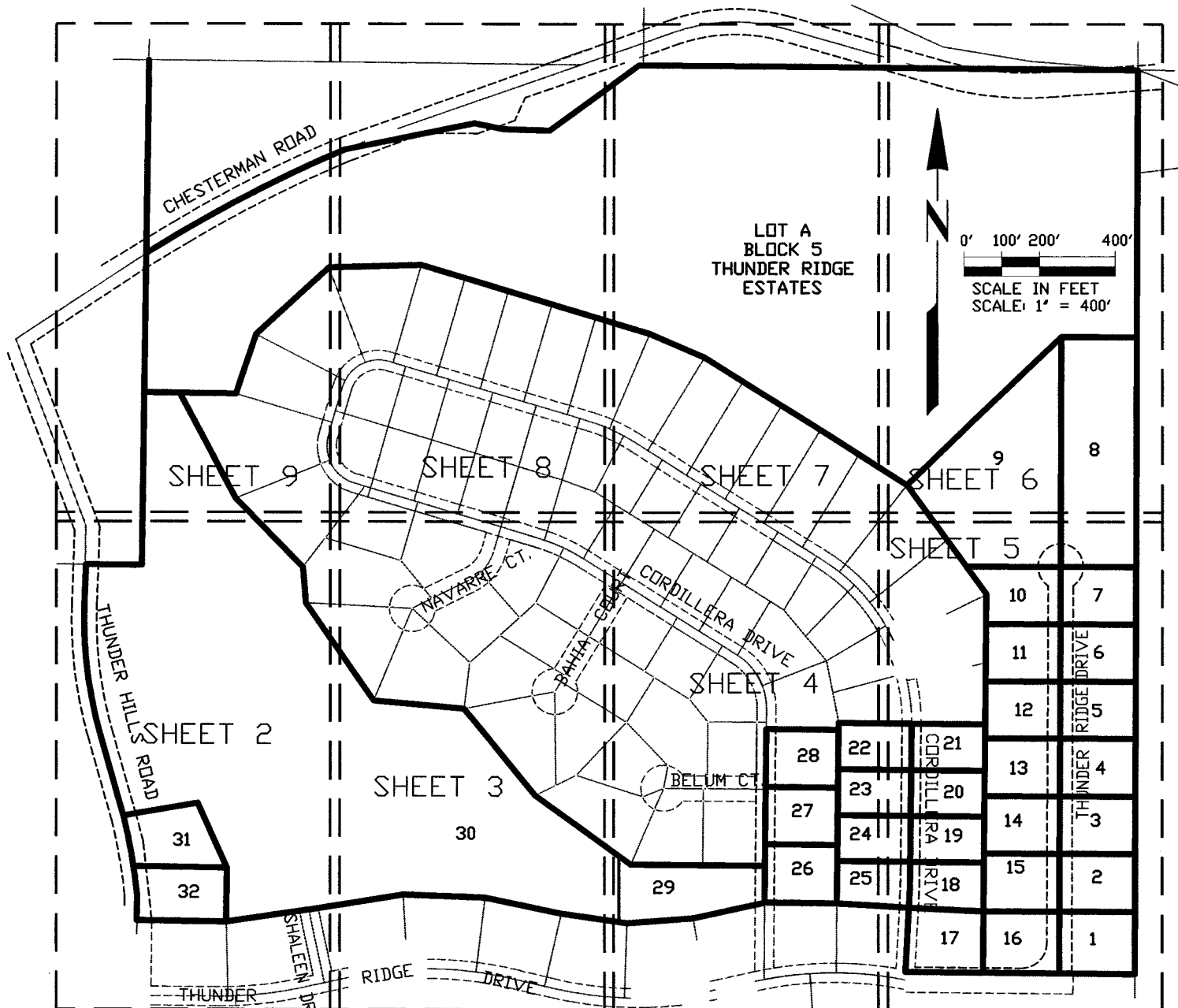


PREPARED BY: MICHAEL J. WEBER, WEBER SURVEYING, LLC, 26789 46TH AVE, BERNARD, IA 52032 (563) 879-4173

FINAL PLAT of BLOCK 5 of THUNDER RIDGE ESTATES IN DUBUQUE COUNTY, IOWA

BEING A SUBDIVISION OF LOT D OF THUNDER RIDGE ESTATES, LOT 1 OF BLOCK 4 OF THUNDER RIDGE ESTATES, LOT 2 OF LOT B OF THUNDER RIDGE ESTATES, LOT A OF BLOCK 3 OF THUNDER RIDGE ESTATES, ALL OF SECTION 2, AND ALL THAT PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 3 LYING EAST OF THE CENTERLINE OF THUNDER HILLS ROAD, ALL OF T.88N. R.1E. OF THE 5TH P.M. DUBUQUE COUNTY, IOWA.



LEGEND
— SURVEYED LINE
- - - ROW LINE
- - - UTILITY EASEMENT LINE
- - - EXISTING PROPERTY LINE
() ROW
AC
RECORDED DIMENSION
RIGHT OF WAY
ACRES

■ FOUND 5/8 STEEL ROD W/YELLOW PLASTIC CAP MARKED 'JLW 4016' UNLESS OTHERWISE NOTED
⊗ PLACED MAG NAIL IN PAVEMENT UNLESS OTHERWISE NOTED

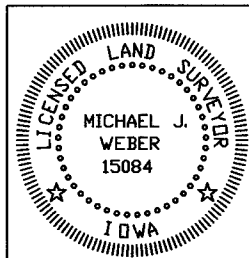
○ PLACED 5/8 STEEL ROD W/ORANGE PLASTIC CAP MARKED 'WEBER PLS 15084'
● FOUND 5/8 STEEL ROD W/ORANGE PLASTIC CAP MARKED 'WEBER PLS 15084' UNLESS OTHERWISE NOTED

NOTES:

1. ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
2. PROPRIETER: ROYAL OAKS DEVELOPMENT CORPORATION, PO BOX 50, PEOSTA, IA 52068
3. SURVEYED REQUESTED BY: A. J. SPIEGEL
4. TOTAL AREA SURVEYED IS 84.37 ACRES.
5. THIS PLAT IS SUBJECT TO RIGHT OF WAY AND EASEMENTS OF RECORD AND NOT OF RECORD.

UTILITY EASEMENT NOTE:

EACH LOT IN THIS SUBDIVISION HAS UTILITY EASEMENTS OF 10' ON ALL STREET FRONTAGES, SIDE AND REAR LOT LINES UNLESS OTHERWISE NOTED. UTILITY EASEMENTS ARE FOR ACCESS AND MAINTENANCE FOR THE OWNERS/MAINTAINERS OF THE UTILITY SYSTEMS FOR SANITARY SEWER, STORM SEWER, WATER MAIN, TELEPHONE, ELECTRIC, GAS, CABLE TV AND OVERLAND STORMWATER DRAINAGE AND DETENTION.



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 April 7, 2014
MICHAEL J. WEBER (DATE)

