

Kathy Flynn Thurlow
14114-04
 2004 AUG 11 AM 9:20
 KATHY FLYNN THURLOW
 COUNTY RECORDER
 DUBUQUE CO., IOWA FEES \$47.00

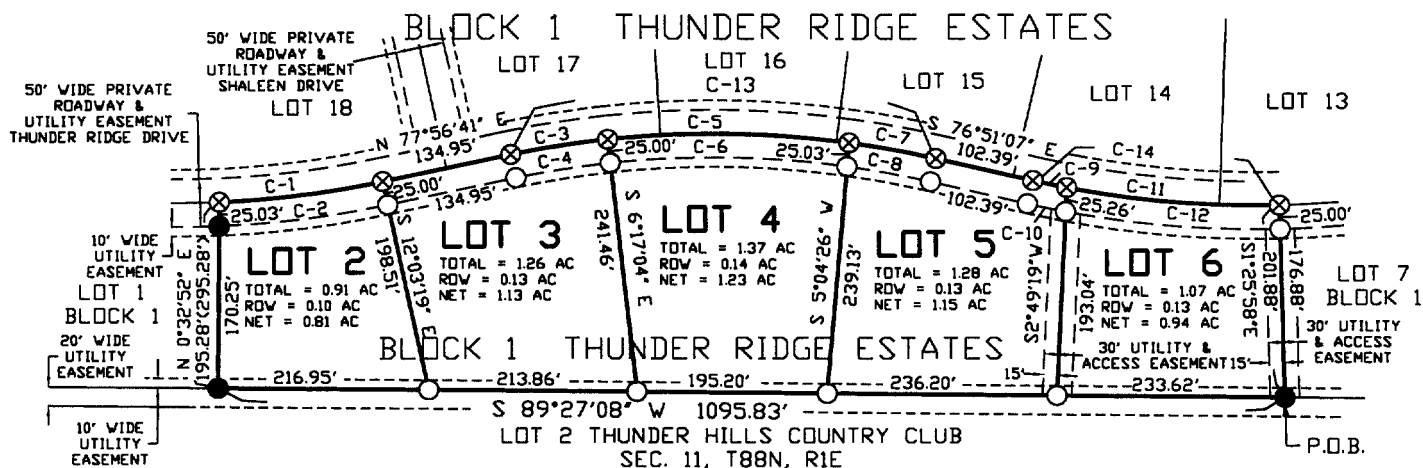
PREPARED BY: MICHAEL J. WEBER, BUESING & ASSOCIATES, 1212 LOCUST ST, DUBUQUE, IA 52001, PH: (563) 556-4389

PLAT OF SURVEY of the REPLAT of

LOTS 2, 3, 4, 5 & 6 OF BLOCK 1 OF THUNDER RIDGE ESTATES IN SECTION 2, T.88N. R.1E. OF THE 5TH P.M. IN DUBUQUE COUNTY, IOWA.

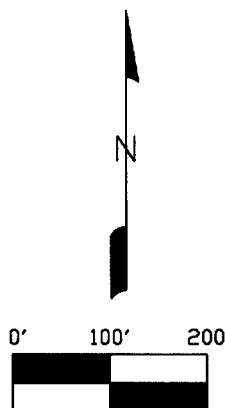
NOTE: THIS PLAT IS A REPLAT OF LOTS 2, 3, 4, 5, & 6 OF BLOCK 1 OF THUNDER RIDGE ESTATES IN SECTION 2, T.88N. R.1E. OF THE 5TH P.M. IN DUBUQUE COUNTY, IOWA. SAID LOTS WERE PREVIOUSLY RECORDED AS INSTRUMENT NO. 4562-98 FILED ON MARCH 30, 1998 OF THE DUBUQUE COUNTY RECORDS

