

RECORDER'S INDEX

LOCATION: LOT 2 IN WESTRIDGE ESTATES 10th ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA

REQUESTOR: MIKE DECKER
PROPRIETOR: CONTRACT SELLER - GARY L. BOGE REVOCABLE TRUST DATED JULY 27, 2012
CONTRACT BUYER - WILLOW PEAR, LLC

SURVEYOR: DAVID P. SCHNEIDER
SURVEYOR COMPANY: SCHNEIDER LAND SURVEYING AND PLANNING, INC.
RETURN TO: DAVID P. SCHNEIDER
P.O. BOX 128 FARLEY, IOWA 52046
Ph#563-744-3631 daves@yousq.net

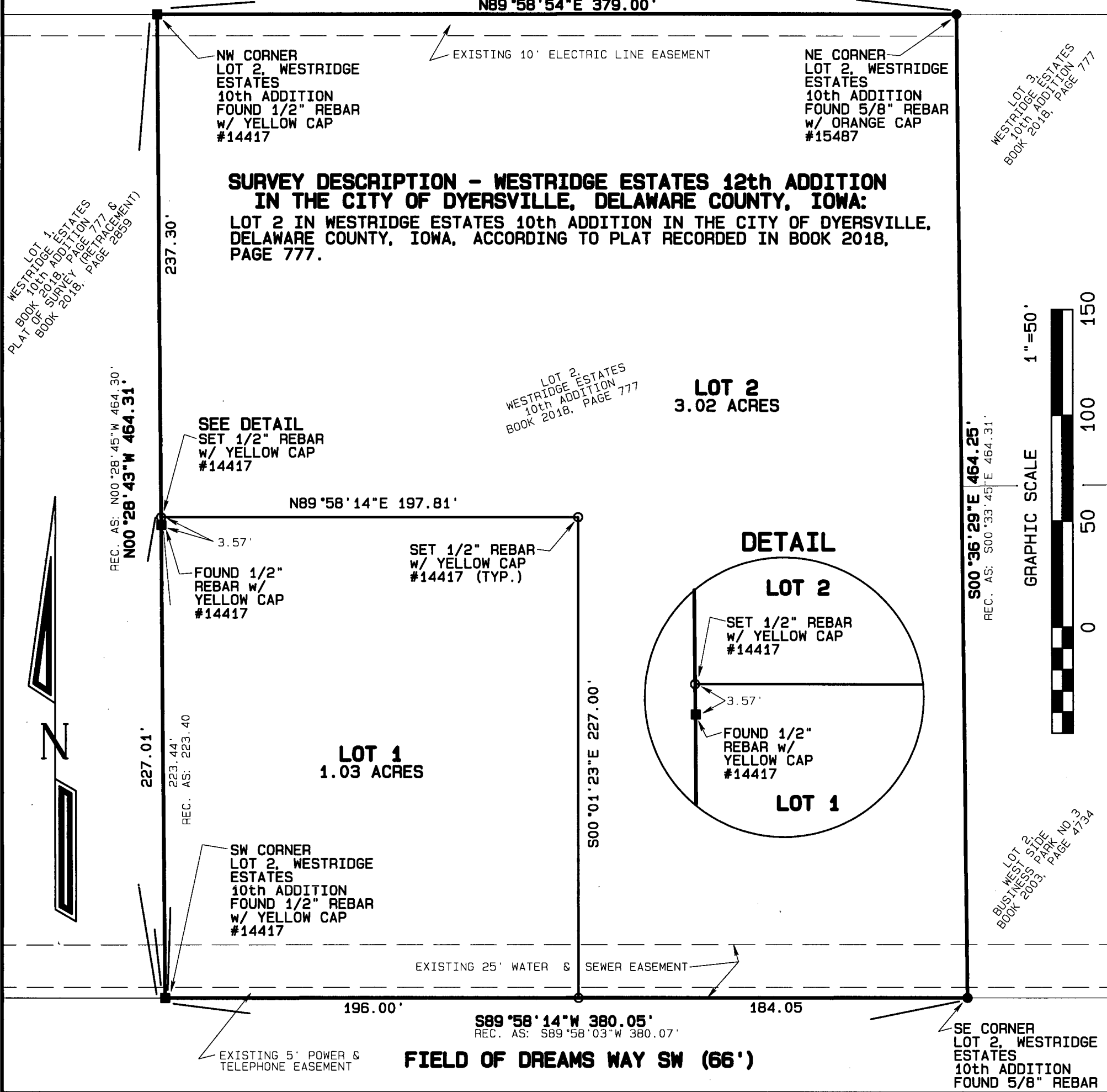
FILED
Delaware Co. Assessor
JUN 20 2019

FILED
Delaware Co. Auditor
JUN 20 2019

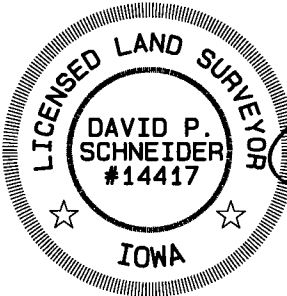
Book 2019 Page 1562
2019 1562 Type 06 002 Pages 7
Date 6/20/2019 Time 12:53:04PM
Rec Amt \$37.00
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FINAL PLAT
WESTRIDGE ESTATES 12th ADDITION IN THE CITY OF
DYERSVILLE, DELAWARE COUNTY, IOWA
LOT 2 IN WESTRIDGE ESTATES 10th ADDITION IN THE
CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA

LOT 35, WESTRIDGE ESTATES 6th ADDITION - BOOK 2009, PAGE 3910
REC. AS: N89°58'03"E 379.40'
N89°58'54"E 379.00'



TOTAL AREA
4.05 ACRES



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.

David P. Schneider P.L.S. #14417
My license renewal date is December 31, 2019.
Pages or sheets covered by this seal: THIS SHEET ONLY

SCHNEIDER
Land Surveying
&
Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
daves@yousq.net

Project: 2395FP
Survey Date: 5/2/2019
Sheet: 1 of 5

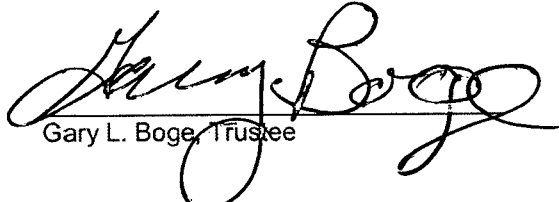
OWNER'S CONSENT- CONTRACT SELLER

Hopkinton, Iowa

6/16, 2019

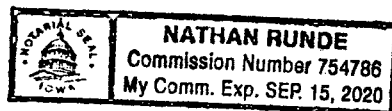
The foregoing plat of **WESTRIDGE ESTATES 12TH ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA**, is made with the free consent and in accordance with the desires of the undersigned owner and proprietor of said real estate.

The Gary L. Boge Revocable Trust
dated July 27, 2012


Gary L. Boge, Trustee

State of Iowa)
County of Delaware) ss:

On this 10 day of June, 2019, before me, a Notary Public in and for said State, personally appeared Gary L. Boge, Trustee as Trustee of the Gary L. Boge Revocable Trust dated July 27, 2012, to me personally known, who being by me duly affirmed did say that he said Gary L. Boge, Trustee, acknowledged the execution of said instrument to be his voluntary act and deed voluntarily executed.




Notary Public in the State of Iowa
My Commission Expires 9/15/20

MORTGAGE HOLDERS ACKNOWLEDGMENT

The undersigned for Community Savings Bank of Edgewood, State of Iowa, do hereby certify that the attached plat of **WESTRIDGE ESTATES 12TH 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 Community Savings Bank

City Dyersville

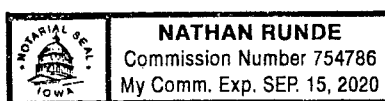
President N/A

V.P. Lisa A. Maiers

State of Iowa)
County of Dubuque) ss:



On this 20 day of June, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Lisa A. Maiers and N/A to me personally known, who being by me duly sworn, did say that they are the VP and N/A 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 Lisa A. Maiers and N/A 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 9/15/20

OWNER'S CONSENT- CONTRACT BUYER

Dubuque, Iowa

6/6, 2019

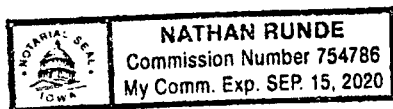
The foregoing plat of **WESTRIDGE ESTATES 12TH ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA**, is made with the free consent and in accordance with the desires of the undersigned owner and proprietor of said real estate.

Willow Pear, LLC

Karen S. Runde
Karen Runde, Member

State of Iowa)
County of Dubuque) ss:

On this 6 day of June, 2019, before me, a Notary Public in and for said county, personally appeared Karen Runde, Member of Willow Pear, LLC, to me personally known, who being by me duly affirmed did say that she said Karen Runde, Member of Willow Pear, LLC, acknowledged the execution of said instrument to be her voluntary act and deed of said limited liability company, by it and by her voluntarily executed.



