FILED
Delaware Co. Assessor RECORDER'S INDEX OCT 28 2022 LOT 3 OF WESTRIDGE ESTATES
9th ADDITION, CITY OF DYERSVILLE,
DELAWARE COUNTY, IOWA LOCATION: Book 2022 Page 3244 JEANINE KOCH Document 2022 3244 Type 06 002 Pages 7 Date 10/28/2022 Time 10:59:34AM REQUESTOR: PROPRIETORS: K & K BUILDING & SUPPLY, INC. FILED Delaware Co. Auditor Rec Amt \$37.00 SURVEYOR: DAVID P. SCHNEIDER SURVEYOR SCHNEIDER LAND SURVEYING AND PLANNING, INC. (C)
DAVID P. SCHNEIDER
P.O.BOX 128 FARLEY, IOWA
Ph#563-744-3631 daves@yousq.net COMPANY: OCT 2 8 2022 **RETURN TO:** Daneen Schindler, RECORDER/REGISTRAR DELAWARE COUNTY IOWA PLAT FINAL K & K ADDITION, CITY OF DYERSVILLE, DELAWARE COUNTY. IOWA LOT 3 OF WESTRIDGE ESTATES 9th ADDITION, CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA TOTAL AREA 0.327 ACRES FOUND CUT 'X'IN CONC. (TYP.) NE CORNER, LOT 4, WESTRIDGE NW CORNER, LOT 4. WESTRIDGE ESTATES 9th ADDITION FOUND 5/8" REBAR W/ ORANGE CAP #15487 ADDITION AGE 1784) . • ™. ESTATES 9th ADDITION REC. AS: 108.0 S02.24.42"E N00.51.44" 108.06 REC. AS: 108.03 S02.24'42"E N00.53'18"I SET MAG NAIL 2, PIRC 2014, PA NW CORNER,
LOT 3, WESTRIDGE
ESTATES 9th ADDITION
FOUND 5/8" REBAR W/
ORANGE CAP #15487

CONTROL OF A CONTROL NE CORNER, LOT 3, WESTRIDGE ESTATES 9th ADDITION 1678) (BOOK LOT B. WESTRIDGE ESTATES 11th ADDITION BOOK 2018, PAGE 167E REC. AS: N88 °23 '22 "E 130.01 N89 °56 '01 "E 130.13 ' SET MAG NAIL PUBLIC UTILITY EASEMENT (5') FOUND 5/8"
REBAR w/
ORANGE CAP
#15487 (TYP.) 2nd ADDITION , PAGE 2936) (B00K 54 DECK 8 HOUSE PIRC 2r < 2014, 109.51° .51 51 រ ប្រា LOT 1 109. 1.1. (B00K 0.163 ACRES 109. 90 **4** 2 LOT 3 TATES LOT 3 TATES WESTRIDGE ESTATON WESTRIDE ADDITION 9th ADDITION 2013 (BOOK 2013) L01 **™**4 589 13 24 W 130.09 18. T **44** SET 1/2"
REBAR W/
YELLOW CAP UTILITY 2nd ADDITION 1, PAGE 2936) **51.** S: S02 AS: 502 0 **S00 °5** REC. AS: 8 #14417 ່ເນ 59 **6**입 LOT 2 PIRC 20 < 2014, BUB. 18. SCALE **533.** Publi 0.163 ACRES DECK SRAPHIC ĒΪ SE CORNER, LOT 3, WESTRIDGE PUBLIC UTILITY EASEMENT (5') S89 *57 '42 "W 130.08' REC. AS: N88 *23 '22 "E 130.01' LOT 2:TATES
WESTRIDGE ESTATES
WESTRIDGE ESTATES
(BOOK 2013, PAGE 2395) ESTATES 9th ADDITION SET MAG NAIL (TYP.) SW_CORNER REC. AS: 100.01' S02 '24' 42" E **S00 '51' 44" E** 100.03' LOT 3, WESTRIDGE ESTATES 9th ADDITION FOUND 5/8" REBAR w/ ORANGE CAP #15487 0 CORNER LOT 2, WESTRIDGE ESTATES 9th ADDITION FOUND 5/8" REBAR SURVEY DESCRIPTION: LOT 3 OF WESTRIDGE ESTATES 9th
ADDITION IN THE CITY OF DYERSVILLE,
DELAWARE COUNTY, IOWA, ACCORDING TO THE
PLAT RECORDED IN BOOK 2013, PAGE 2395 FOUND 5/8" RE w/ ORANGE CAP #15487 REBAR 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 lowa/// SCHNEIDER DAVID P. SCHNEIDER P14417 Land Surveying 8 Planning, Inc. P.O. Box 128 Farley, Iowa 52046 Ph# 563-744-3631 daves@yousq.net 128 P14417 Dav-id P Schneider Date: P.L.S. P14417 Project: 2734 My license renewal date is December 31. 2023. AWOI Survey Date: 9/28/2022 *Managamanni* Pages or sheets covered by this seal: THIS SHEET ONLY Sheet: 1 of 4

