FILED

OCT 30 2012

CARLA K. BECKER
DELAWARE COUNTY AUDITOR

FILED

OCT 30 2012

CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

Book 2012 Page 3730

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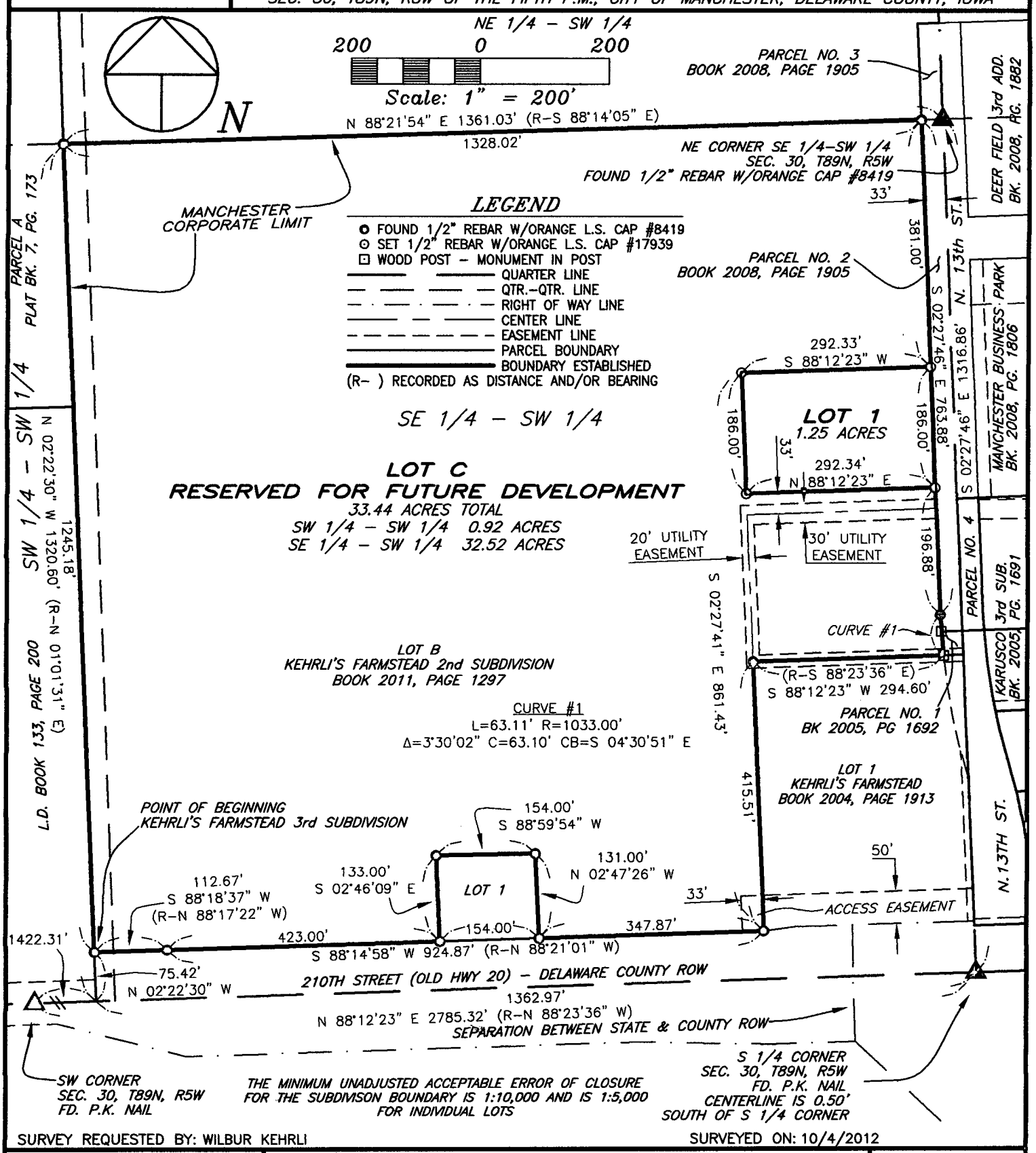
DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARED BY/RETURN TO: RANDALL L. RATTENBORG; 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

SUBDIVISION PLAT

KEHRLI'S FARMSTEAD 3rd SUBDIVISION – FINAL PLAT

A SUBDIVISION OF LOT B OF KEHRLI'S FARMSTEAD 2nd SUBDIVISION
PART OF THE SE 1/4–SW 1/4 & PART OF THE SW 1/4–SW 1/4
SEC. 30, T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



SURVEY REQUESTED BY: WILBUR KEHRLI

SURVEYED ON: 10/4/2012

LICENSED LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1–2

PROPRIETORS: *E'WLK, LLC*
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.

