Book 2016 Page 831
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Rec Amt $62.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA
DUBUQUE, IOWA (563) 556-2464

FILED
APR 06 2016
DELAWARE COUNTY AUDITOR

FILED
APR 06 2016
DELAWARE COUNTY ASSESSOR

PREPARED BY: IIW, P.C. 4155 PENNSYLVANIA AVE

FINAL PLAT

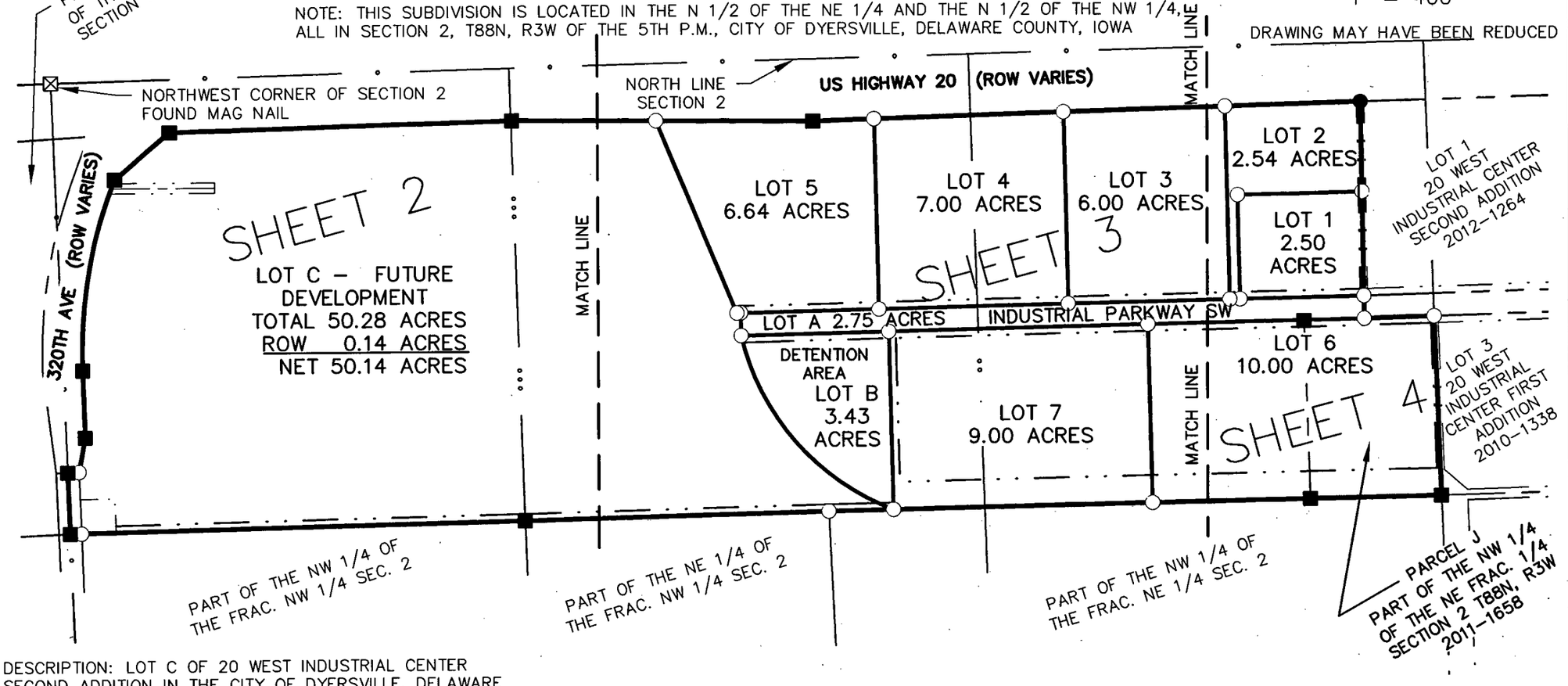
20 WEST INDUSTRIAL CENTER FOURTH ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA

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

NORTH

GRAPHIC SCALE
0 400 800
1" = 400'

