Book 2009 Page 443

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FILED
FEB - 3 2009
CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

FILED
FEB 3 2009
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

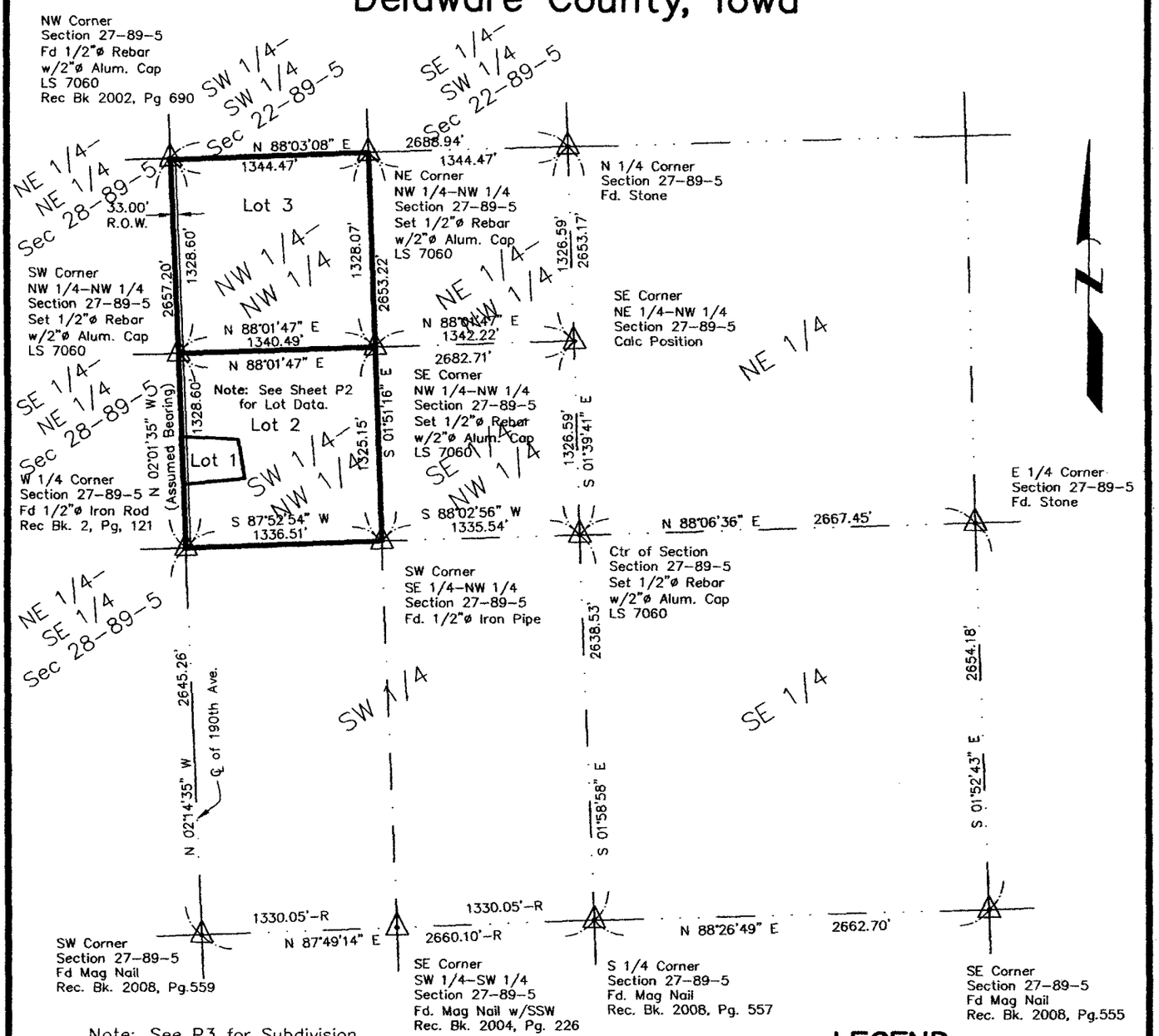
DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

EW

Prepared by: TeKIPPE ENGINEERING, P.C., 1919 – 210th Street, P.O. Box 357, Manchester, Iowa 52057 Ph. (563)927-2060

Final Plat

Wulfekuhle Subdivision in the W 1/2 of the NW 1/4 Section 27 – T89N – R5W Delaware County, Iowa



Note: See P3 for Subdivision Location Map

500' 0 500' 1000' 2000'

1 inch = 1000 ft.

