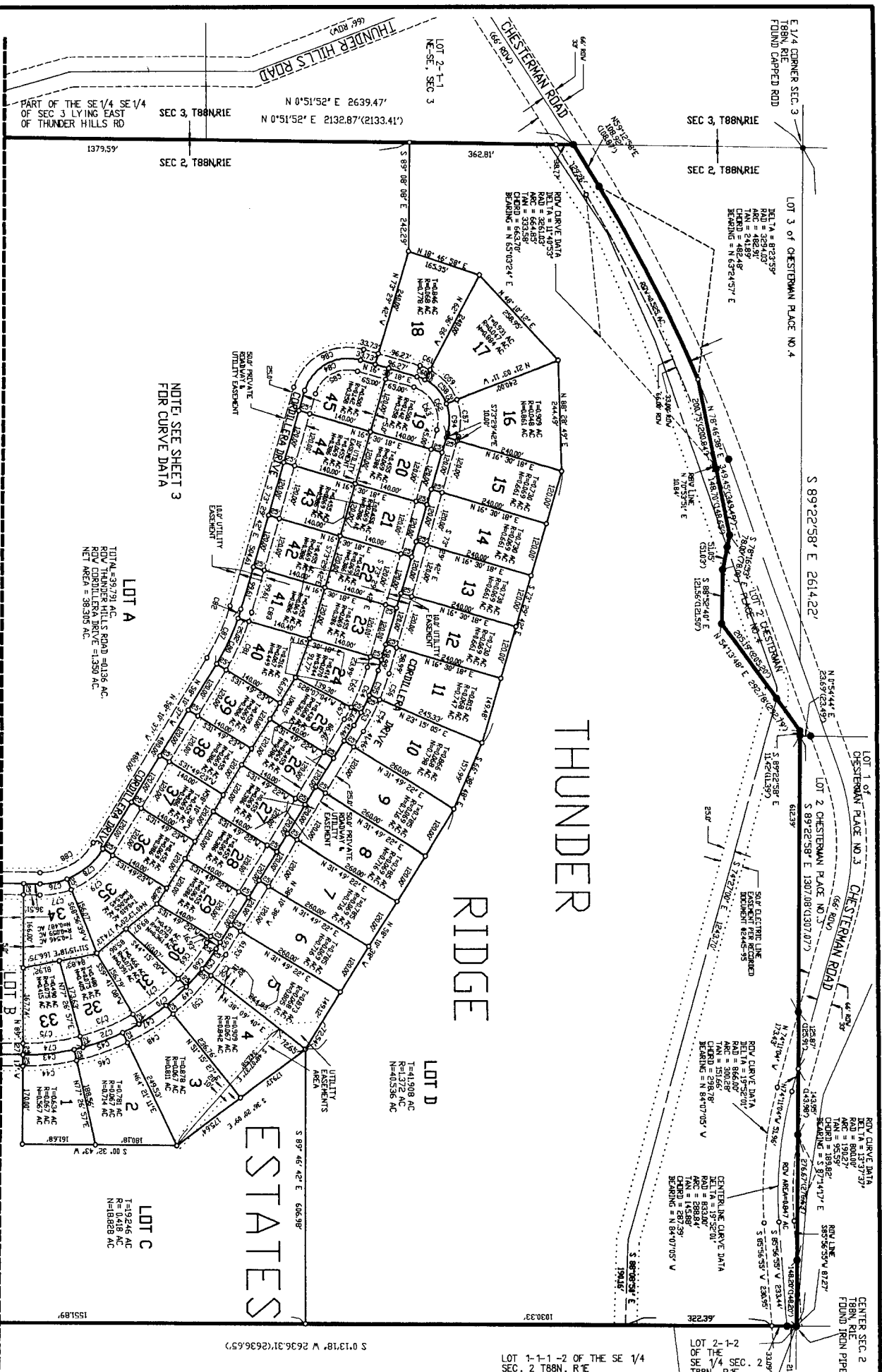


MATCH LINE SEE SHEET 1

MATCH LINE SEE SHEET 1



2 OF 7 SHEET	SHEET TITLE		PROJECT	NO. 95-178	BUESING & ASSOCIATES CONSULTING ENGINEERS 1212 LOCUST STREET DUBUQUE, IOWA 52001 (319) 556-4389	DATE	REVISIONS	DRAWN BY:
	FINAL PLAT OF THUNDER RIDGE ESTATES		OWNER: ROYAL OAKS DEVELOPMENT, INC 8650 ENTERPRISE DRIVE PEOSTA, IA 52068 (319) 556-7484			MAY 14, 1997		MJW & SAF
						SCALE		CHECKED BY:
						1" = 200'		JLW

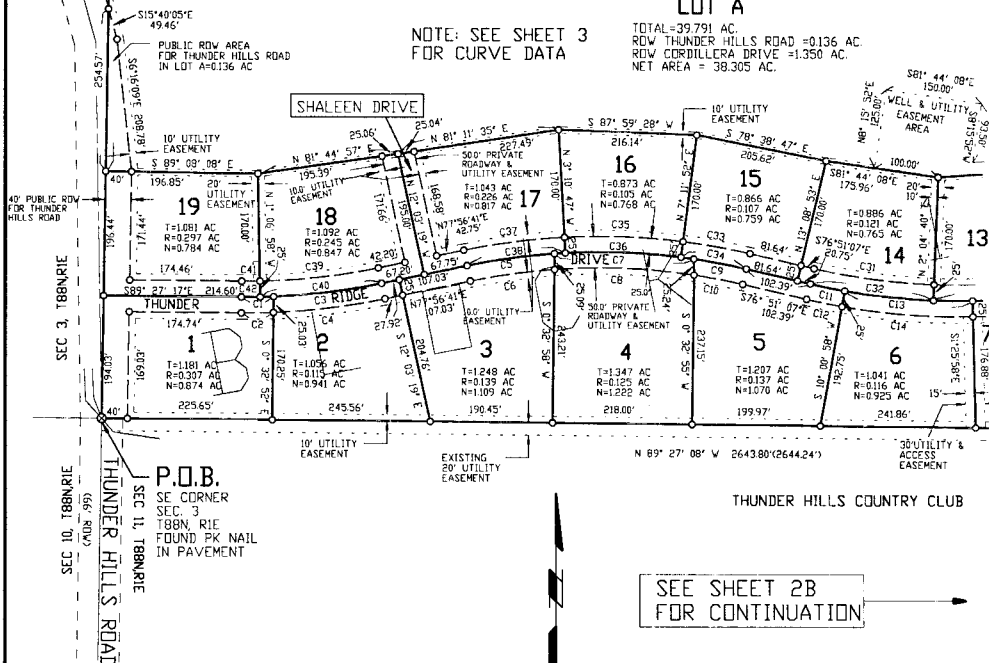
MATCH LINE SEE SHEET 2D

THUNDER RIDGE ESTATES

LOT A

NOTE: SEE SHEET 3
FOR CURVE DATA

TOTAL=39.791 AC.
RDW THUNDER HILLS ROAD =0.136 AC.
RDW CORDILLERA DRIVE =1.350 AC.
NET AREA = 38.305 AC.



