Rel. G. Recorder

FILED

DEC 03 2010

CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

FILED

DEC 03 2010

CARLA K. BECKER
DELAWARE COUNTY AUDITOR

Book 2010 Page 3893

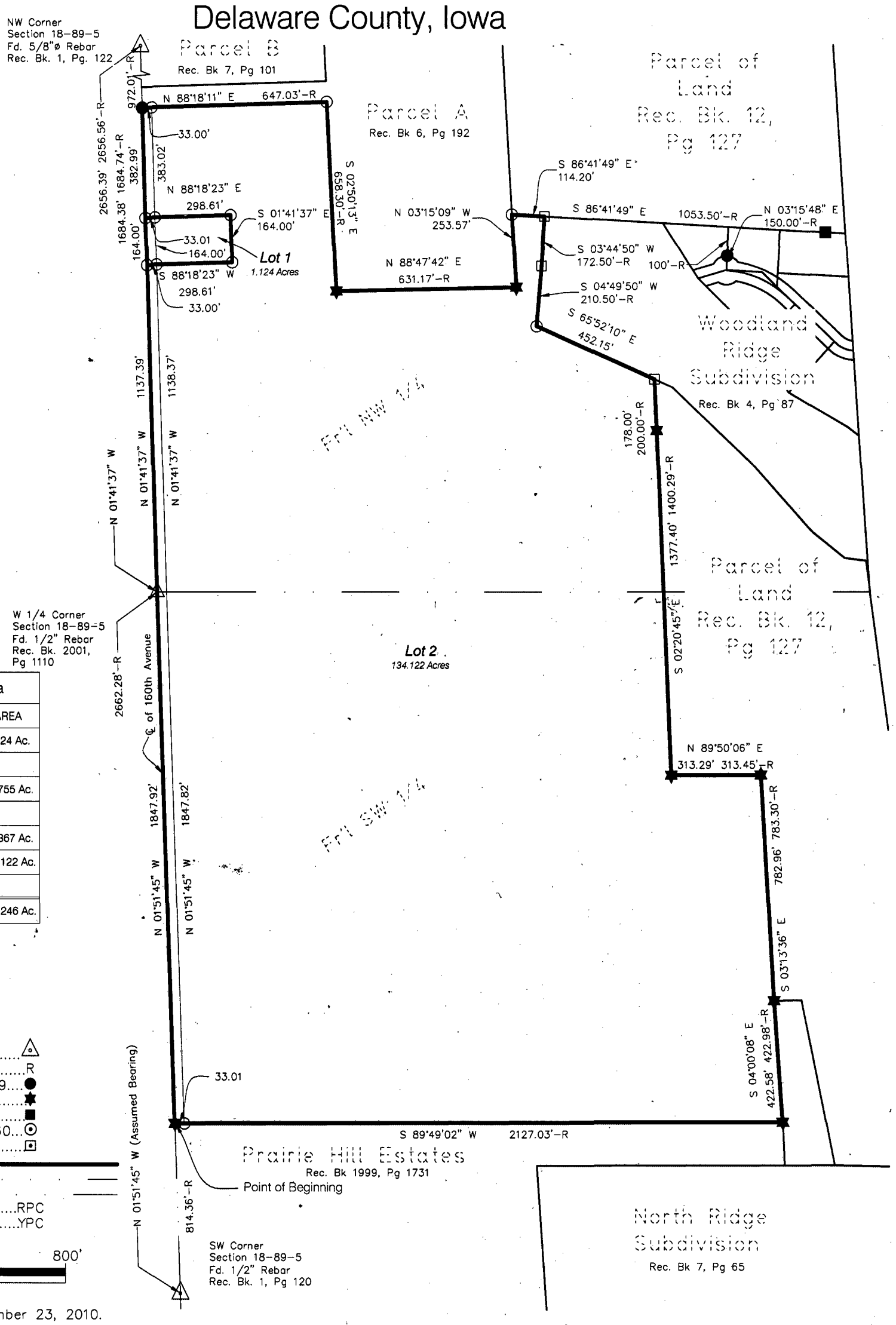
Document 2010 3893 Type 06 002 Pages 9
Date 12/03/2010 Time 10:46:44AM
Rec Amt $49.00 B-87

DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

Final Plat

Deer Valley Subdivision in the Fractional SW 1/4 and in the Fractional NW 1/4 of Section 18 - T89N - R5W Delaware County, Iowa



Subdivision Area		
LOT #	R.O.W.	AREA
Lot 1	0.124 Ac.	1.124 Ac.
Lot 2 Fr'l NW 1/4	1.152 Ac.	49.755 Ac.
Lot 2 Fr'l SW 1/4	1.400 Ac.	84.367 Ac.
Lot 2 Total	2.552 Ac.	134.122 Ac.
Total Area		135.246 Ac.

LEGEND

Section Corner.....△
Recorded as.....R
Fd. 1/2"ø Rebar w/RPC PLS 8419....●
Fd. 1/2"ø Rebar w/YPC Illegible.....★
Fd. 5/8"ø Rebar.....■
Set 1/2"ø Rebar w/RPC PLS 7060...⊙
Calculated Position falls in River.....⊡
Survey Boundary.....
Section Line.....
1/4 Section Line.....
Red Plastic Cap.....RPC
Yellow Plastic Cap.....YPC

200' 0' 200' 400' 800'

1 inch = 400 ft.

Survey was completed on September 23, 2010.

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 undadjusted 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, P.E., P.L.S. — 12-2-10 Date
License Number 7060
My license renewal date is December 31, 2010.
Pages or sheets covered by this seal: P1

Proprietors:
Randy & Kathy Wendling
1608 220th Street
Manchester, Iowa 52057

Requested by:
Chris and Amy Putz
1547 255th Street
Manchester, Iowa 52057

TeKippe Engineering, P.C.
West Union
563-422-5131
Manchester 563-927-2060
Cedar Rapids 319-294-6909
www.tekippe.com

M:\Projects\2010\102094LS\dwg\102094LS-Final.dwg
Field Book: Del. Co. Del .Twp. No 1 Pages: 24-25
Project No. 102094LS Sheet P1

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

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

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Lyle G. TeKippe — 12-2-10 Date
License Number 7060
My license renewal date is December 31, 2010.
Pages covered by this seal: BD-1 Through BD-2

State of Iowa)
ss.
County of Delaware)

Subscribed and sworn to before me by Lyle G. TeKippe this 2ND day of DECEMBER, 2010.

David Meyer
Iowa Notarial Seal
Commission Number: 736541
My Commission Expires: 09-08-2011

Notary Public

SURVEY AND PLAT OF:

Boundary Description:

Deer Valley Subdivision in the Fractional Southwest Quarter and in the Fractional Northwest Quarter of Section 18, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, and more particularly described as follows:

Commencing at the Southwest Corner of said Section;

Thence **North 01°-51'-45" West (Assumed Bearing), 814.36 feet** along the West Line of said Section and the Centerline of 160th Avenue to the Point of Beginning;

Thence continuing **North 01°-51'-45" West, 1,847.92 feet** along said West Line and said Centerline to the West Quarter Corner of said Section;

Thence **North 01°-41'-37" West, 1,684.38 feet** along said West Line and said Centerline to a South Line of Parcel A as recorded in Book 6, Page 192, on file in the Delaware County Recorder's office, Manchester, Iowa;

Thence **North 88°-18'-11" East, 647.03 feet** along said Line;

Thence **South 02°-50'-13" East, 658.30 feet**;

Thence **North 88°-47'-42" East, 631.17 feet**;