Proprietors and Requested by:
Floyd J. Wulfekuhle
and
Helen M. Wulfekuhle
2038 190th Ave.
Manchester, Iowa 52057

Survey was completed on December 22, 2008.

LEGEND

Section Corner	⚠
Recorded as	R
Survey Boundary	———
Section Line	— · —
1/4 Section Line	— · —
1/4-1/4 Section Line	— · —
Stainless Steel Washer	SSW

PROF. ENGR. & LAND SURVEYOR
LYLE G. TeKIPPE 7060
IOWA

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. The unadjusted error of closure does not exceed 1:10,000 for the subdivision boundary and does not exceed 1:5,000 for any individual lot.

Lyle G. TeKippe 1-15-09
Lyle G. TeKippe Date:
License number 7060
My license renewal date is December 31, 2010.
Sheets covered by this seal: Sheet P1 and P2

TeKIPPE ENGINEERING, P.C.

128 South Vine Street
West Union, IA 52175
www.tekippe.com
PH. (563) 422-5131
FAX (563) 422-5884

1919 210th Street
P.O. Box 357
Manchester, IA 52057
PH. (563) 927-2060
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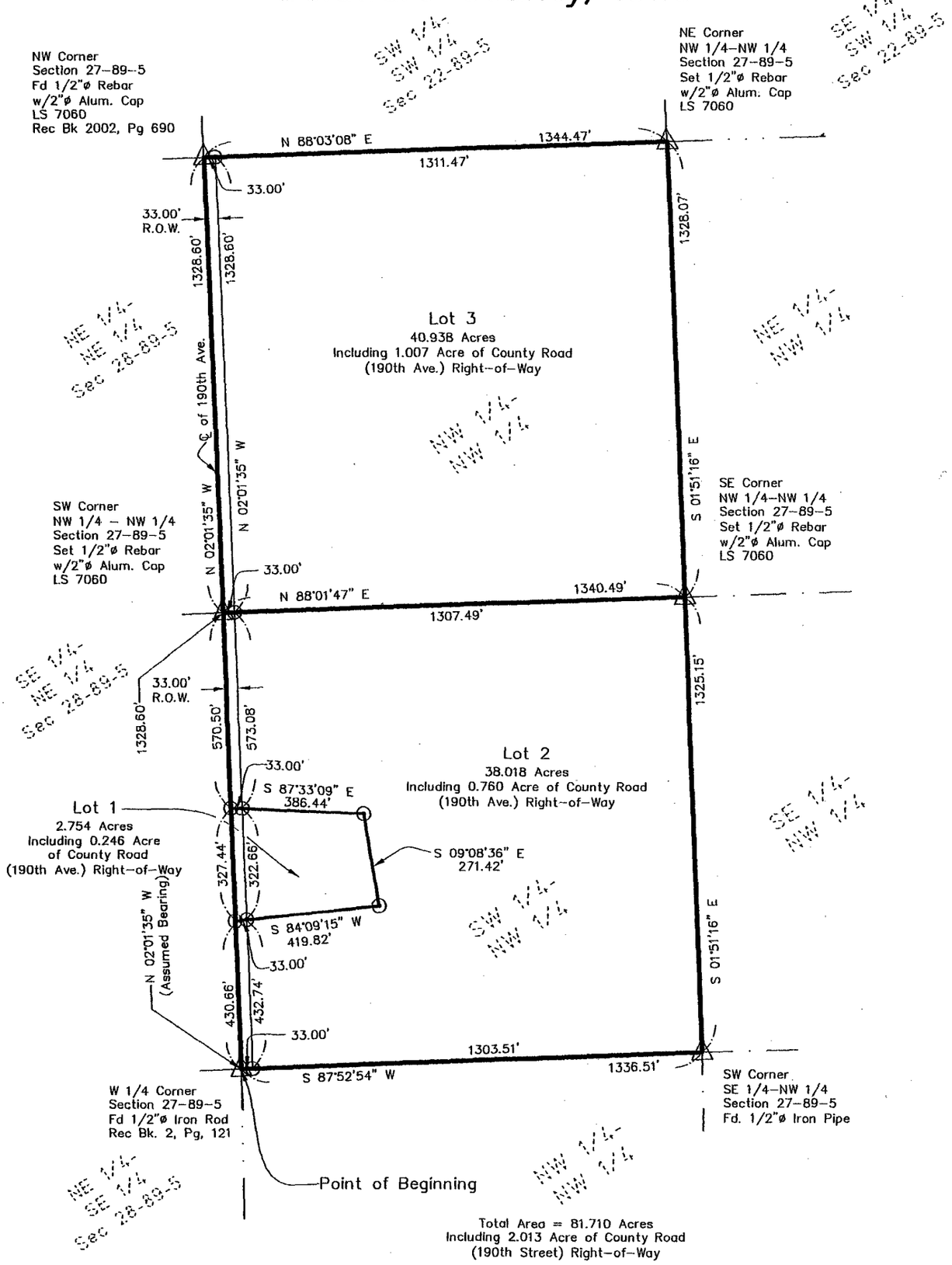
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Field Book: Del Co. Twp No.1 Pages: 16-17