OWNER'S CONSENT

Dubuque, Iowa	<u>act. 18</u> , 2022
// The foregoing plat of K & K Addition ,	, City of Dyersville, Delaware County, lowa, is made with the free esires of the undersigned owner and proprietor of said real estate.
	K & K Building & Supply, Inc. an Iowa Corporation
	Manine Koch Jeanine Koch, President
State of lowa)) ss:	
County of Dubuque)	
personally appeared Jeanine Koch, P personally known, who being by me d Building & Supply, Inc. an Iowa Corpo voluntary act and deed voluntarily exe	, 2022, before me, a Notary Public in and for said county, President of K & K Building & Supply, Inc. an Iowa Corporation, to me duly affirmed did say that she said Jeanine Koch, President of K & K bration, acknowledged the execution of said instrument to be her ecuted. STEGER Notary Fublic in the State of Iowa Notary Fublic in the State of Iowa My Commission Expires 4-2-202
The undersigned for State of lowa, do hereby certify that the	of, ne attached plat of K & K Addition, City of Dyersville, Delaware consent and in accordance with our desire as lien holder and herein.
Bank	City
President	V.P
State of Iowa)	
) ss: County of Dubuque)	
,	
State, personally appearedknown, who being by me duly sworn, o	2022, before me, the undersigned, a Notary Public in and for said and to me personally did say that they are the, and af the personal foregoing instrument; that
he seal affixed thereto is the seal of the corporation by authority of its Boar as office	r, of the corporation executing the within and foregoing instrument; that the corporation; that the instrument was signed and sealed on behalf of rd of Directors; and that and ers acknowledged the execution of the foregoing instrument to be the
voluntarily act and deed of the corpora	ation, by it and by them voluntarily executed.

CITY OF DYERSVILLE PLANNING AND ZONING COMMISSION

Dyersville, Iowa	<u>Oct 10</u> , 2022
The foregoing plat of K & K Addition, City of Dyersville, D corporate limits of the City of Dyersville is hereby approved to Commission and approval of said plat by the City Council of is here by recommended.	by the Dyersville Planning and Zoning the City of Dyersville, Delaware County, Iowa
City	y of Dyersville Planning and Zoning Commission
ch	airperson Roger Gibbs
DYERSVILLE CITY (COUNCIL
Dyersville, Iowa	06+17, 2022
The undersigned,	has been filed in the Office of the City Clerk of
Ma Ma	TELGALMANERS
City	y Clerk
State of lowa)	
) ss: County of Dubuque)	
On this	on behalf of the corporation, by authority of its
No My	tary Public in the State of Iowa Commission Expires
LORI A. PANTON Commission Number 722208 My Commission Expires	

