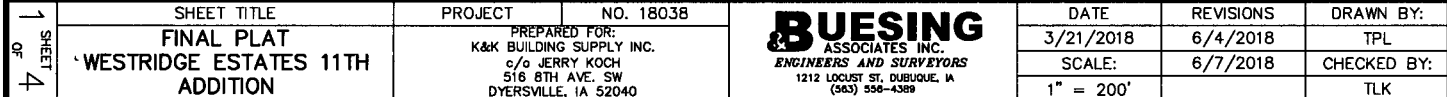


JUN 15 2018

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA



Surveyors Certificate

Dubuque, Iowa

I hereby certify that the plat shown on SHEET 1 hereof, is a true and correct Preliminary/ Final Plat of: **WESTRIDGE ESTATES 11TH ADDITION** in the City of Dyersville, Delaware County, Iowa. This survey is comprised of Lot D of Westridge Estates 9th Addition, in the City of Dyersville, Delaware County, Iowa. The perimeter of **WESTRIDGE ESTATES 11TH ADDITION** was surveyed by me and is more particularly described as follows:

WESTRIDGE ESTATES 11TH ADDITION

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

Thence North 88° 23' 22" East (this is an assumed bearing for the purposes of this survey only), along the South line of Parcel T (Book 2010 Page 387), part of the SW1/4 of the NE1/4, and part of the SE1/4 of the NE1/4, of said Section 36, and the South line of Lot C of Westridge Estates 9th Addition (Book 2013 Page 2395), a distance of 789.84 feet, to the Northwest corner of Lot 11 of Westridge Estates 9th Addition;

Thence South 02° 24' 42" East, along the West line of said Lot 11, and the West line of Lots 10 thru 1, inclusive, of said Westridge Estates 9th Addition, a distance of 1174.98 feet, to the Northeast corner of Lot 31 of Westridge Estates 6th Addition (Book 2009 Page 3910);

Thence South 88° 39' 26" West, along the North line of said Lot 31, and the North line of Lot 30, and Lot 29 of said Westridge Estates 6th Addition, and the North Right Of Way (ROW) line of 9th Street, a distance of 420.07 feet, to the East ROW line of 10th Street;

Thence North 02° 24' 42" West, along the East ROW line of said 10th Street, a distance of 37.44 feet;

Thence South 88° 22' 37" West, along the North ROW line of said 10th Street, and the North line of Lot 28 of said Westridge Estates 6th Addition, a distance of 170.01 feet, to the East line of Lot 27 of said Westridge Estates 6th Addition;

Thence North 02° 24' 42" West, along the East line of said Lot 27, and the East line of Lots 26 thru 17, inclusive, of said Westridge Estates 6th Addition, a distance of 1003.97 feet, to the Northeast corner of said Lot 17 of said Westridge Estates 6th Addition;

Thence South 88° 22' 37" West, along the North line of said Lot 17, the north ROW line of 11th Street, and the north line of Lot 16 of said Westridge Estates 6th Addition, a distance of 290.02 feet, to the Northwest corner of said Lot 16;

Thence South 02° 24' 42" East, along the West line of said Lot 16, and the West line of Lots 15 thru 9, inclusive, of said Westridge Estates 6th Addition, and the West line of Lot 1 and Lot 2 of Westridge Estates 8th Addition (Book 2013 Page 372), a distance of 910.45 feet, to the North ROW line of 12th Avenue SW;

Thence Northwesterly on the arc of a 543.00 foot radius curve to the left, along the Northerly ROW of said 12th Avenue, a distance of 150.84 feet, said curve having a chord bearing of North 77° 04' 12" West, and a chord distance of 150.36 feet, to the Southeast corner of Lot 2 of Southwest Commercial Park 2nd Addition (Book 2009 Page 3594);

Thence North 02° 24' 42" West, along the east line of said Lot 2, a distance of 1004.30 feet, to the Southwest corner of said Parcel T, part of the SW1/4 of the NE1/4, and part of the SE1/4 of the NE1/4, of said Section 36;

Thence North 88° 21' 54" East, along the South line of said Parcel T, a distance of 235.26 feet, to the Point of Beginning;

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. All monuments are placed or shall be placed within one year from the date this plat is recorded.



