FILED

JUN 20 2014

CARLA K. BECKER
DELAWARE COUNTY AUDITOR

FILED

JUN 20 2014

ANDREA SCHMIDT
DELAWARE COUNTY ASSESSOR

Book 2014 Page 1443

Document 2014 1443 Type 06 002 Pages 7
Date 6/20/2014 Time 9:17:08AM
Rec Amt $37.00

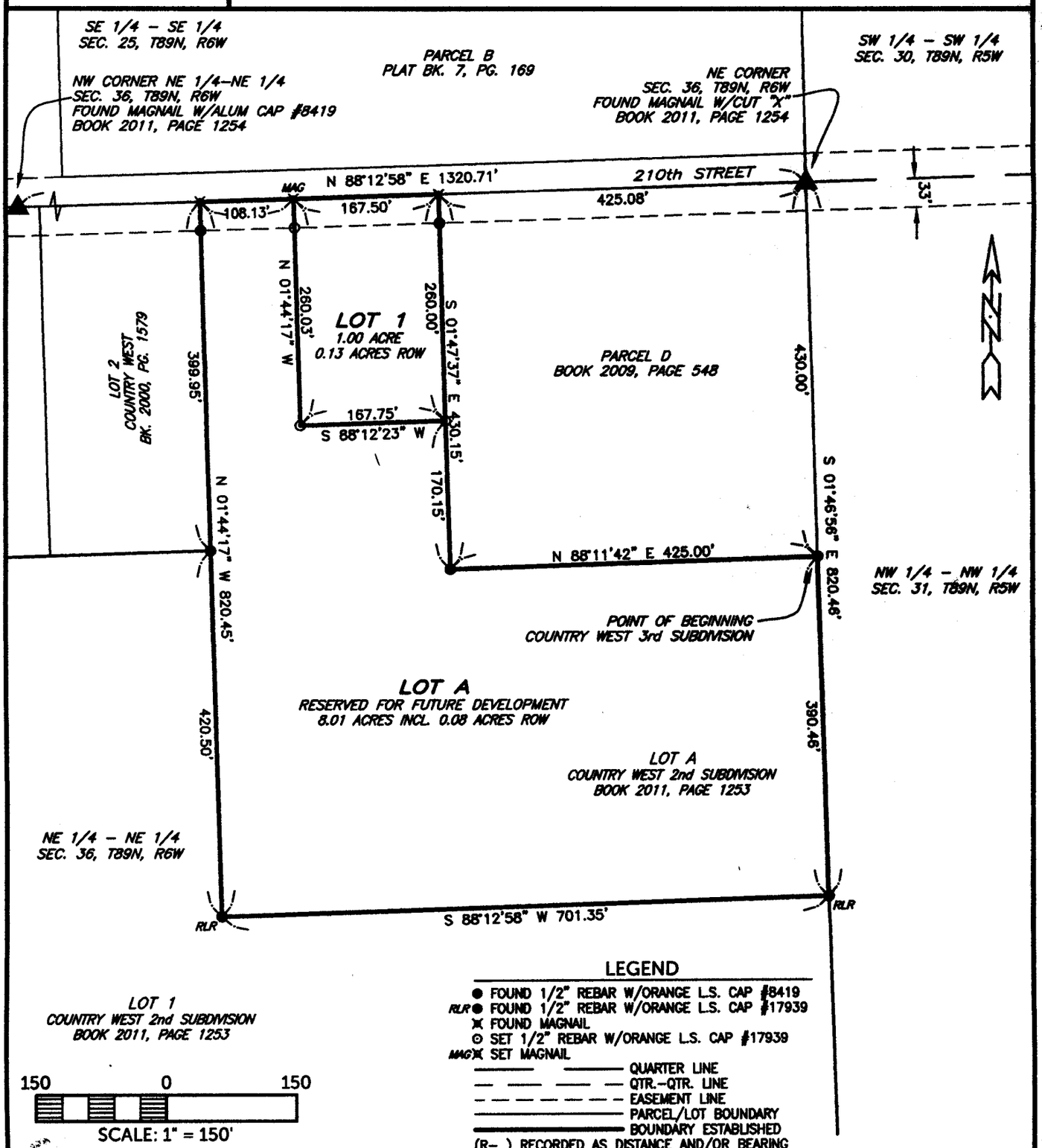
DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

SUBDIVISION PLAT

FINAL PLAT - COUNTRY WEST 3rd SUBDIVISION

A SUBDIVISION OF LOT A OF COUNTRY WEST 2nd SUBDIVISION
SEC. 36, T89N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



LEGEND

- ● FOUND 1/2" REBAR W/ORANGE L.S. CAP #8419
- RLR● FOUND 1/2" REBAR W/ORANGE L.S. CAP #17939
- ✖ FOUND MAGNAIL
- ⊙ SET 1/2" REBAR W/ORANGE L.S. CAP #17939
- MAG✖ SET MAGNAIL
- ——— QUARTER LINE
- — — — — QTR.–QTR. LINE
- – – – – – – EASEMENT LINE
- ——— PARCEL/LOT BOUNDARY
- ——— BOUNDARY ESTABLISHED

(R–) RECORDED AS DISTANCE AND/OR BEARING

SURVEY REQUESTED BY: WILBUR KEHRLI

SURVEYED ON: 5/28/2014

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG 17939
IOWA

SHEETS COVERED BY THIS SEAL: THIS PAGE ONL

PROPRIETORS: WILBUR E. KEHRLI
1596 210th STREET, MANCHESTER, IOWA 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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

5/30/14

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

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015

BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

PROJECT NO. 14-048	
SCALE: 1"=150'	
DATE: 5/30/2014	
DRAWN BY: RLR	
CHECKED BY: DDK/JAW	
GPS BOX: MANCHESTER	
SHEET 1 OF 7	

LEGAL DESCRIPTION:

***COUNTRY WEST 3rd SUBDIVISION**; A SUBDIVISION OF LOT A OF COUNTRY WEST 2nd SUBDIVISION,SECTION THIRTY-SIX (36), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE SIX WEST (R6W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* as recorded in Book 2011, Page 1253 in the Office of the Delaware County Recorder, containing 9.01 acres, including 0.21 acres of public road right of way, divided into two lots numbered Lot 1 and Lot A, and subject to easements of record.