DRAWING MAY HAVE BEEN REDUCED



DESCRIPTION: LOT C OF 20 WEST INDUSTRIAL CENTER SECOND ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA AND PARCEL J OF THE NW 1/4 OF THE NE 1/4 SECTION 2, T88N, R3W

PROPRIETOR: DYERSVILLE INDUSTRIES. INC.
SURVEYED FOR: DYERSVILLE INDUSTRIES INC.
DATE OF SURVEY: MAY 14, 2015
TOTAL AREA SURVEYED: 100.14 ACRES

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

IOWA
CRAIG L. GEISER
LS 21408
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, P.C.

Craig L. Geiser 5.15.15

CRAIG L. GEISER DATE

LICENSE NO. 21408 MY LICENSE RENEWAL DATE IS 12/31/2016

PAGES OR SHEETS COVERED BY THIS SEAL SHEETS 1-5

IIW, P.C.
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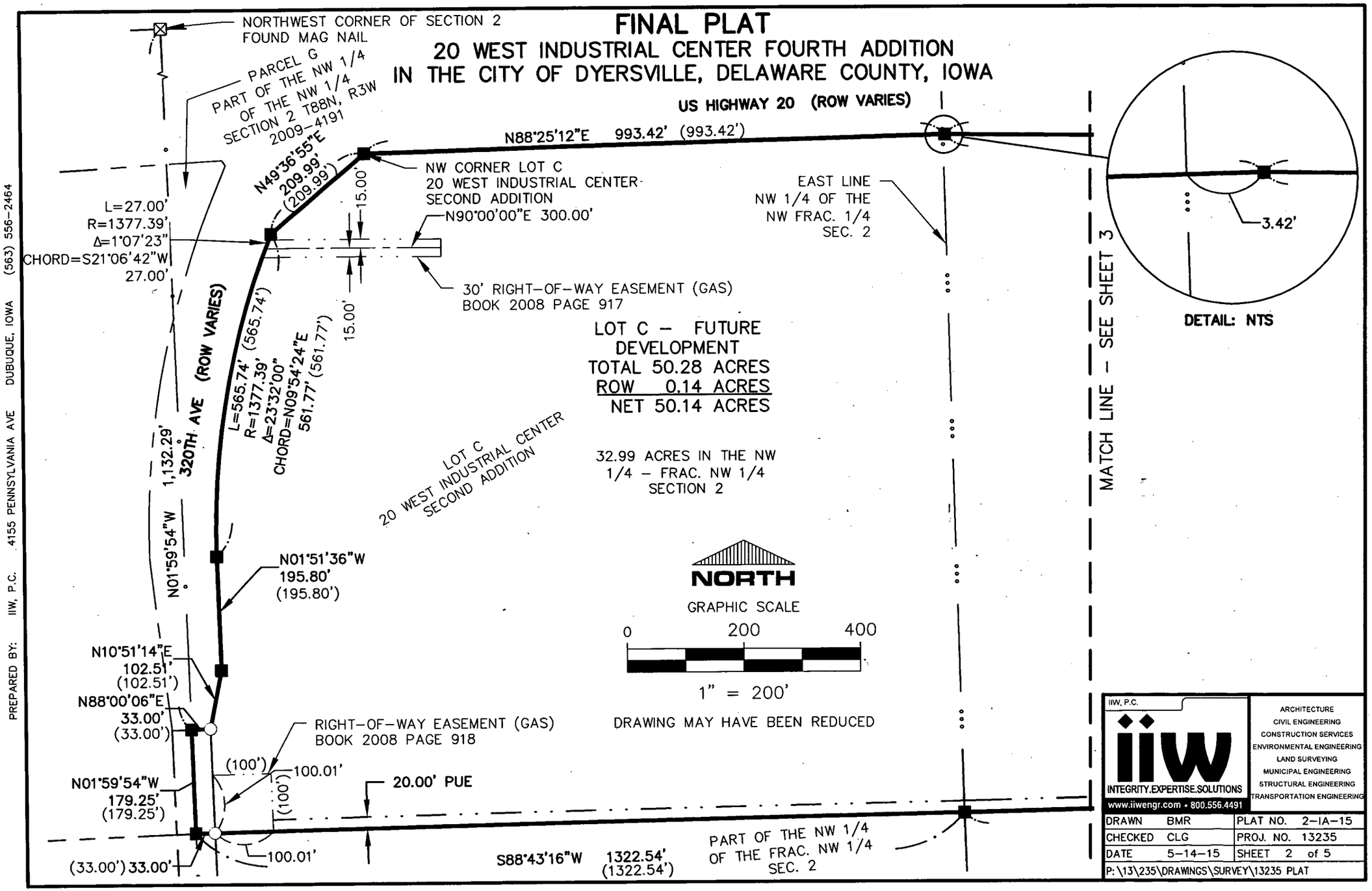
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DRAWN	BMR	PLAT NO.	2-IA-15
CHECKED	CLG	PROJ. NO.	13235
DATE	5-14-15	SHEET	1 of 5

