COUNTY: DELAWARE
SECTION 30, T 89 N, R 5 W
ALIQUOT PART: NW 1/4 - SE 1/4
CITY:
SURVEY: KEHRLI'S FARMSTEAD 5th SUBDIVISION
BLOCK: LOTS: LOT 1, LOT E, & NORTH 14th STREET
PROPRIETOR: LOT D: EWLK, LLC
NE 1/4 - SW 1/4: KEHRLI HOMESTEAD, L.L.C.
REQUESTED BY: WILBUR KEHRLI
SURVEYOR: RANDALL L. RATTENBORG
COMPANY: BURRINGTON, GROUP, INC. 105 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434

FILED
Delaware Co. Assessor
MAY 0 5 2021

FILED
Delaware Co. Auditor
MAY 0 5 2021

Book 2021 Page 1638

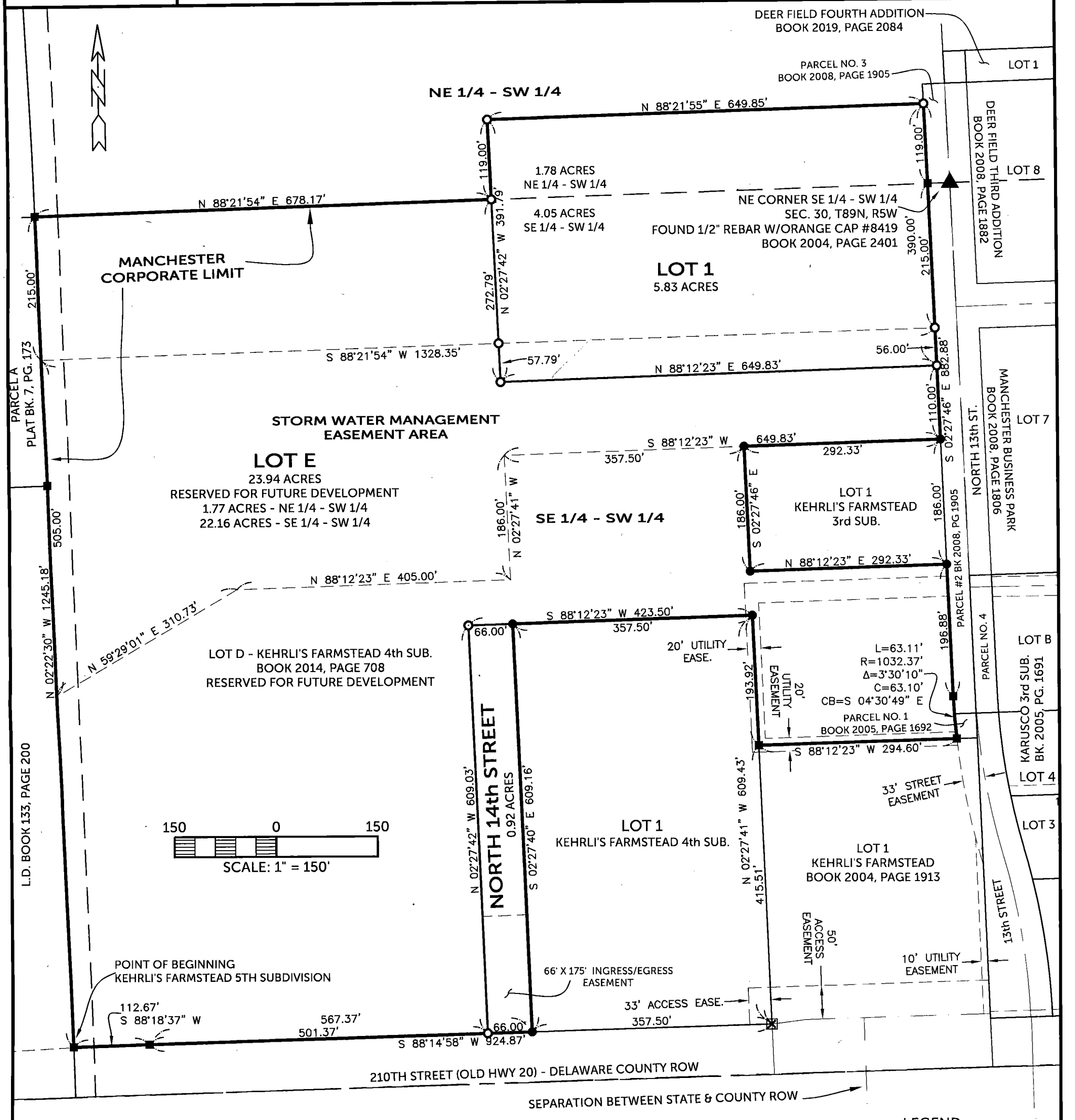
Document 2021 1638 Type 06 002 Pages 7
Date 5/05/2021 Time 9:05:00AM
Rec Amt $37.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FINAL PLAT

