| RECORDER'S INDEX |
|---|
| COUNTY: DELAWARE |
| SECTION: 27–T89N–R5W |
| QUARTER SECTION: SW1/4–SW1/4 |
| CITY: N/A |
| SUBDIVISION: TEKIPPE BROTHERS SUBDIVISION |
| BLOCK: N/A |
| LOT(S): 1–2 |
| PROPRIETOR: TEKIPPE BROTHERS LC |
| REQUESTED BY: LYLE G. TEKIPPE |

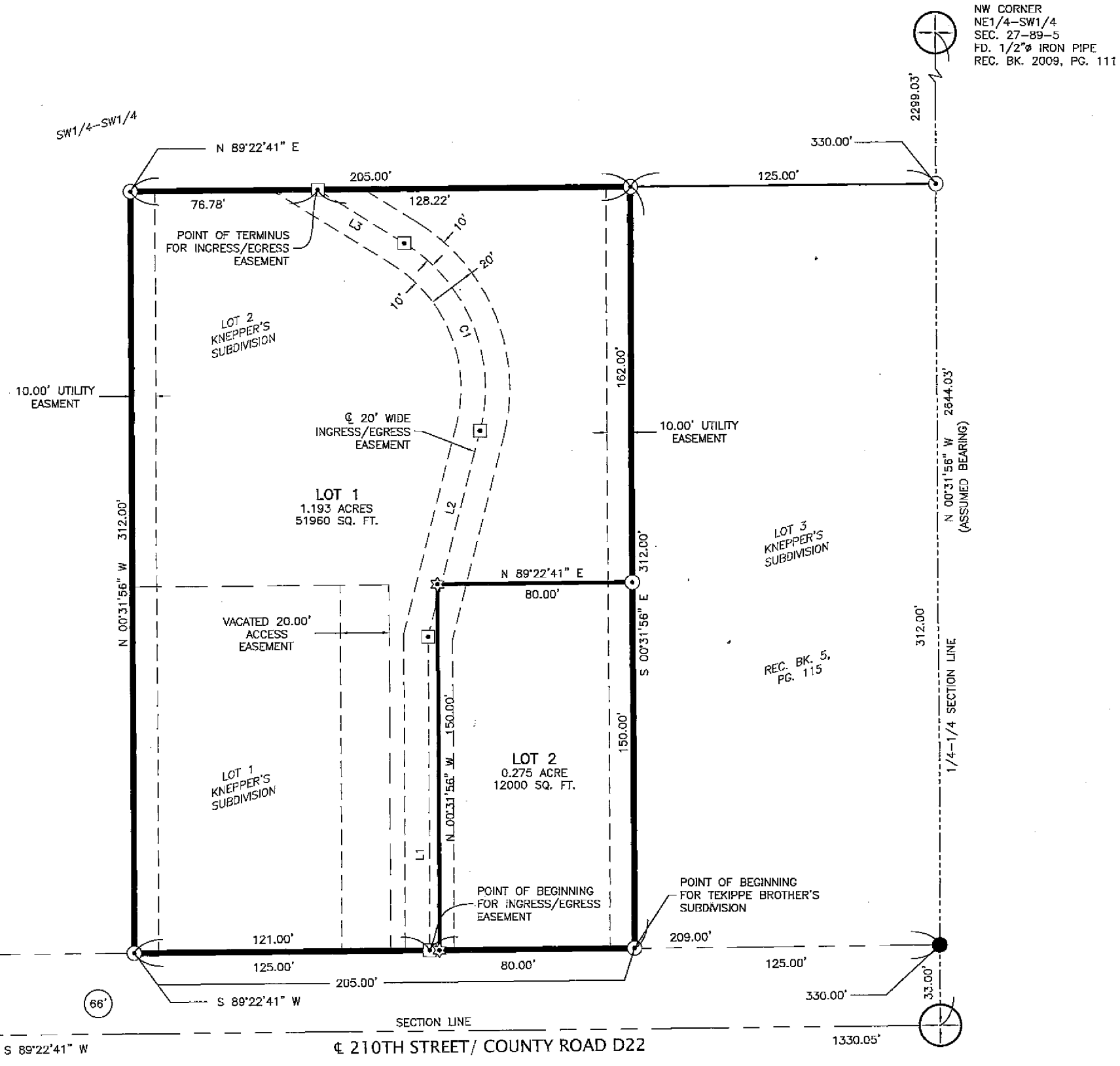
Filed Delaware County
Auditor 2/6/2020

Filed Delaware County
Assessor 2/6/2020

**Recorded: 2/6/2020 at 3:58:20.0 PM**
**County Recording Fee: $52.00**
**Iowa E-Filing Fee: $3.97**
**Combined Fee: $55.97**
**Revenue Tax:**
**Delaware County, Iowa**
**Daneen Schindler RECORDER**
**BK: 2020 PG: 376**

Prepared by/Return to: FEHR GRAHAM, 1919 210th Street, Manchester, IA 52057 – Ph: (563)927–2060

# FINAL PLAT
# TEKIPPE BROTHERS SUBDIVISION
## A SUBDIVISION OF LOTS 1 AND 2 OF KNEPPER'S SUBDIVISON OF PART OF THE SW1/4 OF THE SW1/4 OF SECTION 27–T89N–R5W DELAWARE COUNTY, IOWA




SW CORNER
SEC. 27–89–5
FD. MAG NAIL IN CUT X
IN HMA PAVEMENT
REC. BK. 2008, PG. 559

TOTAL SUBDIVISION AREA = 1.468 ACRES

SE CORNER
SW1/4–SW1/4
SEC. 27–89–5
FD. MAG NAIL
REC. BK. 2004, PG. 226

50' 25' 0 50'
GRAPHIC SCALE IN FEET
SCALE: 1"=50'

SEE SHEET 2 FOR LEGEND AND SURVEY DESCRIPTION.

N
W E
S

PROFESSIONAL LAND SURVEYOR
ADAM J. RECKER
24627
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 unadjusted error of closure does not exceed 1:10,000 for the subdivision boundary and does not exceed 1:5,000 for any individual lot.

Adam J. Recker — 1-22-2020
Adam J. Recker, P.L.S. — Date
License Number: 24627