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FINAL PLAT

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



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

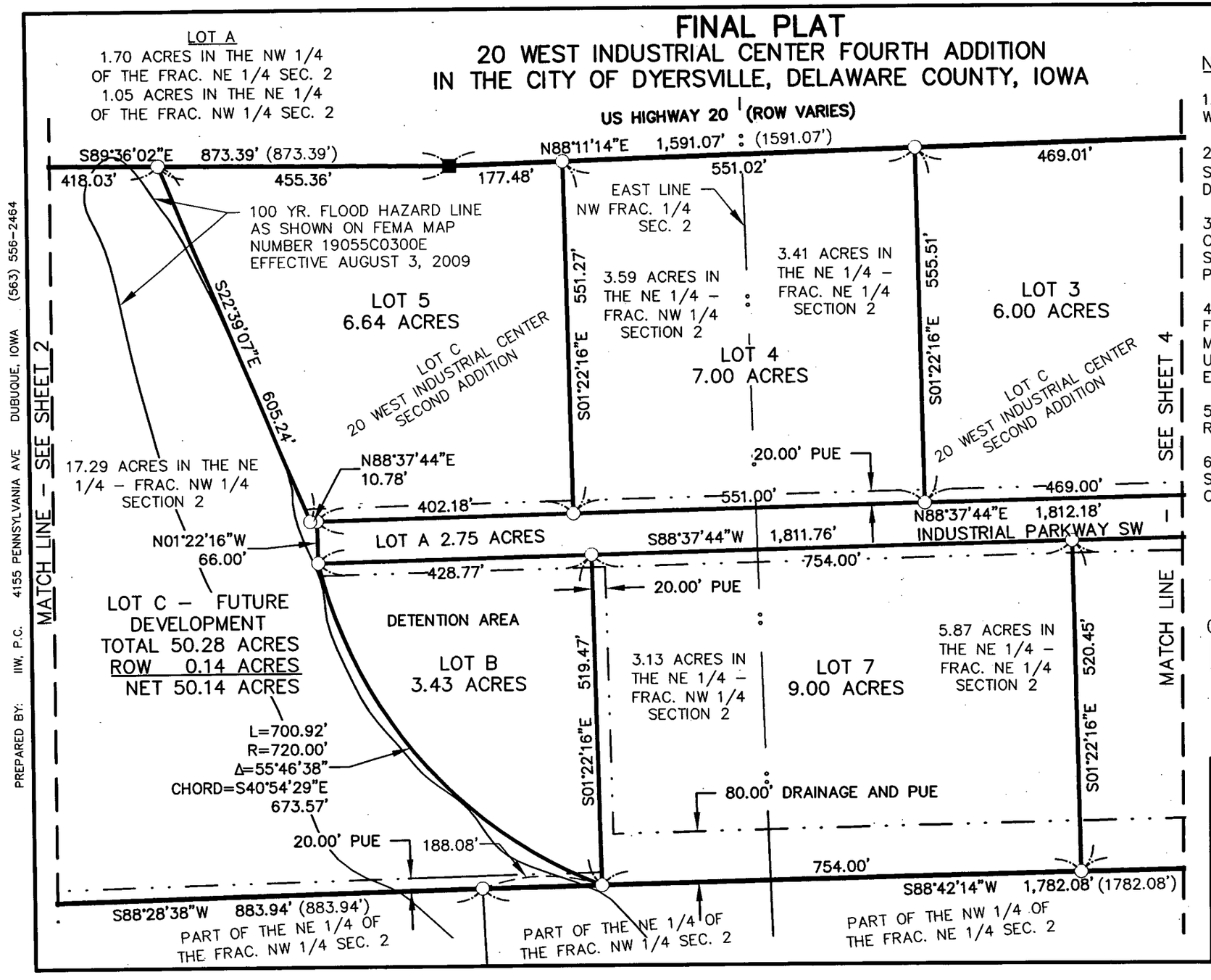
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DRAWN	BMR	PLAT NO.	2-IA-15
CHECKED	CLG	PROJ. NO.	13235
DATE	5-14-15	SHEET	2 of 5

