MAY 28 2004
FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR
MAY 28 2004
FILED
JOHN R. KLAUS
DELAWARE COUNTY ASSESSOR
BOOK 2004 PAGE 1913
DEBORAH L. PEYCKE
DELAWARE CO. RECORDER
41.00
2004 MY 28 PM 2:
DELAWARE COUNTY IOWA
FILED
CHG

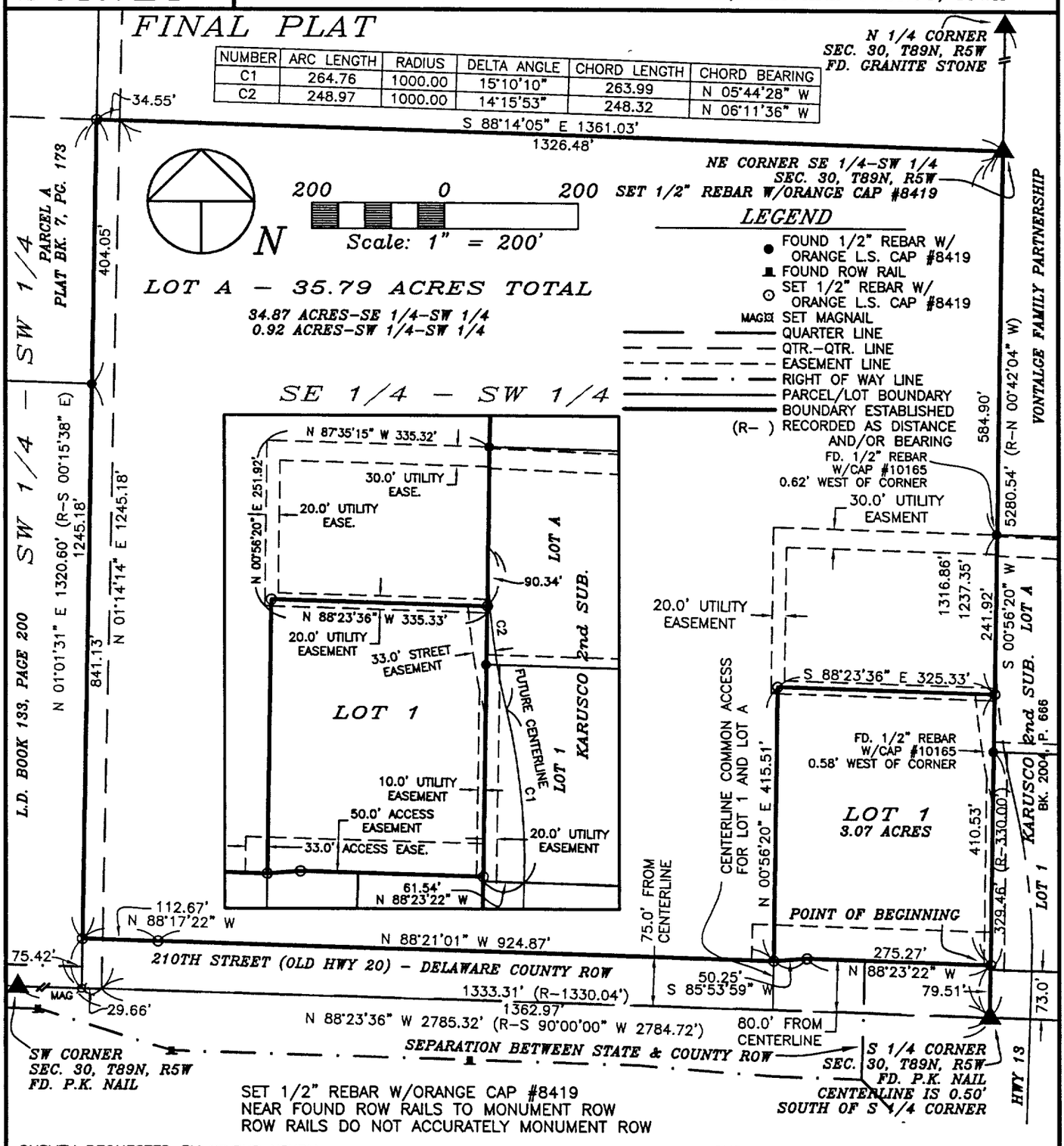
PREPARED BY: J DAVID GIBBS; 105 W. MAIN ST., MANCHESTER, IA 52057; 563-927-2434

PLAT OF SURVEY

KEHRLI'S FARMSTEAD; A SUBDIVISON OF PART OF THE SE 1/4-SW 1/4, AND PART OF THE SW 1/4-SW 1/4 OF SEC. 30, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