LEGEND

●	IRON ROD FOUND
⊗	PK NAIL FOUND
○	IRON ROD PLACED
—	SURVEY BOUNDARY
—	PROPERTY LINE
—	CENTER LINE
—	EASEMENT LINE
—	RIGHT OF WAY
—	POINT OF BEGINNING
()	RECORD DIMENSION
AC	ACRES
T=0.610 AC	TOTAL AREA
R=0.065 AC	RIGHT OF WAY AREA
N=0.545 AC	NET AREA

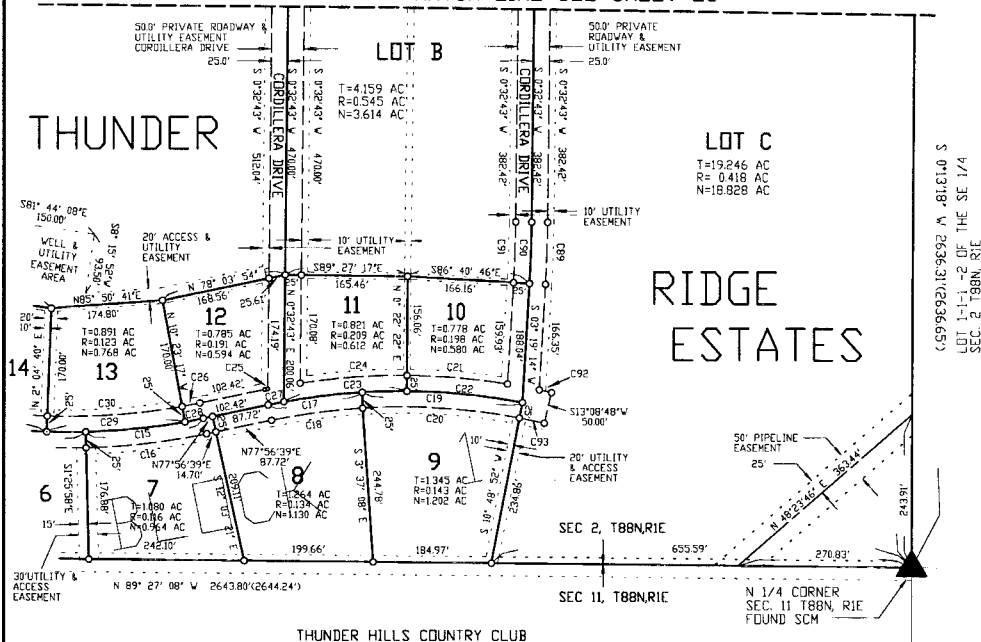
0' 100' 200' 400'
SCALE IN FEET

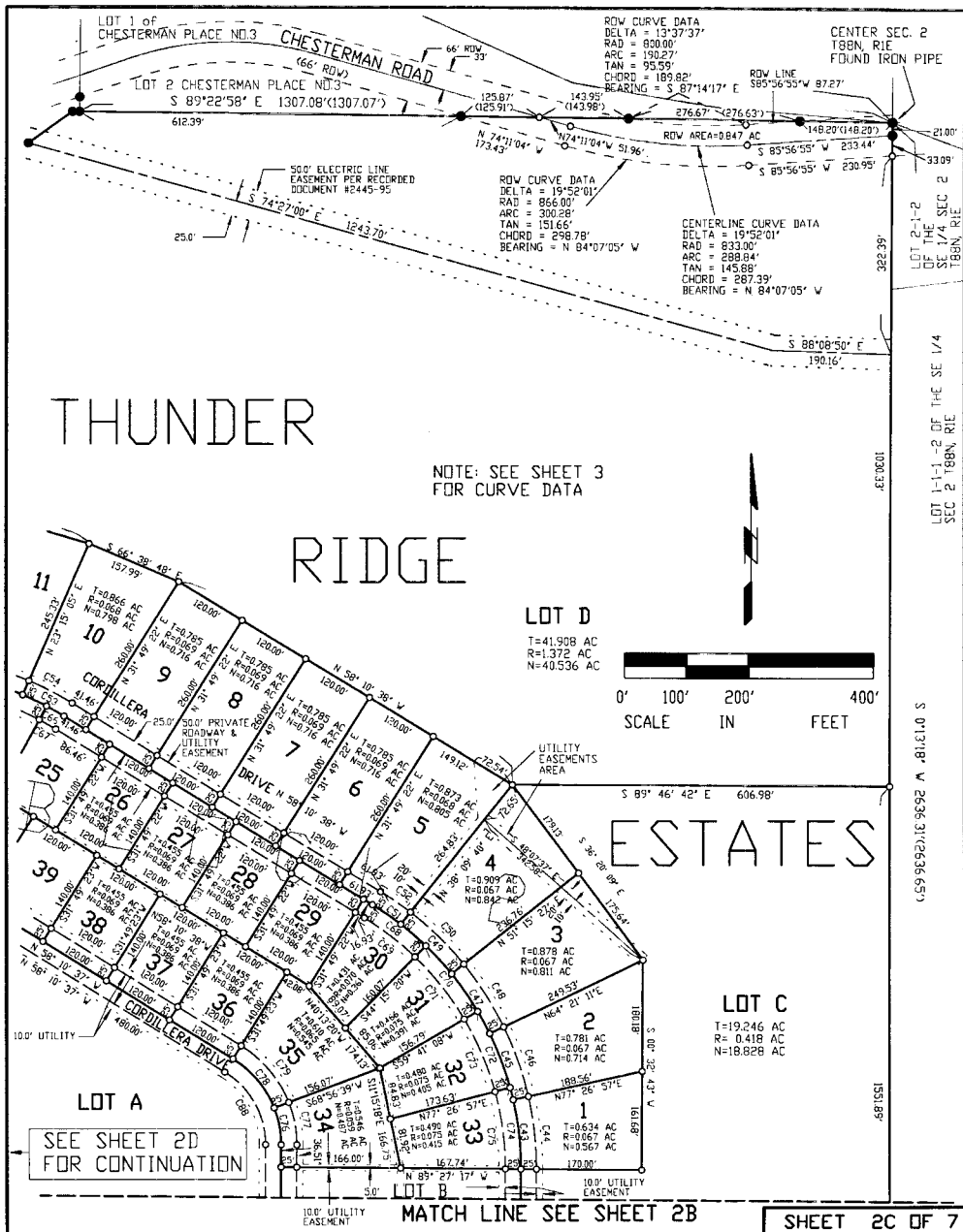
NOTE

1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
2. UTILITY EASEMENTS SHOWN ARE FOR GAS, CABLE TV, TELEPHONE, ELECTRIC POWER, SANITARY SEWER, WATERMAIN AND STORM SEWER. ALL OTHER EASEMENTS ARE AS INDICATED.

