

JUN 18 2024

RECORDER'S INDEX

LOCATION: LOT 4 OF WESTRIDGE ESTATES
9th ADDITION, CITY OF DYERSVILLE,
DELAWARE COUNTY, IOWA
REQUESTOR: JEANINE KOCH
PROPRIETORS: K & K BUILDING & SUPPLY, INC.
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

JUN 18 2024



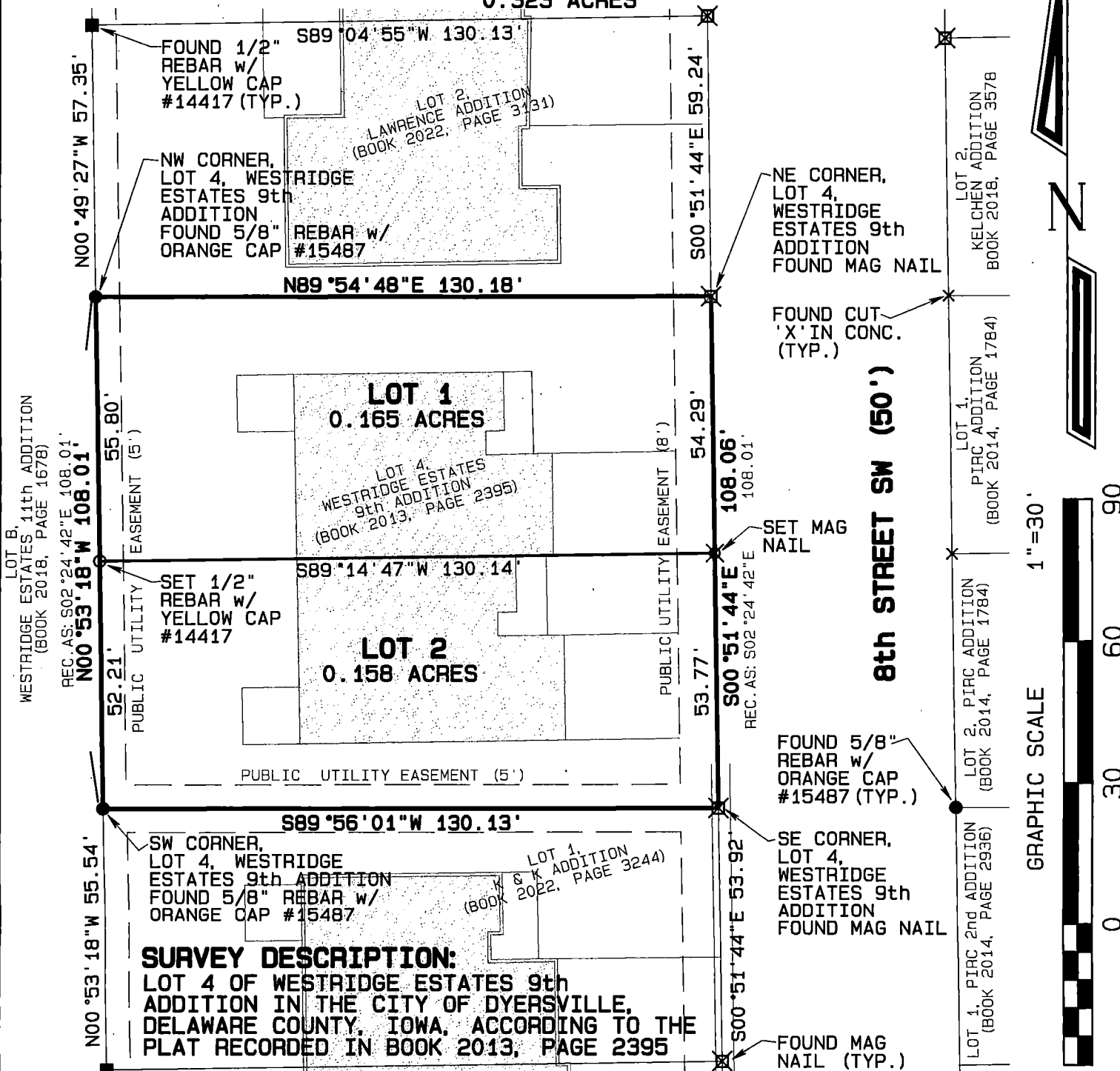
Book 2024 Page 1365

Document 2024 1365 Type 06 002 Pages 7
Date 6/18/2024 Time 3:54:45PM
Rec Amt \$37.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FINAL PLAT
K & K ADDITION PLAT 3,
CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA
LOT 4 OF WESTRIDGE ESTATES 9th ADDITION,
CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA

TOTAL AREA
0.323 ACRES



SURVEY DESCRIPTION:
LOT 4 OF WESTRIDGE ESTATES 9th
ADDITION IN THE CITY OF DYERSVILLE,
DELAWARE COUNTY, IOWA, ACCORDING TO THE
PLAT RECORDED IN BOOK 2013, PAGE 2395

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.