Project No. 08707.LS Sheet P1

Final Plat

Wulfekuhle Subdivision in the W 1/2 of the NW 1/4 Section 27 – T89N – R5W Delaware County, Iowa



Total Area = 81.710 Acres
Including 2.013 Acre of County Road
(190th Street) Right–of–Way

Note: See P3 for Subdivision Location Map

LEGEND

Section Corner.....△
Recorded as.....R
Set 1/2"ø Rebar w/RPC PLS 7060...⊙
Survey Boundary.....
Section Line.....
1/4 Section Line.....
1/4–1/4 Section Line.....
Red Plastic Cap.....RPC

200' 0 200' 400' 800'

1 inch = 400 ft.

Survey was completed on December 22, 2008.

Proprietors and Requested by:
Floyd J. Wulfekuhle
and
Helen M. Wulfekuhle
2038 190th Ave.
Manchester, Iowa 52057

TeKIPPE ENGINEERING, P.C. | 1919 – 210th STREET, MANCHESTER, IOWA 52057
PH. (563) 927–2060 FAX (563) 927–3603

PROF. ENGR. & LAND SURVEYOR
LYLE G. TeKIPPE 7060
IOWA

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. The unadjusted error of closure does not exceed 1:10,000 for the subdivision boundary and does not exceed 1:5,000 for any individual lot.

Lyle G. TeKippe — 1-15-09 Date

Lyle G. TeKippe
License Number 7060
My license renewal date is December 31, 2010.
Pages covered by this seal: BD-1

State of Iowa)
ss.
County of Delaware)

Subscribed and sworn to before me by Lyle G. TeKippe this 15TH day of JANUARY, 2009.