TOTAL AREA OF LOTS 1-19, INCLUSIVE, OF BLOCK 1,
LOTS 1-45, INCLUSIVE, OF BLOCK 2, AND LOTS A, B, C,
& D, OF THUNDER RIDGE ESTATES IS 152.154 ACRES

MATCH LINE SEE SHEET 2C





N 0°54'44" E
23.69' (23.49')

LOT 3 of CHESTERMAN PLACE NO.4

DELTA = 8°23'59"
RAD = 3294.03'
ARC = 482.91'
TAN = 241.89'
CHORD = 482.48'
BEARING = N 63°24'57" E

107

T=41.908 AC
R=1.372 AC
N=40.536 AC

THUNDER

ROW CURVE DATA

DELTA = 11°40'53"
RAD = 3261.03'
ARC = 664.85'
TAN = 333.58'
CHORD = 663.70'
BEARING = N 65°03'24" E

LOT 2-1-1
NE-SE, SEC 3

N 0°51'52" E 2639.47'

RIDGE

NOTE: SEE SHEET 3
FOR CURVE DATA

ESTATES

LOT A

TOTAL=39.791 AC.
ROW THUNDER HILLS ROAD =0.136 AC.
ROW CORDILLERA DRIVE =1.350 AC.
NET AREA = 38.305 AC.

SEE SHEET 2C
FOR CONTINUATION

MATCH LINE SEE SHEET 2A

SHEET 2D OF 7

CURVE DATA BLOCK 1

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	BEARING
C1	2°51'53"	1000.00	50.00'	25.00'	50.00'	N89°06'47"E
C2	2°47'41"	1025.00	50.00'	25.00'	49.99'	N89°08'53"E
C3	9°44'10"	1000.00	169.93'	85.17'	169.72'	N82°48'45"E
C4	9°49'22"	1025.00	175.43'	87.93'	175.21'	N82°10'51"E
C5	7°53'45"	1000.00	137.80'	69.01'	137.70'	N81°53'33"E
C6	7°46'30"	975.00	132.31'	66.25'	132.20'	N81°49'55"E
C7	12°31'11"	1000.00	218.51'	109.69'	218.08'	S87°53'59"E
C8	12°50'32"	975.00	218.54'	109.73'	218.08'	S87°51'34"E
C9	4°47'15"	1000.00	83.56'	41.80'	83.54'	S79°14'45"E
C10	4°35'10"	975.00	78.04'	39.04'	78.02'	S79°08'43"E
C11	3°07'54"	1000.00	54.66'	27.34'	54.65'	S78°25'05"E
C12	3°07'54"	1025.00	56.03'	28.02'	56.02'	S78°25'05"E
C13	11°26'56"	1000.00	199.82'	100.24'	199.49'	S85°42'30"E
C14	11°26'56"	1025.00	204.82'	102.75'	204.48'	S85°42'30"E
C15	10°37'23"	1000.00	185.41'	92.97'	185.14'	N83°15'20"E
C16	10°37'23"	1025.00	190.04'	95.30'	189.77'	N83°15'20"E
C17	8°26'12"	1000.00	147.25'	73.76'	147.12'	N82°09'46"E
C18	8°26'12"	975.00	143.57'	71.91'	143.44'	N82°09'46"E
C19	14°26'00"	1000.00	251.91'	126.63'	251.24'	S86°14'08"E
C20	14°26'00"	975.00	245.61'	123.46'	244.96'	S86°14'08"E
C21	8°51'04"	1025.00	158.34'	79.33'	158.19'	N85°12'06"E
C22	10°26'30"	1000.00	182.24'	91.37'	181.99'	N84°54'23"E
C23	11°00'52"	1000.00	182.24'	96.42'	191.94'	S84°51'56"E
C24	9°19'06"	1025.00	166.78'	83.54'	166.52'	N85°42'49"E
C25	0°15'48"	1025.00	4.71'	2.37'	4.71'	S78°04'33"E
C26	1°40'04"	975.00	28.38'	14.19'	28.38'	S78°46'41"E
C27	1°24'58"	1000.00	24.68'	12.34'	24.68'	S78°39'04"E
C28	1°40'04"	1000.00	29.11'	14.56'	29.11'	S78°46'41"E
C29	12°27'57"	1000.00	217.57'	109.22'	217.14'	S85°30'41"E
C30	12°27'57"	975.00	212.13'	106.49'	211.71'	N85°30'41"E
C31	11°04'12"	975.00	188.38'	94.48'	188.05'	N82°23'14"E
C32	11°04'12"	1000.00	193.21'	96.91'	192.91'	N82°23'14"E
C33	5°57'01"	1025.00	103.85'	51.97'	106.40'	N79°49'38"E
C34	5°57'01"	1000.00	103.85'	51.97'	103.80'	N79°49'38"E
C35	10°22'39"	1025.00	165.65'	93.08'	165.39'	N87°59'28"E
C36	10°22'39"	1000.00	161.72'	90.81'	160.87'	N87°59'28"E
C37	8°52'32"	1025.00	158.71'	79.55'	158.62'	S82°22'57"E
C38	8°52'32"	1000.00	154.91'	75.47'	154.76'	S82°22'57"E
C39	10°56'21"	975.00	186.15'	93.36'	185.87'	S83°24'51"E
C40	10°56'21"	1000.00	190.93'	95.75'	190.64'	S83°24'51"E
C41	1°39'42"	975.00	28.28'	14.14'	28.27'	S89°42'53"E
C42	1°39'42"	1000.00	29.00'	14.50'	29.00'	S89°42'53"E