KEHRLI'S FARMSTEAD 5th SUBDIVISION

A SUBDIVISION OF LOT D OF KEHRLI'S FARMSTEAD 4th SUBDIVISION AND ALSO A PART OF NE 1/4 - SW 1/4
SEC. 30, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEYED ON: 3/8/2021
SURVEY REQUESTED BY: WILBUR KEHRLI

Q:\Civil3D_Survey\Manchester\Manchester 2018.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

PROPRIETORS: LOT D: EWLK, LLC — 1596 210th STREET
NE 1/4 - SW 1/4: KEHRLI HOMESTEAD, L.L.C. — 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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

3/8/2021

RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

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

PROJECT NO. 21-016
SCALE: 1"= 150'
DATE: 03/08/2021
DRAWN BY: RLR
CHECKED BY: DM/DDK
GPS BOX: MANCHESTER
SHEET 1 OF

LEGEND

- ▲ SECTION CORNER
- ● FOUND 1/2" REBAR w/ ORANGE CAP #17939
- ⊠ FOUND CUT "X"
- ■ FOUND 1/2" REBAR w/ ORANGE CAP #8419
- ○ SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- QUARTER LINE
- QTR.–QTR. LINE
- RIGHT OF WAY LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- LOT BOUNDARY
- BOUNDARY ESTABLISHED
- R RECORDED

LEGAL DESCRIPTION:

***KEHRLI'S FARMSTEAD 5th SUBDIVISION**; A SUBDIVISION OF LOT D OF KEHRLI'S FARMSTEAD 4th SUBDIVISION AS RECORDED IN BOOK 2014, PAGE 708 AND ALSO PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), SECTION THIRTY (30), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA,* containing a total of 30.69 acres, divided into three lots numbered Lot 1, Lot E, and North 14th Street, subject to easements of record, and more specifically described by metes and bounds as follows;

BEGINNING at the Southwest Corner of Lot D of said Kehrli's Farmstead 4th Subdivision;

THENCE along the Westerly Line of said Lot D, North 02° 22' 30" West, 1245.18 feet to the Northerly Line of said Lot D;

THENCE along the Northerly Line of said Lot D, North 88° 21' 54" East, 678.17 feet;

THENCE North 02° 27' 42" West, 119.00 feet;

THENCE North 88° 21' 55" East, 649.85 feet to the Westerly Line of North 13th Street;

THENCE along the Westerly Line of North 13th Street, South 02° 27' 46" East, 500.00 feet to the boundary of Lot 1 of Kehrli's Farmstead 3rd Subdivision, as recorded in Book 2012, Page 3730;

THENCE along the boundary of said Lot 1 of Kehrli's Farmstead 3rd Subdivision, South 88° 12' 23" West, 292.33 feet;

THENCE continuing along the boundary of said Lot 1 of Kehrli's Farmstead 3rd Subdivision, South 02° 27' 46" East, 186.00 feet;

THENCE continuing along the boundary of said Lot 1 of Kehrli's Farmstead 3rd Subdivision, North 88° 12' 33" East, 292.33 feet to the Westerly Line of North 13th Street;

THENCE along the Westerly Line of North 13th Street, South 02° 27' 46" East, 196.88 feet;

THENCE continuing along the Westerly Line of North 13th Street along a circular curve concave Easterly having an arc length of 63.11 feet, a radius of 1032.37 feet, a central angle of 03° 30' 10", a chord length of 63.10 feet, and a chord bearing of South 04° 30' 49" East, to the Northerly Line of Lot 1 of Kehrli's Farmstead, as recorded in Book 2004, Page 1913;

THENCE along the Northerly Line of Lot 1 of Kehrli's Farmstead, South 88° 12' 23" West, 294.60 feet to the boundary of Lot 1 of Kehrli's Farmstead 4th Subdivision, as recorded in Book 2014, Page 708;