DAVID MEYER
Iowa Notarial Seal
Commission Number: 736541
My Commission Expires: 09-08-2011

Notary Public

SURVEY AND PLAT OF:

Boundary Description:

Wulfekuhle Subdivision in the Northwest Quarter of the Northwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 27, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows:

Beginning at the West Quarter Corner of said Section;

Thence **North 02°-01'-35" West (Assumed Bearing), 2657.20 feet** along the West Line of the Northwest Quarter and the Centerline of 190th Avenue to the North Line of said Section;

Thence **North 88°-03'-08" East, 1344.47 feet** along said North Line to the East Line of the Northwest Quarter of the Northwest Quarter of said Section;

Thence **South 01°-51'-16" East, 2653.22 feet** along said East Line of said Quarter-Quarter to the South Line of the Northwest Quarter of said Section;

Thence **South 87°-52'-54" West, 1336.51 feet** along said South Line to the Centerline of said 190th Avenue and to the Point of Beginning, containing **81.710 acres**, including 2.013 acres of 190th Avenue Right-of-Way, subject to easements of record. (See plat attached to this original survey description.)

OWNER'S ACKNOWLEDGMENT

We **Floyd J. Wulfekuhle** and **Helen M. Wulfekuhle** of Delaware Co., State of Iowa, do herby certify that the attached survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

Floyd J. Wulfekuhle
Floyd J. Wulfekuhle

Helen M. Wulfekuhle
Helen M. Wulfekuhle

State of Iowa)
) SS
Delaware County)

On this 26th day of January, 2009, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared **Floyd J. Wulfekuhle** and **Helen M. Wulfekuhle,** to me known, to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the instrument as his/her voluntary act and deed.

NOTARIAL SEAL IOWA
LAURIE A. WISKUS
Commission Number 742053
My Commission Expires
8-2-2009

Laurie A. Wiskus
Notary Public in and for the State of **Iowa**
My commission expires 8-2-2009

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 attached plat, which shall hereafter be know as ***Wulfekuhle Subdivision, Delaware County, Iowa.*** The 33' Right-of-Way along 190th Avenue, as shown on the attached plat, is hereby dedicated to Delaware County for street purposes.

IN WITNESS WHEREOF, we have set our hands this 26th day of January, 2009.

Floyd J. Wulfekuhle
Floyd J. Wulfekuhle

Helen M. Wulfekuhle
Helen M. Wulfekuhle

State of Iowa)
) SS
Delaware County)

On this 26th day of January, 2009, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared **Floyd J. Wulfekuhle** and **Helen M. Wulfekuhle**, to me known, to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the instrument as his/her voluntary act and deed.

NOTARIAL SEAL IOWA
LAURIE A. WISKUS
Commission Number 742053
My Commission Expires
8-2-2009

Laurie A. Wiskus
Notary Public in and for the State of **Iowa**
My commission expires 8-2-2009

MORTGAGE HOLDERS ACKNOWLEDGMENT

The Citizens State Bank State of Iowa, does hereby certify that the attached survey, as shown by the attached Plat, is made with our free consent and in accordance with our desire as mortgage holder of a portion of the premises described herein.

Shelia D Smith VP
NAME

NAME

State of Iowa)
) SS
Delaware County)

On this 26th day of January, 2009, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Shelia D. Smith to me known, who, being by me duly sworn, did say that ~~he~~/she is the Vice president of the corporation executing the foregoing instrument; that (no seal has been procured by) (~~the seal affixed thereto is the seal of~~) the corporation; that said instrument was signed (~~and sealed~~) on behalf of the corporation by authority of this Board of Directors; that Shelia D. Smith acknowledged the execution of the instrument to be a voluntary act and deed of the corporation.

LAURIE A. WISKUS
Commission Number 742053
My Commission Expires
8-2-2009

Laurie A. Wiskus
Notary Public in and for the State of Iowa
My commission expires 8-2-2009

CERTIFICATE OF TREASURER

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

DELAWARE COUNTY TREASURER'S SEAL IOWA

Carolyn A. Wilson

Carolyn A. Wilson, Delaware County Treasurer

1-27-09

Date

APPROVAL OF AUDITOR

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

DELAWARE COUNTY OFFICIAL SEAL IOWA

Carla K Becker

Carla K. Becker, Delaware County Auditor

1-27-09

Date

State of Iowa)
) SS
Delaware County)

On this 27 day of January, 2009, before me Julia L. Hackbarth a Notary Public in and for the State of Iowa, personally appeared **Carla K. Becker**, to me personally known, and, who, being duly sworn, did say that she is the Auditor of Delaware County, Iowa.