CURVE DATA BLOCK 2

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	BEARING
C43	13°05'46"	500.00'	114.29'	57.39'	114.04'	N6°00'10"W
C44	13°05'46"	525.00'	120.00'	60.26'	119.74'	N6°00'10"W
C45	13°05'46"	500.00'	114.29'	57.39'	114.04'	N19°05'56"W
C46	13°05'46"	525.00'	120.00'	60.26'	119.74'	N19°05'56"W
C47	13°05'44"	500.00'	114.28'	57.39'	114.03'	N32°11'41"W
C48	13°05'44"	525.00'	119.99'	60.26'	119.73'	N32°11'41"W
C49	13°05'47"	500.00'	114.29'	57.39'	114.04'	N45°17'27"W
C50	13°05'47"	525.00'	120.00'	60.26'	119.74'	N45°17'27"W
C51	6°20'18"	500.00'	55.31'	27.68'	55.28'	N55°00'26"W
C52	6°20'18"	525.00'	58.08'	29.07'	58.05'	N55°00'26"W
C53	8°34'17"	500.00'	74.80'	37.47'	74.73'	N62°27'46"W
C54	8°34'17"	525.00'	78.54'	39.34'	78.47'	N62°27'46"W
C55	6°44'47"	500.00'	58.87'	29.47'	58.84'	N78°07'18"W
C56	6°44'47"	525.00'	61.82'	30.94'	61.78'	N78°07'18"W
C57	37°33'28"	125.00'	81.94'	42.50'	80.48'	S87°43'33"W
C58	41°33'15"	100.00'	72.53'	37.94'	70.95'	S48°10'12"W
C59	41°33'15"	125.00'	96.66'	47.43'	88.68'	S48°10'12"W
C60	10°53'16"	100.00'	19.00'	9.53'	18.97'	S21°57'10"W
C61	10°53'16"	125.00'	23.75'	11.91'	23.72'	S21°57'10"W
C62	89°59'59"	100.00'	157.08'	100.00'	141.42'	N61°30'18"E
C63	89°59'58"	75.00'	117.81'	75.00'	106.07'	N61°30'18"E
C64	11°36'46"	500.00'	101.34'	50.84'	101.17'	S67°41'19"E
C65	11°36'46"	475.00'	96.27'	48.30'	96.11'	S67°41'19"E
C66	3°42'18"	500.00'	32.33'	16.17'	32.33'	S60°01'47"E
C67	3°42'18"	475.00'	30.72'	15.36'	30.71'	S60°01'47"E
C68	12°25'58"	500.00'	108.50'	54.46'	108.28'	S51°57'38"E
C69	12°25'58"	475.00'	103.07'	51.74'	102.87'	S51°57'39"E
C70	15°25'49"	500.00'	134.65'	67.74'	134.25'	S38°01'46"E
C71	15°25'49"	500.00'	127.92'	64.35'	127.54'	S38°01'45"E
C72	15°25'46"	500.00'	134.65'	67.73'	134.24'	S22°35'59"E
C73	15°25'46"	475.00'	127.92'	64.35'	127.53'	S38°01'45"E
C74	15°25'48"	500.00'	134.65'	67.74'	134.25'	S7°10'11"E
C75	15°25'48"	475.00'	127.92'	64.35'	127.53'	S7°10'11"E
C76	21°36'04"	163.14'	61.50'	31.12'	61.14'	N0°15'19"W
C77	21°36'04"	188.14'	70.93'	35.89'	70.51'	N0°15'19"W
C78	37°07'15"	163.14'	105.69'	54.78'	103.85'	N39°37'08"W
C79	37°07'15"	188.14'	121.89'	63.17'	119.77'	N39°37'08"W
C80	12°58'50"	500.00'	113.28'	56.88'	113.04'	N64°40'04"W
C81	13°09'31"	525.00'	119.96'	60.24'	119.70'	N64°40'24"W
C82	2°20'15"	500.00'	26.40'	10.20'	26.40'	N72°19'35"W
C83	2°13'34"	525.00'	26.40'	10.20'	26.40'	N72°22'55"W
C84	90°00'00"	100.00'	157.08'	100.00'	141.42'	N28°29'42"W
C85	90°00'00"	75.00'	117.81'	75.00'	106.07'	N28°29'42"W
C86	90°00'00"	125.00'	196.35'	125.00'	176.78'	N28°29'42"W
C87	51°19'05"	475.00'	126.99'	63.880'	126.61'	S65°50'11"E
C88	58°43'19"	138.14'	141.57'	77.71'	135.46'	S28°48'57"E
C89	2°46'31"	2025.00'	98.09'	49.05'	98.08'	N1°55'58"E
C90	2°46'31"	2000.00'	96.88'	48.45'	96.87'	N1°55'58"E
C91	2°46'31"	1975.00'	95.67'	47.84'	95.66'	N1°55'58"E
C92	1°06'18"	1025.00'	19.77'	9.89'	19.77'	S77°24'20"E
C93	2°19'57"	975.00'	39.69'	19.85'	39.69'	N78°01'09"W
C94	37°33'28"	100.00'	65.55'	34.00'	64.38'	S87°43'33"W

