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

RECORDER'S INDEX
COUNTY: DELAWARE
SECTION: 17-T88N-R4W
QUARTER SECTION: SW1/4
CITY: DELHI
SUBDIVISION: HOBBS' MEADOWS ESTATES
BLOCK: N/A
LOT(S): 1-18
PROPRIETOR: 316 FRANKLIN STREET, L.L.C.
REQUESTED BY: ED WULFEKUHLE

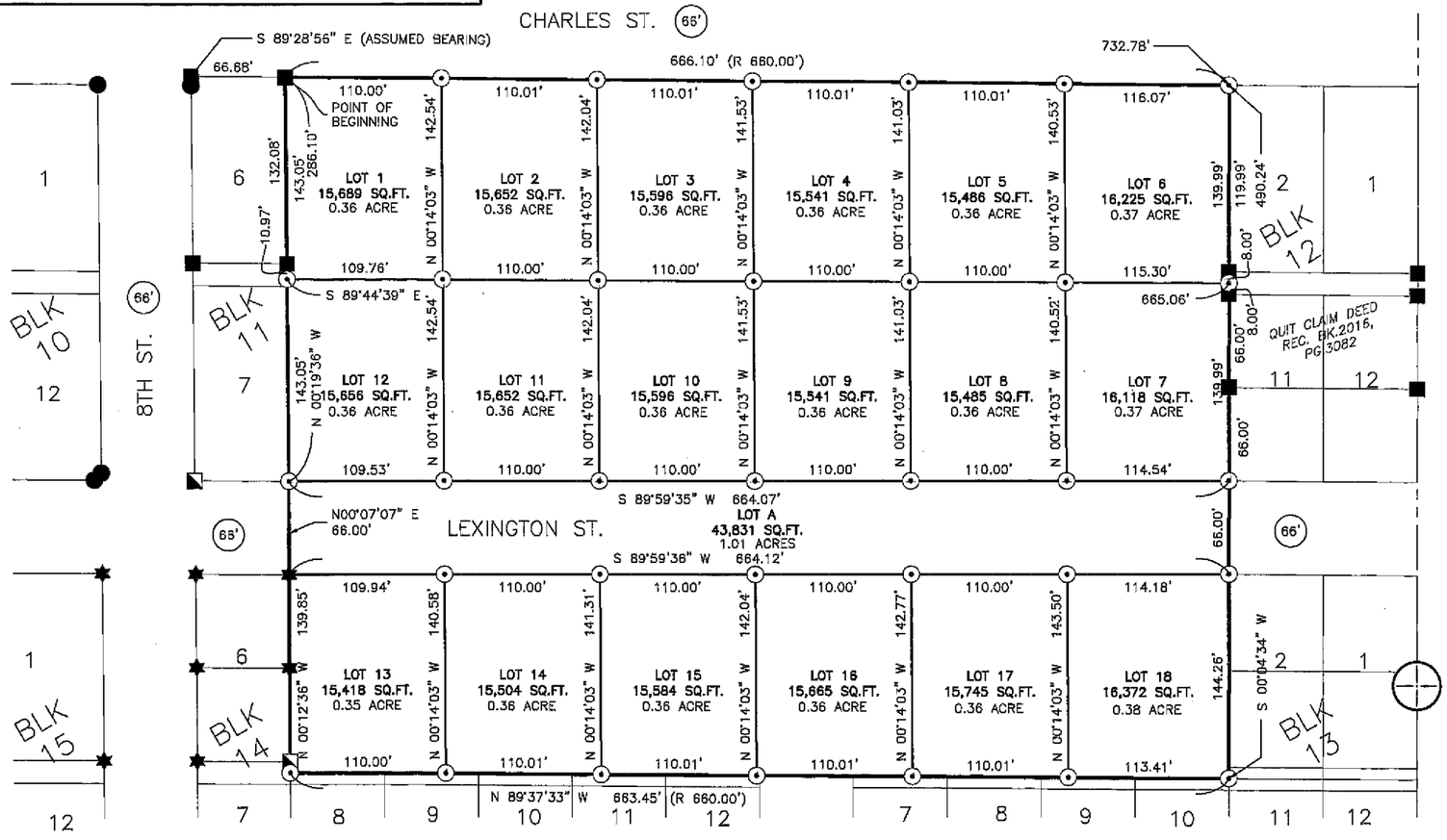
FINAL PLAT

HOBBS' MEADOWS ESTATES

CONSISTING OF LOTS 1-5 AND 8-12 IN BLOCK 11, LOTS 3-10 IN BLOCK 12, LOTS 3-6 IN BLOCK 13, LOTS 1-5 IN BLOCK 14, AND ADJACENT STREETS AND ALLEY VACATIONS IN HOBBS ADDITION TO DELHI ALL IN THE SW1/4 OF SECTION 17-T88N-R4W, CITY OF DELHI, DELAWARE COUNTY, IOWA