Julia L. Hackbarth

Notary Public in and for the State of **Iowa**

My commission expires 5-24-11

JULIA L. HACKBARTH
Commission Number 169605
MY COMMISSION EXPIRES
MAY 24, 2011

R-019-2009
RESOLUTION APPROVING FINAL PLAT

WHEREAS, the final plat of ***Wulfekule Subdivision, Delaware County, Iowa,*** affecting premises more specifically described in the Surveyor's Certificate of Lyle G. Tekippe, dated January 15, 2009, has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa;

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 the City or within a two mile radius of the City; and

WHEREAS, Section 127.33 of Chapter 127 Subdivision Regulations of the City of Manchester allows variances with regard to minimum improvements (Section 127.09); and street standards (Section 127.17); and

WHEREAS, no new public water or sanitary sewer systems is necessary and therefore construction of said utilities is not being authorized by the approval of the final plat; and

WHEREAS, no new street or improvements at this time; 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; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said ***Wulfekuhle Subdivision, Delaware County, Iowa,*** be, 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 final plat as by law provided.

Passed this 26th day of January, A.D., 2009.

CITY OF MANCHESTER IOWA SEAL

Milt L. Kramer

Milt L. Kramer, Mayor

ATTEST:

Erin Rempe, City Clerk

State of Iowa)
) SS
Delaware County)

On this 27th day of January, 2009, before me, Laura K. Thomas, 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-019-2009 adopted by the City Council on the 26th day of January, 2009, 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.

Notarial Seal LAURA K. THOMAS Commission Number 718135 My Commission Expires 8-26-2011

Laura K Thomas

Notary Public in and for the State of **Iowa**
My commission expires 8-26-2011

CITY MANAGER DETERMINATION

I, **Timothy J. Vick,**, City Manger of Manchester, Iowa, have reviewed plat of ***Wulfekuhle Subdivision, Delaware County, Iowa,*** affecting premises more specifically described in the Surveyor's Certificate of Lyle G. Tekippe, dated January 15, 2009, and have determined said survey qualifies as a Minor Subdivision as specified in Section 127.22 of the Manchester Code of Ordinances. Minor Subdivisions do not require review or approval of the Planning and Zoning Commission.

Timothy J Vick

Timothy J. Vick, City Manager

1-16-2009

Date

State of Iowa)
) SS
Delaware County)

On this 16th day of January, 2009, before me Laura Thomas a Notary Public in and for the State of Iowa, personally appeared **Timothy J. Vick**, to me personally known, and, who, being duly sworn, did say that he is the City Manager of Manchester, Iowa.

Laura K Thomas

Notary Public in and for the State of **Iowa**

My commission expires 8-26-11

NOTARIAL SEAL IOWA
LAURA K. THOMAS
Commission Number 718135
My Commission Expires
8-26-11

ATTORNEY OPINION

I, Mary Lou Tracey, a practicing attorney at law in the City of Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in ***Wulfekuhle Subdivision, Delaware County, Iowa,*** on premises more specifically described in the Surveyor's Certificate of Lyle G. TeKippe, dated January 15, 2009.

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 4th day of December, A.D. 2008, at the hour of 8:00 o'clock A.M.

My examination of said abstract shows good and merchantable title on the date and hour of the certification to be in Floyd J. Wulfekuhle and Helen M. Wulfekuhle, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, subject to 2 mortgages, the first held by Peoples State Bank, dated 5/9/1997, recorded in Book 134, Page 170, and the second held by Citizens State Bank, dated 12/4/2001, recorded in Book 2001, Page 4429.

Dated at Manchester, Iowa, in said County, this 30th day of January 2009.

Mary Lou Tracey

Attorney at Law