LICENSE NUMBER 15084

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015

SHEETS COVERED BY THIS SEAL : SHEET NO. 1 thru 10

WEBER SURVEYING, LLC
26789 46TH AVE
BERNARD, IA 52032
PH: (563) 879-4173
FAX: (563) 879-4199

DRAWN BY: MJW DATE: 4/07/14

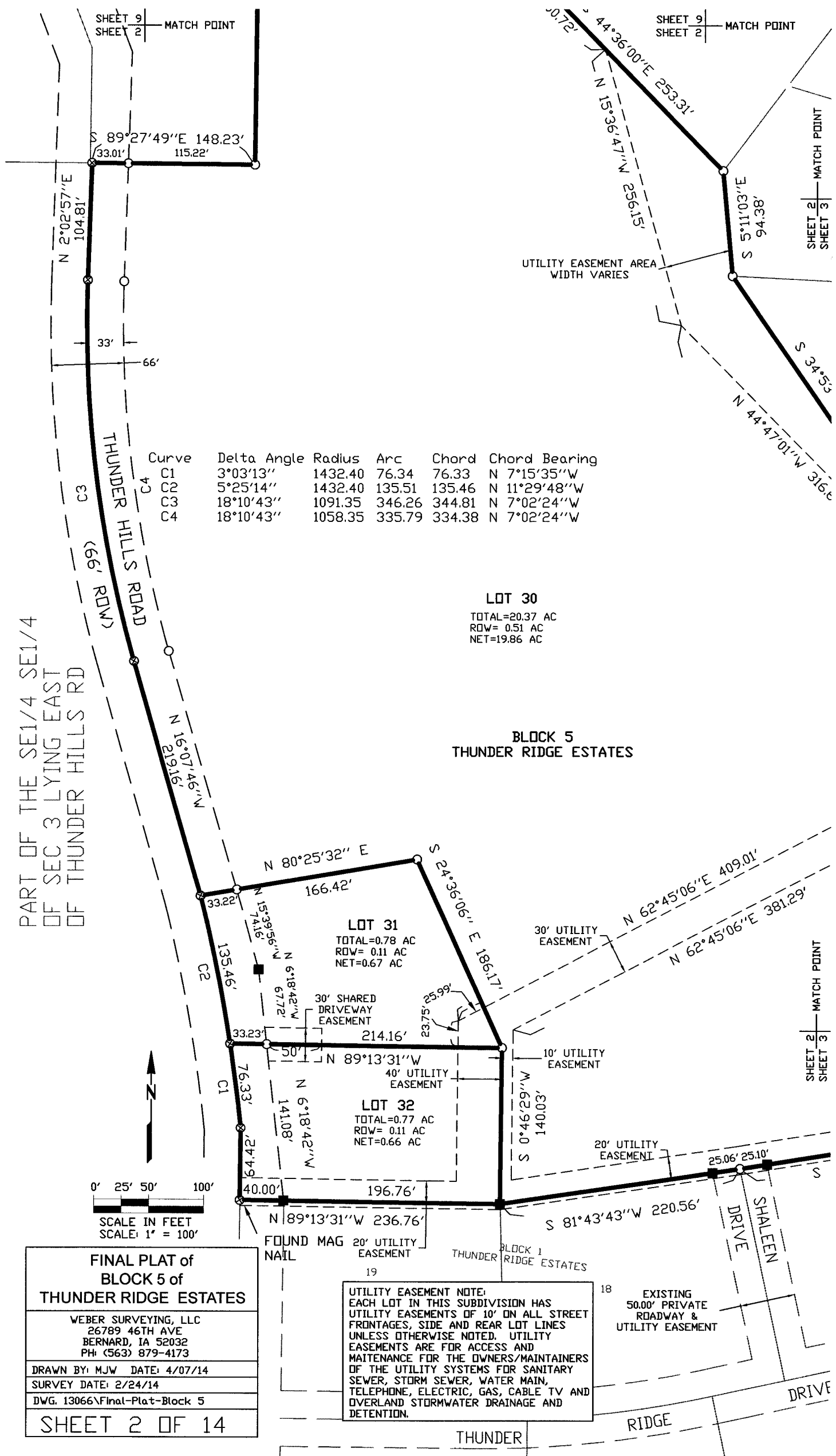
SURVEY DATE: 2/24/14

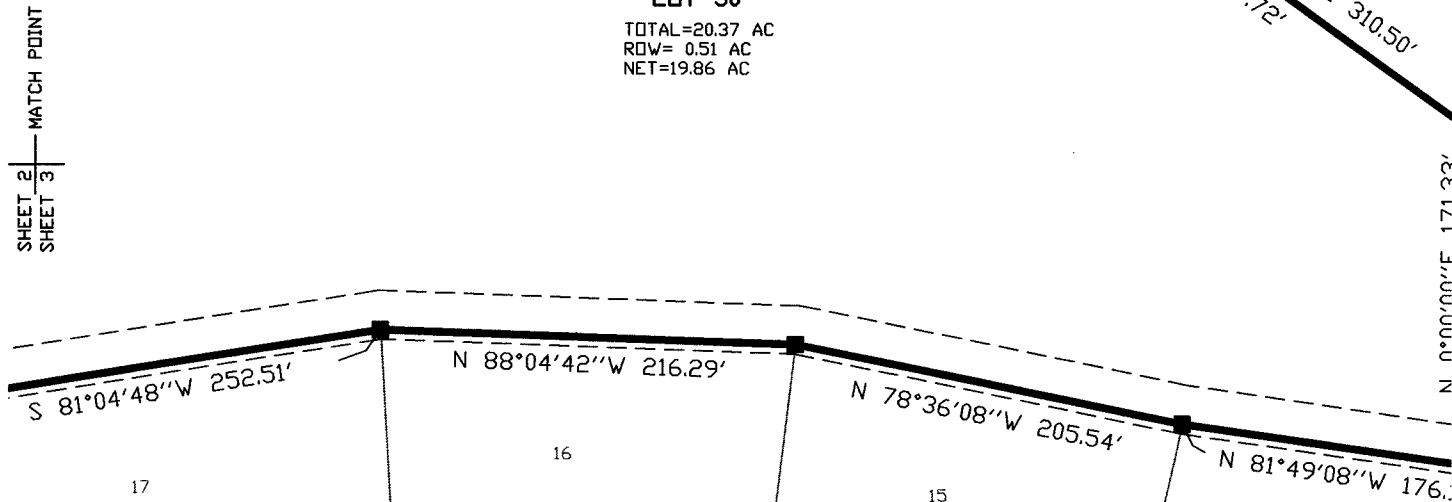
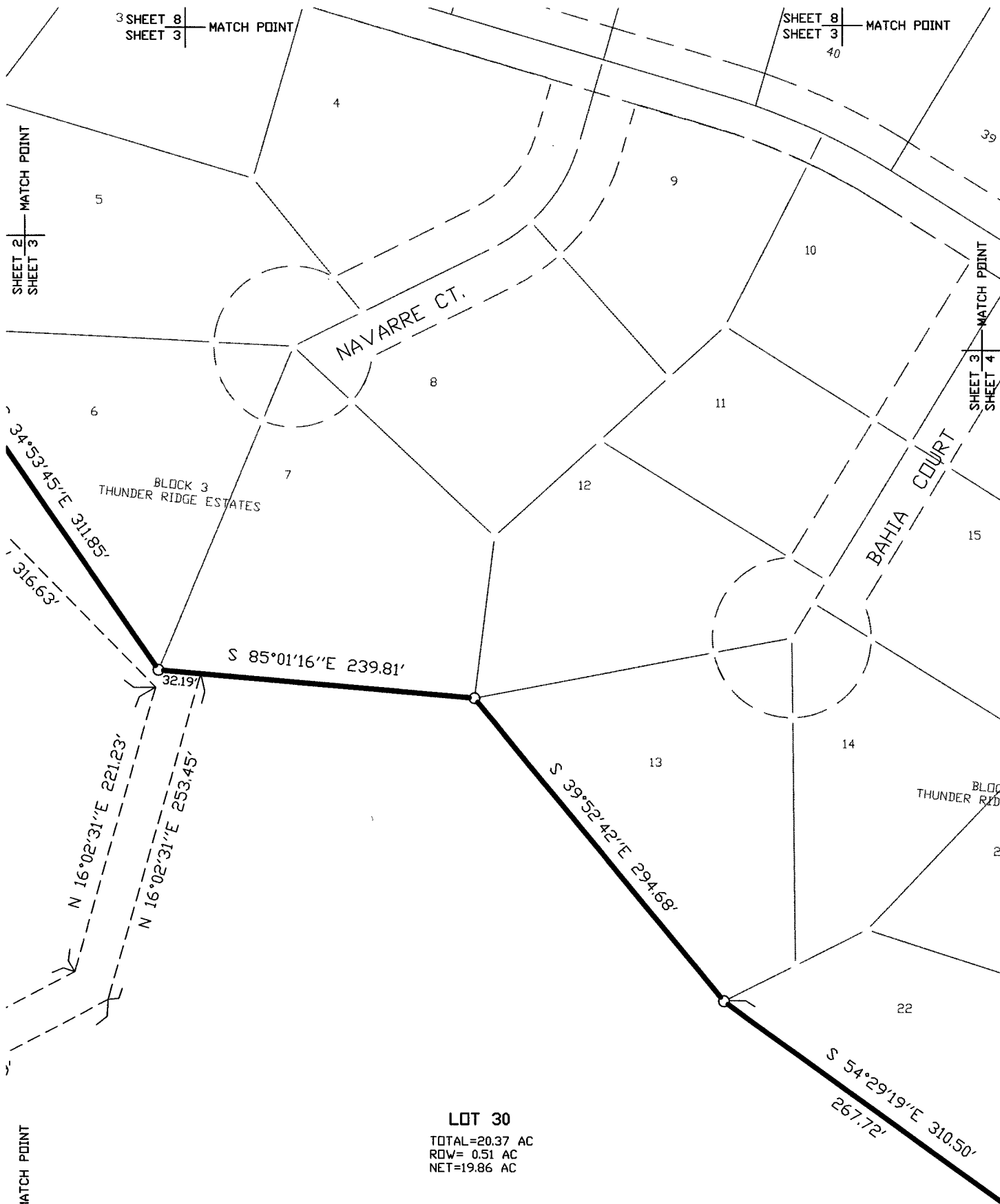
DWG. NO. 13066-Final-Plat