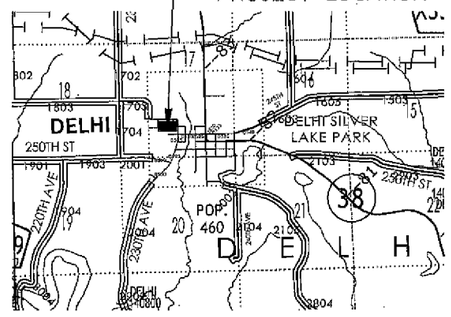
Recorded: 2/27/2020 at 12:00:48.0 PM
County Recording Fee: $52.00
Iowa E-Filing Fee: $3.97
Combined Fee: $55.97
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2020 PG: 536

Filed Delaware Co Auditor 2/27/2020
Filed Delaware Co Assessor 2/27/2020



CITY OF DELHI

NOT TO SCALE



OWNER/DEVELOPER:
316 FRANKLIN STREET L.L.C.
C/O ED WULFEKUHLE
108 FRANKLIN ST
DELHI, IA 52223

N
W E
S

100' 50' 0 100'
GRAPHIC SCALE IN FEET
SCALE: 1"=100'

SEE SHEET 2 FOR PLAT LEGEND AND SUBDIVISION EASEMENTS.
SEE SHEET 3 FOR SUBDIVISION DESCRIPTION.
LOT A IS A REDEDICATION OF LEXINGTON STREET.

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, P.L.S. — 2-3-2020 Date
License Number: 24627
My license renewal date is December 31, 2021.
Sheets covered by this seal: SHEETS 1 THROUGH 3

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ILLINOIS IOWA WISCONSIN

G:\C3D\19\19-258 Hobbs Meadows Sub\19-258 LEGAL.dwg

FLD BK: DEL. CO. DELHI TWP. #1 PG: 29-30
SURVEY WAS COMPLETED ON: JANUARY 21, 2020
JOB NUMBER: 19-258
SHEET NUMBER: 1 of 3