14114-04



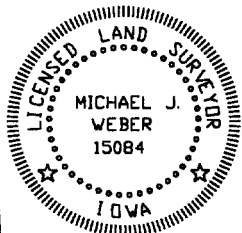
CURVE	DELTA	ARC	RADIUS	TAN	CHORD	CHORD BEARING
C-1	9°44'10"	169.92'	1000.00'	85.17'	169.72'	N 82°48'45" E
C-2	9°48'21"	175.43'	1025.00'	87.93'	175.21'	N 82°50'51" E
C-3	5°46'15"	100.72'	1000.00'	50.40'	100.68'	N 80°49'48" E
C-4	5°46'15"	98.20'	975.00'	49.14'	98.16'	N 80°49'48" E
C-5	14°13'52"	248.38'	1000.00'	124.83'	247.74'	S 89°10'08" E
C-6	14°18'18"	243.43'	975.00'	122.35'	242.79'	S 89°07'55" E
C-7	5°12'04"	90.78'	1000.00'	45.42'	90.75'	S 79°27'10" E
C-8	2°14'05"	39.98'	1025.00'	19.99'	39.98'	S 77°58'10" E
C-9	2°01'52"	35.45'	1000.00'	17.73'	35.45'	S 77°52'04" E
C-10	5°07'39"	87.25'	975.00'	43.66'	87.22'	S 79°24'57" E
C-11	12°32'59"	219.03'	1000.00'	109.96'	218.59'	S 85°09'29" E
C-12	12°20'45"	220.86'	1025.00'	110.86'	220.44'	S 85°15'35" E
C-13	25°12'12"	439.88'	1000.00'	223.56'	436.34'	S 89°27'14" E
C-14	14°34'50"	254.48'	1000.00'	127.93'	253.79'	S 84°08'33" E

- NOTES:
 1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
 2. PROPRIETOR: A. J. SPIEGEL, 8650 ENTERPRISE DRIVE, PEOSTA, IA 52068
 3. SURVEYED REQUESTED BY: A. J. SPIEGEL
 4. TOTAL AREA SURVEYED IS: 5.89 ACRES
 5. THIS PLAT IS SUBJECT TO RIGHT OF WAY AND EASEMENTS OF RECORD AND NOT OF RECORD.



LEGEND

- FOUND 5/8" STEEL REROD W/YELLOW PLASTIC CAP NO. 4016 UNLESS OTHERWISE NOTED
- ⊗ PLACED MAG NAIL IN PAVEMENT UNLESS OTHERWISE NOTED
- PLACED 5/8" STEEL REROD W/ORANGE PLASTIC CAP MARKED "WEBER PLS 15084"
- SURVEYED LINE
- - - ROW EASEMENT LINE
- - - EASEMENT LINE AS NOTED
- EXISTING PROPERTY LINE
- () RECORDED DIMENSION
- P.O.B. POINT OF BEGINNING
- ROW RIGHT OF WAY
- AC 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.

Michael J. Weber 12 July 2004
 MICHAEL J. WEBER (DATE)
 LICENSE NUMBER 15084
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2005

SHEETS COVERED BY THIS SEAL: 1 & 2

BUESING & ASSOCIATES
 CONSULTING ENGINEERS
 1212 LOCUST STREET
 DUBUQUE, IOWA 52001
 (563) 556-4389

DRAWN BY: MJW CHECKED BY:
 SURVEY DATE: 6/29/2004
 DWG. NO. 04167-01 SCALE: 1" = 200'

SHEET 1 OF 6

Surveyors Certificate

Dubuque, Iowa

12 July, 2004

I hereby certify that the plat shown on Sheets 1 of 6 hereof, is a true and correct **Plat of Survey of the Replat of LOTS 2, 3, 4, 5 & 6 OF BLOCK 1 OF THUNDER RIDGE ESTATES** IN SECTION 2, T88N, R1E OF THE 5TH P.M. IN DUBUQUE COUNTY, IOWA. The perimeter of **LOTS 2, 3, 4, 5 & 6 OF BLOCK 1 OF THUNDER RIDGE ESTATES** was surveyed by me and is more particularly described as follows:

LOTS 2, 3, 4, 5 & 6 OF BLOCK 1 OF THUNDER RIDGE ESTATES

Commencing at the Southwest Corner of Lot 7 of Block 1 of Thunder Ridge Estates, T88N, R1E, said point being the Point of Beginning;

Thence South 89° 27' 08" West (this is an assumed bearing for the purposes of this survey only) along the North line of Lot 2 of Thunder Hills Country Club a distance of 1095.83 feet to the Southeast corner of Lot 1 of Block 1 of Thunder Ridge Estates.