SHEET 1 OF 14

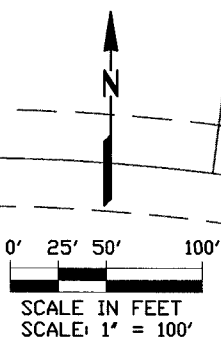
WEBER

9700

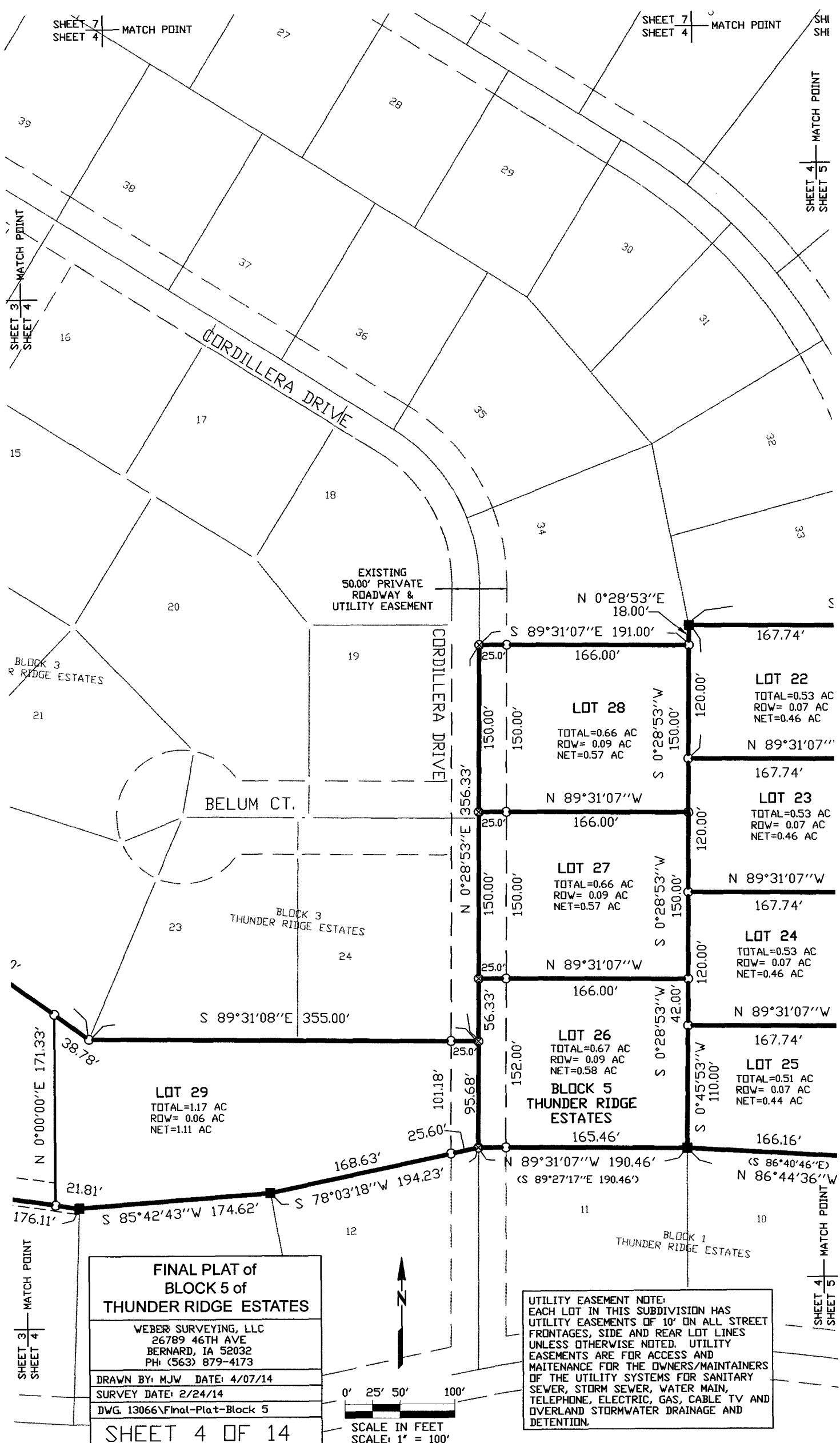




FINAL PLAT of BLOCK 5 of THUNDER RIDGE ESTATES	
WEBER SURVEYING, LLC 26789 46TH AVE BERNARD, IA 52032 PH: (563) 879-4173	
DRAWN BY: MJW	DATE: 4/07/14
SURVEY DATE: 2/24/14	
DWG: 13066\Final-Plat-Block 5	
SHEET 3 OF 14	



UTILITY EASEMENT NOTE:
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UTILITY EASEMENTS OF 10' ON ALL STREET
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EASEMENTS ARE FOR ACCESS AND
MAINTENANCE FOR THE OWNERS/MAINTAINERS
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SEWER, STORM SEWER, WATER MAIN,
TELEPHONE, ELECTRIC, GAS, CABLE TV AND
OVERLAND STORMWATER DRAINAGE AND
DETENTION.



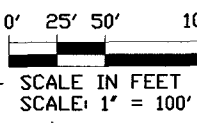
**FINAL PLAT of
BLOCK 5 of
THUNDER RIDGE ESTATES**

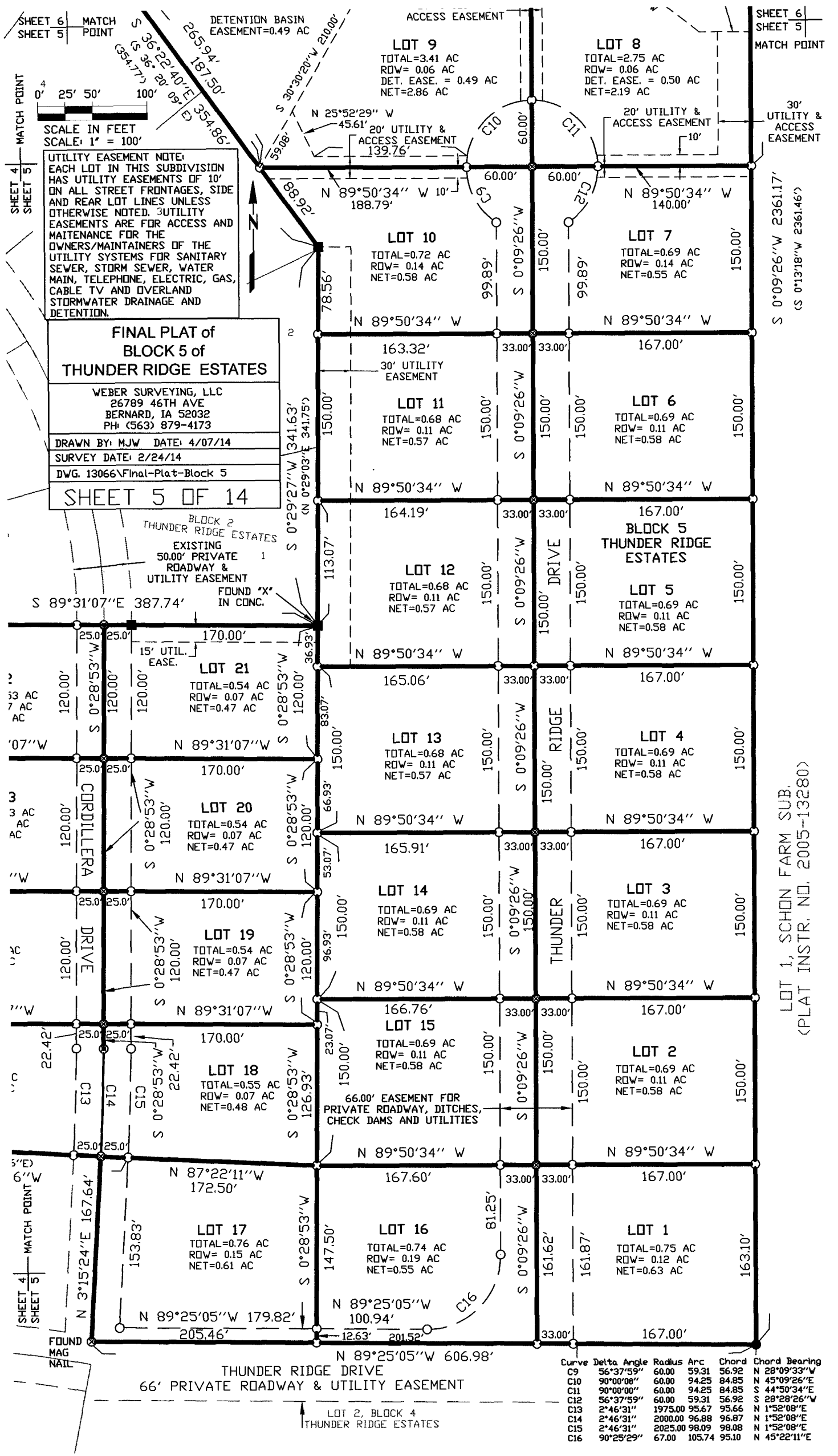
WEBER SURVEYING, LLC
26789 46TH AVE
BERNARD, IA 52032
PH: (563) 879-4173

