Book 2011 Page 1297

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APR 18 2011
CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

FILED
APR 18 2011
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

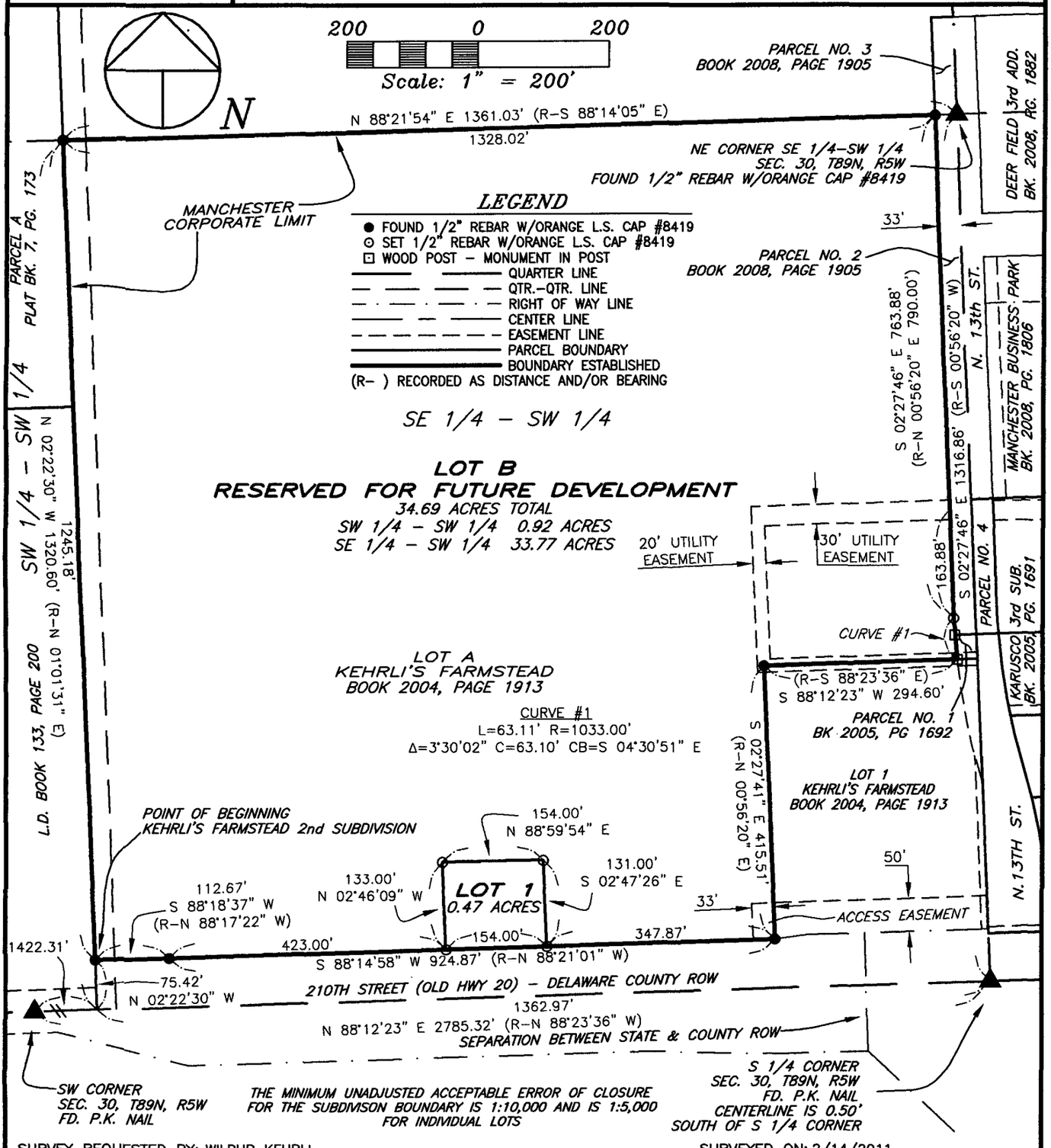
DEBORAH L PEYTON: RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