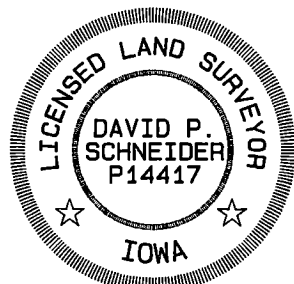
David P. Schneider 5/22/2024

David P. Schneider P.L.S. P14417 Date:
My license renewal date is December 31, 2025.

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: 2734A
Survey Date: 5/7/2024
Sheet: 1 of 4



OWNER'S CONSENT

Dyersville, Iowa

June 17th, 2024

The foregoing plat of **K & K Addition Plat 3, 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.

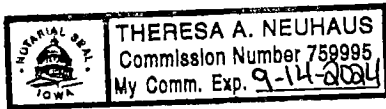
K & K Building & Supply, Inc. an Iowa Corporation

Jeanine Koch, Pres
Jeanine Koch, President

State of Iowa)
) ss:
County of Dubuque)

On this 17th day of June, 2024, before me, a Notary Public in and for said county, personally appeared Jeanine Koch, President of K & K Building & Supply, Inc. an Iowa Corporation, to me personally known, who being by me duly affirmed did say that she said Jeanine Koch, President of K & K Building & Supply, Inc. an Iowa Corporation, acknowledged the execution of said instrument to be her voluntary act and deed voluntarily executed.

Theresa A. Neuhaus
Notary Public in the State of Iowa
My Commission Expires 9-14-2024



MORTGAGE HOLDERS ACKNOWLEDGMENT

The undersigned for _____ of _____ State of Iowa, do hereby certify that the attached plat of **K & K Addition Plat 3, 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)
) ss:
County of Dubuque)

On this _____ day of _____ 2024, 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 _____

CITY OF DYERSVILLE PLANNING AND ZONING COMMISSION

Dyersville, Iowa

June 10, 2024

The foregoing plat of **K & K Addition Plat 3, 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 Planning and Zoning Commission

Chairperson

Roger Gibbs
Roger Gibbs

DYERSVILLE CITY COUNCIL

Dyersville, Iowa

JUNE 17, 2024

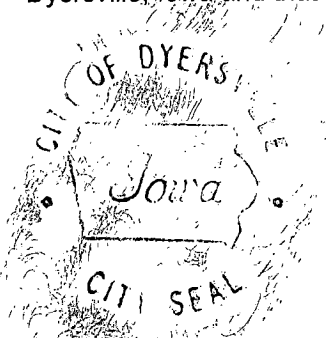
The undersigned, JEFF JACQUE, Mayor and TRICIA MAIERS, Clerk of the City of Dyersville, Delaware County, Iowa do hereby certify that the foregoing plat of **K & K Addition Plat 3, City of Dyersville, Delaware County, Iowa**, as appears heretofore has been filed in the Office of the City Clerk of Dyersville, Iowa and that the City Council of the City of Dyersville, Iowa approves said plat.

Mayor

Jeff Jacque

City Clerk

TRICIA MAIERS



State of Iowa)

) ss:

County of Dubuque)

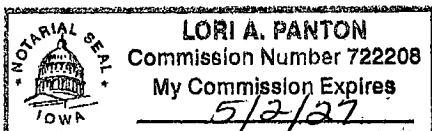
On this 17th day of June, 2024, before me, a Notary Public in and for the State of Iowa, personally appeared Tricia L Maiers and Jeff Jacque, to me personally known, and who being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Dyersville, Iowa; that the 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 41-24 adopted by the City Council on the 17th day of June, 2024, and that Tricia L. Maiers and Jeff Jacque acknowledged the execution of the instrument to be their voluntary act and deed of the corporation, by it voluntary executed.

Notary Public in the State of Iowa

My Commission Expires

Lori A. Panton

5/2/27



ATTORNEY'S OPINION

I, _____, a practicing attorney at law in (city) _____, _____ County, Iowa have examined the abstract of title to the land included **K & K Addition Plat 3, 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 _____, 2024, 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 Jeanine Koch, President of K & K Building & Supply, Inc. an Iowa Corporation. Dated at _____, Iowa in said County, this _____ day of _____, 2024.