DRAWN BY: MJW DATE: 4/07/14
SURVEY DATE: 2/24/14
DWG. 13066\Final-Plat-Block 5

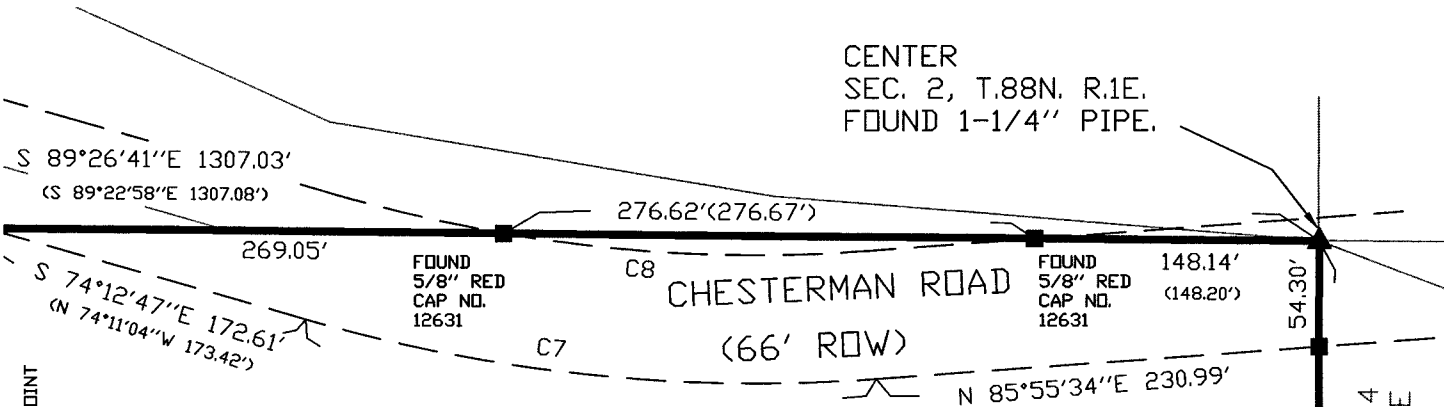
SHEET 4 OF 14

UTILITY EASEMENT NOTE:
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EASEMENTS ARE FOR ACCESS AND
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SEWER, STORM SEWER, WATER MAIN,
TELEPHONE, ELECTRIC, GAS, CABLE TV AND
OVERLAND STORMWATER DRAINAGE AND
DETENTION.





CENTER
SEC. 2, T.88N. R.1E.
FOUND 1-1/4" PIPE.



**FINAL PLAT of
BLOCK 5 of
THUNDER RIDGE ESTATES**

WEBER SURVEYING, LLC
26789 46TH AVE
BERNARD, IA 52032
PH: (563) 879-4173

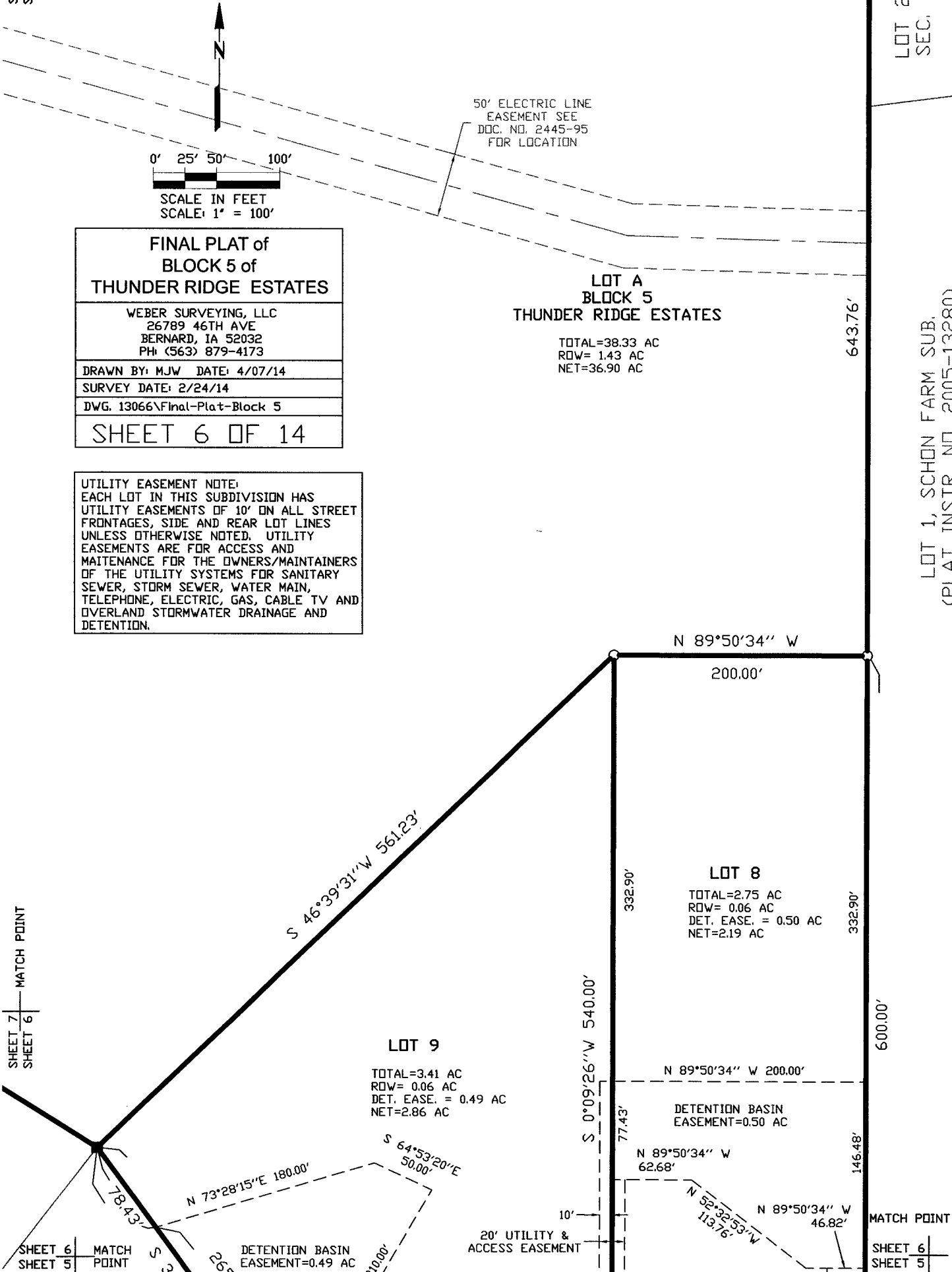
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SURVEY DATE: 2/24/14
DWG. 13066\Final-Plat-Block 5