P:\13\235\DRAWINGS\SURVEY\13235 PLAT

FINAL PLAT
20 WEST INDUSTRIAL CENTER FOURTH ADDITION
IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA



NOTES

1. INDUSTRIAL PARKWAY IS 66 FEET WIDE
2. LOT A (INDUSTRIAL PARKWAY SW) IS DEDICATED TO THE CITY OF DYERSVILLE FOR STREET PURPOSES
3. LOT B IS DEDICATED TO THE CITY OF DYERSVILLE AND IS FOR STORMWATER MANAGEMENT PURPOSES
4. PUBLIC UTILITY EASEMENTS ARE FOR THE INSTALLATION AND MAINTENANCE OF CITY OWNED UTILITIES AND UTILITIES ENFRANCHISED BY THE CITY
5. A PUBLIC UTILITY EASEMENT IS RESERVED ACROSS ALL OF LOT A
6. PUBLIC UTILITY EASEMENTS SHOWN ARE DEDICATED TO THE CITY OF DYERSVILLE

NORTH

GRAPHIC SCALE
0 200 400
1" = 200'

DRAWING MAY HAVE BEEN REDUCED

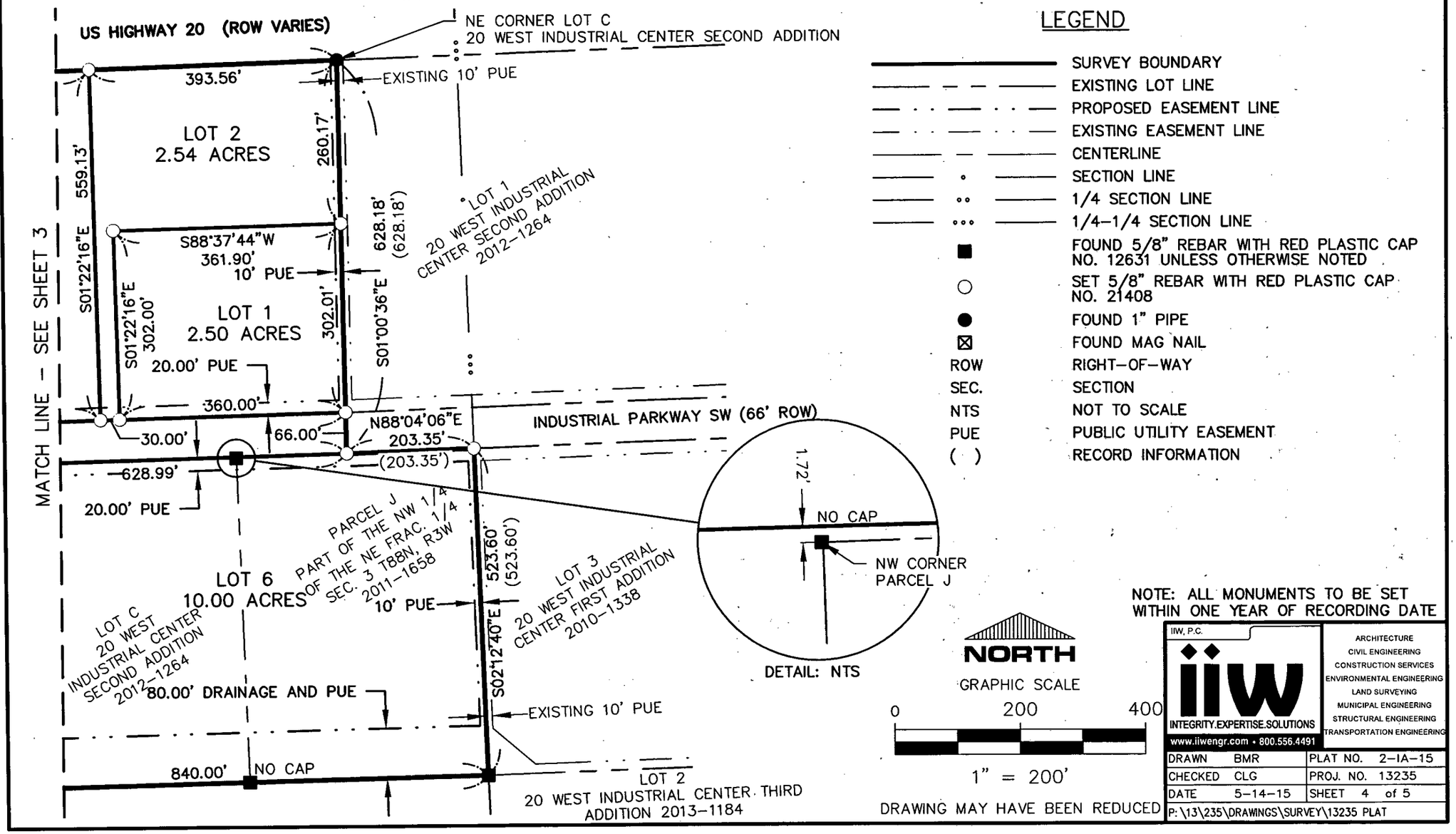
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DRAWN	BMR	PLAT NO.	2-IA-15
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DATE	5-14-15	SHEET	3 of 5

P:\13\235\DRAWINGS\SURVEY\13235 PLAT

FINAL PLAT

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



LEGEND

———	SURVEY BOUNDARY
— — —	EXISTING LOT LINE
— · — · —	PROPOSED EASEMENT LINE
— · — · —	EXISTING EASEMENT LINE
——— — ———	CENTERLINE
——— ∘ ———	SECTION LINE
——— ∘∘ ———	1/4 SECTION LINE
——— ∘∘∘ ———	1/4–1/4 SECTION LINE
■	FOUND 5/8" REBAR WITH RED PLASTIC CAP NO. 12631 UNLESS OTHERWISE NOTED