My license renewal date is December 31, 2021.
Sheets covered by this seal: SHEETS 1 THROUGH 2

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ILLINOIS
IOWA
WISCONSIN

G:\C3D\19\19–992\19–992–LEGAL.dwg

FLD BK: DEL. CO. DELAWARE TWP #1
PG: 56–57

SURVEY WAS COMPLETED ON:
JANUARY 10, 2020

JOB NUMBER: 19–992

SHEET NUMBER: 1 of 2

PLOT DATE: 2/3/20

Prepared by/Return to: FEHR GRAHAM, 1919 210th Street, Manchester IA 52057 – Ph: (563)927–2060

# LEGAL DESCRIPTION

**SURVEY DESCRIPTION:**

**TEKIPPE BROTHERS SUBDIVISION**, A SUBDIVISION OF LOTS 1 AND 2 OF KNEPPER'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;

THENCE **NORTH 00°31'56" WEST (ASSUMED BEARING), 33.00 FEET** ALONG THE EAST LINE OF SAID QUARTER–QUARTER SECTION TO THE NORTH RIGHT–OF–WAY LINE OF 210TH STREET AND THE SOUTHEAST CORNER OF LOT 3 OF KNEPPER'S SUBDIVISION;

THENCE **SOUTH 89°22'41" WEST, 125.00 FEET** ALONG SAID NORTH RIGHT OF WAY LINE AND SOUTH LINE OF SAID LOT 3 TO THE SOUTHWEST CORNER OF SAID LOT 3 AND THE POINT OF BEGINNING;

THENCE CONTINUING **SOUTH 89°22'41" WEST, 205.00** FEET ALONG SAID NORTH RIGHT OF WAY LINE TO THE SOUTHWEST OF SAID SUBDIVISION;

THENCE **NORTH 00°31'56" WEST, 312.00 FEET** ALONG THE WEST LINE OF SAID SUBDIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE **NORTH 89°22'41" EAST, 205.00** FEET ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT 3;

THENCE **SOUTH 00°31'56" EAST, 312.00 FEET** ALONG THE WEST LINE OF SAID LOT 3 TO THE SOUTHWEST CORNER THEREOF AND THE POINT OF BEGINNING;