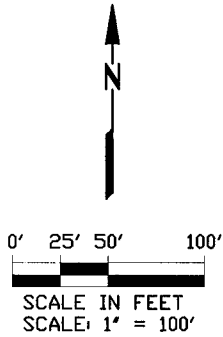
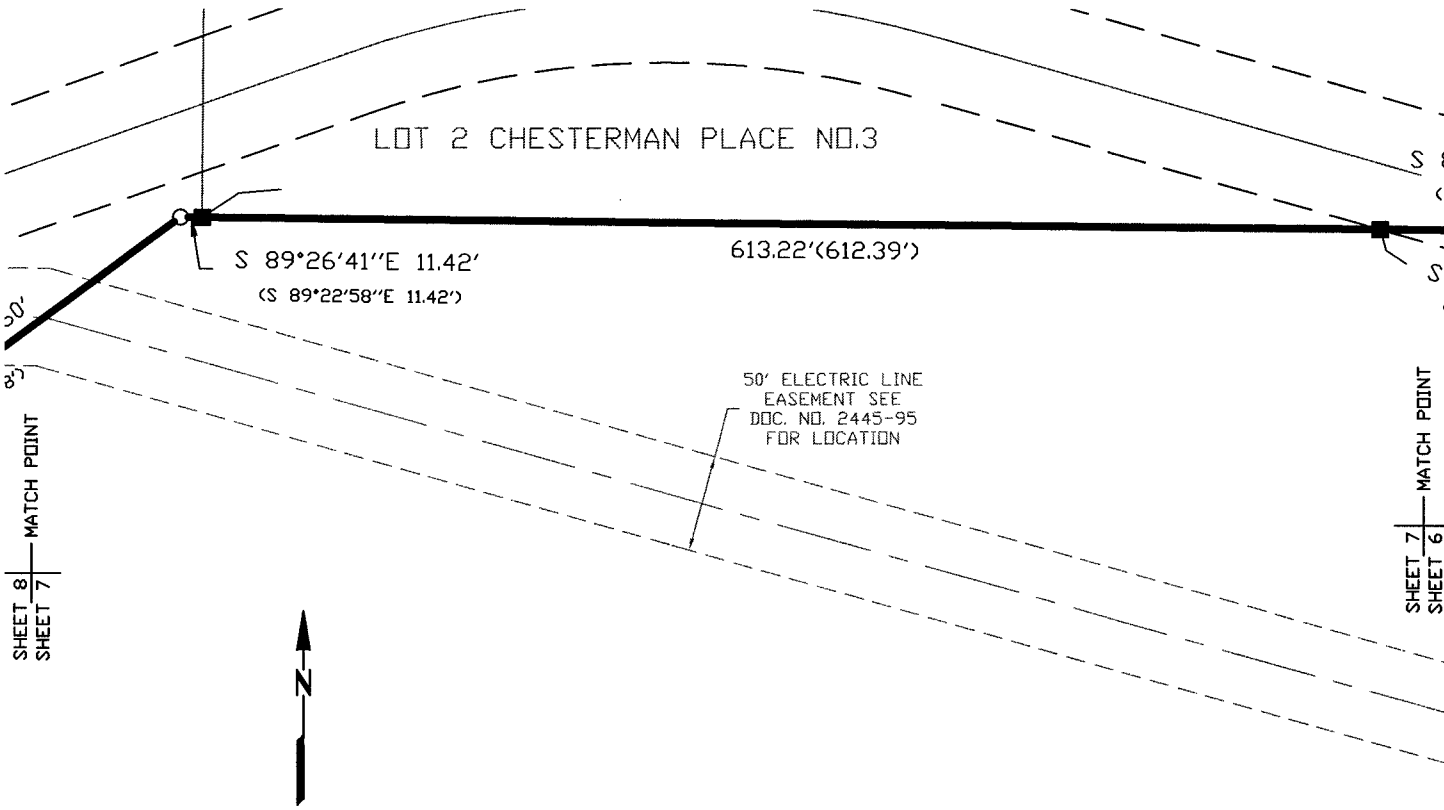
SHEET 6 OF 14

UTILITY EASEMENT NOTE:
EACH LOT IN THIS SUBDIVISION HAS
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SEWER, STORM SEWER, WATER MAIN,
TELEPHONE, ELECTRIC, GAS, CABLE TV AND
OVERLAND STORMWATER DRAINAGE AND
DETENTION.

**LOT A
BLOCK 5
THUNDER RIDGE ESTATES**

TOTAL=38.33 AC
ROW= 1.43 AC
NET=36.90 AC





FINAL PLAT of BLOCK 5 of THUNDER RIDGE ESTATES	
WEBER SURVEYING, LLC 26789 46TH AVE BERNARD, IA 52032 PH: (563) 879-4173	
DRAWN BY: MJW	DATE: 4/07/14
SURVEY DATE: 2/24/14	
DWG. 13066\Final-Plat-Block 5	
SHEET 7 OF 14	
UTILITY EASEMENT NOTE: EACH LOT IN THIS SUBDIVISION HAS UTILITY EASEMENTS OF 10' ON ALL STREET FRONTAGES, SIDE AND REAR LOT LINES UNLESS OTHERWISE NOTED. UTILITY EASEMENTS ARE FOR ACCESS AND MAINTENANCE FOR THE OWNERS/MAINTAINERS OF THE UTILITY SYSTEMS FOR SANITARY SEWER, STORM SEWER, WATER MAIN, TELEPHONE, ELECTRIC, GAS, CABLE TV AND OVERLAND STORMWATER DRAINAGE AND DETENTION.	