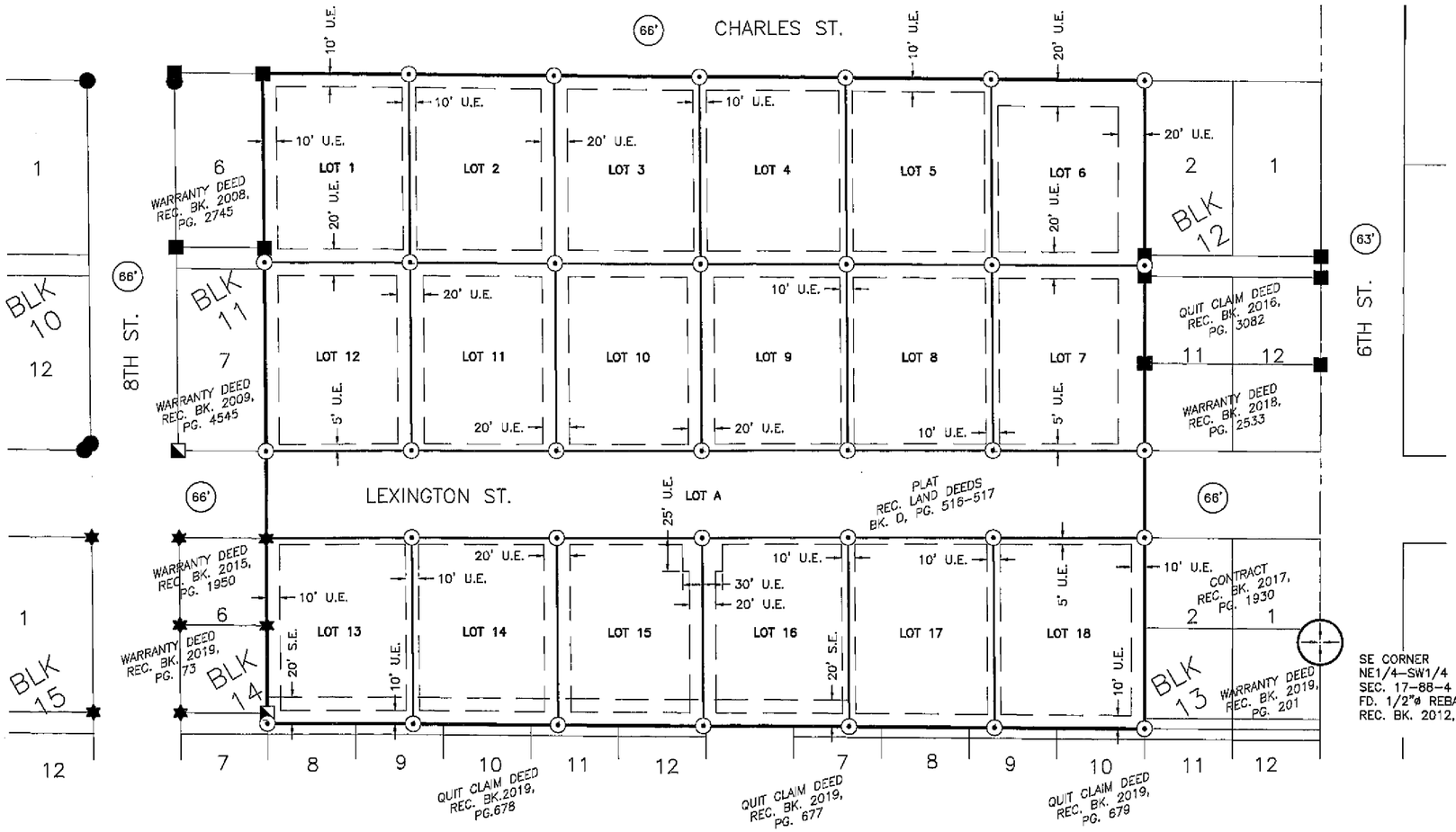
PLOT DATE: 2/27/20

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

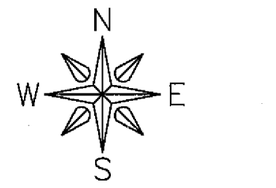
FINAL PLAT

HOBBS' MEADOWS ESTATES

CONSISTING OF LOTS 1-5 AND 8-12 IN BLOCK 11, LOTS 3-10 IN BLOCK 12,
LOTS 3-6 IN BLOCK 13, LOTS 1-5 IN BLOCK 14, AND
ADJACENT STREETS AND ALLEY VACATIONS IN HOBBS ADDITION TO DELHI
ALL IN THE SW1/4 OF SECTION 17-T88N-R4W,
CITY OF DELHI, DELAWARE COUNTY, IOWA



SE CORNER
NE1/4-SW1/4
SEC. 17-88-4
FD. 1/2"ø REBAR W/OPC #17939
REC. BK. 2012, PG. 3222



GRAPHIC SCALE IN FEET
SCALE: 1"=100'

LEGEND

⊕	SECTION CORNER AS DESCRIBED
●	FOUND 1/2"ø REBAR W/RPC #15525
■	FOUND 1/2"ø REBAR W/OPC #17939
★	FOUND 1/2"ø REBAR W/YPC #14417
◪	FOUND 1/2"ø REBAR NO CAP
⊙	SET 1/2"ø REBAR W/RPC #24627
⊡	CALCULATED POSITION
———	SURVEY BOUNDARY
———	EXISTING PROPERTY LINE
———	PROPOSED PROPERTY LINE
- - - -	PROPOSED EASEMENT
(66')	RIGHT-OF-WAY WIDTH
(R)	PREVIOUSLY RECORDED AS
OPC	ORANGE PLASTIC CAP
RPC	RED PLASTIC CAP
YPC	YELLOW PLASTIC CAP
U.E	UTILITY EASEMENT
S.E	STORM DRAINAGE EASEMENT

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FLD BK: DEL. CO. DELHI TWP. #1
PG: 29-30

SURVEY WAS COMPLETED ON:
JANUARY 21, 2020

JOB NUMBER:
19-258

SHEET NUMBER:
2 of 3

PLOT DATE: 2/27/20

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

FINAL PLAT

HOBBS' MEADOWS ESTATES

CONSISTING OF LOTS 1-5 AND 8-12 IN BLOCK 11, LOTS 3-10 IN BLOCK 12, LOTS 3-6 IN BLOCK 13, LOTS 1-5 IN BLOCK 14, AND ADJACENT STREETS AND ALLEY VACATIONS IN HOBBS ADDITION TO DELHI ALL IN THE SW1/4 OF SECTION 17-T88N-R4W, CITY OF DELHI, DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION

NOTE: HOBBS' MEADOWS ESTATES IS A SURVEY OF A WARRANTY DEED RECORDED IN BOOK 2019, PAGE 308 AND A QUIT CLAIM DEED RECORDED IN BOOK 2019, PAGE 954, BOTH IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA.