Thence North 0° 32' 52" East along the East line of said Lot 1 a distance of 195.28 feet to South line of Lot 18 of Block 1 of Thunder Ridge Estates;

Thence Northeasterly along the South line of said Lot 18 a distance of 169.92 feet along the arc of a 1000.00 foot radius curve to the left, of which the Chord distance is 169.72 feet and Chord Bearing of North 82° 48' 45" East;

Thence North 77° 56' 41" East along the south line of said Lot 18 and Lot 17 of Block 1 of Thunder Ridge Estates a distance of 134.95 feet;

Thence Southeasterly along the South line of said Lot 17, Lot 16 & Lot 15 a distance of 439.88 feet along the arc of a 1000.00 foot radius curve to the right, of which the Chord distance is 436.34 feet and Chord Bearing of South 89° 27' 14" East;

Thence South 76° 51' 07" East along the south line of said Lot 15 and Lot 14 of Block 1 of Thunder Ridge Estates a distance of 102.39 feet;

Thence Southeasterly along the South line of said Lot 14 and Lot 13 of Block 1 of Thunder Ridge Estates a distance of 254.48 feet along the arc of a 1000.00 foot radius curve to the left, of which the Chord distance is 253.79 feet and Chord Bearing of South 84° 08' 33" East to the Northwest corner of Lot 7 of Block 1 of Thunder Ridge Estates;

Thence South 1° 25' 58" East along the West line of said Lot 7 a distance of 201.88 feet to the point of Beginning;

The area of said Plat is 5.89 Acres and is subject to easement and Right of Way of record and not of record.

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.

Michael J. Weber
MICHAEL J. WEBER
LICENSED LAND SURVEYOR
REGISTRATION # 15084

12 July 2004
DATE

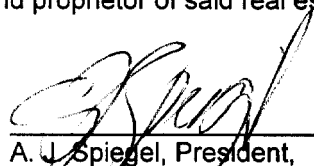
REG. RENEWAL 12/31/05

Owner's Consent

Dubuque, Iowa

7/13, 2004

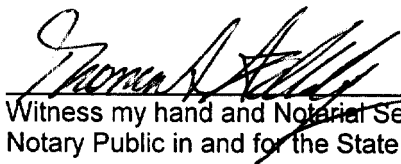
The foregoing **Plat of Survey of the Replat of LOTS 2, 3, 4, 5 & 6 OF BLOCK 1 OF THUNDER RIDGE ESTATES IN SECTION 2, T88N, R1E OF THE 5TH P.M. IN DUBUQUE COUNTY, IOWA** is made with the free consent and in accordance with the desires of the undersigned owner and proprietor of said real estate.



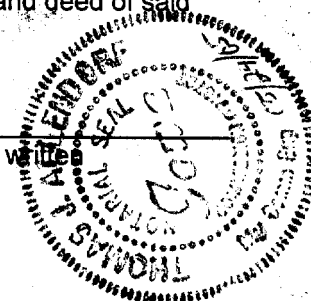
A. J. Spiegel, President,
ROYAL OAKS DEVELOPMENT CORPORATION

State of Iowa)
) ss:
County of Dubuque)

On this 13th day of July, A.D. 2004, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared A. J. Spiegel to me personally known, who being by me duly sworn, did say that he is the President respectively, of said corporation; that no seal has been procured by said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said A. J. Spiegel as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by him voluntarily executed.