See attached

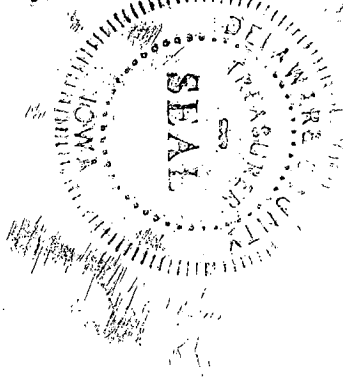
Signature _____ Attorney at Law
Name (printed) _____
Address _____
Phone number _____

COUNTY TREASURER

Manchester, Iowa

June 18, 2024

I, the undersigned, Jenny Eschen, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments levied against **K & K Addition Plat 3, City of Dyersville, Delaware County, Iowa**, have been paid and said real estate is free and clear of all taxes as of this date.



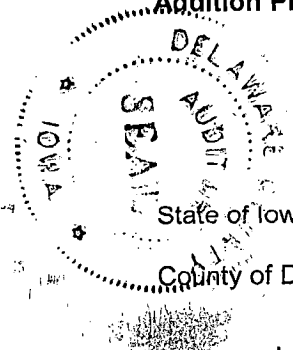
Jenny Eschen
County Treasurer of Delaware County, Iowa

COUNTY AUDITOR

Manchester, Iowa

June 18, 2024

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 **K & K Addition Plat 3, City of Dyersville, Delaware County, Iowa**, a subdivision in Delaware County, Iowa.

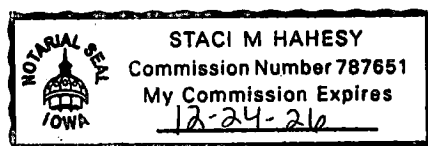


Brittany Ries
County Auditor of Delaware County, Iowa
Signed by Deputy Auditor
Brittany Ries

On this 18 day of June, 2024, before me, a Notary Public in and for said State, personally appeared Brittany Ries, to me personally known, who being by me duly affirmed did say that he/she is the Auditor of Delaware County, Iowa.

Deputy

Staci Hahesy
Notary Public in the State of Iowa
My Commission Expires 12-24-24





CLEMENS, WALTERS, CONLON, RUNDE & HIATT, L.L.P.
Attorneys at Law

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

June 7, 2024

I, Jennifer A. Clemens-Conlon, a practicing attorney at law in Dubuque County, Iowa, have examined the abstract of title to **Lot 4 in WESTRIDGE ESTATES 9TH ADDITION, in the City of Dyersville, Delaware County, Iowa**; said abstract has been prepared in its entirety by Alex Berger d/b/a Attorney Abstract, LLC for Statewide Abstract and Title, and was last certified to by said company on the 23rd day of May, 2024 at the hour of 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 2022-2023. First and second installments have been paid.
2. Plats, Easements, Agreements, Ordinances, Covenants, Resolutions of Record.
3. Deed of Trust and Security Agreement to Fidelity Bank & Trust dated December 15, 2016, filed December 19, 2016 in Book 2016, Page 3477 of the records of Delaware County, Iowa.

Dated in said County, this 7th day of June, 2024

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: jconlon@cwcmllaw.com

RESOLUTION NO. 41-24
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. 41-24

RESOLUTION APPROVING FINAL PLAT K & K ADDITION PLAT 3, CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA. LOT 4 OF WESTRIDGE ESTATES 9TH ADDITION, CITY OF DYERSVILLE, DELAWARE, IOWA

WHEREAS, there has been filed with the City Clerk, the Final Plat K & K Addition Plat 3, City of Dyersville, Delaware County, Iowa. Lot 4 of Westridge Estates 9th Addition, City of Dyersville, Delaware County, Iowa; and

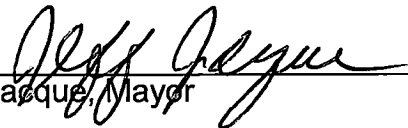
WHEREAS, said plat has been found by the City Council to conform to the statutes and ordinances relating thereto; and

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

SECTION 1: That the Final Plat K & K Addition Plat 3, City of Dyersville, Delaware County, Iowa. Lot 4 of Westridge Estates 9th Addition, 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 17th Day of June 2024.



Jeff Jacqu, Mayor

ATTEST:



Tricia L. Maiers, City Clerk