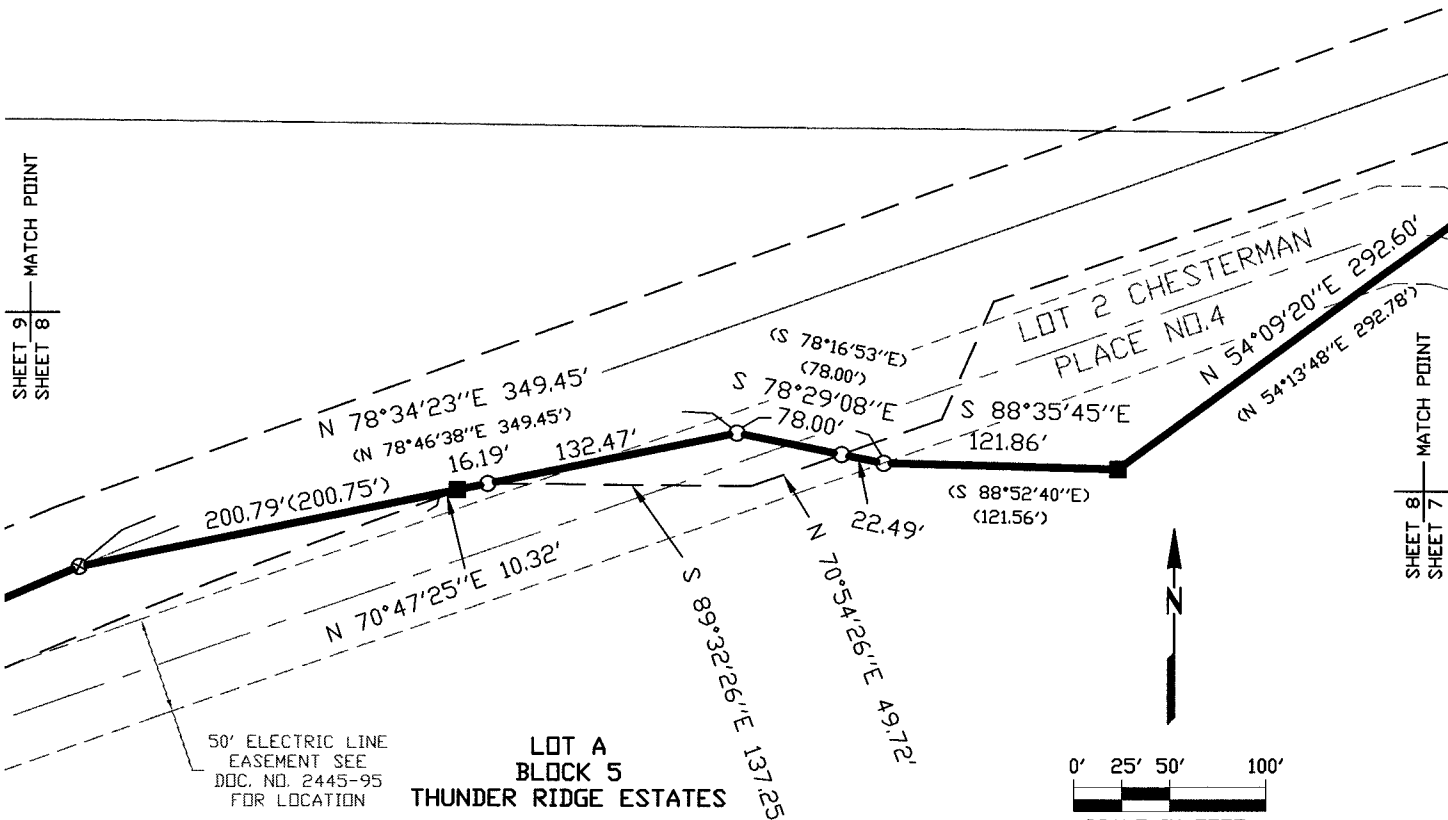
**LOT A
BLOCK 5
THUNDER RIDGE ESTATES**

TOTAL=38.33 AC
ROW= 1.43 AC
NET=36.90 AC



SHEET 9
SHEET 8

SHEET 8
SHEET 7

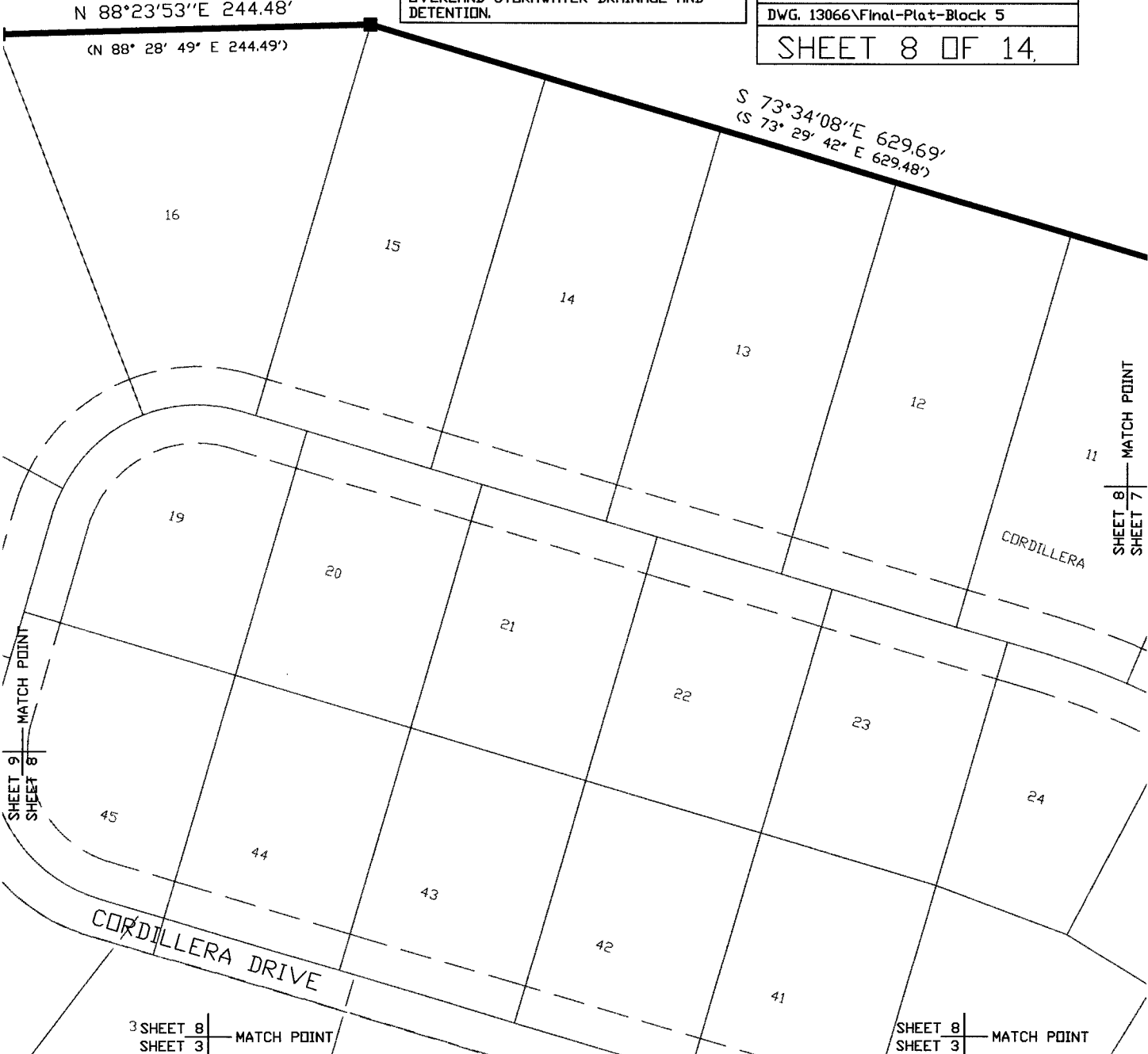


**LOT A
BLOCK 5
THUNDER RIDGE ESTATES**

TOTAL=38.33 AC
ROW= 1.43 AC
NET=36.90 AC

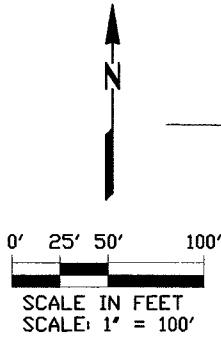
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SEWER, STORM SEWER, WATER MAIN,
TELEPHONE, ELECTRIC, GAS, CABLE TV AND
OVERLAND STORMWATER DRAINAGE AND
DETENTION.

FINAL PLAT of BLOCK 5 of THUNDER RIDGE ESTATES	
WEBER SURVEYING, LLC 26789 46TH AVE BERNARD, IA 52032 PH: (563) 879-4173	
DRAWN BY: MJW	DATE: 4/07/14
SURVEY DATE: 2/24/14	
DWG. 13066\Final-Plat-Block 5	
SHEET 8 OF 14,	



SHEET 8
SHEET 3

SHEET 8
SHEET 3



**FINAL PLAT of
BLOCK 5 of
THUNDER RIDGE ESTATES**

WEBER SURVEYING, LLC
26789 46TH AVE
BERNARD, IA 52032
PH: (563) 879-4173

DRAWN BY: MJW DATE: 4/07/14

SURVEY DATE: 2/24/14

DWG. 13066\Final-Plat-Block 5

SHEET 9 OF 14

UTILITY EASEMENT NOTE:
EACH LOT IN THIS SUBDIVISION HAS
UTILITY EASEMENTS OF 10' ON ALL
STREET FRONTAGES, SIDE AND REAR
LOT LINES UNLESS OTHERWISE NOTED.
UTILITY EASEMENTS ARE FOR ACCESS
AND MAINTENANCE FOR THE
OWNERS/MAINTAINERS OF THE UTILITY
SYSTEMS FOR SANITARY SEWER,
STORM SEWER, WATER MAIN,
TELEPHONE, ELECTRIC, GAS, CABLE
TV AND OVERLAND STORMWATER
DRAINAGE AND DETENTION.

WEST 1/4 COR.
SEC. 2, T.88N. R.1E.
FOUND 5/8" REROD.

SHEET 9
SHEET 8
MATCH POINT

LOT 3 of CHESTERMAN PLACE NO.4

Curve	Delta Angle	Radius	Arc	Chord	Chord Bearing
C5	8°23'53"	3294.03	482.82	482.38	N 63°24'41"E
C6	11°40'52"	3261.03	664.83	663.68	N 65°03'13"E

CHESTERMAN ROAD
(66'-ROW)

50' ELECTRIC LINE
EASEMENT SEE
DOC. NO. 2445-95
FOR LOCATION

**LOT A
BLOCK 5
THUNDER RIDGE ESTATES**

TOTAL=38.33 AC
ROW= 1.43 AC
NET=36.90 AC

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

**BLOCK 2
THUNDER RIDGE ESTATES**

**BLOCK 3
THUNDER RIDGE ESTATES**

SHEET 9
SHEET 2
MATCH POINT

SHEET 9
SHEET 2
MATCH POINT

SHEET 9
SHEET 8
MATCH POINT

Surveyor's Certificate

I, Michael J. Weber, a Duly Licensed Land Surveyor in the State of Iowa, do hereby certify that the following real estate was surveyed and platted by me, To Wit:

Lot D, Lot 1 of Block 4, Lot 2 of Lot B, Lot A of Block 3 all of THUNDER RIDGE ESTATES in Section 2, and All that part of the SE ¼ of the SE ¼ of Section 3 lying East of the centerline of Thunder Hills Road all of T.88N. R.1E. of the 5th P.M. in Dubuque County, Iowa

This survey was performed for the purpose of subdividing and platting said real estate henceforth to be known as **FINAL PLAT of BLOCK 5 of THUNDER RIDGE ESTATES in Dubuque County, Iowa**, and subject to easements and right of ways of record and not of record, the plat of which is attached and made a part of this certificate. All monuments are placed or will be placed within one year from the date this plat is recorded

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.