○	SET 5/8" REBAR WITH RED PLASTIC CAP NO. 21408
●	FOUND 1" PIPE
⊠	FOUND MAG NAIL
ROW	RIGHT–OF–WAY
SEC.	SECTION
NTS	NOT TO SCALE
PUE	PUBLIC UTILITY EASEMENT
( )	RECORD INFORMATION

NOTE: ALL MONUMENTS TO BE SET WITHIN ONE YEAR OF RECORDING DATE

NORTH

GRAPHIC SCALE

0 200 400

1" = 200'

DRAWING MAY HAVE BEEN REDUCED

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

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DATE	5-14-15	SHEET	4 of 5

P:\13\235\DRAWINGS\SURVEY\13235 PLAT

SURVEYOR'S CERTIFICATE

I, Craig L. Geiser, 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 Lot C on the Final Plat of 20 West Industrial Center Second Addition in the City of Dyersville, Delaware County Iowa, according to the plat thereof filed April 17, 2012 at Book 2012, Page 1264 at the Delaware County Recorder's Office,

AND

ALL of the real estate described as Parcel J 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 Northeast Quarter in Section 2, Township 88 North, Range 3 West of the 5th P.M., Delaware County, Iowa,

This survey was performed for the purpose of subdividing and platting said real estate henceforth to be known as 20 WEST INDUSTRIAL CENTER FOURTH ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA, containing 100.14 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, 2, 3 and 4 hereof and made a part of this certificate.