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



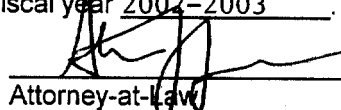
Attorney's Certificate

Dubuque, Iowa

July 19, 2004

TO WHOM IT MAY CONCERN:

This will certify that I have examined the abstract of title **LOTS 2, 3, 4, 5 & 6 OF BLOCK 1 OF THUNDER RIDGE ESTATES IN SECTION 2, T88N, R1E OF THE 5TH P.M. IN DUBUQUE COUNTY, IOWA** covering the period from Government entry to July 9, 2004 at 8:00^{a.m.} certified on that date by Abeln Abstract & Title Company, and find that said abstract shows good and merchantable title to said real estate in Royal Oaks Development Corporation free and clear of all liens and encumbrances and shows taxes all paid, including taxes for the fiscal year 2002-2003.
*except



Attorney-at-Law

* The property under examination is the security of an "assignment of contract" given by Royal Oaks Development Corp. to Dubuque Bank and Trust Company dated 9/22/98 and filed 9/25/98 as Inst. No. 15015-98. The property under examination is also the security of the following mortgages to Dubuque Bank and Trust Company: mortgage dated 9/22/98 and filed of record 9/25/98 as Inst. No. 15016-98 and mortgage dated 6/1/99 and filed of record 6/8/99 as Inst. No. 9482-99 of the mortgage records of the Dubuque County Recorder.

County Treasurer's Certificate

Dubuque, Iowa

July 15, 2004

I, the undersigned, Eric Stierman, Treasurer of Dubuque County, Iowa do hereby certify that all taxes levied against **LOTS 2, 3, 4, 5 & 6 OF BLOCK 1 OF THUNDER RIDGE ESTATES** IN SECTION 2, T88N, R1E OF THE 5TH P.M. IN DUBUQUE COUNTY, IOWA have been paid and said real estate is free from taxes as of this date.

Eric Stierman & Ry Walden
Treasurer of Dubuque County, IA

Dubuque County Assessor's Certificate

Dubuque, Iowa

July 22, 2004

The foregoing **Plat of Survey of the Replat of LOTS 2, 3, 4, 5 & 6 OF BLOCK 1 OF THUNDER RIDGE ESTATES** IN SECTION 2, T88N, R1E OF THE 5TH P.M. IN DUBUQUE COUNTY, IOWA 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
By Joan Miller
County Assessor of Dubuque County, Iowa

City of Peosta, Iowa

Dubuque, Iowa

July 13, 2004

The undersigned, Mayor and Clerk of the City of Peosta, Iowa, do hereby certify that the foregoing **Plat of Survey of the Replat of LOTS 2, 3, 4, 5 & 6 OF BLOCK 1 OF THUNDER RIDGE ESTATES** IN SECTION 2, T88N, R1E OF THE 5TH P.M. IN DUBUQUE COUNTY, IOWA as appears heretofore has been filed in the office of the City Clerk of Peosta, Iowa and that by Resolution No. 04-24 the Peosta City Council approved said plat.

James Weydert
James Weydert, Mayor of the City Peosta

Karen Snyder
Karen Snyder, Clerk of the City of Peosta

Dubuque County Zoning Commission

Dubuque, Iowa

July 20, 2004

The foregoing **Plat of Survey of the Replat of LOTS 2, 3, 4, 5 & 6 OF BLOCK 1 OF THUNDER RIDGE ESTATES** IN SECTION 2, T88N, R1E OF THE 5TH P.M. IN DUBUQUE COUNTY, IOWA 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.

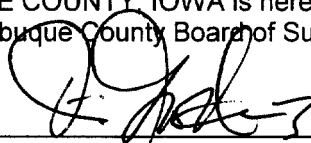
[Signature]
Dubuque County Zoning Commission
Chairperson

Dubuque County Board of Health

Dubuque, Iowa

July 28, 2004

The foregoing **Plat of Survey of the Replat of LOTS 2, 3, 4, 5 & 6 OF BLOCK 1 OF THUNDER RIDGE ESTATES** IN SECTION 2, T88N, R1E OF THE 5TH P.M. IN DUBUQUE COUNTY, IOWA 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.