SUBDIVISION PLAT

KEHRLI'S FARMSTEAD 2nd SUBDIVISION

A SUBDIVISION OF LOT A OF KEHRLI'S FARMSTEAD, PART OF THE SE 1/4–SW 1/4 & PART OF THE SW 1/4–SW 1/4 OF SEC. 30, T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



SURVEY REQUESTED BY: WILBUR KEHRLI

SURVEYED ON: 2/14/2011

LICENSED LAND SURVEYOR
J. DAVID GIBBS 8419
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1–2

PROPRIETORS: KEHRLI HOMESTEAD L.L.C.
1637 210th STREET, MANCHESTER, IA 52057

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, P.E., L.S. LIC. #8419 DATE 2/16/2011

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2012

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

PROJECT NO. 11–07
SCALE: 1"=200'
DATE: 2/16/2011
DRAWN BY: RLR
CHECKED BY: JDG
GPS: MANCHESTER
REVISED
SHEET 1 OF 6

LEGAL DESCRIPTION:

***KEHRLI'S FARMSTEAD 2nd SUBDIVISION**; A SUBDIVISION OF LOT A OF KEHRLI'S FARMSTEAD, 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 35.16 acres, divided into two lots numbered Lot 1 and Lot B, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Southwest 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 Southerly Line of the Southwest Quarter (SW ¼) of said Section Thirty (30), North 88° 12' 23" East, to the Easterly Line of a parcel as described in L.D. Book 133, Page 200 in the Office of the Delaware County Recorder, 1422.31 feet;

THENCE along the Easterly Line of said parcel, North 02° 22' 30" West, to the Southwest Corner of Lot A of Kehrli's Farmstead, as recorded in Book 2004, Page 1913, being the Northerly right of way line of 210th Street, 75.42 feet, the **POINT OF BEGINNING**;

THENCE along the Westerly Line of said Lot A, being the Easterly Line of said parcel and the Easterly Line of Parcel A, as recorded in Book 7 of Plats, Page 173, North 02° 22' 30" West, to the Northerly Line of said Lot A, being 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 said Lot A, being 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), North 88° 21' 54" East, to the Northwest Corner of Parcel No. 2, as recorded in Book 2008, Page 1905, 1328.02 feet;

THENCE along the Westerly Line of said Parcel No. 2, South 02° 27' 46" East, 763.88 feet;

THENCE along the Westerly Line of said Parcel No. 2 and Parcel No. 1, as recorded in Book 2005, Page 1692, along a circular curve concave Easterly and having an arc length of 63.11 feet, a radius of 1033.00 feet, a central angle of 03° 30' 02", a chord length of 63.10 feet, and a chord bearing of South 04° 30' 51" East to the Southerly Line of said Lot A, being the Northerly Line of Lot 1 of said Kehrli's Farmstead;

THENCE along the Southerly Line of said Lot A, being the Northerly Line of said Lot 1, South 88° 12' 23" West, to the Northwest Corner of said Lot 1, 294.60 feet;

THENCE continuing along the Southerly Line of said Lot A, being the Westerly Line of said Lot 1, South 02° 27' 41" East, to the Northerly Line of 210th Street, 415.51 feet;

THENCE continuing along the Southerly Line of said Lot A, being the Northerly Line of said 210th Street, South 88° 14' 58" West, 924.87 feet;

THENCE continuing along the Southerly Line of said Lot A, being the Northerly Line of said 210th Street, South 88° 18' 37" West, 112.67 feet to the **POINT OF BEGINNING**;

Containing 35.16 acres, divided into two lots numbered Lot 1 and Lot B, 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° 12' 23" East.