THENCE along the boundary of Lot 1 of Kehrli's Farmstead 4th Subdivision, North 02° 27' 41" West, 193.92 feet;

THENCE continuing along the boundary of Lot 1 of Kehrli's Farmstead 4th Subdivision, South 88° 12' 23" West, 357.50 feet;

THENCE continuing along the boundary of Lot 1 of Kehrli's Farmstead 4th Subdivision, South 02° 27' 40" East, 609.16 feet to the Southerly boundary of Lot D of said Kehrli's Farmstead 4th Subdivision;

THENCE along the Southerly boundary of Lot D of said Kehrli's Farmstead 4th Subdivision, South 88° 14' 58" West, 567.37 feet;

THENCE continuing along the Southerly boundary of Lot D of said Kehrli's Farmstead 4th Subdivision, South 88° 18' 37" West, 112.67 feet to the **POINT OF BEGINNING**;

The Westerly Line of Lot D of Kehrli's Farmstead 4th Subdivision as recorded in Book 2014, Page 708 is assumed to bear North 02° 22' 30" West.

OWNER'S ACKNOWLEDGMENT

I Larry Kehrli , Agent of Record of EWLK, LLC and Kehrli Homestead, 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. North 14th Street is also to be dedicated to the City of Manchester for street right of way purposes.

Larry Kehrli

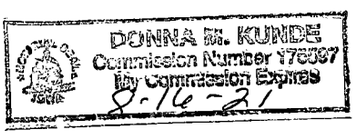
Larry Kehrli

State of Iowa)
)
County of Delaware) Ss:

On this 3rd day of May, 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 Agent of Record of EWLK, LLC and Kehrli Homestead, LLC, that no seal has been procured by the said limited liability companies and that said instrument was signed on behalf of the said limited liability companies 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 companies by it voluntarily executed.

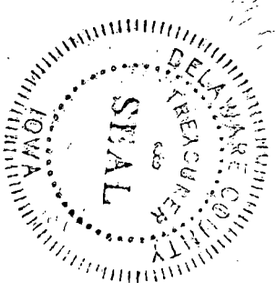
Donna M. Kunde

Notary Public in and for said State



CERTIFICATE OF TREASURER

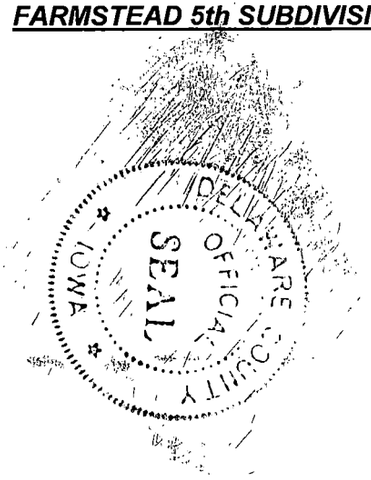
I, the undersigned, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***KEHRLI'S FARMSTEAD 5th SUBDIVISION,*** City of Manchester, Delaware County, Iowa have been paid and said real estate is free and clear of all taxes as of this date.



Pam Klein, 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 5th SUBDIVISION***, a subdivision in Delaware County, Iowa.



Peggy Hildebrand Deputy Auditor
Carla Becker, Delaware County Auditor

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of ***KEHRLI'S FARMSTEAD 5th 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

Michael Corkery – Coordinator
Delaware County E-911 Board

ROBERTS & EDDY, P.C.

ATTORNEYS AT LAW

Daryl E. Roberts
Brian C. Eddy*
A.J. "Lans" Flickinger
Jeremy B. Hahn
Stephanie A. Sailer

*Also Licensed to Practice Law in the State of Minnesota

April 28, 2021

Wilbur Kehrli
1596 210th Street
Manchester, IA 52057

I have examined an abstract of title to the following described real estate, which is continued by the Delaware County Abstract Company to the 11th day of March, 2021at 8:00 AM, to wit:

Lot D of Kehrli's Farmstead 4th Subdivision – Final Plat A Subdivision of Lot 1 of Kehrli's Farmstead 2nd Sub. And of Lot C of Kehrli's Farmstead 3rd Sub. Part of the SE ¼ - SW ¼ & Part of the SW ¼ SW ¼ Sec. 30, T89N, R5W of the Fifth P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2014, Page 708

I find fee simple title to the above-described property to be in EWLK, LLC an Iowa Limited Liability Company, dated May 9, 2011, filed September 15, 2011, in Book 2011, Page 2912, and that the land platted is free from encumbrance.