FINAL PLAT

NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	264.76	1000.00	15°10'10"	263.99	N 05°44'28" W
C2	248.97	1000.00	14°15'53"	248.32	N 06°11'36" W



SET 1/2" REBAR W/ORANGE CAP #8419 NEAR FOUND ROW RAILS TO MONUMENT ROW
ROW RAILS DO NOT ACCURATELY MONUMENT ROW

SURVEY REQUESTED BY: WILBUR KEHRLI

SURVEYED ON: MAY 2004

PROPRIETORS: *WILMA M. KEHRLI, LARRY J. KEHRLI, HAROLD C. SCHIEL & ELMA M. SCHIEL, TRUSTEES* 1637 210th ST MANCHESTER, IOWA

PROJECT NO. 04-14

SCALE: 1"=200'

DATE: 4/22/2004

DRAWN BY: RLR

CHECKED BY: JDG

FIELD BK: D.L.

REVISED 5/08/2004

SHEET 1 OF 7

LICENSED LAND SURVEYOR
J. DAVID GIBBS 8419
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1-2

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.

J. David Gibbs 5/10/04

J. DAVID GIBBS, P.E., L.S. LIC. #8419 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2004

GIBBS ENGINEERING & SURVEYING
105 WEST MAIN STREET
MANCHESTER, IA 52057

BOOK 2004 PAGE 1913

LEGAL DESCRIPTION:

***KEHRLI'S FARMSTEAD**; A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼), AND PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼), SECTION THIRTY (30), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA,* containing 38.86 acres, divided into two lots numbered Lot 1 and Lot A, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the South Quarter Corner of Section Thirty (30), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Easterly Line of the Southeast Quarter (SE ¼) of said Section Thirty (30), North 00° 56' 20" East, to the Northerly right of way Line of State Highway 13, as recorded in Misc. Book L, Page 258 in the Office of the Delaware County Recorder, 79.51 feet, the **POINT OF BEGINNING**;

THENCE along the Northerly right of way Line of State Highway 13 and the Northerly Line of 210th Street, North 88° 23' 22" West, 275.27 feet;

THENCE continuing along the Northerly Line of 210th Street, South 85° 53' 59" West, 50.25 feet;

THENCE continuing along the Northerly Line of 210th Street, North 88° 21' 01" West, 924.87 feet;

THENCE continuing along the Northerly Line of 210th Street, North 88° 17' 22" West, to the Easterly Line of a parcel as described in L.D. Book 133, Page 200 in the Office of the Delaware County Recorder, 112.67 feet;

THENCE along the Easterly Line of said parcel and the Easterly Line of Parcel A, as recorded in Book 7 of Plats, Page 173 in the Office of the Delaware County Recorder, North 01° 01' 31" East, to the Northerly Line of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section Thirty (30), 1245.18 feet;

THENCE along the Northerly Line of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) and the Northerly Line of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of said Section Thirty (30), South 88° 14' 05" East, to the Northeast Corner of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of said Section Thirty (30), 1361.03 feet;

THENCE along the Easterly Line of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of said Section Thirty (30) and the Westerly Line of Karusco 2nd Subdivision, as recorded in Book 2004, Page 666 in the Office of the Delaware County Recorder, 1237.35 feet to the **POINT OF BEGINNING**;

Containing 38.86 acres, divided into two lots numbered Lot 1 and Lot A, and subject to easements of record.

The Southerly Line of the Southwest Quarter (SW ¼) of Section Thirty (30), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 88° 23' 36" West.

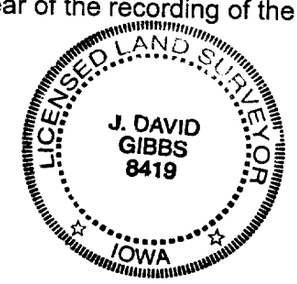
SURVEYOR'S CERTIFICATE

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.

I hereby certify that a minimum of two (2) control monuments have been found or placed and that all monuments indicated will be placed within one (1) year of the recording of the plat.

