

**RECORDER'S INDEX**

**LOCATION:** LOT 2 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



Book 2024 Page 1622

Document 2024 1622 Type 06 002 Pages 6  
Date 7/11/2024 Time 9:10:24AM  
Rec Amt \$32.00

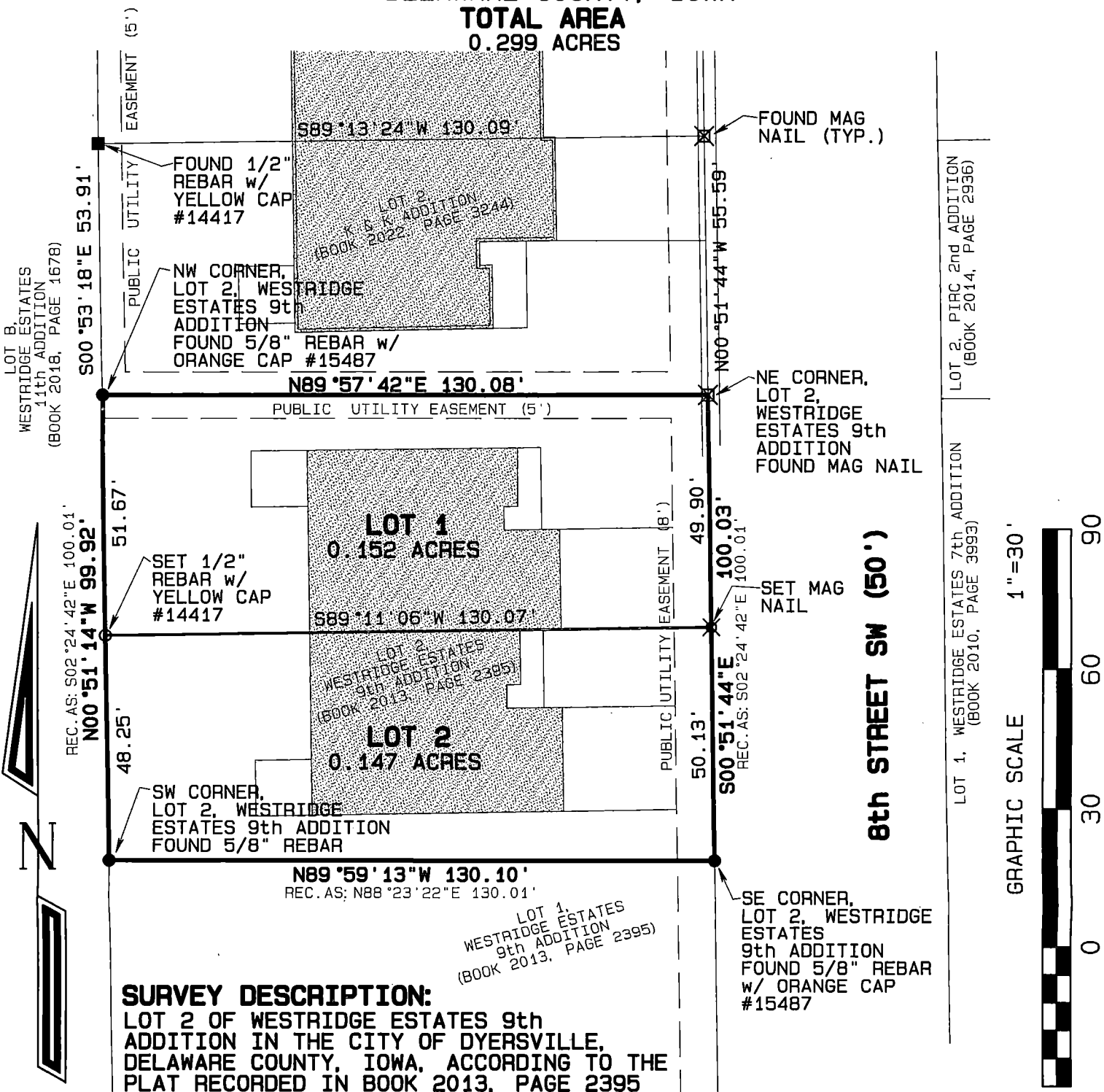
Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**FILED**  
Delaware Co. Assessor  
JUL 11 2024

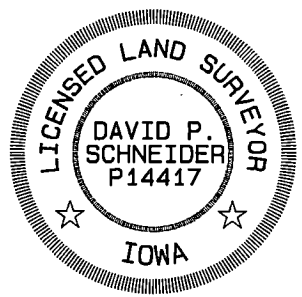
**FILED**  
Delaware Co. Auditor  
JUL 11 2024

**FINAL PLAT**  
**K & K ADDITION PLAT 2,**  
**CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA**  
LOT 2 OF WESTRIDGE ESTATES 9th ADDITION, CITY OF DYERSVILLE,  
DELAWARE COUNTY, IOWA

**TOTAL AREA**  
0.299 ACRES



**SURVEY DESCRIPTION:**  
LOT 2 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  
Date: 5/22/2024  
David P. Schneider P.L.S. P14417  
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 2, 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.