TERRY L. KOELKER
LICENSED LAND SURVEYOR
REGISTRATION # 15487

6/01/18
DATE

REG. RENEWAL 12/31/19

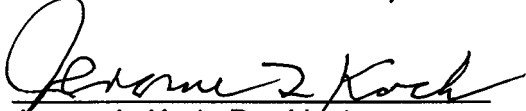
Owner's Consent

Dyersville, Iowa

MAY 18, 2018

The foregoing Preliminary/Final Plat of: **WESTRIDGE ESTATES 11TH 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 D of Westridge Estates 9th, in the City of Dyersville, Delaware County, Iowa. We hereby dedicate LOT A (10th Street SW), and all easements shown to the public.

K & K BUILDING & SUPPLY, INC.

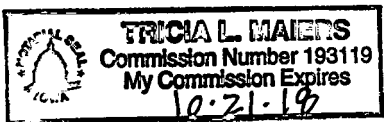

Jerome L. Koch, President

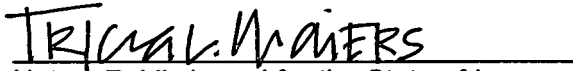
State of Iowa)

County of Dubuque) ss:

On this 18TH day of MAY, AD 2018, 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.




Notary Public in and for the State of Iowa

City Planning & Zoning Commission

Dyersville, Iowa

April 9, 2018

The foregoing Preliminary/Final Plat of: **WESTRIDGE ESTATES 11TH 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.

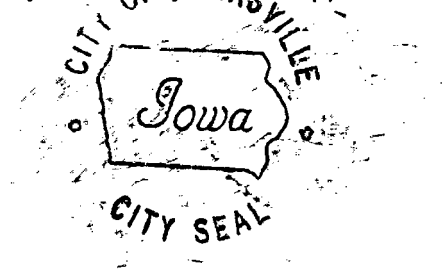

Chairman, Dyersville Planning & Zoning Commission
Daniel J. Olberding

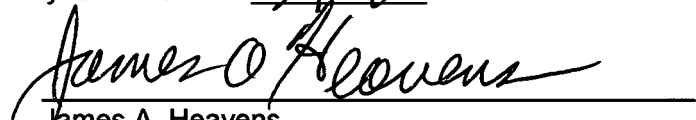
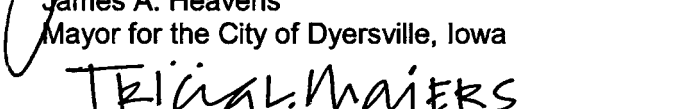
City Council

Dyersville, Iowa

MAY 7, 2018

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 7TH day of MAY, 2018 by resolution No. 39.18 and that the Dyersville City Council approved said plat.



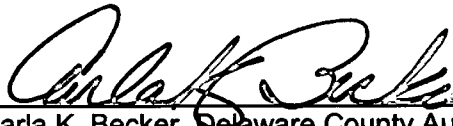

James A. Heavens
Mayor for the City of Dyersville, Iowa

Tricia Maiers
Clerk for the City of Dyersville, Iowa

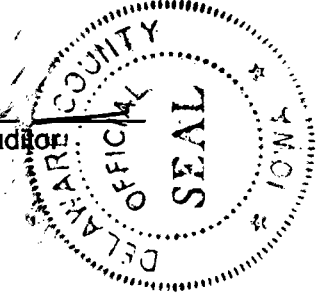
County Auditor's Certificate

Delaware County, Iowa

June 15, 2018

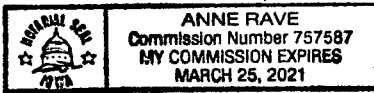
I, Carla K. Becker, Auditor of Delaware County, Iowa, pursuant to Iowa Code Sections 354.6(2) and 354.11(6), have reviewed and do hereby approve of the subdivision name or title of **WESTRIDGE ESTATES 11TH ADDITION**, in the City of Dyersville, Delaware County, Iowa a subdivision in Delaware County, Iowa.