CONTAINING **1.468 ACRES,** SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

INGRESS/EGRESS EASEMENT DESCRIPTION:

A PERMANENT EASEMENT FOR INGRESS/EGRESS PURPOSES BEING 20 FEET IN WIDTH LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE LOCATED IN LOTS 1 AND 2 OF TEKIPPE BROTHER'S SUBDIVISION, A SUBDIVISION OF LOTS 1 AND 2 OF KNEPPER'S SUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;

THENCE **NORTH 00°31'56" WEST (ASSUMED BEARING), 33.00** FEET ALONG THE EAST LINE OF SAID QUARTER–QUARTER SECTION TO THE NORTH RIGHT–OF–WAY LINE OF 210TH STREET AND THE SOUTHEAST CORNER OF LOT 3 OF KNEPPER'S SUBDIVISION

THENCE **SOUTH 89°22'41" WEST, 209.00 FEET** ALONG SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING;

THENCE **NORTH 00°31'56" WEST, 128.57 FEET;**

THENCE **NORTH 14°01'08" EAST, 87.06 FEET;**

THENCE **NORTHWESTERLY 88.64** FEET ALONG A **70.00 FOOT** RADIUS CURVE CONCAVE SOUTHWESTERLY, (SAID CURVE HAVING A LONG CHORD OF **NORTH 22°15'34" WEST, 82.84 FEET);**

THENCE **NORTH 58°32'17" WEST, 41.78** FEET TO THE NORTH LINE OF SAID SUBDIVISION AND THE POINT OF TERMINUS, SUBJECT TO OTHER EASEMENTS AND RESTRICTIONS OF RECORD.

NOTE: THE LINES OF SAID INGRESS/EGRESS EASEMENT ARE BEING EXTENDED OR SHORTENED TO MEET AT ANGLE POINTS OR CURVE TANGENTS AND BOUNDARIES OF SUBDIVISION.

NOTE: IT IS THE INTENT OF THE TEKIPPE BROTHERS LC TO VACATE THE 20 FOOT ACCESS EASEMENT IN LOT 1 OF KNEPPER'S SUBDIVISION BEFORE THE SALE OF THE PROPERTY TO ANOTHER PARTY.

REFERENCE IS HEREBY MADE TO THE PLAT OF KNEPPER'S SUBDIVSION, MADE BY A. H. MILLER, RECORDED JANUARY 17, 1986, IN BOOK 5, PAGE 115; TO A PLAT AND SURVEY MADE BY RANDALL L. RATTENBORG, RECORDED DECEMBER 13, 2016, IN BOOK 2016, PAGE 3430; BOTH ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA.

## LEGEND

| | |
|---|---|
| ⊕ | SECTION CORNER AS DESCRIBED |
| ● | FOUND 1/2"ø REBAR W/OPC #17939 |
| ⊙ | SET 1/2"ø REBAR W/RPC #24627 |
| ✡ | SET MAG NAIL W/SSW#24627 |
| ▣ | CALCULATED POSITION |
| ——— | SURVEY BOUNDARY |
| — - - - — | SECTION LINE |
| ——————— | 1/4–1/4 SECTION LINE |
| —— - - —— | EXISTING RIGHT–OF–WAY |
| ——— | LOT LINE |
| — —— — | PREVIOUS PROPERTY LINE |
| — — — — — | EASEMENT LINE |
| (66') | RIGHT–OF–WAY WIDTH |
| SSW | STAINLESS STEEL WASHER |
| OPC | ORANGE PLASTIC CAP |
| RPC | RED PLASTIC CAP |

| Line Table | | |
|---|---|---|
| NUMBER | BEARING | DISTANCE |
| L1 | N 00°31'56" W | 128.57' |
| L2 | N 14°01'08" E | 87.06' |
| L3 | N 58°32'17" W | 41.78' |

| Curve Table | | | | |
|---|---|---|---|---|
| NUMBER | ARC LENGTH | RADIUS | CHORD DIRECTION | CHORD LENGTH |
| C1 | 88.64' | 70.00' | N 22°15'34" W | 82.84' |