J. David Gibbs L.S. #8419 5/10/04

J. David Gibbs L.S. #8419 Date
My license will be renewed on December 31, 2004



Q:\Surveys\Kehrli\03-95\LEGAL_03-95.doc

OWNER'S ACKNOWLEDGMENT

I Wilma M. Kehrli of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

Wilma M. Kehrli
Wilma M. Kehrli

State of Iowa)
)
County of Delaware) ss:

On this 20th day of May A.D. 2004, before me a Notary Public in and for said State, personally appeared Wilma M. Kehrli to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

VICKI A. WELSH
Commission Number 175041
My Commission Expires
5-16-05

Notary Public in and for said State — Vicki A Welsh

OWNER'S ACKNOWLEDGMENT

I Harold C. Schiel and Elma M. Schiel, Trustees, of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

Harold C. Schiel
Harold C. Schiel, Trustee

Elma M. Schiel
Elma M. Schiel, Trustee

State of Iowa)
)
County of Delaware) ss:

On this 20th day of May, 2004, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Harold C. Schiel, and Elma M. Schiel, Trustees, for the Harold and Elma Schiel Revocable Trust , Dated August 12, 1999, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that the person(s), as the fiduciary, executed the instrument as the voluntary act and deed of the person and of the fiduciary.

Donna M. Kunde
Notary Public in and for said State

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
5-16-06

OWNER'S ACKNOWLEDGMENT

I Larry J. Kehrli of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

Larry J. Kehrli
Larry J. Kehrli

State of Iowa)
)
County of Delaware) ss:

On this 17th day of May A.D. 2004, before me a Notary Public in and for said State, personally appeared Larry J. Kehrli to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Donna M. Kunde
Notary Public in and for said State

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
5-16-06

DEDICATION

The undersigned owners of the land described in the foregoing surveyor's certificate have caused said tract to be surveyed and subdivided in the manner shown on the above plat, which shall hereafter be know as *Kehrli's Farmstead, City of Manchester, Delaware County, Iowa.* All easements for utilities or other public easements shown on the above plat are further hereby granted to the City of Manchester, Iowa, for the purpose of installing and maintaining public utilities or other facilities, in, under, or over said easements.

IN WITNESS WHEREOF, we have set our hands this 17th 20th day of May, 2004.

Wilma M. Kehrli

Larry J. Kehrli

Harold C. Schiel

Elma M. Schiel

State of Iowa)
)
County of Delaware) ss:

On this 20th day of May A.D. 2004, before me a Notary Public in and for said State, personally appeared Wilma M. Kehrli to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Vikki A Welsh
Notary Public in and for said State

VIKKI A. WELSH
Commission Number 188941
My Commission Expires
4-26-05

State of Iowa)
)
County of Delaware Ss:

On this 20th day of May A.D. 2004, before me a Notary Public in and for said State, personally appeared Harold C. Schiel, Elma M. Schiel to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Donna M. Kunde
Notary Public in and for said State

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
8-16-06

State of Iowa)
)
County of Delaware) ss:

On this 17th day of May A.D. 2004, before me a Notary Public in and for said State, personally appeared Larry J. Kehrli to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Donna M. Kunde
Notary Public in and for said State

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
8-16-04

CERTIFICATE OF TREASURER

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***KEHRLI'S FARMSTEAD,*** City of Manchester, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.

Carolyn A. Wilson

Carolyn A. Wilson, County Treasurer

5-28-04

DELAWARE COUNTY SEAL IOWA

ATTORNEY'S OPINION

I, Mary Lou Tracey, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in Kehrli's Farmstead, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated May 10, 2004.

Said abstract has been prepared in its entirety by the Delaware County Abstract Company, Inc., and was last certified to by said company on the 14th day of May, A.D., 2004, at the hour of 8:00 o'clock A. M.

My examination of said abstract shows good and merchantible title on the date and hour of the certification to be in Wilma M. Kehrli, as to an undivided ½ interest; and in Harold C. Schiel and Elma M. Schiel, as Tustees, of the Harold and Elma Schiel Revocable Trust, dated August 12, 1999, and in Larry J. Kehrli, each as to an undivided ½ remainder interest in an undivided ½ interest, subject to life estate in Wilma M. Kehrli.

Dated at Manchester, Iowa, in said County, this 21st day of May, 2004.

Mary Lou Tracey

Attorney at Law

RESOLUTION APPROVING PRELIMINARY AND FINAL PLAT

WHEREAS, the preliminary and final plat of ***KEHRLI'S FARMSTEAD, City of Manchester, Delaware County, Iowa***, affecting premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated May 10, 2004 has been filed with the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa; and

WHEREAS, there is a request for deferment of sidewalk construction based on Resolution No. R-006-2003, Resolution Regarding Procedures and Guidelines for Implementation of Sidewalk Construction Program, under Item No. 4 (a) ("streets developed as a rural cross section"); and

WHEREAS, the preliminary and final plat of ***KEHRLI'S FARMSTEAD, City of Manchester, Delaware County, Iowa***, should be approved with the following variances, declarations and conditions;

a. No determination has been made as to compliance with this subdivision and platting requirements which are set forth in the Code of Iowa.
b. Construction of all sidewalks within the subdivision shall be deferred until 13th Street North is constructed.
c. An access drive shall be constructed 24 feet wide (or 25 feet with curb and gutter) and with materials in accordance with the City standards for private streets.
d. A Waiver and Petition for infrastructure improvements must be signed by the developers.

