

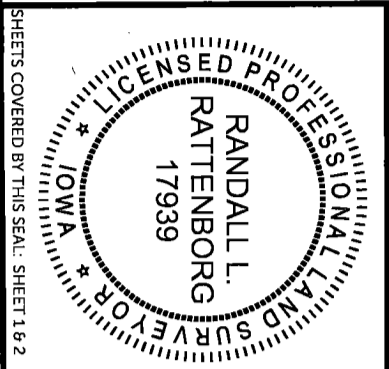
COUNTY: DELAWARE
 SECTION 17, T 88 N, R 4 W
 ALIQUOT PART: NW 1/4 - SE 1/4
 CITY: DELHI
 SURVEY: K & L PROPERTIES SUBDIVISION NO. 1
 BLOCK: LOTS: 1, 2, 3
 PROPRIETOR: K & L PROPERTIES, LLC
 REQUESTED BY: KEN KEHRLI
 SURVEYOR: RANDALL L. RATTENBORG
 COMPANY: BURRINGTON, GROUP, INC.
 105 W. MAIN STREET, MANCHESTER, IA 52057
 INFO@BURRINGTONGROUP.COM 563-927-2434

FILED
 Delaware Co. Assessor
 AUG 26 2024

FILED
 Delaware Co. Auditor
 AUG 26 2024

Book 2024 Page 2079
 Document 2024 2079 Type 06 002 Pages 6
 Date 8/26/2024 Time 3:19:31PM
 Rec Amt \$32.00

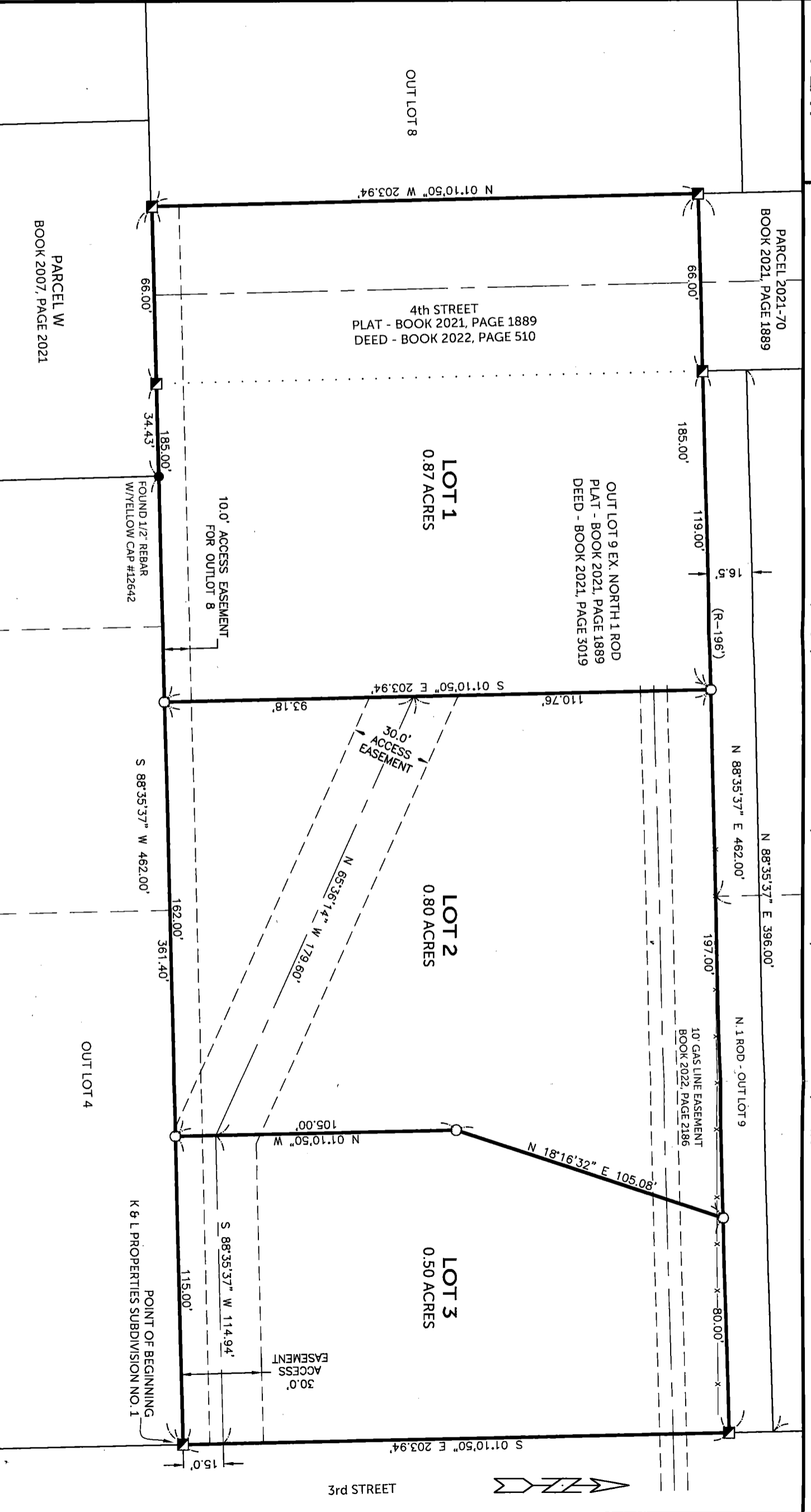
Daneen Schindler, RECORDER/REGISTRAR
 DELAWARE COUNTY IOWA