HOBBS' MEADOWS ESTATES, CONSISTING OF LOTS 1-5 AND 8-12 IN BLOCK 11, LOTS 3-10 IN BLOCK 12, LOTS 3-6 IN BLOCK 13, LOTS 1-5 IN BLOCK 14, AND ADJOINING STREETS AND ALLEY VACATIONS IN HOBBS ADDITION TO DELHI, ALL IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 88 NORTH, RANGE 4 WEST OF THE 5TH P.M., CITY OF DELHI, DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 6 IN BLOCK 11 IN HOBBS ADDITION TO DELHI, RECORDED IN LAND DEEDS BOOK D, PAGES 516--517 IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA;

THENCE **SOUTH 89°28'56" EAST (ASSUMED BEARING), 666.10 FEET** ALONG THE NORTH LINE OF BLOCK 11, VACATED 7TH STREET BETWEEN CHARLES STREET AND FRANKLIN STREET AND BLOCK 12 OF SAID SUBDIVISION TO THE NORTHWEST CORNER OF LOT 2 IN BLOCK 12 OF SAID SUBDIVISION;

THENCE **SOUTH 00°04'34" WEST, 490.24 FEET** ALONG THE WEST LINE OF LOT 2, THE VACATED ALLEY AND LOT 11 IN BLOCK 12, AND THE WEST LINE OF LOT 2 AND THE NORTH HALF OF THE VACATED 16 FOOT ALLEY IN BLOCK 13 OF SAID SUBDIVISION;

THENCE **NORTH 89°37'33" WEST, 663.45 FEET** ALONG THE CENTER OF THE 16 FOOT ALLEY BETWEEN LEXINGTON STREET AND FRANKLIN STREET ADJOINING LOTS 3--6 OF BLOCK 13, THE VACATED 7TH STREET BETWEEN CHARLES STREET AND FRANKLIN STREET, AND ALONG THE CENTER OF THE 16 FOOT ALLEY BETWEEN LEXINGTON STREET AND FRANKLIN STREET ADJOINING LOTS 1--5 OF BLOCK 14 OF SAID SUBDIVISION;

THENCE **NORTH 00°12'36" WEST, 139.85 FEET** ALONG THE VACATED ALLEY AND THE EAST LINE OF LOT 6 IN BLOCK 14 OF SAID SUBDIVISION TO THE NORTHEAST CORNER OF LOT 6 OF BLOCK 14 OF SAID SUBDIVISION;

THENCE **NORTH 00°07'07" EAST, 66.00 FEET** FROM THE NORTHEAST CORNER OF LOT 6 OF BLOCK 14 OF SAID SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 7 IN BLOCK 11 OF SAID SUBDIVISION;

THENCE **NORTH 00°19'36" WEST, 286.10 FEET** ALONG THE EAST LINE OF LOT 7, THE VACATED ALLEY, AND LOT 6 IN BLOCK 11 OF SAID SUBDIVISION TO THE POINT OF BEGINNING;

CONTAINING **7.492 ACRES,** SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

