARKET PRESIDENT of said corporation executing the within and foregoing instrument, that said instrument was signed on behalf of said Corporation by authority of its Board of Directors, and that RANDY J. LUDWIG as such officer acknowledged the execution of the foregoing 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.

KAREN BRIES
Commission Number 703697
My Commission Expires
June 16, 2015

Notary Public in and for the State of Iowa

Dyersville Planning and Zoning Commission

Dyersville, Iowa July 14, 2014 2014

The foregoing Final Plat of: **Pirc Addition in the City of Dyersville, Delaware County, Iowa** being within the corporate limits of the City of Dyersville is hereby approved by the Dyersville Planning and Zoning Commission and approval of said plat by the City Council of the City of Dyersville, Delaware County, Iowa is hereby recommended.

Dyersville Planning & Zoning Commission

Daniel J. Olberding
Daniel J. Olberding, Chairperson

Dyersville City Council

Dyersville, Iowa JULY 21, 2014

The undersigned, ALVIN H. HAAS, Mayor, and TRICIA L. MAIERS, Clerk of the City of Dyersville, Delaware County, Iowa, do hereby certify that the foregoing Final Plat of: **Pirc Addition in the City of Dyersville, Delaware County, Iowa** as appears heretofore has been filed in the Office of the City Clerk of Dyersville, Iowa, and that the City Council of the City of Dyersville, Iowa, approves said plat.

CITY OF DYERSVILLE Iowa CITY SEAL

ALVIN H. HAAS
Mayor

TRICIA L. MAIERS
City Clerk

State of Iowa)
)
County of Delaware) ss:

On this 21 day of July, AD 2014, before me Lori A Panton, A Notary Public in and for the State of Iowa, personally appeared Alvin Haas and Tricia Maiers, to me personally known, who, being by me duly sworn, did say they are the Mayor and City Clerk, respectively, of the City of Dyersville, Iowa; that the seal affixed to the foregoing instrument is the Corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by the authority of its City Council, as contained in Resolution Number 47-14 adopted by the City Council on the 21 day of July, 2014, and that Alvin Haas and Tricia Maiers acknowledged the execution of the instrument to be their voluntary act and deed of the corporation and hereby executed.

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

Lori A Panton
Notary Public in and for the State of Iowa

LORI A. PANTON
Commission Number 722000
My Commission Expires
5/2/15

Attorney's Certificate

Dyersville, Iowa July 14, 2014

TO WHOM IT MAY CONCERN:

This will certify that I have examined the abstract of title covering **Lot 30 of Westridge Estates 9th Addition in the City of Dyersville, Delaware County, Iowa**, according to plats thereof covering the period from government entry to July 9, 2014, at 8:00 a.m., 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 James A. Pirc and Janet M. Pirc free and clear of all liens and encumbrances* and shows taxes paid including taxes for the year 2013-2014

* except Deed of Trust to Fidelity Bank & Trust dated August 26, 2013, and filed for record September 3, 2013, at Book 2013, Page 2850.

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

County Treasurer's Certificate

Delaware County, Iowa July 22, 2014

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes levied against **Lot 30 of Westridge Estates 9th Addition 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

County Auditor's Certificate

Delaware County, Iowa July 22, 2014

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 Final Plat of: **Pirc 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 22 day of July A.D., 2014 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.

Julia L. Hackbarth
Notary Public in and for said State

JULIA L. HACKBARTH
Commission Number 169605
MY COMMISSION EXPIRES
MAY 24, 2017

JULIA L. HACKBARTH
Commission Number 169605
MY COMMISSION EXPIRES
MAY 24, 2017

RESOLUTION NO. 47-14
Recorder's Cover Sheet

Preparer Information:
Mick J. Michel, 340 1st Avenue East, Dyersville, IA 52040
(563) 875-7724

Taxpayer Information:

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

Grantors:
City of Dyersville, Iowa

Grantees:

Legal Description:

Document or instrument number if applicable:

RESOLUTION NO. 47-14

RESOLUTION APPROVING THE FINAL PLAT OF PIRC ADDITION, LOCATED IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA

WHEREAS, the Planning & Zoning Committee has approved the plat described above, located in the City of Dyersville, Delaware County, Iowa; and

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

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

SECTION 1: That the plat as comprised of Lot 30 of Westridge Estates 9th Addition in the City of Dyersville, Delaware County Iowa, recorded in Book 2013, page 2395, 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.

Passed, adopted and approved this 21st day of July, 2014.

Alvin H. Haas, Mayor

CITY OF DYERSVILLE Iowa CITY SEAL

ATTEST: Tricia L. Maiers, City Clerk