BY Michael J. Weber
Michael J. Weber
Licensed Land Surveyor
License No. 15084

April 7, 2014
Date

License Renewal Date: 12/31/15

Dubuque, Iowa

County Assessor's Certificate

February 14, 2014

The foregoing correct **FINAL PLAT of BLOCK 5 of THUNDER RIDGE ESTATES in Dubuque County, Iowa**, was entered of record in the Office of the County Assessor of the County of Dubuque, Iowa, on the date first written above.

David S. Kubick
County Assessor of Dubuque County

By Debra H. Hoyer

County Treasurer Certificate

Dubuque, Iowa

Feb 14, 2014

I, the undersigned, Eric Stierman, Treasurer of Dubuque County, Iowa, do hereby certify that all taxes levied against the **Lot D (Parcel No. 1402326001), Lot 1 of Block 4 (Parcel No. 1402378012), Lot 2 of Lot B (Parcel No. 1402377018), Lot A of Block 3 (Parcel No. 1402358001), all of THUNDER RIDGE ESTATES in Section 2, and All that part of the SE ¼ of the SE ¼ of Section 3 lying East of the centerline of Thunder Hills Road (Parcel No. 1403477001), all of T.88N. R.1E. 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
Treasurer of Dubuque County, Iowa

County Board of Health

Dubuque, Iowa

February 26, 2014

The foregoing **FINAL PLAT of BLOCK 5 of THUNDER RIDGE ESTATES in Dubuque County, Iowa**, is hereby approved by the Dubuque County Board of Health and approval of said plat by the County Board of Supervisors of the County of Dubuque is hereby recommended.

Richard J. Farley M.D.
Dubuque County Board of Health

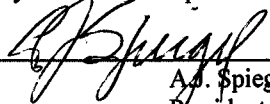
Owner's Consent

Peosta, Iowa

Feb 21st, 2014

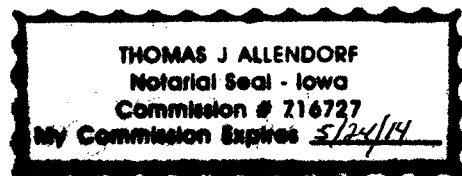
The foregoing, **FINAL PLAT of BLOCK 5 of THUNDER RIDGE ESTATES in Dubuque County, Iowa**, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors.

Royal Oaks Development Corporation


A.J. Spiegel
President

State of Iowa)
County of Dubuque) ss:

On this 21st day of February, AD 2014, 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 and Secretary of Royal Oaks Development Corporation; that no seal has been procured by the said corporation that said instrument was signed on behalf of said Corporation by authority of its Board of Directors, and the said A.J. Spiegel, President of Royal Oaks Development Corporation acknowledged the execution of said instrument to be the voluntary act and deed of said Corporation by it and by him voluntarily executed.




Notary Public in and for the State of Iowa

Attorney's Certificate

TO WHOM IT MAY CONCERN:

~~This will certify that I have examined the abstract of title Lot D, Lot 1 of Block 4, Lot 2 of Lot B, Lot A of Block 3 all of THUNDER RIDGE ESTATES in Section 2, and All that part of the SE 1/4 of the SE 1/4 of Section 3 lying East of the centerline of Thunder Hills Road all of T.88N. R.1E. of the 5th P.M. in Dubuque County, Iowa, according to plats thereof covering the period from government entry to _____ certified on that date by _____ and find that said abstract shows good and merchantable title to said real estate in _____ free and clear of all liens and encumbrances and shows taxes paid including taxes for the year _____~~

Attorney-at-Law

see Sheet 12 of 14

Owner's Consent

Peosta, Iowa

_____, 2014

The foregoing, **FINAL PLAT of BLOCK 5 of THUNDER RIDGE ESTATES in Dubuque County, Iowa**, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors.

Royal Oaks Development Corporation

A.J. Spiegel
President

State of Iowa)

County of Dubuque)

) ss:

On this _____ day of _____ AD 2014, 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 and Secretary of Royal Oaks Development Corporation; that no seal has been procured by the said corporation that said instrument was signed on behalf of said Corporation by authority of its Board of Directors, and the said A.J. Spiegel, President of Royal Oaks Development Corporation acknowledged the execution of said instrument to be the voluntary act and deed of said Corporation by it and by him voluntarily executed.

Notary Public in and for the State of Iowa

see sheet 11 of 14

Attorney's Certificate

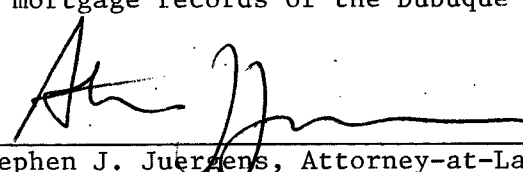
TO WHOM IT MAY CONCERN:

February 26, 2014

This will certify that I have examined the abstract of title Lot D, Lot 1 of Block 4, Lot 2 of Lot B, Lot A of Block 3 all of **THUNDER RIDGE ESTATES** in Section 2, and All that part of the SE ¼ of the SE ¼ of Section 3 lying East of the centerline of Thunder Hills Road all of T.88N. R.1E. of the 5th P.M. in Dubuque County, Iowa, according to plats thereof covering the period from root of title February 18, 2014

_____, 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 paid including taxes for the year 2012-2013 and all prior years. * except

*The property under examination is 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 Instrument No. 15016-98 and mortgage dated 6/1/99 and filed of record 6/8/99 as Instrument No. 9482-99 of the mortgage records of the Dubuque County Recorder.



Stephen J. Juergens, Attorney-at-Law

City of Peosta, Iowa

Peosta, Iowa

3-12, 2014

The undersigned, Larry Mescher, Mayor, and Clerk of the City of Peosta, Iowa, do hereby certify that the foregoing **FINAL PLAT of BLOCK 5 of THUNDER RIDGE ESTATES in Dubuque County, Iowa** as appears heretofore has been filed in the office of the City Clerk of Peosta, Iowa as Resolution No. #2014-09 and that the City Council of the City of Peosta, Iowa approves said plat.

Larry Mescher
Mayor of the City of Peosta, IA
Karen Snyder
Clerk of the City of Peosta, IA

County of Dubuque Zoning Commission

Dubuque, Iowa

April 15, 2014

The foregoing correct **FINAL PLAT of BLOCK 5 of THUNDER RIDGE ESTATES in Dubuque County, Iowa**, is hereby approved by the Dubuque County Zoning Office and approval of said plat by the County Board of Supervisors of the County of Dubuque is hereby recommended.

Janet Russi
Dubuque County Zoning Commission

County Engineer Certificate

Dubuque, Iowa

3-28, 2014

The foregoing correct **FINAL PLAT of BLOCK 5 of THUNDER RIDGE ESTATES in Dubuque County, Iowa**, , was reviewed and approved by the County Engineer of Dubuque County, Iowa, and approval of said plat by the County Board of Supervisors is hereby recommended.

Bret A. Wilkinson
County Engineer of Dubuque County

Plats Officer

Dubuque, Iowa

May 14, 2014

I, the undersigned, Anna O'Shea Dubuque County Plats Officer, have reviewed and examined for compliance with the Dubuque County Platting and Subdivision Ordinance the correct **FINAL PLAT of BLOCK 5 of THUNDER RIDGE ESTATES in Dubuque County, Iowa** and have found said plat to be acceptable.

Anna O'Shea
Anna O'Shea, Dubuque County Plats Officer

County Board of Supervisors

Dubuque, Iowa

MAY 19, 2014

The Dubuque County Board of Supervisors of the County of Dubuque, Iowa, do hereby certify that the foregoing **FINAL PLAT of BLOCK 5 of THUNDER RIDGE ESTATES in Dubuque County, Iowa**, has been filed in the office of the County Board of Supervisors, that Resolution No. 14-116, the County Board of Supervisors have reviewed and approved said plat.