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FLD BK: DEL. CO. DELAWARE TWP #1
PG: 56–57

SURVEY WAS COMPLETED ON:
JANUARY 10, 2020

JOB NUMBER:
19–992

SHEET NUMBER:
2 of 2

PLOT DATE: 1/24/20

**OWNER'S ACKNOWLEDGMENT**

I Lyle G. TeKippe, being a member of TeKippe Brothers, L.C., an Iowa limited liability company, do herby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

Lyle G. TeKippe

State of Iowa )
) SS
Fayette County )

On this 16th day of January, 2020, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Lyle G. TeKippe to me known, who, being by me duly sworn, did say that he is a Member of the corporation executing the foregoing instrument; that no seal has been procured by the corporation; that said instrument was signed on behalf of TeKippe Brothers, L.C., an Iowa limited liability company by authority of its members; that Lyle G. TeKippe acknowledged the execution of the instrument to be a voluntary act and deed of the corporation.

BERNADINE A. MARTIN
Commission #734644
My Comm. Exp. 5-24-20

Notary Public in and for the State of Iowa
My commission expires 5-24-2020

**DEDICATION**

The undersigned owners of the land described in the foregoing surveyor's certificate have caused said tract to be surveyed and subdivided in the manner shown on the above plat, which shall hereafter be known as TeKippe Brothers Subdivision, Delaware County, Iowa. Utility Easement #1 and Utility Easement #2 shown on the above plat are further hereby granted to the public for the purpose of installing and maintaining public utilities or other facilities, in, under or over said easements.

IN WITNESS WHEREOF, we have set our hands this 16th day of January, 2020.

Lyle G. TeKippe

State of Iowa )
) SS
Fayette County )

On this 16th day of January, 2020, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Lyle G. TeKippe to me known, who, being by me duly sworn, did say that he is a Member of the corporation executing the foregoing instrument; that no seal has been procured by the corporation; that said instrument was signed on behalf of TeKippe Brothers, L.C., an Iowa limited liability company by authority of its members; that Lyle G. TeKippe acknowledged the execution of the instrument to be a voluntary act and deed of the corporation.

BERNADINE A. MARTIN
Commission #734644
My Comm. Exp. 5-24-20

Bernadine A. Martin
Notary Public in and for the State of Iowa
My commission expires 5-24-2020

**CERTIFICATE OF TREASURER**

I, the undersigned, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against TeKippe Brothers Subdivision, 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

Pam Klein

**Pam Klein, Delaware County Treasurer**

2/6/2020

Date:

State of Iowa )
) SS
Delaware County )

On this 6th day of Feb, 2020 before me, Jennifer F Eschen, a Notary Public in and for the State of Iowa, personally appeared Pam Klein, to me known, and who, being duly sworn, did say that she is the Treasurer of Delaware County, Iowa.

Jennifer F Eschen

Notary Public in and for the State of **Iowa**

My commission expires 10-19-21

NOTARIAL SEAL IOWA
JENNIFER F. ESCHEN
Commission Number 792727
My Commission Expires
10/19/21

**APPROVAL OF AUDITOR**

I, the undersigned, 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 TeKippe Brothers Subdivision, a subdivision in Delaware County, Iowa.

Carla K Becker

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

2/6/2020

Date:

State of Iowa )
) SS
Delaware County )

On this 6 day of February 2020 before me, Anne Rave, a Notary Public in and for the State of Iowa, personally appeared Carla K. Becker, to me known, and who, being duly sworn, did say that she is the Auditor of Delaware County, Iowa.

Anne Rave

NOTARIAL SEAL IOWA
ANNE RAVE
Commission Number 757587
MY COMMISSION EXPIRES
MARCH 25, 2021

Notary Public in and for the State of **Iowa**

My commission expires 3/25/2021

**DELAWARE COUNTY E-911 BOARD**

The foregoing plat of TeKippe Brothers Subdivision, Delaware County, Iowa, 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.

Mike Corkery

**Mike Corkery, Coordinator Delaware County E-911 Board**

2-6-2020

Date:

State of Iowa )
) SS
Delaware County )

On this 6th day of Feb., 2020 before me, Amy M Ries, a Notary Public in and for the State of Iowa, personally appeared Mike Corkery, to me known, and who, being duly sworn, did say that she is the Coordinator for the Delaware County E-911 Board.