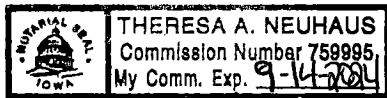
K & K Building & Supply, Inc. an Iowa Corporation

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 2, 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 2**, 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

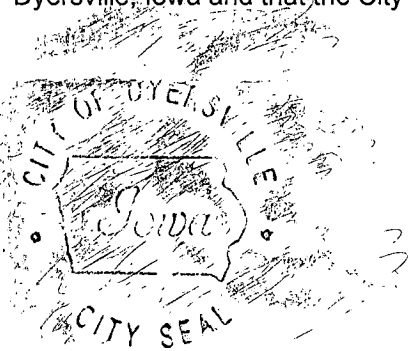
The undersigned, JEFF JACQUE, Mayor and TRICIA MAIERS, Clerk of the City of Dyersville, Delaware County, Iowa do hereby certify that the foregoing plat of **K & K Addition Plat 2**, City of Dyersville, Delaware County, Iowa, as appears heretofore has been filed in the Office of the City Clerk of Dyersville, Iowa and that the City Council of the City of Dyersville, Iowa approves said plat.

Mayor

Jeff Jacque

City Clerk

TRICIA L. MAIERS



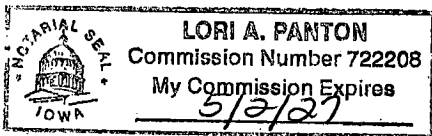
State of Iowa )  
                          ) ss:  
County of Dubuque )

On this 17th day of June, 2024, before me, a Notary Public in and for the State of Iowa, personally appeared JEFF JACQUE 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 40-24 adopted by the City Council on the 17th day of June, 2024, and that JEFF JACQUE and TRICIA L. MAIERS 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 2, 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.

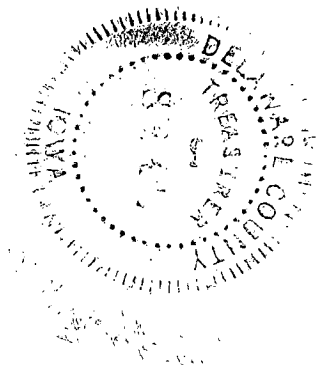
See attached

\_\_\_\_\_  
Signature Attorney at Law  
Name (printed) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone number \_\_\_\_\_

**COUNTY TREASURER**

Manchester, Iowa \_\_\_\_\_ 7.3, 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 2, City of Dyersville, Delaware County, Iowa**, have been paid and said real estate is free and clear of all taxes as of this date.



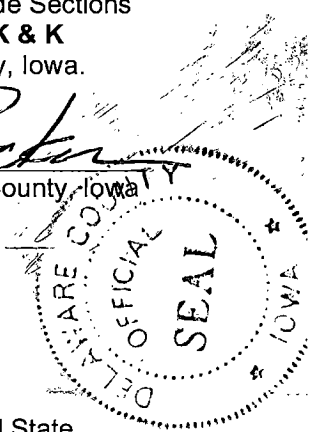
Jenny Eschen  
County Treasurer of Delaware County, Iowa

**COUNTY AUDITOR**

Manchester, Iowa \_\_\_\_\_ July 3, 2024

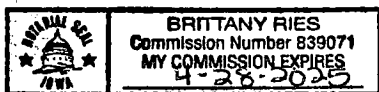
I, Carla K. Becker, Auditor of Delaware County, Iowa, pursuant to Iowa Code Sections 354.6(2) and 354.11(6), have reviewed and do hereby approve of the subdivision name or title **K & K Addition Plat 2, City of Dyersville, Delaware County, Iowa**, a subdivision in Delaware County, Iowa.

Carla K. Becker  
County Auditor of Delaware County, Iowa



State of Iowa )  
County of Delaware ) ss:

On this 3rd day of July, 2024, before me, a Notary Public in and for said State, personally appeared Carla K. Becker, to me personally known, who being by me duly affirmed did say that he/she is the Auditor of Delaware County, Iowa.



Brittany Ries  
Notary Public in the State of Iowa  
My Commission Expires 4-28-2025



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

ATTORNEY'S OPINION

Dubuque, Iowa

July 8, 2024

I, Jennifer A. Clemens-Conlon, a practicing attorney at law in Dubuque County, Iowa, have examined the abstract of title to real estate described as:

Lot 2 in Westridge Estates 9th Addition, Dyersville, Delaware County, Iowa

Said abstract was last updated by Alex Berger, Attorney at Law for Attorney Abstract, LLC for Statewide Abstract and Title to the 24<sup>th</sup> day of June, 2024 at 5:00 p.m.

My examination of said abstract shows good and merchantable title on the date and hour of certification rests in **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. A Deed of Trust and Security Agreement from K&K Building & Supply, Inc., an Iowa limited liability company, to Fidelity Bank & Trust, a corporation, dated December 15, 2016, filed December 19, 2016 in Book 2016, page 3478 of the records of Delaware County, Iowa.
3. Plats, Covenants, Agreements, Resolutions, Ordinances, Urban Renewal Area and Easements of 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: [jconlon@cwcmllaw.com](mailto:jconlon@cwcmllaw.com)

RESOLUTION NO. 40-24

RESOLUTION APPROVING FINAL PLAT K & K ADDITION PLAT 2, CITY OF DYERSVILLE, DELAWARE COUNTY, IOWA. LOT 2 OF WESTRIDGE ESTATES 9<sup>TH</sup> ADDITION, CITY OF DYERSVILLE, DELAWARE, IOWA

WHEREAS, there has been filed with the City Clerk, the Final Plat K & K Addition Plat 2, City of Dyersville, Delaware County, Iowa. Lot 2 of Westridge Estates 9<sup>th</sup> 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 2, City of Dyersville, Delaware County, Iowa. Lot 2 of Westridge Estates 9<sup>th</sup> 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 17<sup>th</sup> Day of June 2024.

  
\_\_\_\_\_  
Jeff Jacque, Mayor

ATTEST:

  
Tricia L. Maiers, City Clerk

