Book 2015 Page 746

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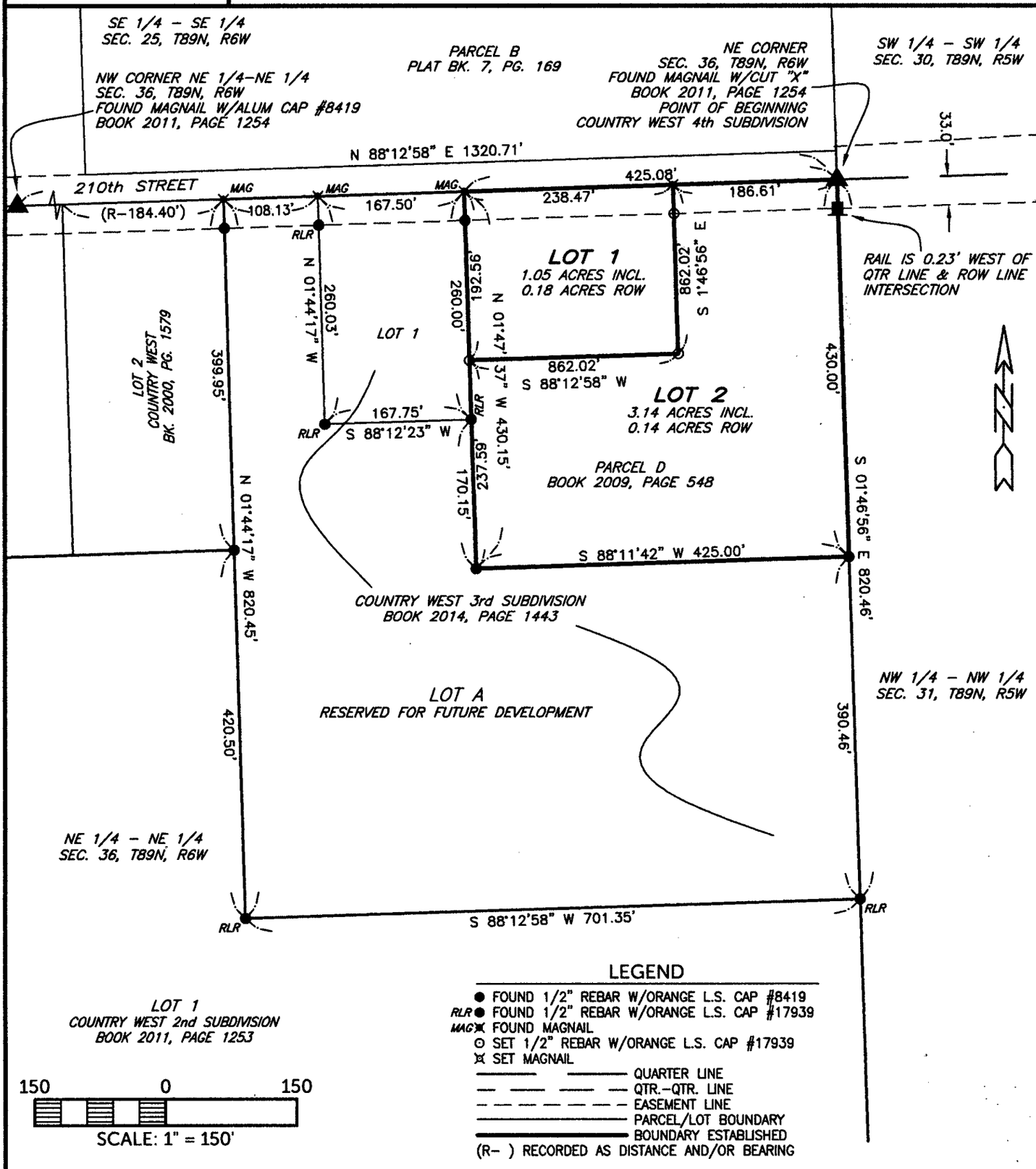
DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

SUBDIVISION PLAT

FINAL PLAT - COUNTRY WEST 4th SUBDIVISION

A SUBDIVISION OF PARCEL D IN THE NE 1/4-NE 1/4
SEC. 36, T89N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEY REQUESTED BY: WILBUR E. KEHRLI

SURVEYED ON: 1/22/2015

PROPRIETORS: **PRAIRIE CREEK ESTATES LLC c/o WILBUR E. KEHRLI**
1596 210th STREET, MANCHESTER, IOWA 52057

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: 1-2

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.

