

RECORDER'S INDEX

LOCATION: 20 WEST INDUSTRIAL CENTER SECOND ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA

REQUESTOR: DYERSVILLE ECONOMIC DEVELOPMENT c/o JACQUE RAHE

PROPRIETOR: DARDIS PROPERTIES, LLC

SURVEYOR: DAVID P. SCHNEIDER

SURVEYOR COMPANY: SCHNEIDER LAND SURVEYING AND PLANNING, INC.

RETURN TO: DAVID P. SCHNEIDER P.O. BOX 128 FARLEY, IOWA Ph#563-744-3631 daves@yousq.net

FILED
Delaware Co. Assessor

MAY 16 2019



Book 2019 Page 1102

2019 1102 Type 06 002 Pages 9

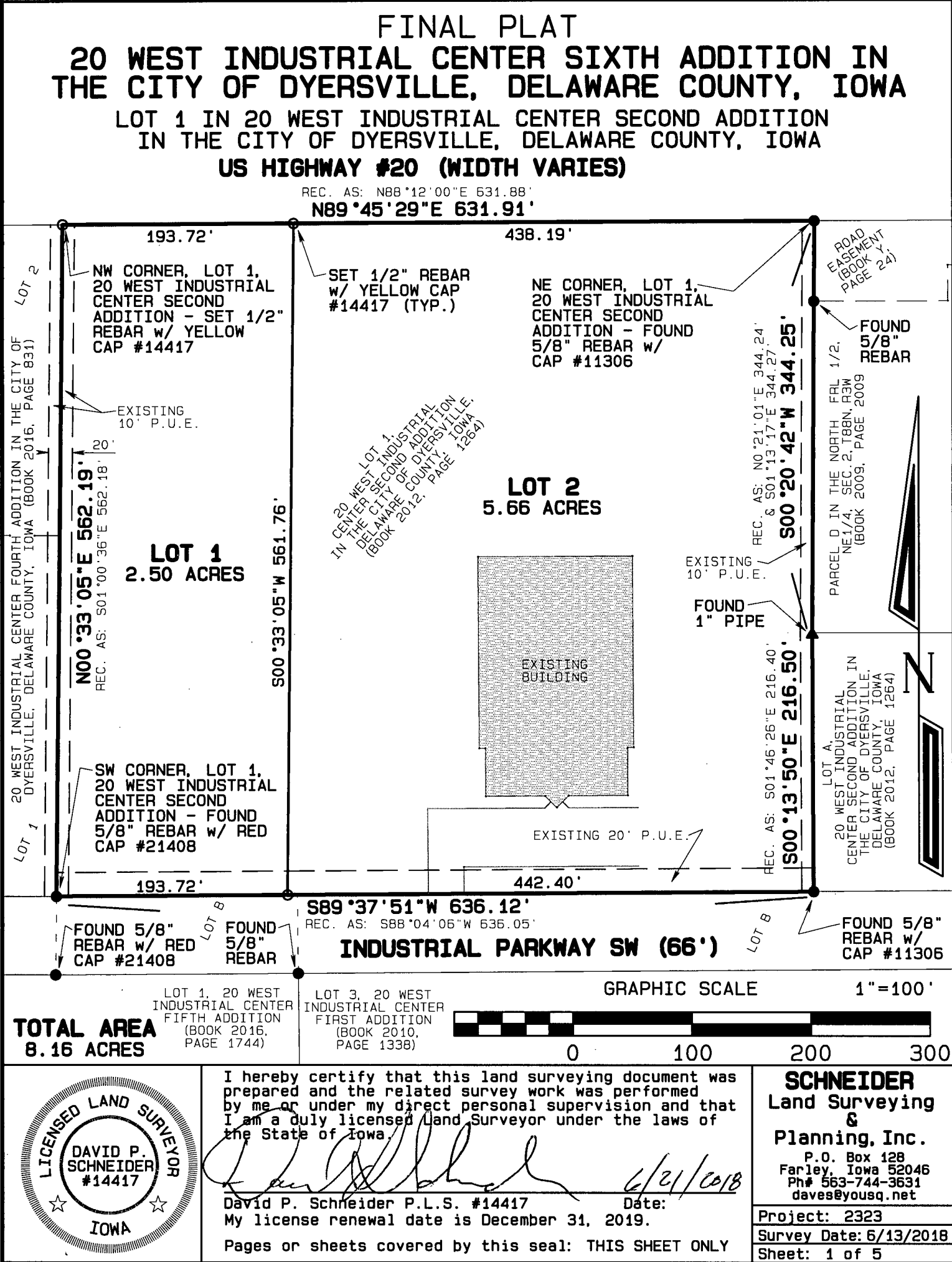
Date 5/16/2019 Time 3:48:35PM

Rec Amt \$47.00

FILED
Delaware Co. Auditor

MAY 16 2019

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA



RESOLUTION NO. 65-18
Recorder's Cover Sheet

Preparer Information:

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

Taxpayer Information:

Dardis Properties LLC
2403 Muddy Creek Lane
Coralville, IA 52241

Return Address:

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

Grantors:

City of Dyersville, Iowa

Grantees:

Dardis Properties LLC
2403 Muddy Creek Lane
Coralville, IA 52241

Legal Description:

See Page 2

Document or instrument number if applicable:

RESOLUTION NO. 65-18

RESOLUTION APPROVING FINAL PLAT OF
20 WEST INDUSTRIAL CENTER SIXTH ADDITION IN THE CITY OF DYERSVILLE,
DELAWARE COUNTY, IOWA LOT 1 IN 20 WEST INDUSTRIAL CENTER SECOND
ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA

WHEREAS, there has been filed with the City Clerk, the Final Plat of 20 West Industrial Center Sixth Addition in the City of Dyersville, Delaware County, Iowa Lot 1 in 20 West Industrial Center Second Addition in the City of Dyersville, Delaware County, Iowa; and

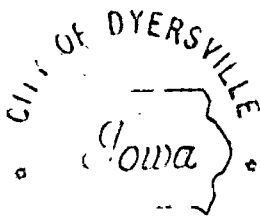
WHEREAS, said plat has been found by the City Council to conform to the statutes and ordinances relating thereto; and

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

SECTION 1: That the Final Plat of 20 West Industrial Center Sixth Addition in the City of Dyersville, Delaware County, Iowa Lot 1 in 20 West Industrial Center Second Addition in the City of Dyersville, Delaware County, Iowa, on said plat.

SECTION 2: That there are no dedications of public streets or alleys accompanying the plat.

Passed, adopted and approved this 16th day of July 2018.




James A. Heavens, Mayor

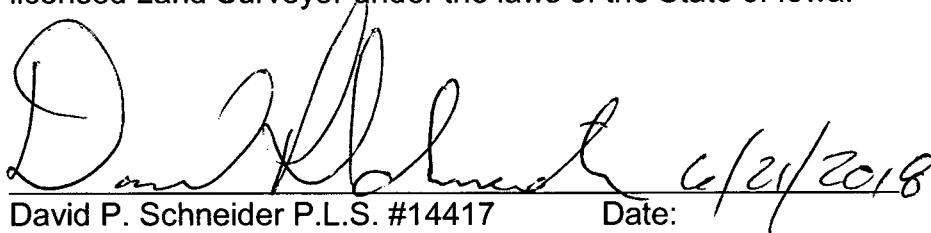
ATTEST: s: TRICIA L. MAIERS
Tricia L. Maiers, City Clerk

**SURVEY DESCRIPTION - 20 WEST INDUSTRIAL CENTER SIXTH ADDITION IN THE
CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA:**

Lot 1 in 20 West Industrial Center Second Addition in the City of Dyersville, Delaware County, Iowa, containing 8.16 acres.

This survey was performed for the purpose of dividing Lot 1 in 20 West Industrial Center Second Addition in the City of Dyersville, Delaware County, Iowa. These parcels 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. All monuments were placed or shall be placed within 30 days from the date this plat is recorded.

I hereby certify that this land survey 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.

 6/21/2018

David P. Schneider P.L.S. #14417

Date:

My license renewal date is December 31, 2019.

Pages or sheets covered by this seal: Surveyor's Certificate Only

Schneider Land Surveying & Planning, Inc.

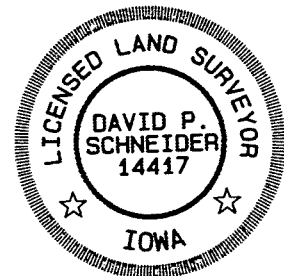
P.O. Box 128 Farley, Iowa 52046

Job No. 2323

Phone: 563-744-3631

Email: daves@yousq.net

Date: 6/13/2018



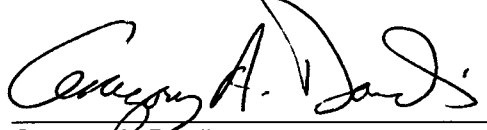
OWNER'S CONSENT

Dubuque, Iowa

8-16-, 2018

The foregoing plat of **20 WEST INDUSTRIAL CENTER SIXTH 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 said real estate.

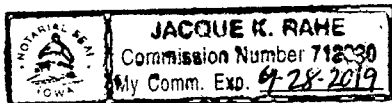
Dardis Properties, LLC


Gregory A. Dardis

State of Iowa)

County of Dubuque ss:

On this 16th day of August, 2018, before me, a Notary Public in and for said county, personally appeared Gregory A. Dardis as sole member of Dardis Properties, LLC, to me personally known, who being by me duly affirmed did say that he said Gregory A. Dardis as sole member of Dardis Properties, LLC, acknowledged the execution of said instrument to be his voluntary act and deed of said limited liability company, by it and by him voluntarily executed.