REFERENCE IS HEREBY MADE TO A PLAT AND SURVEY MADE BY JOEL BAILEY, RECORDED AUGUST 16, 1854, IN LAND DEEDS BOOK D, PAGE 516--517; TO A PLAT AND SURVEY MADE BY RANDALL L. RATTENBORG, RECORDED JULY 29, 2009, IN BOOK 2009, PAGE 2977; TO A PLAT AND SURVEY MADE BY RANDALL L. RATTENBORG, RECORDED JULY 13, 2018, IN BOOK 2018, PAGE 2001; TO A PLAT AND SURVEY MADE BY RANDALL L. RATTENBORG, RECORDED SEPTEMBER 24, 2012, IN BOOK 2012, PAGE 3223; TO A PLAT AND SURVEY MADE BY RANDALL L. RATTENBORG, RECORDED APRIL 14, 2016, IN BOOK 2016, PAGE 925; TO A PLAT AND SURVEY MADE BY RANDALL L. RATTENBORG, RECORDED APRIL 14, 2016, IN BOOK 2016, PAGE 924; TO A PLAT AND SURVEY MADE BY J. DAVID GIBBS, RECORDED MARCH 18, 2003, IN BOOK 2003, PAGE 1180; TO A PLAT AND SURVEY MADE BY A. H. MILLER, RECORDED AUGUST 16, 1976, IN BOOK 3, PAGE 58; TO A PLAT AND SURVEY MADE BY PAUL R. HEROLD, RECORDED JULY 6, 2004, IN BOOK 2004, PAGE 2483; TO A PLAT AND SURVEY MADE BY DAVID P. SCHNEIDER, RECORDED FEBRUARY 9, 2005, IN BOOK 2005, PAGE 463; TO A PLAT AND SURVEY MADE BY J. DAVID GIBBS, RECORDED JANUARY 10, 1996, IN BOOK 7, PAGE 166; TO A PLAT AND SURVEY MADE BY WILLIAM H. BURGER, RECORDED JUNE 5, 2007, IN BOOK 2007, PAGE 1771; TO A PLAT AND SURVEY MADE BY ROGER R. MOHN, RECORDED APRIL 2, 1990, IN BOOK 6, PAGE 74; TO A PLAT AND SURVEY MADE BY A. H. MILLER, RECORDED MAY 27, 1981, IN BOOK 4, PAGE 152; TO A PLAT AND SURVEY MADE BY RANDALL L. RATTENBORG, RECORDED APRIL 23, 2019, IN BOOK 2019, PAGE 878; TO A QUIT CLAIM DEED RECORDED APRIL 30, 2019, IN BOOK 2019, PAGE 954; TO A WARRANTY DEED RECORDED FEBRUARY 13, 2019, IN BOOK 2019, PAGE 308; TO A CITY OF DELHI, IOWA RESOLUTION NO. 2019-4, RECORDED MARCH 28, 2019, IN BOOK 2019, PAGE 676; ALL IN DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA.

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FLD BK: DEL. CO. DELHI TWP. #1
PG: 29-30

SURVEY WAS COMPLETED ON:
JANUARY 21, 2020

JOB NUMBER:
19-258

SHEET NUMBER:
3 of 3

PLOT DATE: 2/27/20

OWNER'S ACKNOWLEDGMENT

I, Marla L. Wulfekuhle, Owner, of 316 Franklin Street, LLC, hereby certify that the above Description and attached Plat is made with our free consent and in accordance with my desires.

Marla L. Wulfekuhle,
Owner, of 316 Franklin Street, LLC

State of Iowa)
ss.
County of Delaware)

On this 12th day of February, 2020, before me, a Notary Public in and for the State of Iowa, personally appeared Marla L. Wulfekuhle, to me personally known, who being by me duly sworn, did say that they are the Owner respectively, of said 316 Franklin Street, LLC, that said instrument was signed on behalf of said 316 Franklin Street, LLC, by authority of its managers, and the said Marla L. Wulfekuhle, as Owner respectively, acknowledged the execution of said instrument to be the voluntary act and deed of said 316 Franklin Street, LLC, by it voluntarily executed.

Notary Public

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

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 ***Hobbs' Meadow Estate, City of Delhi, Delaware County, Iowa***. The road right-of-way along Lexington Street, Lot A, as shown on the above plat, is hereby rededicated to public use forever for street purposes. All public easements shown on the above plat are further hereby granted to the ***City of Delhi, Iowa*** 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 12th day of February 2020.

Marla L. Wulfekuhle
Owner

State of Iowa)
ss.
County of Delaware)

On this 12th day of February, 2020, before me, a Notary Public in and for the State of Iowa, personally appeared Marla L. Wulfekuhle, to me personally known, who being by me duly sworn, did say that they are the Owner respectively, of said 316 Franklin Street, LLC, that said instrument was signed on behalf of said 316 Franklin Street, LLC, by authority of its managers, and the said Marla L. Wulfekuhle, as Owner respectively, acknowledged the execution of said instrument to be the voluntary act and deed of said 316 Franklin Street, LLC, by it voluntarily executed.

Notary Public

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

MORTGAGE HOLDERS ACKNOWLEDGMENT

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.