Nathan Runde
Notary Public in the State of Iowa
My Commission Expires 9/15/20

MORTGAGE HOLDERS ACKNOWLEDGMENT

The undersigned for _____ of _____, State of Iowa, do hereby certify that the attached plat of **WESTRIDGE ESTATES 12TH 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 _____

City _____

President _____

V.P. _____

State of Iowa)
County of _____) ss:

On this _____ day of _____, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared _____ and _____ to me personally known, who being by me duly sworn, did say that they are the _____, and _____ 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 _____ and _____ 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 _____

ATTORNEY'S OPINION

I, Nathan D. Runde, a practicing attorney at law in (city) Dubuque, Dubuque County, Iowa have examined the abstract of title to the land included within **WESTRIDGE ESTATES 12TH ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA**; said abstract has been prepared in its entirety by the Delaware County Abstract and Title Company, and was last certified to by said company on the 11 day of June, 2019, at the hour of 8:00 o'clock AM.

My examination of said abstract shows good and merchantable title on the date and hour of certification to be in The Gary L. Boge Revocable Trust dated July 27, 2012 and Willow Pear, LLC. Dated at Dubuque, Iowa in said County, this 20 day of June, 2019, subject to an Assignment for Collateral Purposes only filed by Community Savings Bank in Book 2018, Page 2964 with the Delaware County Recorder.

Signature _____ Attorney at Law

Name (printed) Nathan D. Runde
Address 2080 Southpark Court
Dubuque, IA 52003
Phone number 563-582-2926

CITY OF DYERSVILLE ZONING COMMISSION

Dyersville, Iowa

June 10, 2019

The foregoing plat **WESTRIDGE ESTATES 12TH 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.

City of Dyersville Zoning Commission-Chairperson

Daniel J. Olberding

DYERSVILLE CITY COUNCIL

Dyersville, Iowa

JUNE 17, 2019

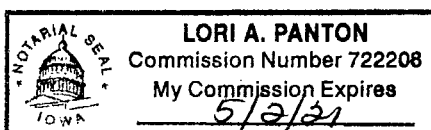
The undersigned, JAMES A. HEAVENS Mayor and TRICIA L. MAIERS, Clerk of the City of Dyersville, Delaware County, Iowa do hereby certify that the foregoing plat of **WESTRIDGE ESTATES 12TH ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA**, as appears heretofore has been filed in the Office of the City Clerk of Dyersville, Iowa and that the City Council of the City of Dyersville, Iowa approves said plat.

CITY OF DYERSVILLE
Iowa
State of Iowa)
County of Dubuque) ss:

Mayor

City Clerk

On this 17 day of June, 2019, 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 56-19 adopted by the City Council on the 17 day of June, 2019, 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 voluntary executed.



Lori A. Pantor
Notary Public in the State of Iowa
My Commission Expires 5/2/21

DELAWARE COUNTY E-911 BOARD

Manchester, Iowa

6/20, 2019

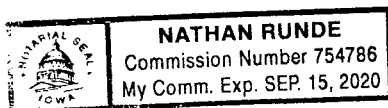
The foregoing plat of **WESTRIDGE ESTATES 12TH ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA**, has been examined and approved as to being in full compliance with Delaware County Ordinance #12, The Uniform Rural Address System, as passed and adopted by the Delaware County Board of Supervisors on the 6th Day of August, 1996.

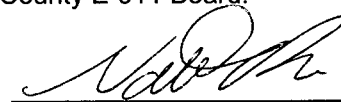


Coordinator Delaware County E-911 Board

State of Iowa)
) ss:
County of Delaware)

On this 20 day of June, 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.