Dubuque County Board of Health
Chairperson

Dubuque County Engineer

Dubuque, Iowa

July 30, 2004

The foregoing **Plat of Survey of the Replat of LOTS 2, 3, 4, 5 & 6 OF BLOCK 1 OF THUNDER RIDGE ESTATES** IN SECTION 2, T88N, R1E OF THE 5TH P.M. IN 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.



x _____
Mark Jobgen, Dubuque County Engineer

Dubuque County Plats Officer

Dubuque, Iowa

July 30, 2004

I the undersigned, Anna O'Shea, Dubuque County Plats Officer, examined for compliance with the Dubuque County Platting and Subdivision Ordinance the foregoing **Plat of Survey of the Replat of LOTS 2, 3, 4, 5 & 6 OF BLOCK 1 OF THUNDER RIDGE ESTATES** IN SECTION 2, T88N, R1E OF THE 5TH P.M. IN DUBUQUE COUNTY, IOWA and have found said plat to be acceptable



Plat Officer of Dubuque County

Dubuque County Board of Supervisors

Dubuque, Iowa

8-9, 2004

The Dubuque County Board of Supervisors of the County of Dubuque, Iowa, do hereby certify that the foregoing **Plat of Survey of the Replat of LOTS 2, 3, 4, 5 & 6 OF BLOCK 1 OF THUNDER RIDGE ESTATES** IN SECTION 2, T88N, R1E OF THE 5TH P.M. IN DUBUQUE COUNTY, IOWA, has been filed in the office of the County Board of Supervisors and that by Resolution No. 06-197 the Dubuque County Board of Supervisors have reviewed and approved said plat.

Dennis L. Smith
County Board of Supervisors, Chairperson

Dubuque County Auditor's Certificate

Dubuque,

8-10, 2004

The foregoing **Plat of Survey of the Replat of LOTS 2, 3, 4, 5 & 6 OF BLOCK 1 OF THUNDER RIDGE ESTATES** IN SECTION 2, T88N, R1E OF THE 5TH P.M. IN DUBUQUE COUNTY, IOWA was entered of record in the Office of the County Auditor of Dubuque County, Iowa, on the date first written above.

Dennis M. Holan
County Auditor of Dubuque County, Iowa
by Barbara Pauley

Recorder's Certificate

Dubuque, Iowa

August 11, 2004

The foregoing **Plat of Survey of the Replat of LOTS 2, 3, 4, 5 & 6 OF BLOCK 1 OF THUNDER RIDGE ESTATES** IN SECTION 2, T88N, R1E OF THE 5TH P.M. IN DUBUQUE COUNTY, IOWA, has been reviewed by the Dubuque County Recorder.

Kathy Flynn Thurston
Dubuque County Recorder
by Dennis E. Davis, Deputy

MORTGAGE HOLDER'S CONSENT TO PLAT

The undersigned for Dubuque Bank & Trust Company of the State of Iowa, do hereby certify that the plat recorded on August 11, 2004 as Instrument No. 14114-04 of Lots 2, 3, 4, 5 & 6 of Block 1 of THUNDER RIDGE ESTATES in Section 2, Township 88 North, Range 1 East of the 5th P.M., in Dubuque County, Iowa of which property Royal Oaks Development Corporation is the mortgagor, and Dubuque Bank & Trust Company is the mortgagee, is made with our free consent and in accordance with our desire as lien holder and mortgagee of the premises described herein.

DUBUQUE BANK & TRUST COMPANY

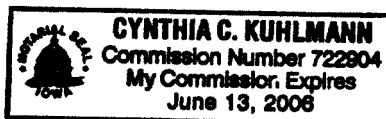
By Duane T. Frick, VP
Duane T. Frick, Vice-President

By Steve M. Baumhover
Steve M. Baumhover, Vice-President

STATE OF IOWA)
)
DUBUQUE COUNTY)

SS:

On this 19th day of July, 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Duane T. Frick and Steve M. Baumhover, to me personally known, who being by me personally sworn, did say that they are the Vice-Presidents 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 Duane T. Frick and Steve M. Baumhover, as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.