10/5/12

RANDALL L. RATTENBORG L.S. LIC. #17939 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013

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

PROJECT NO. 12–60
SCALE: 1"=200'
DATE: 10/5/02012
DRAWN BY: RLR
CHECKED BY: JDG
GPS: MANCHESTER
REVISED
SHEET 1 OF 9

LEGAL DESCRIPTION:

***KEHRLI'S FARMSTEAD 3RD SUBDIVISION**; A SUBDIVISION OF LOT B OF KEHRLI'S FARMSTEAD 2ND SUBDIVISION, AS RECORDED IN BOOK 2011, PAGE 1297, 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 34.69 acres, divided into two lots numbered Lot 1 and Lot C, and subject to easements of record.

OWNER'S ACKNOWLEDGMENT

I Larry Kehrli and Elma Kehrli Schiel, President and Secretary/Treasurer, respectively, of ELWK, LLC 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 Kehrli — Elma Kehrli Schiel

Larry Kehrli

Elma Kehrli Schiel

State of Iowa)
)
County of Delaware) Ss:

On this 15th day of October, 2012, before me, a Notary Public in and for the said State, personally appeared Larry Kehrli, to me personally known, who being by me duly sworn did say he is the President of said limited liability company, that no seal has been procured by the said limited liability company and that said instrument was signed on behalf of the said limited liability company by authority of its managers and the said Larry Kehrli acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company by it voluntarily executed.

Donna M. Kunde

Notary Public in and for said State

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
9-16-15

On this 18 day of October, 2012, before me, a Notary Public in and for the said State, personally appeared Elma Kehrli Schiel, to me personally known, who being by me duly sworn did say that she is the Secretary/Treasurer of said limited liability company, that no seal has been procured by the said limited liability company and that said instrument was signed on behalf of the said limited liability company by authority of its managers and the said Elma Kehrli Schiel acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company by it voluntarily executed.

Notary Public in and for said State

AMBER FOLEY
COMMISSION NO. 766115
MY COMMISSION EXPIRES
1-4-2014

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 3RD 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.

Carolyn A. Wilson, Pam Klein Dep
Carolyn A. Wilson, County Treasurer

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 3RD SUBDIVISION***, a subdivision in Delaware County, Iowa.

Carla Becker, Delaware County Auditor

State of Iowa)
)
County of Delaware)

On this 30th day of OCTOBER, 2012, before me RANDY RATTENBORG 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.

RANDY RATTENBORG
Commission Number 224055
My Commission Expires
8-17-2014

Notary Public

CERTIFICATION

To Whom It May Concern:

This will certify that I have examined the Abstract of Title to: Lot B of Kehrli's Farmstead 2nd Subdivision, a Subdivision of Lot A of Kehrli's Farmstead, Part of the southeast ¼ of the southwest ¼ and part of the southwest ¼ of the southwest ¼, Section 30, T89N, R5W of the Fifth P.M., City of Manchester, Delaware County, Iowa, according to the plat recorded in Book 2011, page 1297, records of Delaware County, Iowa, covering the period from March 2, 1935 to October 22, 2012 at 8 a.m., certified on that date by the Delaware County Abstract Company, Inc., and I find that said Abstract shows good and merchantable title to the real estate in EWLK, L.L.C. free and clear of all liens and encumbrances and further shows taxes for fiscal 2011-2012 and prior years paid and the first half of taxes for fiscal 2012-2013 being paid, second half for fiscal 2012-2013 remains unpaid.

Dated at Dubuque, Iowa on this 29 day October 2012.

