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Carla Becker Auditor
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Book 2016 Page 1682

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Recorder's Cover Sheet

RESOLUTION NO. 54-16

Preparer Information:

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

Return Address:

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

Legal Description:

See Page 2

Document or instrument number if applicable:

Grantor:

City of Dyersville
Daniel J. Willenborg, Mayor

Grantor:

City of Dyersville

RESOLUTION NO. 54-16

ACCEPTANCE OF PUBLIC STREETS
WITHIN THE CITY OF DYERSVILLE

WHEREAS, the Mayor and Council of City of Dyersville wish to accept Lots A, B and C of Westridge Estates 6th Addition, Delaware County, City of Dyersville, Iowa as a public street within the boundaries of City of Dyersville, Iowa; and,

WHEREAS, Resolution 43-09, Resolution Approving the Plat of Westridge Estates 6th Addition in the City of Dyersville, Iowa approved the plat but said Lots were not dedicated as public streets; and,

WHEREAS, Lot A (8th Street SW), Lot B (9th Street SW) and Lot C (10th Street SW) are conforming streets; and,

WHEREAS, the Mayor and Council of City of Dyersville are required to accept and dedicate all streets which are to be public streets; and,

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Dyersville, Iowa, as follows:

Section 1. That the dedication of Lot A, to be known as 8th Street SW, Lot B, to be known as 9th Street SW and Lot C, to be known as 10th Street SW, together with easements for public utilities, all as the same appear on Westridge Estates 6th Addition in the City of Dyersville, Iowa plat, be and the same are hereby accepted and that said streets be and are herein

Section 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and approved June 6, 2016.

Daniel J. Willenborg, Mayor

Attest:

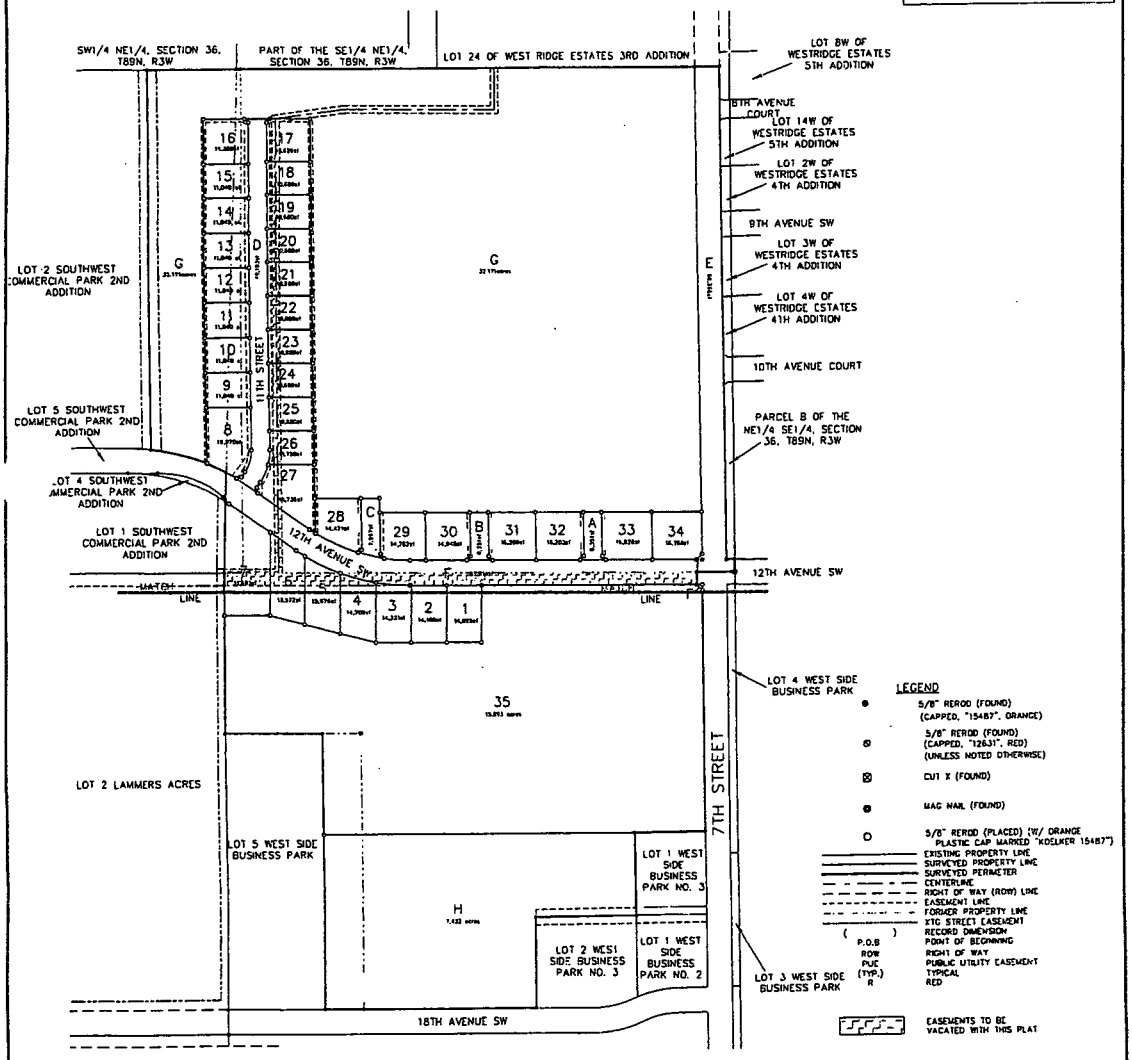
Tricia A. Maiers, City Clerk

CS HP DH
Scanned: 6-13-16
Client:
Calendar/Task:

Final Plat of:
WESTRIDGE ESTATES 6TH ADDITION
IN THE CITY OF DYERSVILLE, IOWA.

Comprised of: Lot 6 of West Side Business Park, Lot E of West Side Business Park NO. 3, Parcel N of the NE1/4 SE1/4, andLot 3 of Southwest Commercial Park 2nd Addition all in the SE 1/4 of Section 36, T89N, R3W of the 5th P.M., Delaware County, Iowa

SURVEYED PERIMETER
TOTAL AREA = 72.025ac.



LEGEND

- 5/8" REROD (FOUND) (CAPPED, "15487", ORANGE)
- 5/8" REROD (FOUND) (CAPPED, "12631", RED) (UNLESS NOTED OTHERWISE)
- CUT X (FOUND)
- MAG NAIL (FOUND)
- 5/8" REROD (PLACED) (W/ ORANGE PLASTIC CAP MARKED "KOELKER 15487")
- EXISTING PROPERTY LINE
- SURVEYED PROPERTY LINE
- SURVEYED PERIMETER
- CENTERLINE
- RIGHT OF WAY (ROW) LINE
- EASEMENT LINE
- FORMER PROPERTY LINE
- XTO STREET EASEMENT
- RECORD DIMENSION
- P.O.B POINT OF BEGINNING
- ROW RIGHT OF WAY
- PUE PUBLIC UTILITY EASEMENT
- (TYP.) TYPICAL
- R RED
- EASEMENTS TO BE VACATED WITH THIS PLAT

SHEET INDEX
1-3 - PLAT
4 - SURVEYOR'S CERTIFICATE
5-6 - PLATTING DOCUMENTS

NOTES
1 ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF

0' 150' 300'
1" = 300' (11"X17")