Amy M Ries

Notary Public in and for the State of Iowa
My commission expires 11-13-2020

NOTARIAL SEAL IOWA
AMY M. RIES
COMMISSION NUMBER 755792
MY COMMISSION EXPIRES
11-13-2020

## ATTORNEY'S OPINION

I, James S. Updegraff, a practicing attorney at law in the City of West Union, Fayette County, Iowa, having examined abstract of title to the following described real estate:

LOT 1 OF KNEPPER'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 5, PLATS, PAGE 115, AND

LOT 2 OF KNEPPER'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 5, PLATS, PAGE 115,

a portion of which real estate is to be included in

TeKIPPE BROTHERS SUBDIVISION, A SUBDIVISION OF LOTS 1 AND 2 OF KNEPPER'S SUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, MORE SPECIFICALLY DESCRIBED IN SURVEYOR'S CERTIFICATE OF ADAM J. RECKER DATED JANUARY 22, 2020.

Said abstract has been prepared in its entirety by the Delaware County Abstract Company and was last certified by said company on January 22, 2020, 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 TeKippe Brothers, LC.

Dated at West Union, Iowa, this 24th day of January, 2020.

JAMES S. UPDEGRAFF, #AT0008027
117-1/2 South Vine, P.O. Box 454
West Union, IA 52175-0454
Telephone (563) 422-6021
Facsimile (563) 422-5557

**R-015-2020**
**RESOLUTION APPROVING FINAL PLAT**

WHEREAS, the final plat of TeKippe Brothers Subdivision, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Adam J, Recker, dated January 22, 2020, 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 the City or within a two-mile radius of the City;

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

WHEREAS, the City Manager has recommended to the City Council that they accept the preliminary and final plat of TeKippe Brothers Subdivision, Delaware County, Iowa, as presented with the following decelerations and conditions;

1) No determination has been made as to compliance with this subdivision and platting requirements which are set forth in the Code of Iowa.
2) 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").
3) A variance from the requirement in preliminary platting for contours.
4) A variance from providing sanitary sewer or water service to the development. Lot 1 currently is served by a sanitary sewer disposal system and well. Lot 2 will be constructed as a cold storage building without sanitary sewer or water utilities.
5) The lots will be connected to city water and sewer an voluntary annex at such time that the City has extended public water and sewer to the property and such services are deemed necessary by the property. The extension of public water and sewer in itself shall not be cause for annexation.
6) No new private septic systems or wells shall be constructed without review and approval of the City of Manchester.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said TeKippe Brothers 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 27th day of January, 2020.

CITY OF MANCHESTER CITY SEAL MANCHESTER

Milt L Kramer

Milt L Kramer, Mayor

ATTEST:

Erin Learn

Erin Learn, City Clerk

State of Iowa )
) SS
Delaware County )

On this 28th day of January, 2020, 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-015-2020 adopted by the City Council on the 27 day of January, 2020, 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 in and for the State of Iowa

My commission expires 8-26-20

NOTARIAL SEAL IOWA
LAURA K. THOMAS
Commission Number 718135
My Commission Expires
August 26, 2020

**CITY MANAGER DETERMINATION**

I, **Timothy J. Vick,** City Manager of Manchester, Iowa, have reviewed plat of TeKippe Brothers Subdivision, Delaware County, Iowa. affecting premises more specifically described in the Surveyor's Certificate of Adam J, Recker, dated, January 22, 2020, and have determined said survey 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 of the Planning and Zoning Commission.

Timothy J. Vick

**Timothy J. Vick, City Manager**

1-23-2020

Date

State of Iowa )
) SS
Delaware County )

On this 23 day of January, 2020 before me, Julie A Schmitz, a Notary Public in and for the State of Iowa, personally appeared Timothy J. Vick, to me known, and who, being duly sworn, did say that he is the City Manager of Manchester, Iowa.

Julie A Schmitz

Notary Public in and for the State of **Iowa**
My commission expires 10-12-2020

JULIE A. SCHMITZ
Commission Number 224151
My Comm. Exp. OCT 12, 2020