NOTE: SEE SHEET 2A THRU 2D FOR LOCATION OF CURVE

CURVE DATA BLOCK 1						
CHANCE	DELTA	RAIUS	ARC	TANGENT	CHORD	BEARING
C1	2°15'34"	1000.00'	50.00'	25.00'	50.00'	N80°06'47"E
C2	2°47'41"	1000.00'	50.00'	25.00'	49.89'	N80°06'53"E
C3	9°44'10"	1000.00'	169.83'	85.37'	169.72'	N82°48'46"E
C4	9°48'22"	1000.00'	175.43'	87.83'	175.21'	N82°50'57"E
C5	7°53'46"	1000.00'	157.81'	69.01'	157.70'	N81°53'03"E
C6	7°46'30"	1000.00'	152.31'	66.25'	152.20'	N81°49'56"E
C7	8°31'11"	1000.00'	169.89'	83.88'	169.78'	N82°53'56"E
C8	8°29'32"	1000.00'	168.54'	82.54'	168.43'	N82°51'56"E
C9	4°47'20"	1000.00'	83.58'	41.80'	83.54'	N79°08'43"E
C10	4°53'10"	1000.00'	84.86'	42.43'	84.82'	N79°10'43"E
C11	3°07'54"	1000.00'	54.86'	27.24'	54.82'	N78°23'05"E
C12	3°07'54"	1000.00'	54.86'	27.24'	54.82'	N78°23'05"E
C13	11°26'56"	1000.00'	369.82'	184.82'	369.46'	N85°42'50"E
C14	11°26'56"	1000.00'	369.82'	184.82'	369.46'	N85°42'50"E
C15	8°37'23"	1000.00'	160.41'	80.20'	160.34'	N83°16'20"E
C16	8°37'23"	1000.00'	160.41'	80.20'	160.34'	N83°16'20"E
C17	8°28'12"	1000.00'	147.25'	73.76'	147.20'	N82°08'46"E
C18	8°28'12"	1000.00'	147.25'	73.76'	147.20'	N82°08'46"E
C19	4°26'00"	1000.00'	81.41'	40.70'	81.36'	N78°08'46"E
C20	4°26'00"	1000.00'	81.41'	40.70'	81.36'	N78°08'46"E
C21	8°51'04"	1000.00'	169.83'	85.37'	169.72'	N82°48'46"E
C22	8°51'04"	1000.00'	169.83'	85.37'	169.72'	N82°48'46"E
C23	11°03'52"	1000.00'	369.82'	184.82'	369.46'	N85°42'50"E
C24	8°51'04"	1000.00'	169.83'	85.37'	169.72'	N82°48'46"E
C25	8°51'04"	1000.00'	169.83'	85.37'	169.72'	N82°48'46"E
C26	14°04'04"	1000.00'	28.38'	14.19'	28.34'	N78°48'43"E
C27	14°04'04"	1000.00'	28.38'	14.19'	28.34'	N78°48'43"E
C28	14°04'04"	1000.00'	28.38'	14.19'	28.34'	N78°48'43"E
C29	8°27'57"	1000.00'	160.41'	80.20'	160.34'	N83°16'20"E
C30	8°27'57"	1000.00'	160.41'	80.20'	160.34'	N83°16'20"E
C31	11°04'12"	1000.00'	369.82'	184.82'	369.46'	N85°42'50"E
C32	11°04'12"	1000.00'	369.82'	184.82'	369.46'	N85°42'50"E
C33	5°57'01"	1000.00'	103.85'	51.97'	103.80'	N79°48'28"E
C34	5°57'01"	1000.00'	103.85'	51.97'	103.80'	N79°48'28"E
C35	8°22'39"	1000.00'	160.41'	80.20'	160.34'	N83°16'20"E
C36	8°22'39"	1000.00'	160.41'	80.20'	160.34'	N83°16'20"E
C37	8°52'12"	1000.00'	169.83'	85.37'	169.72'	N82°48'46"E
C38	8°52'12"	1000.00'	169.83'	85.37'	169.72'	N82°48'46"E
C39	8°52'12"	1000.00'	169.83'	85.37'	169.72'	N82°48'46"E
C40	8°52'12"	1000.00'	169.83'	85.37'	169.72'	N82°48'46"E
C41	1°38'42"	1000.00'	28.38'	14.19'	28.34'	N78°48'43"E
C42	1°38'42"	1000.00'	28.38'	14.19'	28.34'	N78°48'43"E

CURVE DATA BLOCK 2						
CHANCE	DELTA	RAIUS	ARC	TANGENT	CHORD	BEARING
C43	3°05'46"	500.00'	14.29'	7.15'	14.24'	N80°07'08"E
C44	3°05'46"	500.00'	14.29'	7.15'	14.24'	N80°07'08"E
C45	3°05'46"	500.00'	14.29'	7.15'	14.24'	N80°07'08"E
C46	3°05'46"	500.00'	14.29'	7.15'	14.24'	N80°07'08"E
C47	3°05'46"	500.00'	14.29'	7.15'	14.24'	N80°07'08"E
C48	3°05'46"	500.00'	14.29'	7.15'	14.24'	N80°07'08"E
C49	3°05'46"	500.00'	14.29'	7.15'	14.24'	N80°07'08"E
C50	3°05'46"	500.00'	14.29'	7.15'	14.24'	N80°07'08"E
C51	6°20'18"	500.00'	59.31'	29.66'	59.00'	N85°00'28"E
C52	6°20'18"	500.00'	59.31'	29.66'	59.00'	N85°00'28"E
C53	8°34'17"	500.00'	169.83'	85.37'	169.72'	N82°48'46"E
C54	8°34'17"	500.00'	169.83'	85.37'	169.72'	N82°48'46"E
C55	6°44'47"	500.00'	59.87'	29.94'	59.84'	N80°07'08"E
C56	6°44'47"	500.00'	59.87'	29.94'	59.84'	N80°07'08"E
C57	37°33'28"	500.00'	81.84'	42.50'	80.48'	N87°43'33"E
C58	41°33'18"	500.00'	72.83'	37.84'	70.86'	N84°10'12"E
C59	41°33'18"	500.00'	72.83'	37.84'	70.86'	N84°10'12"E
C60	8°53'18"	500.00'	169.83'	85.37'	169.72'	N82°48'46"E
C61	8°53'18"	500.00'	169.83'	85.37'	169.72'	N82°48'46"E
C62	8°53'18"	500.00'	169.83'	85.37'	169.72'	N82°48'46"E
C63	11°38'46"	500.00'	369.82'	184.82'	369.46'	N85°42'50"E
C64	11°38'46"	500.00'	369.82'	184.82'	369.46'	N85°42'50"E
C65	3°42'18"	500.00'	32.33'	16.17'	32.31'	N80°01'47"E
C66	3°42'18"	500.00'	32.33'	16.17'	32.31'	N80°01'47"E
C67	3°42'18"	500.00'	32.33'	16.17'	32.31'	N80°01'47"E
C68	3°42'18"	500.00'	32.33'	16.17'	32.31'	N80°01'47"E
C69	3°42'18"	500.00'	32.33'	16.17'	32.31'	N80°01'47"E
C70	3°42'18"	500.00'	32.33'	16.17'	32.31'	N80°01'47"E
C71	3°42'18"	500.00'	32.33'	16.17'	32.31'	N80°01'47"E
C72	3°42'18"	500.00'	32.33'	16.17'	32.31'	N80°01'47"E
C73	3°42'18"	500.00'	32.33'	16.17'	32.31'	N80°01'47"E
C74	3°42'18"	500.00'	32.33'	16.17'	32.31'	N80°01'47"E
C75	3°42'18"	500.00'	32.33'	16.17'	32.31'	N80°01'47"E
C76	3°42'18"	500.00'	32.33'	16.17'	32.31'	N80°01'47"E
C77	3°42'18"	500.00'	32.33'	16.17'	32.31'	N80°01'47"E
C78	3°42'18"	500.00'	32.33'	16.17'	32.31'	N80°01'47"E
C79	3°42'18"	500.00'	32.33'	16.17'	32.31'	N80°01'47"E
C80	3°42'18"	500.00'	32.33'	16.17'	32.31'	N80°01'47"E
C81	3°42'18"	500.00'	32.33'	16.17'	32.31'	N80°01'47"E
C82	3°42'18"	500.00'	32.33'	16.17'	32.31'	N80°01'47"E
C83	3°42'18"	500.00'	32.33'	16.17'	32.31'	N80°01'47"E
C84	3°42'18"	500.00'	32.33'	16.17'	32.31'	N80°01'47"E
C85	3°42'18"	500.00'	32.33'	16.17'	32.31'	N80°01'47"E
C86	3°42'18"	500.00'	32.33'	16.17'	32.31'	N80°01'47"E
C87	3°42'18"	500.00'	32.33'	16.17'	32.31'	N80°01'47"E
C88	3°42'18"	500.00'	32.33'	16.17'	32.31'	N80°01'47"E
C89	3°42'18"	500.00'	32.33'	16.17'	32.31'	N80°01'47"E
C90	3°42'18"	500.00'	32.33'	16.17'	32.31'	N80°01'47"E
C91	3°42'18"	500.00'	32.33'	16.17'	32.31'	N80°01'47"E
C92	3°42'18"	500.00'	32.33'	16.17'	32.31'	N80°01'47"E
C93	3°42'18"	500.00'	32.33'	16.17'	32.31'	N80°01'47"E
C94	3°42'18"	500.00'	32.33'	16.17'	32.31'	N80°01'47"E