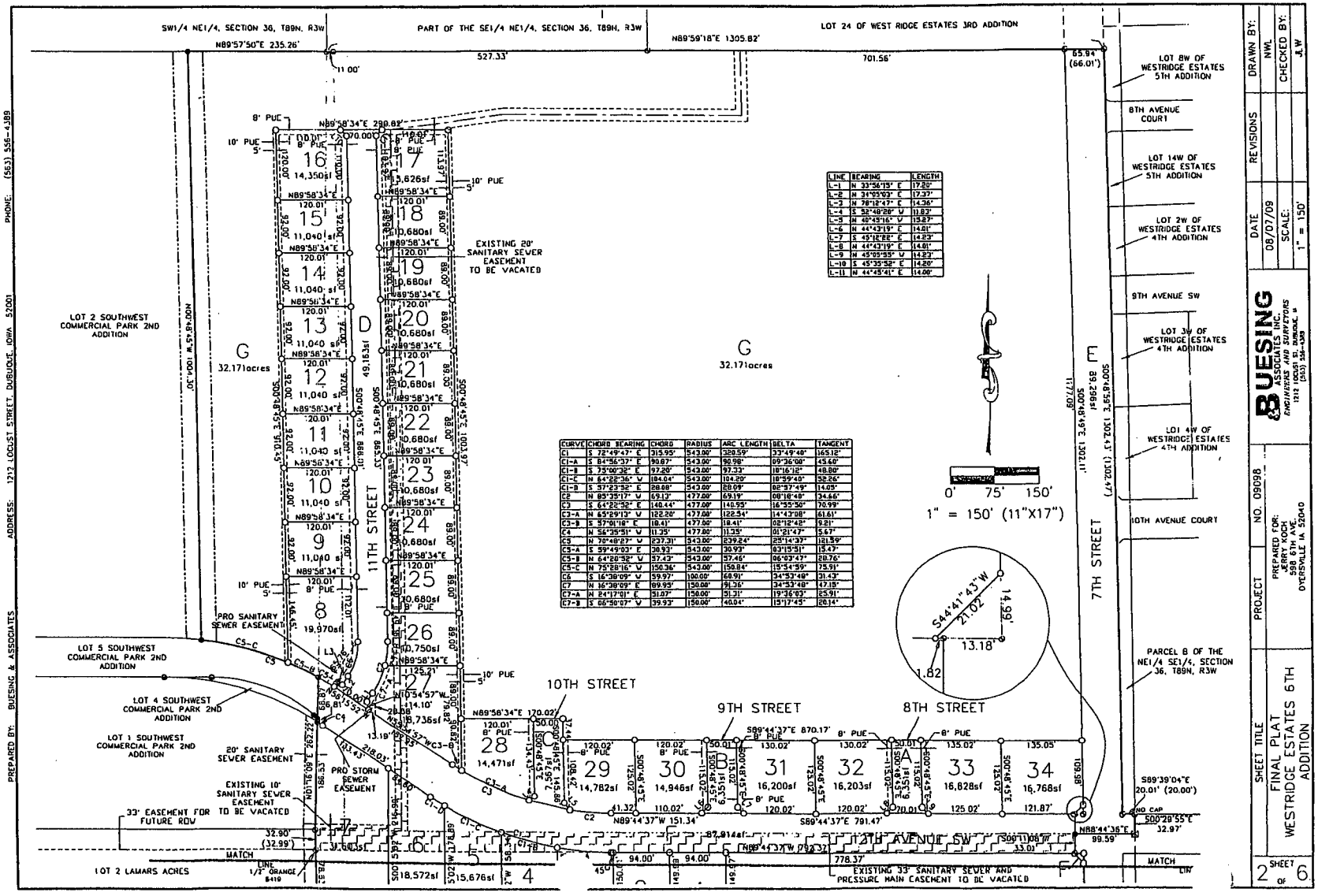
LICENSED LAND SURVEYOR
TERRY L. KOELKER 15487
IOWA

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 (DATE)
LICENSE NUMBER: 15487
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2009

PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1, 2, 3, AND 4.