SURVEYED ON: 6/13/2024
 SURVEY REQUESTED BY: KEN KEHRLI

SUBDIVISION PLAT

K & L PROPERTIES SUBDIVISION NO. 1
 A SUBDIVISION OF OUT LOT 9 EXCEPT NORTH 1 ROD, AND 4th STREET ADJACENT TO OUT LOT 9 EXCEPT NORTH 1 ROD
 SEC. 17, T88N, R4W OF THE FIFTH P.M., CITY OF DELHI, DELAWARE COUNTY, IOWA



PROPRIETORS: **K & L PROPERTIES, LLC**

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.

RANDALL L. RATTENBORG, L.S. #17939
 DATE: 10/9/2023
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

PROJECT NO. 21-193
 SCALE: 1" = 40'
 DATE: 10/9/2023
 DRAWN BY: RLR
 CHECKED BY: DDK
 GPS BOX: DELHI - 260TH
 SHEET 1 OF 2

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

LEGEND

- FOUND 1/2" REBAR w/ ORANGE CAP PLS 17939
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- FENCE LINE
- EASEMENT LINE
- CENTER LINE
- FORMER LOT LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED BY RECORDED

SCALE: 1" = 40'

LEGAL DESCRIPTION:

K & L PROPERTIES SUBDIVISION NO. 1, A subdivision of Out Lot 9 except the north one rod and 4th Street adjacent to Out Lot 9 except the north one rod, Section 17, T88N, R4W, of the 5th Principal Meridian, City of Delhi, Delaware County, Iowa, containing 2.17 acres, subject to easements of record, divided into three lots numbered Lot 1 through Lot 3, and more particularly described by metes and bounds as follows;

BEGINNING at the southeast corner of Out Lot 9 of the Original Town of Delhi;

THENCE along the southerly line of said Out Lot 9 and westerly extension thereof, South 88° 35' 37" West, 462.00 feet to the westerly line of 4th Street;

THENCE along the westerly line of said 4th Street, North 01° 10' 50" West, 203.94 feet to the southerly line of Parcel 2021-70, as recorded in Book 2021, Page 1889;

THENCE along the southerly line of Parcel 2021-70 and the southerly line of the north one rod of Out Lot 9, North 88° 35' 37" East, 462.00 feet to the easterly line of said Out Lot 9 being the westerly line of 3rd Street;

THENCE along the easterly line of said Out Lot 9 and westerly line of 3rd Street, South 01° 10' 50" East, 203.94 feet to the **POINT OF BEGINNING**;

The southerly line of Out Lot 9 of the Original Town of Delhi is assumed to bear South 88° 35' 37" West.

OWNER'S ACKNOWLEDGMENT

I Ken Kehrl, President of K & L Properties, 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.

Ken Kehrl 4-29-2024
Ken Kehrl

State of Iowa)
)

County of Delaware) Ss:

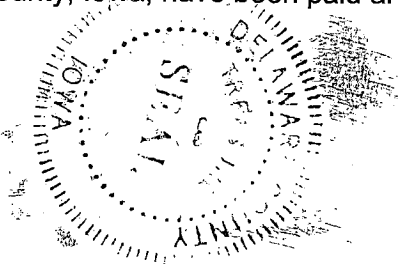
On this 29th day of April, 2024, before me, a Notary Public in and for said County, personally appeared Ken Kehrl, to me personally known, who being by me duly sworn or affirmed, did say they are President of said K & L Properties, LLC and that said instrument was signed on behalf of said K & L Properties, LLC by authority of its managers and the said President acknowledged the execution of said instrument to be the voluntary act and deed of said K & L Properties, LLC by it voluntarily executed.