William A. Conzett, Attorney at Law
2728 Asbury Road, Suite 310
Dubuque IA 52001

PLANNING & ZONING RESOLUTION APPROVING PRELIMINARY PLAT

WHEREAS, the preliminary plat of ***KEHRLI'S FARMSTEAD 3rd SUBDIVISION, City of Manchester, Delaware County, Iowa*** Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated October 5, 2012, has been filed with the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa;

WHEREAS, the Planning and Zoning Commission 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 preliminary 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 plat of ***KEHRLI'S FARMSTEAD 3rd SUBDIVISION, 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 Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said preliminary plat of ***KEHRLI'S FARMSTEAD 3rd 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.

Adopted and passed this 24th day of October, A.D., 2012.

PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA

By _____
Gary Reeder, Vice Chairperson

By _____
Laura Thomas, Recording Secretary

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 29th day of October, 2012, before me, Julie Schmitz, a Notary Public in and for the State of Iowa, personally appeared Gary Reeder and Laura Thomas, to me personally known, and, who, being by me duly sworn, did say that they are the Vice 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, on the 24th day of October, 2012, and that Gary Reeder 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.

_____
Notary Public

JULIE A. SCHMITZ
Commission Number 224151
My Commission Expires
September 14, 2014

PLANNING & ZONING RESOLUTION APPROVING FINAL PLAT

WHEREAS, the Final plat of ***KEHRLI'S FARMSTEAD 3rd SUBDIVISION, City of Manchester, Delaware County, Iowa*** Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated October 5, 2012, has been filed with the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa;

WHEREAS, the Planning and Zoning Commission 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 final 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 Final plat of ***KEHRLI'S FARMSTEAD 3rd SUBDIVISION, 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 Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said Final plat of ***KEHRLI'S FARMSTEAD 3rd 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.

Adopted and passed this 24th day of October, A.D., 2012.

PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA

By _____
Gary Reeder, Vice Chairperson

By _____
Laura Thomas, Recording Secretary

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 29th day of October, 2012, before me, Julie Schmitz, a Notary Public in and for the State of Iowa, personally appeared Gary Reeder and Laura Thomas, to me personally known, and, who, being by me duly sworn, did say that they are the Vice 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 24th day of October, 2012, and that Gary Reeder 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.

_____
Notary Public

JULIE A. SCHMITZ
Commission Number 224151
My Commission Expires
September 14, 2014

R-153-2012
RESOLUTION APPROVING PRELIMINARY PLAT

WHEREAS, the preliminary plat of ***KEHRLI'S FARMSTEAD 3rd SUBDIVISION, City of Manchester, Delaware County, Iowa*** Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated October 5, 2012, 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 plat of ***KEHRLI'S FARMSTEAD 3rd SUBDIVISION, 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 preliminary plat of ***KEHRLI'S FARMSTEAD 3rd 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 29th day of October, A.D., 2012.

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

Milt L. Kramer

Milt L. Kramer, Mayor

ATTEST:

Erin Learn

Erin Learn, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 29th day of October, 2012, before me, Laura K. Thomas, a Notary Public in and for the State of Iowa, personally appeared Milt L. Kramer and Erin Learn, 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-153-2012 adopted by the City Council on the 29th day of October, 2012, and that Milt L. Kramer and Erin Learn 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

Laura K. Thomas, Notary Public

NOTARIAL SEAL IOWA
LAURA K. THOMAS
Commission Number 718135
My Commission Expires
August 26, 2014

R-154-2012
RESOLUTION APPROVING FINAL PLAT

WHEREAS, the final plat of ***KEHRLI'S FARMSTEAD 3rd SUBDIVISION, City of Manchester, Delaware County, Iowa*** Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated October 5, 2012, 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 final 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 final plat of ***KEHRLI'S FARMSTEAD 3rd SUBDIVISION, 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 final plat of ***KEHRLI'S FARMSTEAD 3rd 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 Final plat as by law provided.

Passed this 29th day of October, A.D., 2012.

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

Milt L. Kramer

Milt L. Kramer, Mayor

ATTEST:

Erin Learn

Erin Learn, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 29th day of October, 2012, before me, Laura K. Thomas, a Notary Public in and for the State of Iowa, personally appeared Milt L. Kramer and Erin Learn, 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-154-2012 adopted by the City Council on the 29th day of October, 2012, and that Milt L. Kramer and Erin Learn 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

Laura K. Thomas, Notary Public

NOTARIAL SEAL IOWA
LAURA K. THOMAS
Commission Number 718135
My Commission Expires
August 26, 2014