SHEET	SHEET TITLE	PROJECT	NO. 09098	BUESING ASSOCIATES INC. ENGINEERS AND SURVEYORS 1212 LOCUST ST. DUBUQUE, IA (563) 556-4389	DATE	REVISIONS	DRAWN BY:
1 of 6	FINAL PLAT WESTRIDGE ESTATES 6TH ADDITION	PREPARED FOR: JERRY KOCH 598 6TH AVE. DYERSVILLE IA 52040			08/07/09		NWL
					SCALE:		CHECKED BY:
					1" = 300'		TLK



LINE	BEARING	LENGTH
L-1	N 33°56'15" E	17.20'
L-2	N 34°05'03" E	17.37'
L-3	N 78°12'47" E	14.36'
L-4	S 32°48'28" W	11.83'
L-5	N 40°45'16" W	13.87'
L-6	N 44°43'19" E	14.01'
L-7	S 45°16'28" E	14.23'
L-8	N 44°43'19" E	14.01'
L-9	N 45°09'55" W	14.23'
L-10	S 45°35'52" E	14.20'
L-11	N 44°45'41" E	14.00'

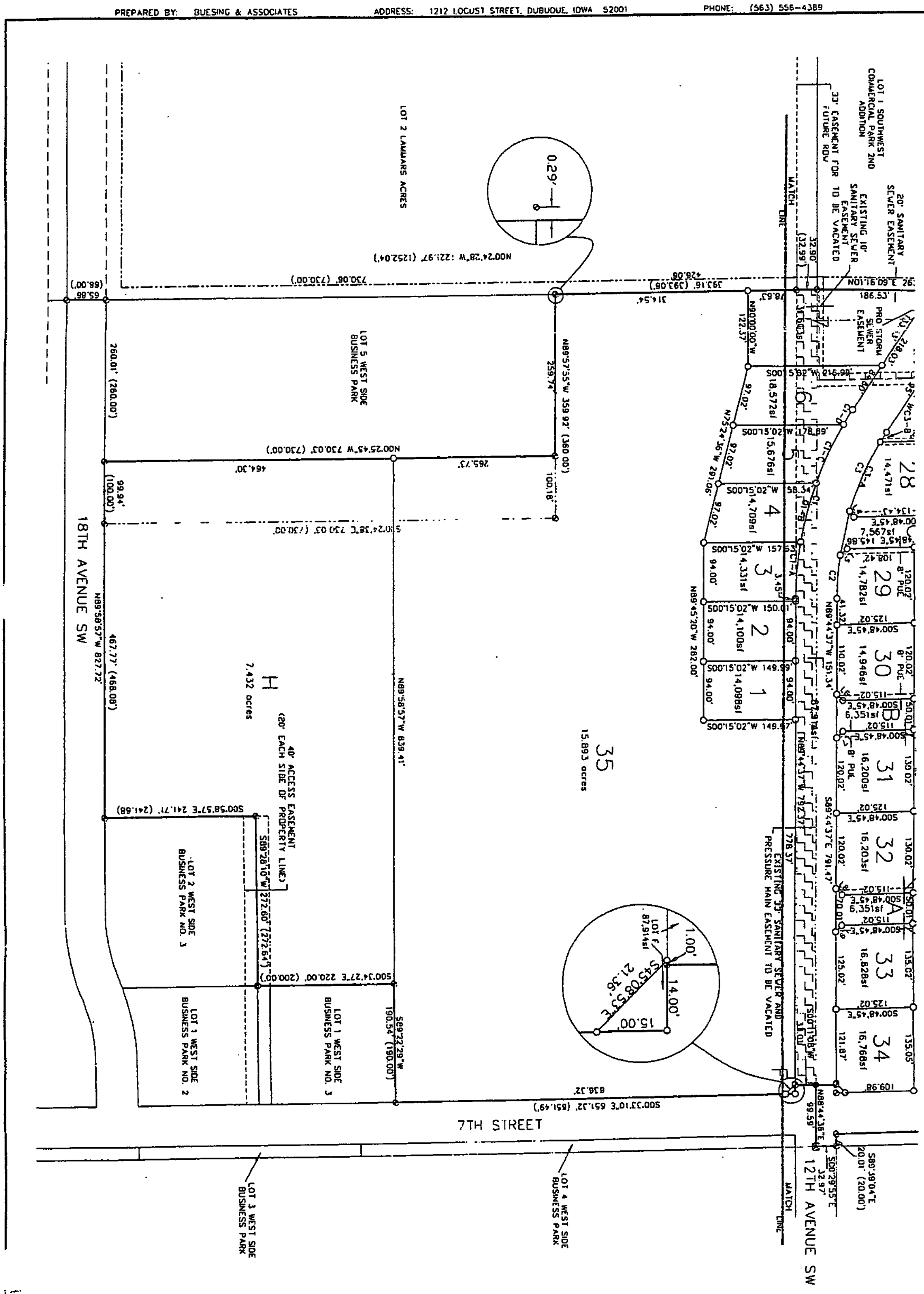
CURVE	CHORD BEARING	CHORD	RADIUS	ARC LENGTH	DELTA	TANGENT
C1	S 72°49'47" E	315.95'	543.00'	320.59'	33°49'40"	165.12'
C1-A	S 84°56'37" E	90.87'	543.00'	90.98'	09°36'00"	45.60'
C1-B	S 75°00'32" E	97.20'	543.00'	97.33'	10°16'12"	48.80'
C1-C	N 64°22'36" W	104.04'	543.00'	104.20'	10°59'40"	52.26'
C1-D	N 57°23'52" E	28.88'	543.00'	28.89'	02°37'49"	14.45'
C2	N 85°35'17" W	69.13'	477.00'	69.19'	08°18'48"	34.66'
C3	S 64°22'52" E	140.44'	477.00'	140.55'	16°55'50"	70.99'
C3-A	N 65°29'13" W	122.20'	477.00'	122.54'	14°43'08"	61.61'
C3-B	S 57°01'18" E	18.41'	477.00'	18.41'	02°12'42"	9.21'
C4	N 56°35'51" W	111.25'	477.00'	111.35'	01°21'47"	55.67'
C5	N 70°48'27" W	237.31'	543.00'	239.24'	25°14'37"	121.59'
C5-A	S 59°49'03" E	30.93'	543.00'	30.93'	03°15'51"	15.47'
C5-B	N 64°20'52" W	57.43'	543.00'	57.46'	06°03'47"	28.76'
C5-C	N 75°28'16" W	150.36'	543.00'	150.84'	15°54'59"	75.91'
C6	S 16°39'09" W	59.97'	100.00'	60.91'	34°53'48"	31.43'
C7	N 16°39'09" E	89.93'	150.00'	91.36'	34°53'48"	47.15'
C7-A	N 24°17'01" E	51.07'	150.00'	51.31'	19°36'03"	25.91'
C7-B	S 66°50'07" W	39.93'	150.00'	40.04'	15°17'45"	20.14'