OWNER'S ACKNOWLEDGMENT

I Wilbur E. 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.

Wilbur E. Kehrli

Wilbur E. Kehrli

State of Iowa)
)
County of Delaware) ss:

On this 20th day of June A.D. 2014, before me a Notary Public in and for said State, personally appeared Wilbur E. 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
9-16-15

CERTIFICATE OF TREASURER

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***COUNTRY WEST 3rd SUBDIVISION***, 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 Date 6-20-14

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 ***COUNTRY WEST 3rd SUBDIVISION***, a subdivision in Delaware County, Iowa.

Carla K. Becker
Carla K. Becker, Delaware County Auditor

State of Iowa)
)
County of Delaware)

On this 20th day of June, 2014, before me Donna M. Kunde 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.

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
8-16-15

Donna M. Kunde
Notary Public

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of ***COUNTRY WEST 3rd SUBDIVISION***, has been examined and approved as to being in full compliance with Delaware County Ordinance #12, The Uniform Rural Address System, as passed and adopted by the Delaware County Board of Supervisors on the 6th day of August, 1996

Norman Wellman
Norman Wellman - Coordinator
Delaware County E-911 Board

State of Iowa)
)
County of Delaware) Ss:

On this 20th day of June, 2014, before me Donna M. Kunde a Notary Public in and for the State of Iowa, personally appeared Norman Wellman, to me personally known, and, who, being me duly sworn, did say that he is the Coordinator for the Delaware County E-911 Board.

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
8-16-15

Donna M. Kunde
Notary Public

Attorney's Certificate

Dubuque, Iowa

June 11, 2014

TO WHOM IT MAY CONCERN:

This will certify that I have examined the abstract of title of Lot A of Country West 2nd Subdivision A Subdivision Of Part Of The NE ¼-NE ¼ & Part Of The SE¼ - NE¼ Sec. 36, T89N, R6W Of The Fifth P.M., Delaware County, Iowa according to the plat recorded in Book 2011, Page 1253 covering the period from May 28, 1955 (Root of Title) to June 6, 2014 at 8:00 a.m. certified on that date by Delaware County Abstract Company and find that said abstract shows good and merchantable title to said real estate in Wilbur E. Kehrli with all taxes currently paid and free of all liens and encumbrances with the exception of a mortgage from Wilbur E. Kehrli to Community Savings Bank dated July 13, 2012, filed for record July 16, 2012 in Book 2012, Page 2312, records of Delaware County, Iowa which mortgage constitutes a lien against the property.

William A. Conzett, Attorney-at-Law

PLANNING & ZONING COMMISSION RESOLUTION

COUNTRY WEST 3RD SUBDIVISION FINAL PLAT

WHEREAS, the subdivision plat of ***COUNTRY WEST 3rd SUBDIVISION,*** Delaware County, Iowa, affecting premises more specifically described in the final plat of Randall L. Rattenborg, dated May 30, 2014, 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 subdivision plat of ***COUNTRY WEST 3rd SUBDIVISION,*** 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.

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said final subdivision plat of ***COUNTRY WEST 3rd SUBDIVISION***, be, 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 exhibits attached thereto, subject to all conditions as presented and representations referred to above, 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 and all attachments referred to herein as provided by law.

Adopted and passed this 12th day of June, A.D., 2014.

PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA

By Becky Dolan
Becky Dolan, Chairperson

By Laura Thomas
Laura Thomas, Recording Secretary

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 12 day of June 2014, before me, Julie A. Schmitz, a Notary Public in and for the State of Iowa, personally appeared Becky Dolan and Laura Thomas, to me personally known, and, who, being by me duly sworn, did say that they are the Chairperson and 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 June, 2014, and that Becky Dolan 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. Schmitz
Notary Public.

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

R-072-2014
Resolution Approving Final Plat (Country West 3rd Subdivision)

WHEREAS, the final subdivision plat of ***COUNTRY WEST 3rd SUBDIVISION,*** Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated May 30, 2014, 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 subdivision plat of ***COUNTRY WEST 3rd SUBDIVISION,*** 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.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said final plat of the ***COUNTRY WEST 3rd SUBDIVISION,*** 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 16th day of June, A.D., 2014.

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 16th day of June, 2014, 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-072-2014 adopted by the City Council on the 16th day of June, 2014, 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

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

MORTGAGE HOLDERS ACKNOWLEDGMENT

The Community Savings Bank , State of Iowa, does hereby certify that the above 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.

By: Linda A Bessey, Vice President/Senior Mortgage Officer

By: Brian L Pralle, Vice President

State of Iowa)
) ss:
County of Delaware)

On this 14th day of April, 2011, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Linda A Bessey and Brian L Pralle to me personally known, who being duly sworn, did say that they are the Vice President/Sr Mortgage Officer and Vice President respectively, of Community Savings Bank executing the within and foregoing instrument to which this is attached, that no seal has been procured by Community Savings Bank; that said instrument was signed on behalf of Community Savings Bank by authority of its Board of Directors; and that Linda A Bessey and Brian L Pralle as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of Community Savings Bank, by it and by them voluntarily executed.

Notary Public in and for said County

ANGELA SCHMITZ
Commission Number 766302
My Commission Expires
1-18-11