Dubuque County Board of Supervisors

Wayne Lemmer
Chairperson

Attest:

By: Denise M. Dolan
Denise M. Dolan
Dubuque County Auditor
Deputy Auditor

County Auditor's Certificate

Dubuque, Iowa

May 20, 2014

The foregoing **FINAL PLAT of BLOCK 5 of THUNDER RIDGE ESTATES in Dubuque County, Iowa** was entered of record in the office of the Dubuque County Auditor this 20th day of May, 2014.

We approve of the subdivision name or title to be recorded

Denise M. Dolan
County Auditor of Dubuque County
by Jill Kappeler

Recorder's Certificate

Dubuque, Iowa

May 20, 2014

The foregoing correct **FINAL PLAT of BLOCK 5 of THUNDER RIDGE ESTATES in Dubuque County, Iowa**, has been reviewed by the Dubuque County Recorder.

Kathy Flynn Thurlow
Dubuque County Recorder
by Deane E. Davis, Deputy



MORTGAGE HOLDER CONSENT

The undersigned for Rayne A. Krambeer of Dubuque Bank & Trust do hereby certify that the attached **FINAL PLAT of BLOCK 5 of THUNDER RIDGE ESTATES** in Dubuque County, Iowa is made with our free consent and in accordance with our desire as lien holder and mortgagee.

BY: *Rayne A. Krambeer*

State of Iowa)
)
County of Dubuque) ss:

On this 25th day of February, AD 2014, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared Rayne A. Krambeer to me personally known, who being by me duly sworn, did state that he is Vice President of Dubuque Bank & Trust of _____ of the corporation executing the within and foregoing instrument, that said instrument was signed on behalf of said Corporation by authority of its Board of Directors, and that Rayne A. Krambeer as officer acknowledged the execution of the foregoing instrument to be the voluntary act and deed of said Corporation by it voluntarily executed.

Witness my hand and Notarial Seal on the date above written.

Karen Reynolds

Notary Public in and for the State of Iowa



RESOLUTION 2014-09

A RESOLUTION APPROVING THE FINAL PLAT OF "BLOCK 5 OF THUNDER RIDGE ESTATES" IN DUBUQUE COUNTY, IOWA

WHEREAS, the Final Plat of "Block 5 of Thunder Ridge Estates" 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 Final Plat has been approved by the City of Peosta planning and 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; and

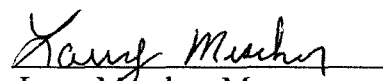
WHEREAS, Royal Oaks Development Corporation requested the following variances of the land development requirements for "Block 5 of Thunder Ridge Estates" Subdivision:

- Curb and gutter will be County Standard.
- Thunder Ridge Drive roadway length exceeds maximum length of 500' terminating at a cul-de-sac.
- Street lights will not be required
- Contour interval at appropriate intervals requirement is waived.
- Proposed road width requirement is waived and County Standard is acceptable.
- Proposed road pavement depth of 4" HMA over 14" of stone is acceptable.

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

That the Final Plat of "Block 5 of Thunder Ridge Estates" 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 Final Plat.

Passed and approved by the City Council of Peosta, Iowa this 11th day of March, 2014.


Larry Mescher, Mayor

Attest:


Karen Snyder, City Clerk

CERTIFICATE OF CITY CLERK

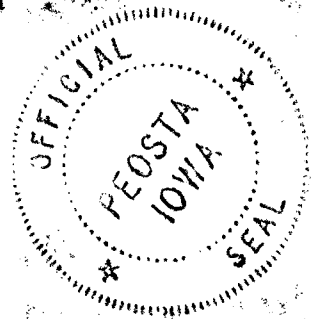
-----X
STATE OF IOWA
:
COUNTY OF DUBUQUE
-----X

I, Karen Snyder, do hereby certify that I am the
duly appointed, qualified and acting Clerk of the City of Peosta in the County
aforesaid, and as such Clerk I have in my possession or have access to the records
of the proceedings of the City Council. I do further state that the hereto attached
Resolution # 2014-09 is a correct copy of
the original Resolution # 2014-09
approved and adopted by the City Council of the City of Peosta, Iowa, at a session
held by said Council on the 11th day of March, 20 14.

In Testimony whereof, I hereunto set my hand and official seal.

Dated at Peosta, Iowa this 12th day of March, 20 14.

Karen Snyder
City Clerk of Peosta, Iowa



RESOLUTION - 14-049

WHEREAS, there has been presented to the Dubuque County Board of Supervisors an Affidavit of Preliminary Plat of Survey for **BLOCK 5 OF THUNDER RIDGE ESTATES**, as comprised of Lot D of Thunder Ridge Estates, Lot 1 Block 4 of Thunder Ridge Estates, Lot 2 of Lot B of Thunder Ridge Estates and Lot A Block 3 of Thunder Ridge Estates all in Section 2 (T88N, R1E) and all that part of the SE ¼ SE ¼ of Section 3 lying east of the centerline of Thunder Hills Road, all in T88N, R1E of the 5th PM, Vernon Township, Dubuque County, Iowa; and

WHEREAS, said preliminary plat will create Lot 1 through Lot 32 inclusive and Lot A, of Thunder Ridge Estates, in Sections 2 & 3, Vernon Township, Dubuque County, Iowa; and

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

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

WHEREAS, said preliminary 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-3" Single Family Residential district, thus subject to all the requirements of that district.

Section 2. That said plat is only approved as a preliminary plat, thus subject to change.

Section 3. That the subdivision will be served by a public water supply and will be connected to the City of Peosta sewer system, so no additional wells will be allowed.

Section 4. That the streets shown upon said preliminary plat are not accepted as Dubuque County Streets and that Dubuque County shall assume no liability for their design, construction and/or maintenance.

Section 5. That all of the lots will access off of the private roads except in Lot 31 and Lot 32. No additional access to county roads will be allowed.

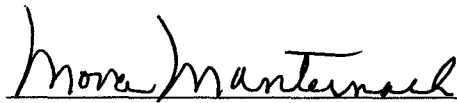
Section 6. That fence agreements with adjoining agricultural property owners will be required.

Section 8. That the above described preliminary 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 preliminary plat.

PASSED, ADOPTED AND APPROVED by the Dubuque County Board of Supervisors on this 24th day of February, 2014.


Wayne Demmer, Chair
Board of Supervisors

ATTEST:


Mona Manternach, Deputy
Dubuque County Auditor

RESOLUTION - 14-116

WHEREAS, there has been presented to the Dubuque County Board of Supervisors a Final Plat of Survey for **BLOCK 5 OF THUNDER RIDGE ESTATES**, as comprised of Lot D of Thunder Ridge Estates, Lot 1 of Block 4 of Thunder Ridge Estates, Lot 2 of Lot B of Thunder Ridge Estates and Lot A of Block 3 of Thunder Ridge Estates all of Section 2 and all that part of the SE ¼ of the SE ¼ of Section 3 lying east of the centerline of Thunder Hills Road, all of T88N, R1E of the 5th PM, Vernon Township, Dubuque County, Iowa; and

WHEREAS, said final plat will create Lot 1 through Lot 32 inclusive and Lot A, of Block 5 of Thunder Ridge Estates, in Sections 2 & 3, Vernon Township, Dubuque County, Iowa; and

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

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

WHEREAS, said final 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-3" Single Family Residential district, thus subject to all the requirements of that district.

Section 2. That the County will require that Section 31- Erosion and Sediment Control and Stormwater Management of the covenants must be followed and will require anyone applying for a Zoning Certificate to provide a signed copy of the disclosure form they received when they purchased the lot.

Section 3. That the subdivision will be served by a public water supply and will be connected to the City of Peosta sewer system, so no additional wells or septic systems will be allowed.

Section 4. That the streets shown upon said final plat are not accepted as Dubuque County Streets and that Dubuque County shall assume no liability for their design, construction and/or maintenance.

Section 5. That all of the lots will access off of the private roads except in Lot 31 and Lot 32. No additional access to county roads will be allowed.

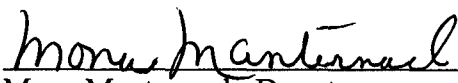
Section 6. That this plat of Block 5 of Thunder Ridge Estates will have ditches and check dams that cannot be removed, filled in or covered over. Any new driveway along Thunder Ridge Drive will be required to install culverts as shown in the approved road plans.

Section 7. That the above described final 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 final plat.

PASSED, ADOPTED AND APPROVED by the Dubuque County Board of Supervisors on this 19th day of May, 2014.


Wayne Demmer, Chair
Board of Supervisors

ATTEST:


Mona Manternach, Deputy
Dubuque County Auditor