ATTORNEY'S OPINION

I,, a practicing att	orney at law in (city), abstract of title to the land included K & K Addition,
City of Dyersville, Delaware County, lowa; said absorber Abstract and Title Company	tract has been prepared in its entirety by the , and was last certified to by said company on the
day of, 2022, at the hour of	o'clock _M.
My examination of said abstract shows good and mero be in Jeanine Koch, President of K & K Building & Sup , lowa in said County, this	ply, Inc. an Iowa Corporation. Dated at
	Please see attached page 4(a).
	Signature Attorney at Law
	Name (printed)Address
	Phone number
COUNTY T	REASURER
Manchester, Iowa	<u>Oct 28</u> , 2022
I, the undersigned, Jam Klein, Treas	wron of Delevere County Java do hereby certify that
all taxes and special assessments levied against K &	K Addition, City of Dyersville, Delaware County,
lowa, have been paid and said real estate is free and	
THIN	Jan Blein
ST AL	County Treasurer of Delaware County, Iowa
//	AUDITOR
	B / -
Manchester, Iowa	<u>Oct 28</u> , 2022
1 Carland Becker Auditor of Dela	aware County, Iowa, pursuant to Iowa Code Sections
354.6(2) and 354.11(6), have reviewed and do hereby Addition, City of Dyersville, Delaware County, low	approve of the subdivision name or title K & K
and the second of the second o	$\Omega_1 \Omega_1$
in the state of th	Mak Decker
TANGON YOUNG	County Auditor of Delaware County, Iowa
C C m	
State of lowe 3	
County of Delaware.	
ac tala	
on this day of Corlo W. 2022, personally appeared Corlo W. 206 day affirmed did say that he/she is the Auditor of Delaware	before me, a Notary Public in and for said State, _, to me personally known, who being by me duly
animica dia say that hersite is the Addition of Delaware	1 .(1.
PEGGY A. HILDEBRAND	Notary Public in the State of Iowa
Commission Number 707482 MY COMMISSION EXPIRES DECEMBER 26, 2023	My Commission Expires 12-202

JEFFREY L. WALTERS ~ JENNIFER A. CLEMENS-CONLON ~ NATHAN D. RUNDE ~ JEFFREY E. HIATT MYIA E. STEINES ~ TARYN R. MCCARTHY ~ CODY J. REIMER DAVID L. CLEMENS ~ (RETIRED)

2080 SOUTHPARK COURT, DUBUQUE, IOWA 52003 ~ PHONE: (563) 582-2926 ~ FAX: (563) 582-2998

ATTORNEY'S OPINION

Dubuque, Iowa

October 26, 2022

I, Jennifer A. Clemens-Conlon, a practicing attorney at law in Dubuque County, Iowa, have examined the abstract of title to the land described as: Lot 3 of WESTRIDGE ESTATES 9TH ADDITION, City of Dyersville, Delaware County, Iowa, per Plat recorded in Book 2013, Page 2395,

Said abstract was last updated by Alex Berger d/b/a Attorney Abstract, LLC for Statewide Abstract and Title to the 13th day of October, 2022 at 5:00 p.m.

My examination of said abstract shows good and merchantable title on the date and hour of certification to be in the name K & K Building & Supply, Inc., subject to the following:

1. Real estate taxes for fiscal year 2021-2022. First installment paid. Second installment unpaid but not yet delinquent.

Plats, Restrictive Covenants, Easements, Agreements, Resolutions and Ordinances of 2. record.

By:

Jennifer A. Clemens-Conlon - AT0001534 CLEMENS, WALTERS, CONLON,

RUNDE & HIATT, L.L.P 2080 Southpark Court

Dubuque, Iowa 52003

Telephone (563) 582-2926

Facsimile/ (563) 582-2998

Email: jdonlon@cwcmlaw.com

RESOLUTION NO. 90-22 Recorder's Cover Sheet

Preparer Information:

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

Taxpayer Information:

K & K Building & Supply, Inc. 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. 516 8th Avenue SW Dyersville, IA 52040

Legal Description:

See Page 2

Document or instrument number if applicable:

RESOLUTION NO. 90-22

RESOLUTION APPROVING FINAL PLAT OF K & K ADDITION, CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA. LOT 3 OF WESTRIDGE ESTATES 9TH ADDITION, CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA.

WHEREAS, there has been filed with the City Clerk, the Final Plat of K & K Addition, City of Dyersville, Delaware County, Iowa. Lot 3 of Westridge Estates 9th Addition, 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:

<u>SECTION 1</u>: That the Final Plat of K & K Addition, City of Dyersville, Delaware County, Iowa. Lot 3 of Westridge Estates 9th Addition, 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.

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

Passed, adopted and approved this 17th Day of October, 2022.

Jeff Jag

TEST:

ricia L. Maiers, City Clerk

SITY SEAL