NOTE: SEE SHEET 1 AND 2 FOR LOCATION OF CURVE

SHEET 3 OF 7	SHEET TITLE		PROJECT	NO. 95-78	BUESING & ASSOCIATES CONSULTING ENGINEERS 1212 LOCUST STREET DUBUQUE, IOWA 52001 (319) 556-4389		DATE	REVISIONS	DRAWN BY:
	CURVE DATA FOR THUNDER RIDGE ESTATES		OWNER: ROYAL OAKS DEVELOPMENT 8650 ENTERPRISE DRIVE PEOSTA, IOWA 50888 (319) 556-7484				MAY 14, 1997		SAF & M/W
							SCALE		CHECKED BY: J.W.

Surveyors Certificate

Dubuque, Iowa

14 May, 1997

I hereby certify that the plat shown on Sheets 1 thru 3 of 7 hereof, is a true and correct **FINAL PLAT OF THUNDER RIDGE ESTATES** a subdivision as comprised of Lot 1 of 2 of the Northwest Quarter of the Southwest Quarter; the Northeast Quarter of the Southwest Quarter; the Southeast Quarter of the Southwest Quarter; the West 165 feet of the South 170 feet of the Southwest Quarter of the Southwest Quarter; the Southwest Quarter of the Southwest Quarter excluding the West 165 feet of the South 170 feet of the Southwest Quarter of the Southwest Quarter all in Section 2, Township 88 North, Range 1 East of the 5th Principal Meridian, Dubuque County, Iowa. The perimeter of THUNDER RIDGE ESTATES was surveyed by me and is more particularly described as follows:

THUNDER RIDGE ESTATES

Commencing at the Southeast Corner of Section 3 T88N, R1E, said point being the Point of Beginning;

Thence North 0° 51' 52" East (this is an assumed bearing for the purposes of this survey only) along the East line of said Section 3 a distance of 2132.87 feet to the centerline of Chesterman Road Right of Way (ROW).

Thence North 59° 12' 58" East along the Centerline of said Road ROW a distance of 108.92 feet to a point of curvature;

Thence Northeasterly along the Centerline of said Road ROW a distance of 482.91 feet along the arc of a 3294.03 foot radius curve to the right, of which the Chord distance is 482.48 feet and Chord Bearing of North 63° 24' 57" East to the Northwest corner of Lot 2 of Chesterman Place No. 4

Thence North 78° 46' 38" East along the south line of said Lot 2 a distance of 349.45 feet;

Thence South 78° 16' 53" East along the south line of said Lot 2 a distance of 78.00 feet;

Thence South 88° 52' 40" East along the south line of said Lot 2 a distance of 121.56 feet;

Thence North 54° 13' 48" East along the south line of said Lot 2 a distance of 292.78 feet;

Thence South 89° 22' 58" East along the south line of said Lot 2 a distance of 11.42 feet to the Southwest corner of Lot 2 of Chesterman Place No. 3

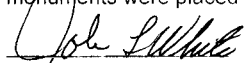
Thence South 89° 22' 58" East along the south line of said Lot 2 and Lot 1 of Chesterman Place No. 3 a distance of 1307.08 feet to the center of Section 2 T88N, R1E;

Thence South 0° 13' 18" West along the West line of Lot 2 of 1 of 2 and Lot 1 of 1 of 1 of 2 of the Southeast 1/4 Section 2 T88N, R1E a distance of 2636.31 feet to the North 1/4 corner of Section 11 T88N, R1E;

Thence North 89° 27' 08" West along the north line said Section 11 also being the North line of Thunders Hills Country Club a distance of 2643.80 feet to the point of Beginning;

THE AREA OF THUNDER RIDGE ESTATES IS 152.154 ACRES AND IS SUBJECT TO ALL EASEMENTS OF RECORD.

I John L. White, a registered Land Surveyor under the laws of the State of Iowa, hereby certify that this survey was done and this plat was prepared by me or under my direct personal supervision and that all monuments were placed or shall be placed within one year from the date this plat is recorded.