[Signature]
Notary Public in and for said County



CERTIFICATE OF TREASURER

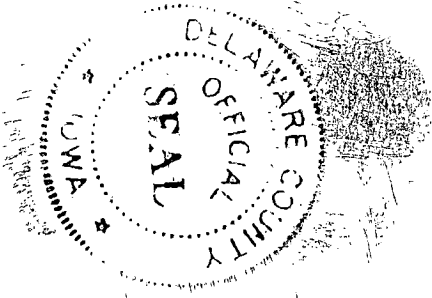
I, the undersigned, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against **K & L PROPERTIES SUBDIVISION NO. 1**, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Jennifer F. Eichen 8.26.24
Pam Klein, 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 **K & L PROPERTIES SUBDIVISION NO. 1**, a subdivision in Delaware County, Iowa.



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



ROBERTS & EDDY, P.C.

ATTORNEYS AT LAW

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

Brian C. Eddy*
Jeremy B. Hahn**
Stephanie A. Sailer
Nick A. Sailer
Andrew E. Steffensmeier
Brad D. Bleichner****(Of Counsel)*
Daryl E. Roberts *(Retired)*
A.J. "Lans" Flickinger *(Retired)*

*Also Licensed in Minnesota

**Certified Mediator

***Also Licensed in Arizona & California

July 24, 2024

K & L Properties of Iowa, LLC
Attn: Ken Kehrli
2721 Stewart Ave.
Winthrop, IA 50682

I have examined an abstract of title to the following described real estate, which is continued by Delaware County Abstract Company, Inc., to the 3rd day of May, 2024 and GAP Search completed July 23, 2024, at 8:00 AM, to wit:

Out Lot Nine (9), except the North one (1) rod thereof, Delhi, Iowa, according to plat recorded in Book A, L.D., Page 238; also the vacated street lying East of Out Lot Eight (8), except the North one (1) rod thereof, and lying West of Out Lot Nine (9), except the North one (1) rod thereof, Delhi, Iowa, according to plat recorded in Book A L.D., Page 238.

I find fee simple title to the above-described property to be in K & L Properties of Iowa, LLC, and that the land platted is free from encumbrance.

Sincerely,
ROBERTS & EDDY, P.C.

Brian C. Eddy

BCE/mm

CITY COUNCIL RESOLUTION 2023-28

WHEREAS, the subdivision plat of **K & L PROPERTIES SUBDIVISION NO. 1**, City of Delhi, Delaware County, Iowa, affecting premises more specifically described in the Subdivision Plat of Randall L. Rattenborg, dated October 9, 2023, has been filed with the City Clerk of the City of Delhi, 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 Delhi, Iowa, relating to plats and additions to cities;

WHEREAS, the subdivision plat and its attachments conforms to the City of Delhi Subdivision Regulations (Title VI, Chapter 9);

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 Delhi, Delaware County, Iowa, that said **K & L PROPERTIES SUBDIVISION NO. 1**, Delaware County, Iowa, be, and exhibits attached thereto, and the same is hereby acknowledged, approved and accepted on the part of the City of Delhi, Delaware County, Iowa.

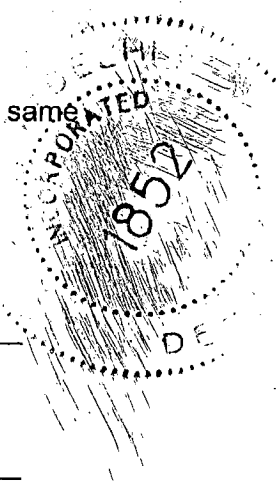
The Mayor and City Clerk are hereby directed to certify this approval and affix the same to said Preliminary plat as by law provided.

Passed this 9th day of October, 2023.

ATTEST:

Joe Vorwald
Joe Vorwald, Mayor

DeAnna Hogan
DeAnna Hogan, City Clerk



STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 9th day of October, 2023, before me, Tiffany Hansel, a Notary Public in and for the State of Iowa, personally appeared Joe Vorwald and DeAnna Hogan, 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 2023-28 adopted by the City Council on the 9th day of October, 2023, and that Joe Vorwald and DeAnna Hogan 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.



Tiffany Hansel
Notary Public.