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

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

DRAWN BY:	NWL
CHECKED BY:	J.W
DATE	08/07/09
SCALE:	1" = 150'
REVISIONS	
PROJECT NO.	09098
PREPARED FOR:	JERRY KOCH 4598 6TH AVE. DYERSVILLE IA. 52040
SHEET TITLE	FINAL PLAT WESTRIDGE ESTATES 6TH ADDITION
SHEET	2 OF 6

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



SHEET 3 of 6	SHEET TITLE	PROJECT NO. 09098	BUESING ASSOCIATES INC.	DATE	REVISIONS	DRAWN BY:
	FINAL PLAT WESTRIDGE ESTATES 6TH ADDITION	PREPARED FOR: JERRY KOCH 598 6TH AVE. DYERSVILLE IA 52040	ENGINEERS AND SURVEYORS 1212 LOCUST ST. DUBUQUE, IA (563) 556-4389	08/07/09		NWL
				SCALE:		CHECKED BY:
				1" = 150'		TLK

Surveyors Certificate

Dubuque, Iowa _____, 2009

I hereby certify that the plat shown on SHEET 1 OF 4 hereof, is a true and correct Plat of Survey of: **WESTRIDGE ESTATES 6TH ADDITION OF THE NE1/4 SE1/4, SECTION 36, T89N, R3W OF THE 5TH P.M.**, in the City of Dyersville, Delaware County, Iowa. This survey is comprised of a part of the NE1/4 SE1/4, Section 36, T89N, R3W of the 5th P.M. The perimeter of **WESTRIDGE ESTATES 6TH ADDITION** was surveyed by me and is more particularly described as follows:

WESTRIDGE ESTATES 6TH ADDITION
Commencing at the Southwest corner of the SE1/4 NE1/4, Section 36, T89N, R3W of the 5th P.M., the Point Of Beginning;

Thence North 89° 59' 18" East (this is an assumed bearing for the purposes of this survey only) along the South line of said SE1/4 NE1/4, a distance of 1305.83 feet to the West line of Westridge Estates 5th Addition;

Thence South 0° 48' 59" East along the West line of Westridge Estates 5th Addition, Westridge Estates 4th Addition and Parcel B (Per plat recorded in Book 2001, Page 1929) of the NE1/4 SE1/4, Section 36, T89N, R3W of the 5th P.M., a distance of 1302.43 feet to the North Right Of Way (ROW) line of 12th Avenue SW;

Thence South 89° 39' 04" East along the North ROW line of said Avenue, a distance of 20.01 feet to the Delaware County/Dubuque County Line;

Thence South 0° 29' 55" East along the said County Line, a distance of 32.97 feet to the NE corner of the SE1/4 SE1/4, Section 36, T89N, R3W of the 5th P.M.;

Thence North 89° 44' 36" West along the North line of said SE1/4 SE1/4, a distance of 99.59 feet;

Thence South 0° 11' 08" West a distance of 33.01 feet to the South ROW line of the of 12th Avenue SW;

Thence South 89° 44' 37" East along the South ROW line of said Avenue, a distance of 14.00 feet to the West ROW line of 7th Street;

Thence South 00° 33' 10" East along the West ROW line of said Street, a distance of 651.32 feet to the Northeast corner of Lot 1 of West Side Business Park NO. 3;

Thence South 89° 22' 29" West along the North line of said Lot 1, a distance of 190.54 feet to the Northwest corner of said Lot 1;

Thence South 00° 34' 27" East along the West line of said Lot 1, a distance of 220.00 feet to the Northeast corner of Lot 2 of West Side Business Park NO. 3;

Thence South 89° 28' 10" West along the North line of said Lot 2, a distance of 272.60 feet to the Northwest corner of said Lot 2;

Thence South 00° 58' 57" East along the West line of said Lot 2, a distance of 241.71feet to the Northerly ROW of 18th Avenue SW

Thence North 89° 58' 57" West along the Northerly ROW line of said Avenue, a distance of 567.71 feet to the Southeast corner of Lot 5 of West Side Business Park;

Thence North 00° 25' 45" West along the East line of said Lot 5, a distance of 730.03 feet to the Northeast corner of said Lot 5;

Thence North 89° 57' 55" West along the North line of said Lot 5, a distance of 259.74 feet to the East line of Lot 2 of Lammers Acres;

Thence North 00° 24' 28" West along the East line of said Lot 2, a distance of 426.06 feet to the SE corner of NW1/4 SE1/4 , Section 36, T89N, R3W;

Thence North 1° 16' 09" East along the East line of said NW1/4 SE1/4, a distance of 262.22 feet to Northeasterly corner of Lot 5 of Southwest Commercial Park 2nd Addition.

Thence Northwesterly along the Northerly line of said Lot 5, on the arc of 543.00 foot radius curve to the left, a distance of 239.24 feet, said curve has a chord bearing of North 70° 48' 27" West, and a chord distance of 237.31 feet to the southeast corner of Lot 2 of Southwest Commercial Park 2nd Addition;

Thence North 00° 48' 45" West along the East line of said Lot 2, a distance of 1004.30 feet to South line of the SW1/4 NE1/4, Section 36, T89N, R3W;

Thence North 89° 57' 50" East along the South line of said Section, a distance of 235.26 feet to the Point Of Beginning;

The total area of **WESTRIDGE ESTATES 6TH ADDITION** is 72.025 acres and is subject to all easements of record.

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 DATE
LICENSED LAND SURVEYOR
REGISTRATION # 15487 REG. RENEWAL 12/31/09