JOHN L. WHITE
LICENSED LAND SURVEYOR
REGISTRATION # 4016

14 May 1997
DATE

REG. RENEWAL 12/31/98

Title to the West 165 feet of the South 170 feet of the Southwest Quarter of the Southwest Quarter of Section 2, Township 88 North, Range 1 East of the 5th Principal Meridian, Dubuque County, Iowa is held by Royal Oaks Development Corp. free and clear of all liens and encumbrances; and

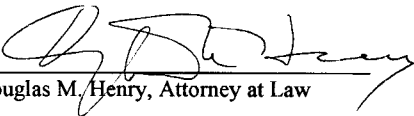
Title to Lot 1 of Lot 2 of the Northwest Quarter of the Southwest Quarter; the Northeast Quarter of the Southwest Quarter; the Southeast Quarter of the Southwest Quarter; the Southwest Quarter of the Southwest Quarter excluding the West 165 feet of the South 170 feet of the Southwest Quarter of the Southwest Quarter all in Section 2, Township 88 North, Range 1 East of the 5th Principal Meridian, Dubuque County, Iowa is held by Royal Oaks Development Corp. free and clear of all liens and encumbrances EXCEPT the Sellers' lien under Real Estate Contract dated January 30, 1995, recorded February 14, 1995 as Instrument No. 1286-95 of the records of the Dubuque County Recorder, which Sellers' lien is now held in the following fractional shares:

Donna M. Wolfe - 5/6 thereof;

Bradley A. Wolfe - 1/12 thereof;

Donna M. Wolfe and David J. Wolfe as
Conservators for Brenda A. Wolfe - 1/12 thereof;

Said abstracts show taxes all paid, including taxes for the fiscal year 1995-1996.



Douglas M. Henry, Attorney at Law

Lienholder's Consent

Sheet 5b of 7

Dubuque, Iowa

_____, 1997

The foregoing FINAL PLAT OF THUNDER RIDGE ESTATES, a subdivision as comprised of Lot 1 of 2 of the Northwest Quarter of the Southwest Quarter; the Northeast Quarter of the Southwest Quarter; the Southeast Quarter of the Southwest Quarter; the West 165 feet of the South 170 feet of the Southwest Quarter of the Southwest Quarter; the Southwest Quarter of the Southwest Quarter excluding the West 165 feet of the South 170 feet of the Southwest Quarter of the Southwest Quarter all in Section 2, Township 88 North, Range 1 East of the 5th Principal Meridian, Dubuque County, Iowa is made with the free consent and in accordance with the desires of the undersigned lienholders under Real Estate Contract dated January 30, 1995, recorded February 14, 1995, as Instrument No. 1286-95 of the records of the Dubuque County Recorder.

Donna M. Wolfe
Donna M. Wolfe

Brad Wolfe
Bradley A. Wolfe

Donna M. Wolfe and David J. Wolfe
Donna M. Wolfe and David J. Wolfe as
Conservators for Brenda A. Wolfe

STATE OF IOWA)

) ss:

DUBUQUE COUNTY)

On this 30 day of July, 1997, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Donna M. Wolfe, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

Lebecca A. Krum
Witness my hand and Notarial Seal on the date
above written
Notary Public in and for the State of Iowa

STATE OF IOWA)

) ss:

DUBUQUE COUNTY)

On this 30 day of July, 1997, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Bradley A. Wolfe, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

Lebecca A. Krum
Witness my hand and Notarial Seal on the date
above written
Notary Public in and for the State of Iowa

STATE OF IOWA)

) ss:

DUBUQUE COUNTY)

On this 30 day of July, 1997, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Donna M. Wolfe and David J. Wolfe, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they, as co-Conservators for Brenda A. Wolfe, executed the instrument as the voluntary act and deed of the co-Conservators.

Lebecca A. Krum
Witness my hand and Notarial Seal on the date
above written
Notary Public in and for the State of Iowa

Dubuque County Board of Health

Dubuque, Iowa

May 21, 1997

The foregoing **FINAL PLAT OF THUNDER RIDGE ESTATES** is hereby approved by the Dubuque County Board of Health and approval of said plat by the Dubuque County Board of Supervisors is hereby recommended.

[Signature]
Dubuque County Board of Health
Chairperson

Dubuque County Planning and Zoning

Dubuque, Iowa

May 27, 1997

The foregoing **FINAL PLAT OF THUNDER RIDGE ESTATES** is hereby approved by the Dubuque County Planning and Zoning Commission and approval of said plat by the Dubuque County Board of Supervisors is hereby recommended.

[Signature]
Dubuque County Planning and Zoning Commission
Chairperson

Dubuque County Engineer

Dubuque, Iowa

June 11, 1997

The foregoing **FINAL PLAT OF THUNDER RIDGE ESTATES** in the Southwest Quarter of Section 2, Township 88 North, Range 1 East of the 5th Principal Meridian, Dubuque County, Iowa, has been reviewed for compliance with current Dubuque County Platting and Subdivision regulations and has been approved by the County Engineer of Dubuque County, Iowa this 11th day of June, 1997.

[Signature]
Dubuque County Engineer

Dubuque County Plats Officer

Dubuque, Iowa

JUNE 11, 1997

I the undersigned, Paul A. Buss Jr. Dubuque County Plats Officer, examined for compliance with the Dubuque County Platting and Subdivision Ordinance the foregoing **FINAL PLAT OF THUNDER RIDGE ESTATES** in the Southwest Quarter of Section 2, Township 88 North, Range 1 East of the 5th Principal Meridian, Dubuque County, Iowa, and have found said plat to be acceptable

[Signature]
Plat Officer of Dubuque County

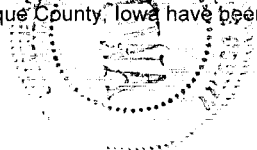
County Treasurer's Certificate

Dubuque, Iowa

6-10, 1997

I, the undersigned, Eric Stierman, Treasurer of Dubuque County, Iowa do hereby certify that all taxes levied against Lot 1 of 2 of the Northwest Quarter of the Southwest Quarter; the Northeast Quarter of the Southwest Quarter; the Southeast Quarter of the Southwest Quarter; the West 165 feet of the South 170 feet of the Southwest Quarter of the Southwest Quarter; the Southwest Quarter of the Southwest Quarter excluding the West 165 feet of the South 170 feet of the Southwest Quarter of the Southwest Quarter all in Section 2, Township 88 North, Range 1 East of the 5th Principal Meridian, Dubuque County, Iowa have been paid and said real estate is free from taxes as of this date.

[Signature]
Treasurer of Dubuque County, IA

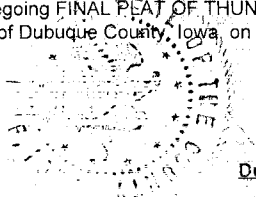


Dubuque County Auditor's Certificate

Dubuque,

22 May, 1998

The foregoing FINAL PLAT OF THUNDER RIDGE ESTATES was entered of record in the Office of the County Auditor of Dubuque County, Iowa, on the date first written above.



James M. Kelly
County Auditor of Dubuque County, Iowa

Dubuque County Assessor's Certificate

Dubuque, Iowa

June 10, 1997

The foregoing FINAL PLAT OF THUNDER RIDGE ESTATES was entered of record in the office of the Dubuque County Assessor of Dubuque County, Iowa, on this date first written above.

