Book 2014 Page 2936

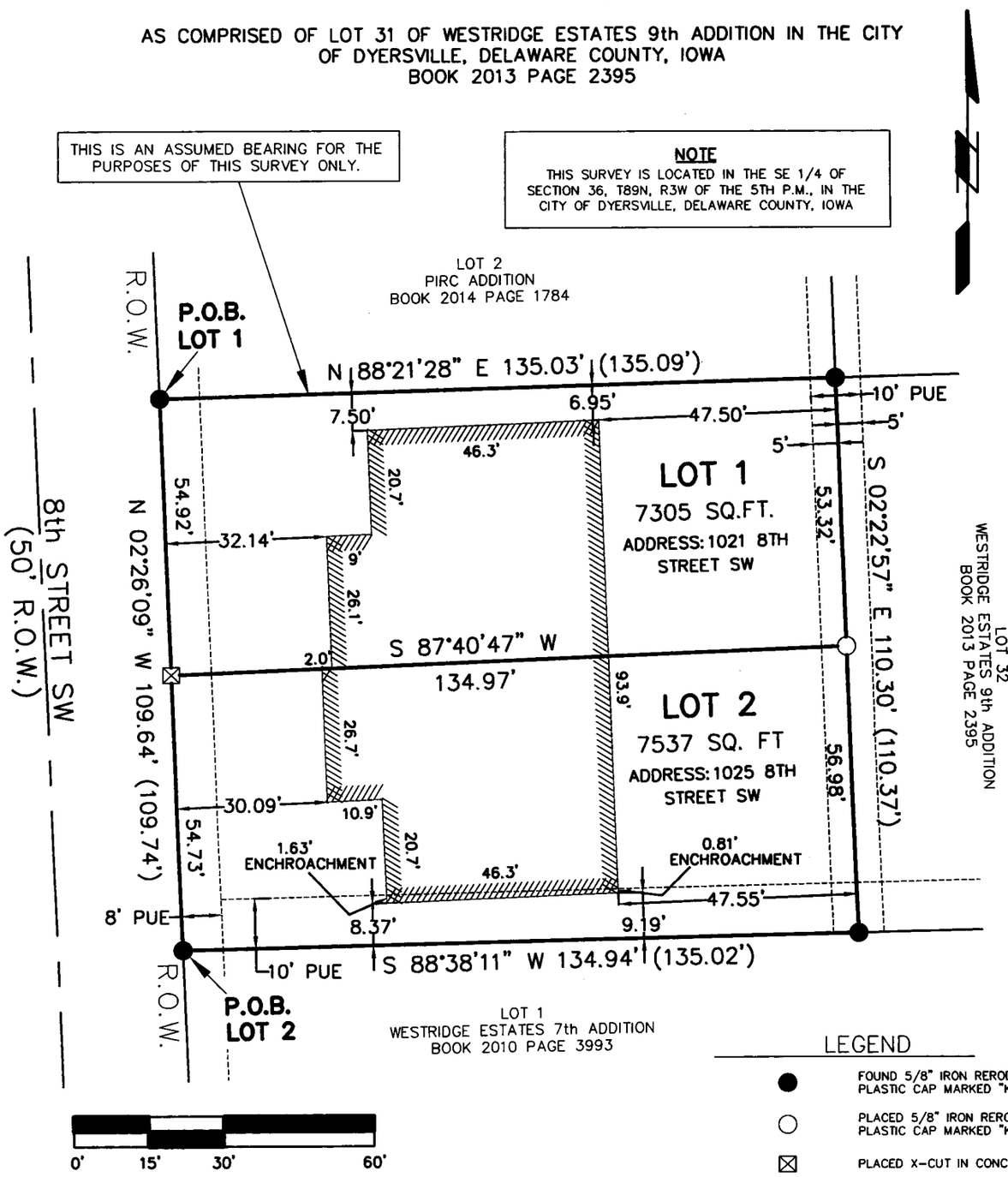
Document 2014 2936 Type 06 002 Pages 5
Date 11/24/2014 Time 8:15:45AM
Rec Amt $27.00

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 2ND ADDITION in the City of Dyersville, Delaware County, Iowa

AS COMPRISED OF LOT 31 OF WESTRIDGE ESTATES 9th ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA
BOOK 2013 PAGE 2395



0' 15' 30' 60'

SCALE: 1" = 30'

LEGEND

- FOUND 5/8" IRON REROD W/ORANGE PLASTIC CAP MARKED "KOELKER 15487"
- 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 31 OF WESTRIDGE ESTATES 9th ADDITION: K & K BUILDING & SUPPLY, INC.
3. SURVEYED REQUESTED BY: JAMES A. PIRC
4. TOTAL AREA OF PIRC ADDITION IS 14,842 SQ. FT.
5. THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND NOT OF RECORD.
6. THE UNADJUSTED ERROR OF CLOSURE = 1 : 89,203

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 9/8/14 (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: RMK	CHECKED BY: TLK
SURVEY DATE: 8/22/14	PLOT DATE: 9/08/14
DWG. NO. 14187-01	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 2ND Addition in the City of Dyersville, Delaware County, Iowa.** This survey is comprised of: Lot 31 of Westridge Estates 9th Addition in the City of Dyersville, Delaware County, Iowa (Book 2013, Page 2395). The perimeter of **Lot 1 of Pirc 2ND Addition & Lot 2 of Pirc 2ND Addition** was surveyed by me and is more particularly described by metes and bounds as follows:

Lot 1 of Pirc 2ND Addition

Commencing at the Southwest corner of the Lot 2 of Pirc Addtion in the City of Dyersville, Iowa, (Book 2014, Page 1784) the Point of Beginning Lot 1;

Thence North 88° 21' 28" East (this is an assumed bearing for the purposes of this survey only) along the South line of said Lot 2, a distance of 135.03 feet to the West line of Lot 32 of said Westridge Estates 9th Addition in the City of Dyersville (Book 2013, Page 2395);

Thence South 02° 22' 57" East a distance of 53.32 feet along the West line of said Lot 32;

Thence South 87° 40' 47" West, a distance of 134.97 feet to the East Right of Way (ROW) line of 8th Street Southwest;

Thence North 02° 26' 09" West along the East ROW line of said 8th Street Southwest, a distance of 54.92 feet to the Point of Beginning Lot 1.

Lot 2 of Pirc 2nd Addition

Commencing at the Northwest corner of Lot 1 of Westridge Estates 7th Addition in the City of Dyersville, Iowa, (Book 2010, Page 3993) the Point of Beginning Lot 2;

Thence North 02° 26' 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 54.73 feet;

Thence North 87° 40' 47" East, a distance of 134.97 feet to the West line of Lot 32 of Westridge Estates 9th Addition in the City of Dyersville (Book 2013, Page 2395);

Thence South 02° 22' 57" East along the West line of said Lot 32, a distance of 56.98 feet to the Northeast corner of Lot 1 of Westridge Estates 7th Addition in the City of Dyersville (Book 2010, Page 3993);

Thence South 88° 38' 11" West along the North line of said Lot 1, a distance of 134.94 feet to the Point of Beginning Lot 2;

Total area of **Pirc 2nd Addition** is 14,842 Square Feet. Total area of **Lot 1** is 7,305 Square Feet. Total area of **Lot 2** is 7,537 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

9/8/14
DATE

REG. RENEWAL 12/31/15

Owner's Consent

11-21-14, 2014

The foregoing Final Plat of: **Pirc 2nd 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.

K & K Building & Supply, Inc.

Jerome L. Koch

Jerome L. Koch, President

State of Iowa)
)
County of Dubuque) ss:

On this 21st day of November, AD 2014, 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 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.

HELEN WEGMANN
Commission Number 138433
My Commission Expires
7-23-16

Helen Wegmann

Notary Public in and for the State of Iowa

Mortgage Holders Acknowledgment

_____ hereby states that it is the mortgagee of a mortgage Instrument No. _____ of the records of Dubuque County, Iowa as dated _____ and filed on _____ on real estate described as follows:
Lot 31 of Westridge Estates 9th Addition in the City of Dyersville, Delaware County, Iowa
_____ consents to the Final Plat of: **Pirc 2nd Addition in the City of Dyersville, Delaware County, Iowa**
Dated this _____ day of _____, 2014

BY: _____

State of Iowa)
)
County of Dubuque) ss:

On this _____ day of _____ , AD 2014, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared _____ _____ to me personally known, who being by me duly sworn, did state that _____ is the _____ 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 _____ _____ 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.

_____

Notary Public in and for the State of Iowa

Dyersville Planning and Zoning Commission

Dyersville, Iowa Oct 13, 2014

The foregoing Final Plat of: **Pirc 2nd 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
Chairperson

Dyersville City Council

Dyersville, Iowa OCT. 20, 2014

The undersigned, ALVIN H. HAAS, Mayor, and TRICIA MAIERS, Clerk of the City of Dyersville, Delaware County, Iowa, do hereby certify that the foregoing Final Plat of: **Pirc 2nd 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

Mayor

TRICIA L. MAIERS
City Clerk

State of Iowa)
)
County of Delaware) ss:

On this 20TH day of OCTOBER, AD 2014, before me Lori A Panton, A Notary Public in and for the State of Iowa, personally appeared ALVIN H. 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 62-14 adopted by the City Council on the 20TH day of OCTOBER, 2014, and that ALVIN H. 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 722200
My Commission Expires
5/2/15

Attorney's Certificate

Dubuque, Iowa November 20, 2014

TO WHOM IT MAY CONCERN:

This will certify that I have examined the abstract of title covering **Lot 31 of Westridge Estates 9th Addition in the City of Dyersville, Delaware County, Iowa**, according to plats thereof covering the period from government entry to November 7, 2014, 8:00 A.M. certified on that date by Statewide Abstract and Title 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 2012-2013;.

Real Estate taxes for fiscal year 2013-2014 are unpaid and a lien.

David L. Clemens-#000000880
Attorney at Law

County Treasurer's Certificate

Delaware County, Iowa 11-21, 2014

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes levied against **Lot 31 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 November 21, 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 2nd 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 21st day of November 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.

Notary Public in and for said State

PEGGY A. HILDEBRAND
Commission Number 707482
My Commission Expires
12-20-2015