Sincerely,
ROBERTS & EDDY, P.C.

Brian C. Eddy

2349 Jamestown Ave, Suite 4, Independence, Iowa 50644
Phone: 319.334.3704 or 319.334.6046 or 319.334.6061 | Fax: 319.334.3421 or 319.334.6047 or 319.334.6607 | www.RobertsEddy.com

R-035-2021

RESOLUTION APPROVING PRELIMINARY & FINAL PLAT

WHEREAS, the Preliminary & Final plat of ***KEHRLI'S FARMSTEAD 5th SUBDIVISION, City of Manchester, Delaware County, Iowa*** Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, March 8, 2021, 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 & Final plat of ***KEHRLI'S FARMSTEAD 5th 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. This subdivision is currently served by North 13th Street and West Main Street/210th Street. North 13th Street is to be extended to the Northerly Line of proposed Lot 1. The subdivision may be subject to street assessments should future street improvements be necessary as determined by the City.
c. North 14th Street right-of-way shall be dedicated to the City of Manchester.
d. The preliminary plat will be amended to illustrate future dedicated right of way for the extension of West Butler Street.
e. City sewer and water are readily available to the proposed subdivision. An extension of the City's water main and sanitary sewer main along the East side of proposed Lot 1 will need to be completed.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Manchester, Delaware County, Iowa, does hereby approve and accept the Preliminary and Final Plat of said ***KEHRLI'S FARMSTEAD 5th SUBDIVISION, City of Manchester, Delaware County, Iowa***, and exhibits attached thereto, accepting the dedication, for public street, public right of way, public easements and public utilities as shown on the plat.

The Mayor and City Clerk are hereby directed to certify this approval and affix the same to said Preliminary & Final plat as by law provided.

Passed this 12th day of April, 2021.

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 19th day of April, 2021, 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 035-2021 adopted by the City Council on the 12th day of April, 2021, 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.

NOTARIAL SEAL IOWA LAURA K THOMAS Commission Number 718135 My Commission Expires August 26, 2023

Laura K. Thomas

Laura K. Thomas, Notary Public

PLANNING & ZONING RESOLUTION APPROVING PRELIMINARY & FINAL PLAT
KEHRLI'S FARMSTEAD 5TH SUBDIVISION

WHEREAS, the Preliminary & Final Plat of ***KEHRLI'S FARMSTEAD 5TH SUBDIVISION, City of Manchester, Delaware County, Iowa*** Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, MARCH 8, 2021, has been filed with the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa; and

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; and

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; and

WHEREAS, the Manchester Planning and Zoning Commission has recommended to the Council that they accept the Preliminary & Final Plat of ***KEHRLI'S FARMSTEAD 5TH 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. This subdivision is currently served by North 13th Street and West Main Street/210th Street. North 13th Street is to be extended to the Northerly Line of proposed Lot 1. The subdivision may be subject to street assessments should future street improvements be necessary as determined by the City.
c. North 14th Street right-of-way shall be dedicated to the City of Manchester.
d. The preliminary plat will be amended to illustrate future dedicated right of way for the extension of West Butler Street.
e. City sewer and water are readily available to the proposed subdivision. An extension of the City's water main and sanitary sewer main along the East side of proposed Lot 1 will need to be completed.

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, recommends the City Council approve said ***KEHRLI'S FARMSTEAD 5TH SUBDIVISION, City of Manchester, Delaware County, Iowa***, and exhibits attached thereto, accepting the dedication, for public street, public right-of-way, public easements and public utilities as shown on the plat, and the same is hereby acknowledged, approved and accepted on the part of the City of Manchester, Delaware County, Iowa.

Adopted and passed this 1st day of April, A.D., 2021.

CITY OF MANCHESTER CITY SEAL MANCHESTER IOWA

PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA

By _____
Dave Smith, Chairperson

By Laura Thomas
Laura Thomas, Recording Secretary

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this ~~1st~~ 1st day of April, 2021, before me, Julie A Schmitz, a Notary Public in and for the State of Iowa, personally appeared Dave Smith and Laura Thomas, to me personally known, and, who, being by me duly sworn, did say that they are the 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, adopted by the Planning and Zoning Commission on the 1st day of April, 2021, and that Dave Smith 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

NOTARIAL SEAL IOWA
JULIE A SCHMITZ
Commission Number 224151
My Commission Expires
October 12, 2023