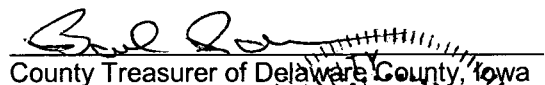
Notary Public in the State of Iowa
My Commission Expires 9/15/20

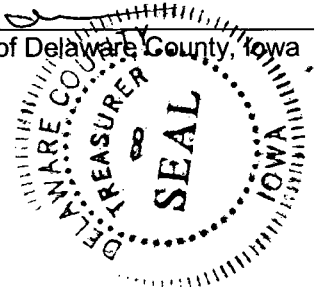
COUNTY TREASURER

Manchester, Iowa

6/20, 2019

I the undersigned, Bob Robinson Treasurer of Delaware County, Iowa do hereby certify that all taxes and special assessments levied against **WESTRIDGE ESTATES 12TH 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

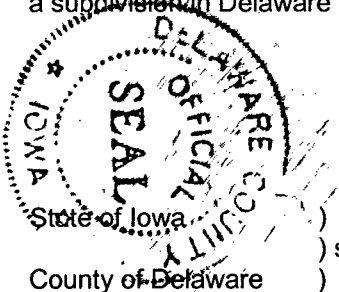


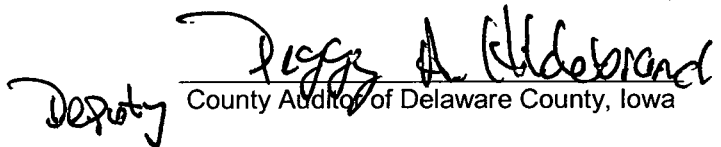
COUNTY AUDITOR

Manchester, Iowa

6/20, 2019

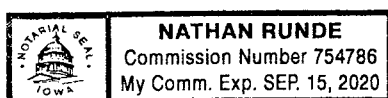
I, Peggy A. Hildebrand Auditor of Delaware County, Iowa, pursuant to Iowa Code Sections 354.6(2) and 354.11(6), have reviewed and do hereby approve of the subdivision name or title of **WESTRIDGE ESTATES 12TH ADDITION IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA**, a subdivision in Delaware County, Iowa.




County Auditor of Delaware County, Iowa

State of Iowa)
) ss:
County of Delaware)

On this 20 day of June, 2019, before me, a Notary Public in and for said State, personally appeared Peggy A. Hildebrand, 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 9/15/20

RESOLUTION NO. 56-19
Recorder's Cover Sheet

Preparer Information:

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

Taxpayer Information:

Contract Holder:
Willow Pear LLC
2080 Southpark Ct
Dubuque, Iowa 52003

Deed Holder:
Gary L. Boge Revocable Trust
Gary L. Boge Trustee
3077 250th Street
Hopkinton, Iowa 52237

Return Address:

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

Grantors:

City of Dyersville, Iowa

Grantees:

Contract Holder:
Willow Pear LLC
2080 Southpark Ct
Dubuque, Iowa 52003

Deed Holder
Gary L. Boge Revocable Trust
Gary L. Boge Trustee
3077 250th Street
Hopkinton, Iowa 52237

Legal Description:

See Page 2

Document or instrument number if applicable:

RESOLUTION NO. 56-19

RESOLUTION APPROVING FINAL PLAT OF WESTRIDGE ESTATES 12TH ADDITION
IN THE CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA
LOT 2 IN WESTRIDGE ESTATES 10TH ADDITION IN THE CITY OF DYERSVILLE,
DELAWARE COUNTY, IOWA

WHEREAS, there has been filed with the City Clerk, the Final Plat of Westridge Estates 12th Addition in the City of Dyersville, Delaware County, Iowa, Lot 2 in Westridge Estates 10th 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

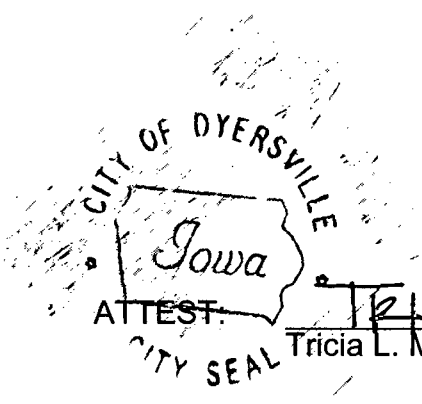
NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DYERSVILLE, IOWA:

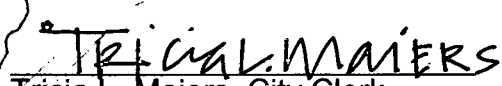
SECTION 1: That the Final Plat of Westridge Estates 12th Addition in the City of Dyersville, Delaware County, Iowa, Lot 2 in Westridge Estates 10th Addition in the City of Dyersville, Delaware County, Iowa, is hereby approved and the Mayor and the City Clerk are hereby authorized and directed to endorse the approval of the City of Dyersville, Iowa, on said plat.

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

Passed, adopted and approved this 17th day of June 2019.


James A. Heavens, Mayor


ATTEST:


Tricia L. Maiers, City Clerk