ATTORNEY'S OPINION

Dyersville, Iowa September 3, 2015

TO WHOM IT MAY CONCERN

This will certify that I have examined the abstract of title covering Lot C on the Final Plat of 20 West Industrial Center Second Addition in the City of Dyersville, Delaware County Iowa, according to the plat thereof filed April 17, 2012 at Book 2012, Page 1264 at the Delaware County Recorder's Office, and Parcel J 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 Northeast Quarter in Section 2, Township 88 North, Range 3 West of the 5th P.M., Delaware County, Iowa covering the period from government entry to August 27, 2015 certified on that date by Delaware County Abstract Company 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 2013-2014, and subject to a mortgage filed August 24, 2015, at Book 2015, Page 2296

Attorney At Law Marc W. Casey

MORTGAGE HOLDER'S CONSENT

Dyersville, Iowa January 28, 2016

American Trust & Savings Bank, Mortgagee under a Mortgage filed August 24, 2015, at Book 2015, Page 2296, hereby consents to the foregoing plat of 20 West Industrial Center Fourth Addition in the City of Dyersville, Delaware County, Iowa.

AMERICAN TRUST & SAVINGS BANK

BY: [signature], V.P.
Vice President

State of Iowa)
County of Dubuque) ss:

On this 28th day of January, 2016 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Steven R. Boeckenstedt to me personally known, who being by me duly sworn, did say that he/~~she~~ is the Vice President 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 Steven R. Boeckenstedt acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by him/her voluntarily executed.

NOTARIAL SEAL IOWA
MARC W. CASEY
COMMISSION # 011508
MY COMMISSION EXPIRES
5-7-17

Notary Public
In and for State of Iowa
My Commission Expires: 5-7-17

OWNER'S CONSENT

Dyersville, Iowa September 9, 2015

The foregoing plat of 20 WEST INDUSTRIAL CENTER FOURTH 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 street purposes; Lot B to the City of Dyersville for storm water management 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 Steven W. Salter

State of Iowa)
County of Dubuque) ss:

On this 9 day of September, 2015, 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.

NOTARIAL SEAL IOWA
MARC W. CASEY
COMMISSION # 011508
MY COMMISSION EXPIRES
5-7-17

~~Notary Public~~
in and for State of Iowa
My Commission Expires: 5-7-17

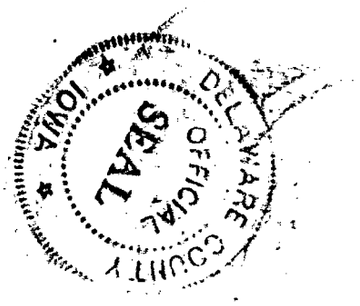
COUNTY TREASURER

Manchester, Iowa 1-29, 2016

I, the undersigned, Carolyn A Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes levied against Lot C on the Final Plat of 20 West Industrial Center Second Addition in the City of Dyersville, Delaware County Iowa, according to the plat thereof filed April 17, 2012 at Book 2012, Page 1264 at the Delaware County Recorder's Office, and Parcel J 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 Northeast Quarter in Section 2, Township 88 North, Range 3 West of the 5th P.M., Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.

DELAWARE COUNTY TREASURER SEAL IOWA

Carolyn A. Wilson
Treasurer of Delaware County, Iowa



COUNTY AUDITOR

Delaware, Iowa April 6, 2016

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 Fourth Addition**, a subdivision in the City of Dyersville, Delaware County, Iowa.

Carla K. Becker

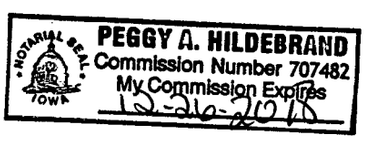
Carla K. Becker, Delaware County Auditor

State of Iowa)
County of Delaware) ss:

On this 6th day of April, 2016 before me, Carla K. Becker 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



DELAWARE COUNTY E-911 BOARD

The foregoing plat of 20 West Industrial Center Fourth 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 July, 1996.