Luke Brady, Vice President

State of Iowa)
) SS
Delaware County)

JESSICA L AULWES
Commission Number 797529
My Commission Expires
8-2-2022

On this 12 day of February, 2020, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Luke Brady to me known, who, being by me duly sworn, did say that he is the Vice President of the corporation executing the foregoing instrument; that (no seal has been procured by) (the seal affixed thereto is the seal of) the corporation; that said instrument was signed (and sealed) on behalf of the corporation by authority of this Board of Directors; that Luke Brady acknowledged the execution of the instrument to be a voluntary act and deed of the corporation.

Jessica L Aulwes
Notary Public in and for the State of Iowa
My commission expires 8-2-2022

APPROVAL OF AUDITOR

I, ~~Carla K. Becker~~ Anne Rave Deputy, 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 ***Hobbs' Meadow Estates, City of Delhi, Delaware County, Iowa,*** a subdivision in Delaware County, Iowa.

DELAWARE COUNTY OFFICIAL SEAL IOWA

Anne Rave

~~Carla K. Becker~~, Delaware County Auditor (Deputy)

Anne Rave 2/13/2020

Date

State of Iowa)
) SS
Delaware County)

On this 13th day of February, 2020, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Anne Rave, to me known, to be the identical person named in and who executed the foregoing instrument, and acknowledged that he/she executed the instrument as ~~his~~/her voluntary act and deed.

AMR

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

CERTIFICATE OF TREASURER

I, the undersigned, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***Hobbs' Meadow Estate, City of Delhi, Delaware County, Iowa,*** have been paid and said real estate is free and clear of all taxes as of this date.

IOWA DELAWARE COUNTY TREASURER SEAL

Pam Klein

Pam Klein, Delaware County Treasurer

February 13, 2020

Date

State of Iowa)
) SS
Delaware County)

On this 13th day of February, 2020, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Pam Klein, to me known, to be the identical person named in and who executed the foregoing instrument, and acknowledged that he/she executed the instrument as his/her voluntary act and deed.

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, Steven E. Carr, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in Hobbs Meadows Estates, City of Delhi, Delaware County, Iowa on premises more specifically described in the Surveyor's Certificate of Adam J. Recker, dated FEBRUARY 3, 2020 and an affidavit recorded February 7, 2020 in Book 2020, Page 377.

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 14th day of January, A.D., 2020, at the hour of eight o'clock A.M.

My examination of said abstract and affidavit shows good and merchantable title on the date and hour of the certification to be in the names of 316 Franklin St, L.L.C. aka 316 Franklin Street, L.L.C. an Iowa limited liability company subject to the following:

A Mortgage in favor of Community Savings Bank dated May 31, 2019, filed June 3, 2019 in Book 2019, Page 1349.

Dated at Manchester, Iowa in said County, this 7th day of February, 2020.

Steven E. Carr
Attorney at Law

2020-3

RESOLUTION APPROVING FINAL PLAT

WHEREAS, the final plat of ***Hobbs' Meadow Estates, City of Delhi, Delaware County, Iowa,*** affecting premises more specifically described in the Surveyor's Certificate of Adam J. Recker, dated February 3, 2020, has been filed with the City Clerk of the City of Delhi, Delaware County, Iowa, who have recommended acceptance; WHEREAS, the City Council has fully considered the same and found the same to be in accordance with the ordinances of the City of Delhi, Iowa, relating to plats and additions to 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 final plat and dedication of ***Hobbs' Meadow Estates, City of Delhi, Delaware County, Iowa,*** should be approved;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Delhi, Delaware County, Iowa, that said plat and dedication of said Hobbs' Meadow Estates, ***City of Delhi, Delaware County, Iowa,*** be, and the same is hereby acknowledged, approved and accepted and the dedications shown thereon are also approved and accepted, on the part of the City of Delhi, Delaware County, Iowa.

The Mayor and City Clerk are hereby directed to certify this resolution of approval and affix the same to said final plat as by law provided.

Passed this 10th day of February, A.D., 2020.

Greg Preussner, Mayor

ATTEST:

Lori Tucker, City Clerk

State of Iowa)
) SS
Delaware County)

On this 10th day of February, 2020, before me, Larry R. Hillers, a Notary Public in and for the State of Iowa, personally appeared Greg Preussner and Lori Tucker, 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 Delhi, 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 2020-3 adopted by the City Council on the 10th day of February, 2020, and that Greg Preussner and Lori Tucker 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 in and for the State of Iowa
My commission expires

LARRY R. HILLERS
Commission Number 004824
My Commission Expires
April 07, 2020