1/26/15

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.	15-006
SCALE:	1"=150'
DATE:	1/26/2015
DRAWN BY:	RLR
CHECKED BY:	DDK/JAW
GPS BOX:	MANCHESTER
SHEET 1 OF	7

LEGAL DESCRIPTION:

***COUNTRY WEST 4th SUBDIVISION**; A SUBDIVISION OF PARCEL D IN THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE 1/4), 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 2009, Page 548 in the Office of the Delaware County Recorder, divided into two (2) lots numbered Lot 1 and Lot 2, containing 4.19 acres, including 0.32 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Northeast Corner of Section Thirty-six (36), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Easterly Line of the Northeast Quarter (NE ¼) of said Section Thirty-six (36), South 01° 46' 56" East, 430.00 feet;

THENCE South 88° 11' 42" West, 425.00 feet;

THENCE North 01° 47' 37" West, to the Northerly Line of the Northeast Quarter (NE ¼) of said Section Thirty-six (36), 430.15 feet;

THENCE along the Northerly Line of the Northeast Quarter (NE ¼) of said Section Thirty-six (36), North 88° 12' 58" East, 425.08 feet to the **POINT OF BEGINNING**;

Containing a total of 4.19 acres, including 0.32 acres of public road right of way, and subject to easements of record.

The Northerly Line of the Northeast Quarter (NE ¼) of Section Thirty-six (36), Township Eighty-nine North (T89N), Range Six West (R6W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 88° 12' 58" East.

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 13th day of February, 2015, before me, Donna M. Kunde, a notary in and for said County, personally appeared Wilbur E. Kehrli, to me personally known, who being by me duly sworn or affirmed, did say that that person is the Registered Agent of said Prairie Creek Estates LLC and that said instrument was signed on behalf of said Prairie Creek Estates LLC by authority of its managers and the said Registered Agent acknowledged the execution of said instrument to be the voluntary act and deed of said Prairie Creek Estates LLC by it voluntarily executed.

Donna M Kunde

Notary Public in and for said County

DONNA M. KUNDE
Commission Number 17[illegible]597
[illegible]
8-16-15

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 4th 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 4-1-15

Carolyn A. Wilson, County Treasurer 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 ***COUNTRY WEST 4th SUBDIVISION,*** a subdivision in Delaware County, Iowa.

Carla K. Becker, Delaware County Auditor

State of Iowa)
)
County of Delaware)

On this 1st day of April, 2015, 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
Commission Number 757587
My Commission Expires
March 25, 2018

Anne Rave
Notary Public

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of ***COUNTRY WEST 4th 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 1st day of April, 2015, 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 OPINION

I, Mary Lou Tracey, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in Country West 4th Subdivision, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated January 26, 2015.

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 30th day of January, A.D., 2015, 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 Prairie Creek Estates, L.L.C., an Iowa Limited Liability Company, subject to a first mortgage in favor of Community Savings Bank.*
Dated at Manchester, Iowa, in said County, this 12th day of March, 2015.

Mary Lou Tracey
Attorney at Law

* Also subject to payment of current real estate taxes in the amount of $2,524.00 plus interest.

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: Brian L. Pralle, Vice President

By: Jeffry Larson, loan Officer

State of Iowa)
) ss:
County of Delaware)

On this 13 day of March, 2015, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Brian L. Pralle and Jeffry Larson to me personally known, who being duly sworn, did say that they are the Vice President and Loan Officer 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 Brian L. Pralle and Jeffrey Larson 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

NOTARIAL SEAL IOWA
JEAN A. KUEHL
Commission Number 774408
My Commission Expires
8/31/2015

R-018-2015
Resolution Approving Final Plat

WHEREAS, the subdivision plat of ***COUNTRY WEST 4th SUBDIVISION,*** Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated January 26, 2015, 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;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said ***COUNTRY WEST 4th 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 Preliminary plat as by law provided.

Passed this 9th day of February, A.D., 2015.

Milt L. Kramer, Mayor

ATTEST:

Erin Learn, City Clerk

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 10th day of March, 2015, 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-018-2015 adopted by the City Council on the 9th day of February, 2015, 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, Notary Public

NOTARIAL SEAL IOWA
LAURA K. THOMAS
Commission Number 718135
My Commission Expires
August 26, 2017