Michael C. Conlon

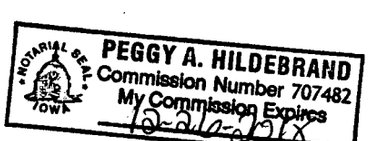
Coordinator Delaware County E-911 Board

State of Iowa)
County of) ss:

On this 28th day of March, 2016 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared, Michael C. Conlon 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



CITY PLANNING AND ZONING COMMISSION

Dyersville, Iowa 5-26, 2015

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 JUNE 1, 2015

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. 38-15 the Dyersville City Council approved said plat.

CITY OF DYERSVILLE Iowa CITY SEAL

Alvin Hass
Mayor of the City of Dyersville

TRICIA L. MAIERS

Tricia Maiers
Clerk of the City of Dyersville

RESOLUTION NO. 38-15
Recorder's Cover Sheet

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

Taxpayer Information:
Dyersville Industries, Inc.
1100 16th Avenue 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, Inc.

Legal Description:
See Page 2

Document or instrument number if applicable:

RESOLUTION NO. 38-15

RESOLUTION APPROVING THE FINAL PLAT OF 20 WEST INDUSTRIAL CENTER FOURTH ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA THIS SUBDIVISION IS LOCATED IN THE N ½ OF THE NE ¼ AND THE N ½ OF THE NW ¼, ALL IN SECTION 2, T88N, R3W OF THE 5TH P.M., CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA

WHEREAS, there has been filed with the City Clerk a Final Plat of 20 West Industrial Center Fourth Addition in the City of Dyersville, Delaware County, Iowa this Subdivision is located in the N ½ of the NE ¼ and the N ½ of the NW ¼, all in Section 2, T88N, R3W of the 5th P.M., City of Dyersville, Delaware County Iowa.

WHEREAS, said plat has been examined by the City Planning and Zoning Commission and approved by said body, and;

WHEREAS, upon said plat appears Lot A to be known as Industrial Parkway SW, Lot B which is dedicated for storm water management purposes and also easements for utilities which are represented on the plat, all of which the owners have dedicated to the public forever, and;

WHEREAS, said plat has been found by the City Council to conform to the statutes and ordinances relating thereto, except that the streets have not been reduced to grade, paving, sewer, storm sewers or water installed therein.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Dyersville, Iowa:

SECTION 1. That the dedication of Lot A to be known as Industrial Parkway SW with easements for public utilities, all as the same appear on said plat, be and the same are hereby accepted and that said streets be and are herein established as public streets in the City of Dyersville, Iowa.

SECTION 2. That the plat of the above stated subdivision to be hereafter known as Lots 1 through 7, Lot A, Lot B and Lot C of 20 West Industrial Center Fourth Addition, Dyersville, Iowa, is hereby approved and the Mayor and City Clerk are hereby authorized and directed to endorse the approval of the City of Dyersville of said plat provided the owners of said property, hereinbefore named execute written acceptance hereto attached, agreeing:

(a) To comply with all terms and conditions of the Development Agreement previously entered into between the City and the owner.

(b) To deed to City Lot B upon completion of storm water management facilities according to City specifications.

SECTION 3. That in the event that the owner herein shall fail to execute the acceptance provided for in Section 2 hereof within forty-five days from the date of this resolution, the provisions hereof shall be null and void and the acceptance and dedication and approval of the plat shall not be effective.

Passed, adopted and approved this 1st day of June, 2015.

Alvin H. Haas, Mayor

Attest: Tricia L. Maiers
Tricia L. Maiers, Clerk

(SEAL)

ACCEPTANCE OF TERMS OF RESOLUTION

The undersigned on behalf of Dyersville Industries, Incorporated, hereby accepts the terms of Resolution No. 38-15.

Dated this 17 day of June, 2015.

DYERSVILLE INDUSTRIES, INCORPORATED

BY: David J. Schroeder