OWNER'S CONSENT

The foregoing plat of Kehrli's Farmstead 2nd Subdivision, a subdivision of Lot A of Kehrli's Farmstead, part of the SE 1/4 - SW 1/4 & part of the SW 1/4 - SW 1/4 of Sec. 30, T89N, R5W of the Fifth P.M., City of Manchester, Delaware County, Iowa, is made with the free consent and in accordance with the desires of the undersigned owner of said real estate.

Kehrli Homestead, L.L.C.
By: Elma M. Schiel
Elma M. Schiel, Manager

State of Iowa, County of Delaware

This instrument was acknowledged before me on April 18, **2011 by Elma M. Schiel as a Manager of Kehrli Homestead, L.L.C.**

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
8-16-12

Donna M. Kunde
, Notary Public

Kehrli Homestead, L.L.C.
By: Larry J. Kehrli
Larry J. Kehrli, Manager

State of Iowa, County of Delaware

This instrument was acknowledged before me on April 18, **2011 by Larry J. Kehrli as a Manager of Kehrli Homestead, L.L.C.**

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
8-16-12

Donna M. Kunde
, Notary Public

Kehrli Homestead, L.L.C.
By: Wilbur E. Kehrli
Wilbur E. Kehrli, Manager

State of Iowa, County of Delaware

This instrument was acknowledged before me on April 18, **2011 by Wilbur E. Kehrli as a Manager of Kehrli Homestead, L.L.C.**

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
8-16-12

Donna M. Kunde
, Notary Public

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 2nd SUBDIVISION,*** City of Manchester, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.

DELAWARE COUNTY TREASURER SEAL IOWA

Carolyn A. Wilson

Carolyn A. Wilson, County Treasurer

3-25-11

APPROVAL OF AUDITOR

I, Carla 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 ***KEHRLI'S FARMSTEAD 2nd SUBDIVISION***, a subdivision in Delaware County, Iowa.

DELAWARE COUNTY OFFICIAL SEAL IOWA

Carla Becker

Carla Becker, Delaware County Auditor

State of Iowa)
)
County of Delaware)

On this 16th day of March, 2011, before me Julia L. Hackbarth, a Notary Public in and for the State of Iowa, personally appeared Carla 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

NOTARIAL SEAL IOWA

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

ATTORNEY'S OPINION

Dubuque, Iowa April 11, 2011

TO WHOM IT MAY CONCERN:

This will certify that I have examined the abstract of title covering Lot A of Kehrli's Farmstead; A Subdivision 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, according to plat recorded in Book 2004, Page 1913, except Parcel No. 1, North 13th Street, City of Manchester Part of Lot A of Kehrli's Farmstead, Sec. 30, T89N, R5W of the Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 2005, Page 1692 covering the period from

Root of Title to March 29, 2011, at 8:00 a.m.

certified on that date by

Delaware County Abstract Company, Inc.

and find that said abstract shows good and merchantable title to said real estate in

Kehrli Homestead, L.L.C.

free and clear of all liens and encumbrances and shows taxes paid including taxes for Fiscal Year 2009-2010.

William A. Conzett,
Attorney at Law

R-028-2011

RESOLUTION APPROVING PRELIMINARY AND FINAL PLAT

WHEREAS, the final plat of ***KEHRLI'S FARMSTEAD 2nd SUBDIVISION, City of Manchester, Delaware County, Iowa*** Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated 2-16-2011, 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;

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 2nd SUBDIVISON, 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 constructed with other improvements at this time, unless deferred by the City Sidewalk Committee.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said ***KEHRLI'S FARMSTEAD 2nd SUBDIVISION, 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 28th day of February, A.D., 2011.

CITY SEAL MANCHESTER IOWA

Milt L. Kramer, Mayor

ATTEST:

Erin Rempe, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 16th day of March, 2011, 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-028-2011 adopted by the City Council on the 28th day of February, 2011, 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.

Laura K. Thomas, Notary Public

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