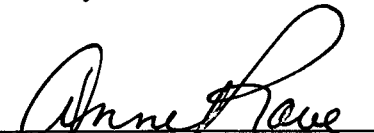

Carla K. Becker, Delaware County Auditor



STATE OF IOWA)
) ss.
DELAWARE COUNTY)

On this 15 day of June A.D., 2018 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

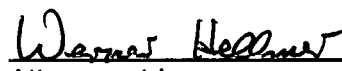
Attorney's Certificate

Dyersville, Iowa

May 30, 2018

TO WHOM IT MAY CONCERN:

This will certify that I have examined the abstract of title covering Lot D of Westridge Estates 9th Addition, in the City of Dyersville, Delaware County, Iowa, according to plats thereof covering the period from government entry to April 20, 2018 at 5:00 P.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 2017 and all prior years.

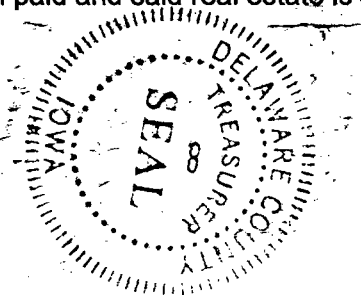

Attorney-at-Law

County Treasurer's Certificate

Delaware County, Iowa

June 15, 2018

I, the undersigned, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes levied against Lot D 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.




Pam Klein
Treasurer of Delaware County, Iowa

RESOLUTION NO. 39-18
Recorder's Cover Sheet

Preparer Information:

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

Taxpayer Information:

K & K Building & Supply Inc.
c/o Jerry Koch
516 8th Avenue 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.
c/o Jerry Koch
516 8th Avenue SW
Dyersville, IA 52040

Legal Description:

See Page 2

Document or instrument number if applicable:

RESOLUTION NO. 39-18

RESOLUTION APPROVING THE PRELIMINARY/FINAL PLAT OF WESTRIDGE ESTATES 11TH ADDITION, IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA. COMPRISED OF LOT D OF WESTRIDGE ESTATES 9TH ADDITION, IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA

WHEREAS, there has been filed with the City Clerk a plat in which Lot D of Westridge Estates 9th Addition in the City of Dyersville, Delaware County, Iowa has been subdivided into Lots 1 through 22, and Lot B of Westridge Estates;

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 10th Street SW, 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 10th Street SW, together 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 22, and Lot B of Westridge Estates, City of Dyersville, Delaware County, 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 Grant and Development Agreement dated May 7, 2018, and approved by Resolution No. 40-18, which Grant and Development Agreement is hereby incorporated by reference as though fully set out herein.

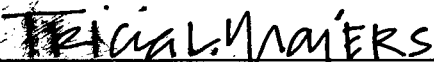
(b) That the undersigned owners of said subdivision secure the performance of the foregoing conditions by providing security in such form and such sureties as may be acceptable to the City Council.

SECTION 3. That in the event that the owner herein shall fail to execute the acceptance and provide security 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.

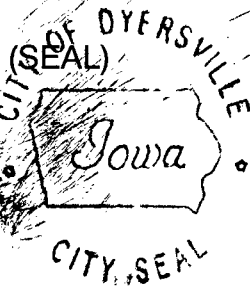
Passed, adopted and approved this 7th day of May, 2018.


James A. Heavens, Mayor

Attest:



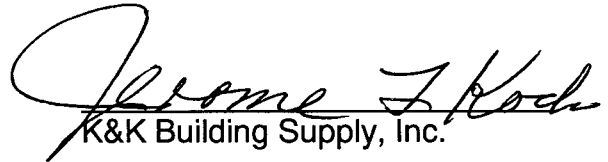
Tricia L. Maiers, City Clerk



ACCEPTANCE OF TERMS OF RESOLUTION

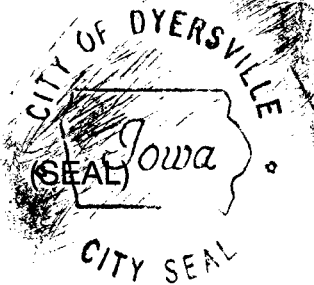
The undersigned, hereby accepts the terms of Resolution No. 39-18.

Dated this 14th day of MAY, 2018.


K&K Building Supply, Inc.

CERTIFICATE OF SECURITY

I, Tricia L. Maiers, Clerk for the City of Dyersville, Iowa hereby certify that the security required by the forgoing Resolution No. 39-18 was provided within 45 days from the date of said resolution.




Tricia L. Maiers, City Clerk