Thence **North 03°-15'-09" West, 253.57 feet,** all along the Westerly, Southerly, and Easterly Boundaries of said Parcel A to the Westerly Extension of the Northerly Line of Woodland Ridge Subdivision, as recorded in Book 4, Page 87 on file at the Delaware County Recorder's office in Manchester, Iowa, located in said Section;

Thence **South 86°-41'-49" East, 114.20 feet** along said Westerly Extension to the Westerly Line of said Subdivision;

Thence **South 03°-44'-50" West, 172.50 feet** along said Line;

Thence **South 04°-49'-50" West, 210.50 feet** to a Southerly Line of Lot 8 of said Woodland Ridge Subdivision;

Thence **South 65°-52'-10" East, 452.15 feet** along said Southerly Line to the Westerly line of a Parcel of Land as recorded in Book 12, Page 127, on file in the Delaware County Recorder's office, Manchester, Iowa;

Thence **South 02°-20'-45" East, 1,377.40 feet** along said Line;

Thence **North 89°-50'-06" East, 313.29 feet;**

Thence **South 03°-13'-36" East, 782.96 feet** to the Northwest Corner of Lot 1 of Prairie Hill Estates as recorded in Book 1999, Page 1731, on file in the Delaware County Recorder's office, Manchester, Iowa;

Thence **South 04°-00'-08" East, 422.58 feet** along said West Line of said Lot 1 to a Northerly Line of said Subdivision;

Thence **South 89°-49'-02" West, 2,127.03 feet** along said Line to the Point of Beginning, containing **135.246 Acres**, including 2.676 Acres of 160th Avenue Right-of-Way, subject to easements of record.
(See plat attached to this original survey description.)

ATTORNEY OPINION

I, Steven E. Carr, a practicing attorney at law in Delaware County, Iowa, have examined the abstract of title to the land included in *Deer Valley Subdivision, Delaware County, Iowa*, on premises more specifically described in the Surveyor's Certificate of Lyle G. TeKippe, dated 2010*

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 12th day of November, 2010, at 8:00 A.M.

My examination of said abstract shows good and merchantable title on the date and hour of the certification to be in Randy Wendling and Kathy Wendling, husband and wife as joint tenants with full rights of survivorship and not as tenants in common subject to Mortgage in favor of Farm Credit Services of America, FLCA dated April 26, 2010, filed April 26, 2010 in Book 2010, Page 1214.

Dated at Manchester, Iowa, this 24th day November, 2010.

Steven E. Carr

CERTIFICATE OF TREASURER

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

DELAWARE CO TREASURER'S SEAL IOWA

Carolyn A. Wilson

Carolyn A. Wilson, Delaware County Treasurer

11-9-2010

Date

State of Iowa)
) SS
Delaware County)

On this 9 day of November, 2010, before me Barb Robinson a Notary Public in and for the State of Iowa, personally appeared **Carolyn A. Wilson**, to me personally known, and, who, being duly sworn, did say that she is the Auditor of Delaware County, Iowa.

BARB ROBINSON
NOTARIAL SEAL IOWA
Commission Number 742821
My Commission Expires
5-14-2012

Barb Robinson

Notary Public in and for the State of Iowa

My commission expires 5-14-2012

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 ***Deer Valley Subdivision, Delaware County, Iowa,*** a subdivision in Delaware County, Iowa.

DELAWARE COUNTY OFFICIAL SEAL IOWA

Carla K. Becker

Carla K. Becker, Delaware County Auditor

11/9/10

Date

State of Iowa)
) SS
Delaware County)

On this 9 day of November, 2010, before me Anne Rave 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.

ANNE RAVE
NOTARIAL SEAL IOWA
Commission Number 757587
MY COMMISSION EXPIRES
MARCH 25, 2012

Anne Rave

Notary Public in and for the State of Iowa

My commission expires 3/25/12

OWNER'S ACKNOWLEDGMENT

I, Randy Wendling, do hereby acknowledge that the Survey and Plat as above described was made in accordance with my request, and I hereby approve the above Description and attached Plat.