Paul T. Thomsen
County Assessor of Dubuque County, Iowa

Road Naming Committee Certificate

Dubuque, Iowa

June 10, 1997

The foregoing FINAL PLAT OF THUNDER RIDGE ESTATES in the Southwest Quarter of Section 2, Township 88 North, Range 1 East of the 5th Principal Meridian, Dubuque County, Iowa, has been reviewed by the Dubuque County Road Naming Committee and the street names THUNDER RIDGE DRIVE, CORDILLERA DRIVE AND SHALEEN DRIVE are established and approved. Approval of street names does not indicate an acceptance of said streets or roads as a part of the public street system.

Bill Weller
Dubuque County Road Naming Committee

City of Peosta, Iowa

Dubuque, Iowa

June 10, 1997

The undersigned, Mayor and Clerk of the City of Peosta, Iowa, do hereby certify that the foregoing FINAL PLAT OF THUNDER RIDGE ESTATES in the Southwest Quarter of Section 2, Township 88 North, Range 1 East of the 5th Principal Meridian, Dubuque County, Iowa, as appears heretofore has been filed in the office of the City Clerk of Peosta, Iowa and that by Resolution No. 97-08 the Peosta City Council approved said plat.

James Weyant
Mayor of the City Peosta

Frank Darda clerk
Clerk of the City of Peosta

**Dubuque County Board of Supervisors**

Dubuque, Iowa

16 June, 1997

The Dubuque County Board of Supervisors of the County of Dubuque, Iowa, do hereby certify that the foregoing FINAL PLAT OF THUNDER RIDGE ESTATES in the Southwest Quarter of Section 2, Township 88 North, Range 1 East of the 5th Principal Meridian, Dubuque County, Iowa, has been filed in the office of the County Board of Supervisors and that by Resolution No. 97-114 the Dubuque County Board of Supervisors have reviewed and approved said plat.

Alan MacInnes
Chairperson

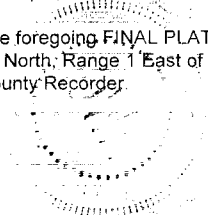
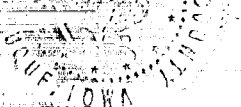
Recorder's Certificate

Dubuque, Iowa

Mar. 30, 1998

The foregoing FINAL PLAT OF THUNDER RIDGE ESTATES in the Southwest Quarter of Section 2, Township 88 North, Range 1 East of the 5th Principal Meridian, Dubuque County, Iowa, has been reviewed by the Dubuque County Recorder.

Kathy Fyann Thurlow
Dubuque County Recorder
by Toni J. Burkholder
Deputy



6D

RESOLUTION 97 - 174

WHEREAS, there has been presented to the Dubuque County Board of Supervisors a Final Plat of THUNDER RIDGE ESTATES a subdivision comprised of Lot 1-2 of the NW1/4-SW1/4; NE1/4-SW1/4; SE1/4-SW1/4; the West 165 feet of the South 170 feet of the SW1/4-SW1/4; and the SW1/4-SW1/4 excluding the West 165 feet of the South 170 feet of the SW1/4-SW1/4 all in Section 2, T88N R1E of the 5th P.M., Vernon Township, Dubuque County, Iowa; and

WHEREAS, said Final Plat of THUNDER RIDGE ESTATES will create nineteen lots in Block 1 (Lots 1 thru 19), forty-five lots in Block 2 (1 thru 45), and Lots A, B, C, and D all in THUNDER RIDGE ESTATES, Section 2, T88N R1E, Vernon Township, Dubuque County, Iowa; and

WHEREAS, said plat has been examined and approved by the City of Peosta Planning and Zoning Commission and City Council; and

WHEREAS, said plat has been examined by the Dubuque County Planning and Zoning Commission, the Dubuque County Board of Health, the Dubuque County Engineer and the Dubuque County Auditor and has their approval endorsed thereon; and

WHEREAS, said plat has been examined by the Board of Supervisors of Dubuque County, Iowa and they find the same conforms to the statutes and other regulatory ordinances and resolutions;

NOW THEREFORE BE IT RESOLVED by the Dubuque County Board of Supervisors of Dubuque County, Iowa:

Section 1. That Thunder Ridge Estates shall be served by both a central water and central sewer system to be located upon the property. The sewer system will be installed within utility easement area shown on Lot D.

Section 2. That streets shown hereon as Thunder Ridge Drive, Shaleen Drive and Cordillera Drive are private streets and Dubuque County shall not assume any liability for their design, construction, maintenance or operation.

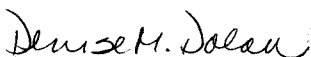
Section 3. That Lots 1 thru 19 of Block 1 are currently zoned "R-5" for multi-family use. Lots 1 thru 45 are presently zoned "R-3" Single Family Residential and Lots A, B, C and D are zoned "R-1" Rural Residential.

Section 4. That the above described plat be and the same is hereby approved and the Chairperson of the Board of Supervisors is authorized and directed to endorse the approval of Dubuque County, Iowa upon said plat.

PASSED, ADOPTED AND APPROVED by the Dubuque County Board of Supervisors on this 16 day of June, 1997,


Chair, Board of Supervisors

ATTEST:


Dubuque County Auditor



RESOLUTION NO. 97-08

RESOLUTION APPROVING THE FINAL PLAT OF THUNDER RIDGE ESTATES IN THE SOUTHWEST QUARTER OF SECTION 2, T88N, R1E OF THE 5TH PRINCIPAL MERIDIAN, DUBUQUE COUNTY, IOWA.

WHEREAS, the Final Plat of Thunder Ridge Estates as described above has been filed with the Peosta City Clerk and the property is within two miles of the Corporate Limits of the City of Peosta, Dubuque County, Iowa; and

WHEREAS, the same Final Plat has been approved by the City of Peosta zoning authority; and

WHEREAS, the same Final Plat has been examined by the Peosta City Council and found to conform to the statutes and ordinances relating to plats.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Peosta, Dubuque County, Iowa;

Sec. 1: That the Final Plat of Thunder Ridge Estates in the southwest quarter of Section 2, T88N, R1E of the 5th principal meridian, Dubuque County, Iowa be and the same is hereby approved.

Passed, Adopted, and Approved this 10th day of June, 1997.


James D. Weydert, Mayor of Peosta


Frank W. Dardis, City Clerk/Treas.