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said ***KEHRLI'S FARMSTEAD, City of Manchester, Delaware County, Iowa,*** be, and exhibits attached thereto, and the same is hereby acknowledged, approved and accepted on the part of the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, and the Commission hereby recommends to the City Council the acceptance of the same and the Chairperson and the Secretary are hereby authorized and directed to certify this resolution of approval and affix the same to said plat as provided by law.

Adopted and passed this 12th day of May, A.D., 2004.

CITY OF MANCHESTER IOWA SEAL

PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA

By _____
Jim Fisher, Chairperson

By _____
Laura Thomas, Recording Secretary

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 18 day of May, 2004, before me, Julie A Swanson, a Notary Public in and for the State of Iowa, personally appeared Jim Fisher and Laura Thomas, to me personally known, and, who, being by me duly sworn, did say that they are the Chairperson and Recording Secretary, respectively, of the Planning and Zoning Commission of the City of Manchester, 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 the authority of its Planning and Zoning Commission, as contained in Resolution adopted by the Planning and Zoning Commission on the 12th day of May, 2004, and that Jim Fisher and Laura Thomas acknowledge the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Julie A Swanson
Notary Public.

NOTARIAL SEAL IOWA
JULIE A. SWANSON
Commission Number 224151
My Comm. Exp. 8-23-05

R-046-2004 RESOLUTION APPROVING PRELIMINARY AND FINAL PLAT

WHEREAS, the preliminary and final plat of ***KEHRLI'S FARMSTEAD, City of Manchester, Delaware County, Iowa*** Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated May 10, 2004, has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa, and has been acknowledged and approved by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, who have recommended acceptance;

WHEREAS, the City Council has fully considered the same and found the same to be in accordance with the ordinances of the City of Manchester, Iowa, relating to plats and additions to cities or within a two mile radius of the City;

WHEREAS, there is a request for deferment of sidewalk construction based on Resolution No. R-006-2003, Resolution Regarding Procedures and Guidelines for Implementation of Sidewalk Construction Program, under Item No. 4 (a) ("streets developed as a rural cross section"); and

WHEREAS, the construction of sidewalks is deferred according to Resolution No. R-006-2003, Resolution Regarding Procedures and Guidelines for Implementation of Sidewalk Construction Program, under Item No. 4 (a) ("streets developed as a rural cross section"); and

WHEREAS, the subdivision plat and its attachments conform to Sections 354.6, 354.11 and 355.8 of the Iowa Code and therefore can be approved pursuant to 354.8 of the Iowa Code;

WHEREAS, the Manchester Planning and Zoning Commission has recommended to the Council that they accept the preliminary and final plat of ***KEHRLI'S FARMSTEAD, City of Manchester, Delaware County, Iowa***, as presented with the following variances, declarations and conditions;

a. No determination has been made as to compliance with this subdivision and platting requirements which are set forth in the Code of Iowa.
b. Construction of all sidewalks within the subdivision shall be deferred until 13th Street North is constructed.
c. An access drive shall be constructed 24 feet wide (or 25 feet with curb and gutter) and with materials in accordance with the City standards for private streets.
d. A Waiver & Petition for infrastructure improvements must be signed by the developers.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said ***KEHRLI'S FARMSTEAD, City of Manchester, Delaware County, Iowa***, be, and exhibits attached thereto, and the same is hereby acknowledged, approved and accepted on the part of the City of Manchester, Delaware County, Iowa. The Mayor and City Clerk are hereby directed to certify this approval and affix the same to said Preliminary plat as by law provided.

Passed this 24th day of May, A.D., 2004.

Milt L. Kramer, Mayor

ATTEST:

Erin Rempe, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 25th day of May, 2004, before me, Julie A. Swanson, a Notary Public in and for the State of Iowa, personally appeared Milt L. Kramer and Erin Rempe, 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 Manchester, 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 the authority of its City Council, as contained in Resolution Number R-046-2004 adopted by the City Council on the 24th day of May, 2004, and that Milt L. Kramer and Erin Rempe acknowledge the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Julie A. Swanson, Notary Public.

JULIE A. SWANSON
Commission Number 224151
My Comm. Exp. 8-23-05

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