Notary Public in the State of Iowa
My Commission Expires 9-28-2019

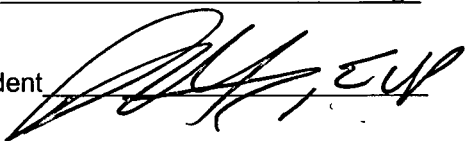
MORTGAGE HOLDERS ACKNOWLEDGMENT

The undersigned for American Trust & Savings Bank of Dyersville, State of Iowa, do hereby certify that the attached plat of **20 WEST INDUSTRIAL CENTER SIXTH ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA**, is made with our free consent and in accordance with our desire as lien holder and mortgagee of the premises described herein.

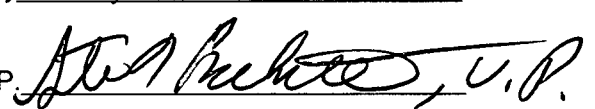
Bank American Trust & Savings Bank

City Dyersville

President



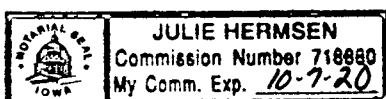
V.P.



State of Iowa)

County of Dubuque) ss:

On this 17th day of August, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Patrick D Hogrefe and Steven R Boeckenstein, to me personally known, who being by me duly sworn, did say that they are the Executive Vice President, and Vice President respectively, of the corporation executing the within and foregoing instrument; that the seal affixed thereto is the seal of the corporation; that the instrument was signed and sealed on behalf of the corporation by authority of its Board of Directors; and that Executive Vice President and Vice President as officers acknowledged the execution of the foregoing instrument to be the voluntarily act and deed of the corporation, by it and by them voluntarily executed.




Notary Public in and for said State
My Commission Expires 10-7-20

ATTORNEY'S OPINION

I, _____, a practicing attorney at law in (city) _____, _____ County, Iowa have examined the abstract of title to the land included within **20 WEST INDUSTRIAL CENTER SIXTH ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA**; said abstract has been prepared in its entirety by the _____ Abstract and Title Company, and was last certified to by said company on the _____ day of _____, 2018, at the hour of _____ o'clock _M.

My examination of said abstract shows good and merchantable title on the date and hour of certification to be in Dardis Properties, LLC. Dated at _____, Iowa in said County, this _____ day of _____, 2018.

*See Attached
Sheet 4A of 5*

Signature _____ Attorney at Law
Name (printed) _____
Address _____
Phone number _____

CITY OF DYERSVILLE ZONING COMMISSION

Dyersville, Iowa

July 9, 2018

The foregoing plat of **20 WEST INDUSTRIAL CENTER SIXTH 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 here by recommended.

[Signature]
City of Dyersville Zoning Commission Chairperson
Daniel J. Olberding

DYERSVILLE CITY COUNCIL

Dyersville, Iowa

JULY 16, 2018

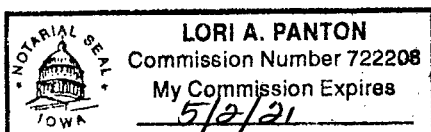
The undersigned, JAMES A. HEAVENS Mayor and TRICIA MAIERS Clerk of the City of Dyersville, Delaware County, Iowa do hereby certify that the foregoing plat of **20 WEST INDUSTRIAL CENTER SIXTH ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA**, as appears heretofore has been filed in the Office of the City Clerk of Dyersville, Iowa and that the City Council of the City of Dyersville, Iowa approves said plat.



[Signature]
Mayor
TRICIA L. MAIERS
City Clerk

State of Iowa)
) ss:
County of Dubuque)

On this 16 day of JULY, 2018, before me, a Notary Public in and for the State of Iowa, personally appeared James A. Heavens and Tricia L. Maiers, to me personally known, and who being by me duly sworn, did say that 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 authority of its City Council, as contained in Resolution Number 65-18 adopted by the City Council on the 16 day of JULY, 2018, and that James A. Heavens and Tricia L. Maiers acknowledged the execution of the instrument to be their voluntary act and deed of the corporation, by it voluntarily executed.



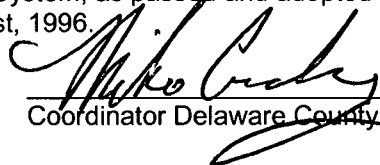
[Signature]
Notary Public in the State of Iowa
My Commission Expires 5/2/21

DELAWARE COUNTY E-911 BOARD

Manchester, Iowa

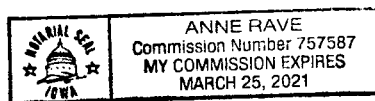
May 8, 2019
2018

The foregoing plat of **20 WEST INDUSTRIAL CENTER SIXTH 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 6th Day of August, 1996.