Randy Wendling
Randy Wendling, Owner

State of Iowa)
SS
County of Delaware)

On this 4th day of November, A.D. 2010. before me, the undersigned, a Notary Public in and for said County and State personally appeared Randy Wendling, 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.

JOANN HEFFERNAN
Notarial Seal - Iowa
Commission # 221059
My Commission Expires 2-19-2011

JoAnn Heffernan
Notary Public in and for said County and State

I, Kathy Wendling, do hereby acknowledge that the Survey and Plat as above described was made in accordance with my request, and I hereby approve the above Description and attached Plat.

Kathy Wendling
Kathy Wendling, Owner

State of Iowa)
SS
County of Delaware)

On this 4th day of November, A.D. 2010. before me, the undersigned, a Notary Public in and for said County and State personally appeared Kathy Wendling, 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.

JoAnn Heffernan
Notary Public in and for said County and State

JOANN HEFFERNAN
Notarial Seal - Iowa
Commission # 221059
My Commission Expires 2-19-2011

R-130-2010
RESOLUTION APPROVING FINAL PLAT

WHEREAS, the final plat of ***Deer Valley Subdivision, Delaware County, Iowa,*** affecting premises more specifically described in the Surveyor's Certificate of Lyle G. TeKippe, dated DECEMBER 2, 2010, 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 cities or within a two mile radius of the City; and

WHEREAS, no new street or improvements to 160th Avenue is necessary 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 ***Deer Valley 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 25th day of October, A.D., 2010.

CITY OF MANCHESTER IOWA SEAL

Milt L. Kramer
Milt L. Kramer, Mayor

ATTEST:

Erin Rempe, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 2nd day of December, 2010, 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-130-2010 adopted by the City Council on the 25th day of October, 2010, 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 IOWA
LAURA K. THOMAS
Commission Number 718135
My Commission Expires
8-26-11

Laura K. Thomas
Laura K. Thomas, Notary Public

CITY MANAGER DETERMINATION

Deer Valley Subdivision, Delaware County, Iowa, 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 by the Planning and Zoning Commission.

12-2-2010
Date

Timothy J. Vick, City Manager

State of Iowa)
) SS
Delaware County)

On this 2nd day of December, 2010, before me, Laura K. Thomas, a Notary Public in and for the State of Iowa, personally appeared Timothy J. Vick, to me personally known, and who, being by me duly sworn, did say that he is the City Manager, 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-130-2010 adopted by the City Council on the 25th day of October, 2010, and that Timothy J. Vick acknowledges the execution of the instrument to be his voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

NOTARIAL SEAL IOWA
LAURA K. THOMAS
Commission Number 718135
My Commission Expires
8-26-2011

Laura K. Thomas, Notary Public

MORTGAGE HOLDERS ACKNOWLEDGEMENT

The undersigned for Farm Credit Services of America, FLCA of Omaha, Nebraska, does hereby certify that the attached Final Plat of Survey of **Deer Valley Subdivision in the Fractional SW ¼ and in the Fractional NW ¼ of Section 18, T89N, R5W, Delaware County, Iowa** is made with our free consent and in accordance with our desire as lien holder and mortgagee of the premises described herein.

Farm Credit Services of America, FLCA

by _____
Dan R. Glew
Assistant Corporate Secretary

State of Iowa)
) ss:
County of Delaware)

On this 3rd day of December, 2010, before me, a Notary Public, personally appeared Dan R. Glew, being by me personally known and duly sworn, did say that he is Assistant Corporate Secretary of the corporation, a corporation organized and existing under the laws of the United States; that the seal affixed to the instrument 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 acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by him voluntarily executed.

DOROTHY A. PALMER
Commission Number 158773
My Commission Expires
12/06/2011

_____
Dorothy A. Palmer
Notary Public in and for the State of Iowa

My commission expires 12/06/11