Cynthia C. Kuhlmann
Notary Public in and for said State

RESOLUTION 04-24

A RESOLUTION APPROVING THE PLAT OF SURVEY OF THE REPLAT OF LOTS IN THUNDER RIDGE ESTATES IN DUBUQUE COUNTY, IOWA

WHEREAS, the Plat of Survey of the Replat of Lots 2, 3, 4, 5 & 6 of Block 1 of Thunder Ridge Estates in Section 2, T88N, R1E of the 5th P.M. in Dubuque County, Iowa has been filed with the City Clerk of Peosta and is within two miles of the Corporate Limits of the City of Peosta, Dubuque County, Iowa; and

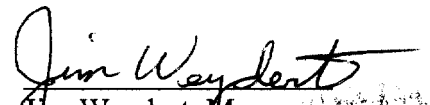
WHEREAS, the same Plat of Survey has been approved by the City of Peosta planning and zoning authority; and

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

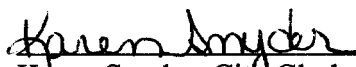
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Peosta, Iowa;

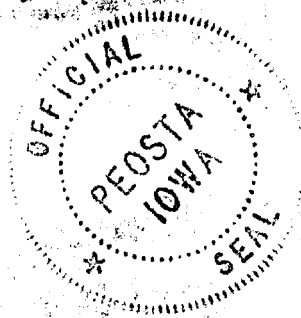
That the Plat of Survey of the Replat of Lots 2, 3, 4, 5 & 6 of Block 1 of Thunder Ridge Estates in Section 2, T88N, R1E of the 5th P.M. in Dubuque County, Iowa be approved and the Mayor and City Clerk are hereby authorized and directed to endorse the approval of the City of Peosta, Iowa for said Plat of Survey.

Passed and approved by the City Council of Peosta, Iowa this 13th day of July, 2004


Jim Weydert, Mayor

Attest:


Karen Snyder, City Clerk



RESOLUTION - 04-197

WHEREAS, there has been presented to the Dubuque County Board of Supervisors a Final Plat of Survey of the replat of Lots 2,3,4,5, & 6 of Block 1 of Thunder Ridge Estates in Section 2, (T88N R1E) of the 5th PM, Vernon Township, Dubuque County, Iowa; and

WHEREAS, said plat will replat 5 lots, namely Lot 2 through Lot 6 inclusive of Block 1 of Thunder Ridge Estates in Section 2, Vernon Township, Dubuque County, Iowa; and

WHEREAS, said final plat has been examined and approved by the City of Peosta; and

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

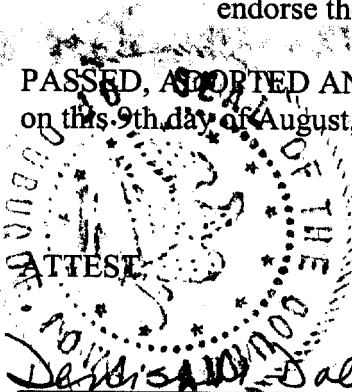
WHEREAS, said plat has been examined by the Board of Supervisors of Dubuque County, Iowa, and they find the same conforms to the statutes and other regulatory ordinances and resolutions.

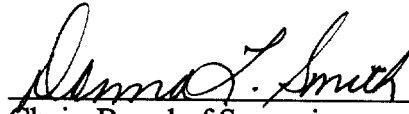
NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of Dubuque County, Iowa;

Section 1. That the above described property is within the R-5, Multi-Family Residential District, thus subject to all the requirements of that District.

Section 2. That the above described plat be and 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 9th day of August, 2004.

ATTEST

Denise M. Doan
Denise M. Doan
Dubuque County Auditor


Chair, Board of Supervisors