Coordinator Delaware County E-911 Board

State of Iowa)
) ss:
County of Delaware)

On this 8 day of May, 2019, before me, a Notary Public in and for said State, personally appeared Mike Corkery, to me personally known, who being by me duly affirmed did say that he/she is the Coordinator for the Delaware County E-911 Board.




Notary Public in the State of Iowa
My Commission Expires 3/25/2021

COUNTY TREASURER

Manchester, Iowa

May 16, 2019
2018

I the undersigned, Pam Klein Treasurer of Delaware County, Iowa do hereby certify that all taxes and special assessments levied against **20 WEST INDUSTRIAL CENTER SIXTH ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA**, have been paid and said real estate is free and clear of all taxes as of this date.


County Treasurer of Delaware County, Iowa

COUNTY AUDITOR

Manchester, Iowa

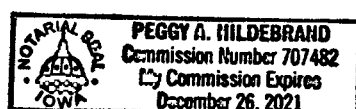
May 8, 2019
2018

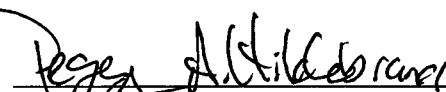
I, Carlak Becker, Auditor of Delaware County, Iowa, pursuant to Iowa Code Sections 354.6(2) and 354.11(6), have reviewed and do hereby approve of the subdivision name or title of **20 WEST INDUSTRIAL CENTER SIXTH ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA**, a subdivision in Delaware County, Iowa.


County Auditor of Delaware County, Iowa

State of Iowa)
) ss:
County of Delaware)

On this 8th day of May, 2019, before me, a Notary Public in and for said State, personally appeared Carlak Becker, to me personally known, who being by me duly affirmed did say that he/she is the Auditor of Delaware County, Iowa.




Notary Public in the State of Iowa
My Commission Expires 12-26-2021

Attorney's Opinion

TO WHOM IT MAY CONCERN:

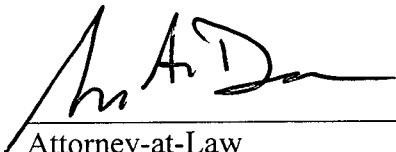
I, George Davis, a practicing attorney at law in Dyersville, Dubuque County, Iowa have examined the abstract of title to the land included within **20 WEST INDUSTRIAL CENTER SIXTH ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA**, said abstract has been prepared in its entirety by Delaware County Abstract and Title Company, and was last certified to by said company on the 23rd day of August, 2018, at the hour of 8:00 o'clock A.M.

My examination of said abstract shows good and merchantable title on the date and hour of certification to be in **Dardis Properties, LLC**. Subject to the following:

- 1) Mortgage to American Trust & Savings Bank recorded in Book 2013 Page 2243 of the records of the Delaware County Recorder.
- 2) Mortgage to E.C.I.A. Business Growth, Inc. recorded in Book 2013 Page 3747 of the records of the Delaware County Recorder.
 - (a) This mortgage was assigned to U.S. Small Business Administration by instrument recorded in Book 2014 Page 232 of the records of the Delaware County Recorder.
- 3) Mortgage to E.C.I.A. Business Growth, Inc. recorded in Book 2013 Page 3748 of the records of the Delaware County Recorder.
- 4) Assignment of Rents to E.C.I.A. Business Growth, Inc., an Iowa corporation, recorded in Book 2014 Page 233 of the records of the Delaware County Recorder.
- 5) Assignment of Rents to U.S. Small Business Administration, an Agency of the United States of America, recorded in Book 2014 Page 234 of the records of the Delaware County Recorder.
- 6) Assignment of Lease to E.C.I.A. Business Growth, Inc., and Iowa Corporation, recorded in Book 2014 Page 235 of the records of the Delaware County Recorder.
- 7) Assignment of Lease to U.S. Small Business Administration, an Agency of the United State of America as recorded in Book 2014 Page 236 of the records of the Delaware County Recorder.
- 8) Assignment of Lease to E.C.I.A. Business Growth, Inc., an Iowa Corporation, as recorded in Book 2014 Page 237 of the records of the Delaware County Recorder.

- (a) The above assignment of Lease was assigned to the U.S. Small Business Administration, an Agency of the United States of America, by E.C.I.A. by assignment instrument recorded in Book 2014 Page 238 of the records of the Delaware County Recorder.

Dated at Dyersville, Iowa in said County, this 12th day of September.



Attorney-at-Law
George A. Davis
Locher & Davis, PLC
225 1st Avenue East
Dyersville, IA 52040