

COUNTY: DELAWARE
SECTION 30, T 89 N, R 5 W
ALIQUOT PART: SE 1/4 - SW 1/4, SW 1/4 - SW 1/4

CITY: MANCHESTER
SURVEY: KEHRLI'S FARMSTEAD 6th SUBDIVISION
BLOCK: LOTS: LOT 1
PROPRIETOR: LOT E: EWLK, 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

JUL 31 2026

FILED
Delaware Co. Auditor

JUL 31 2026

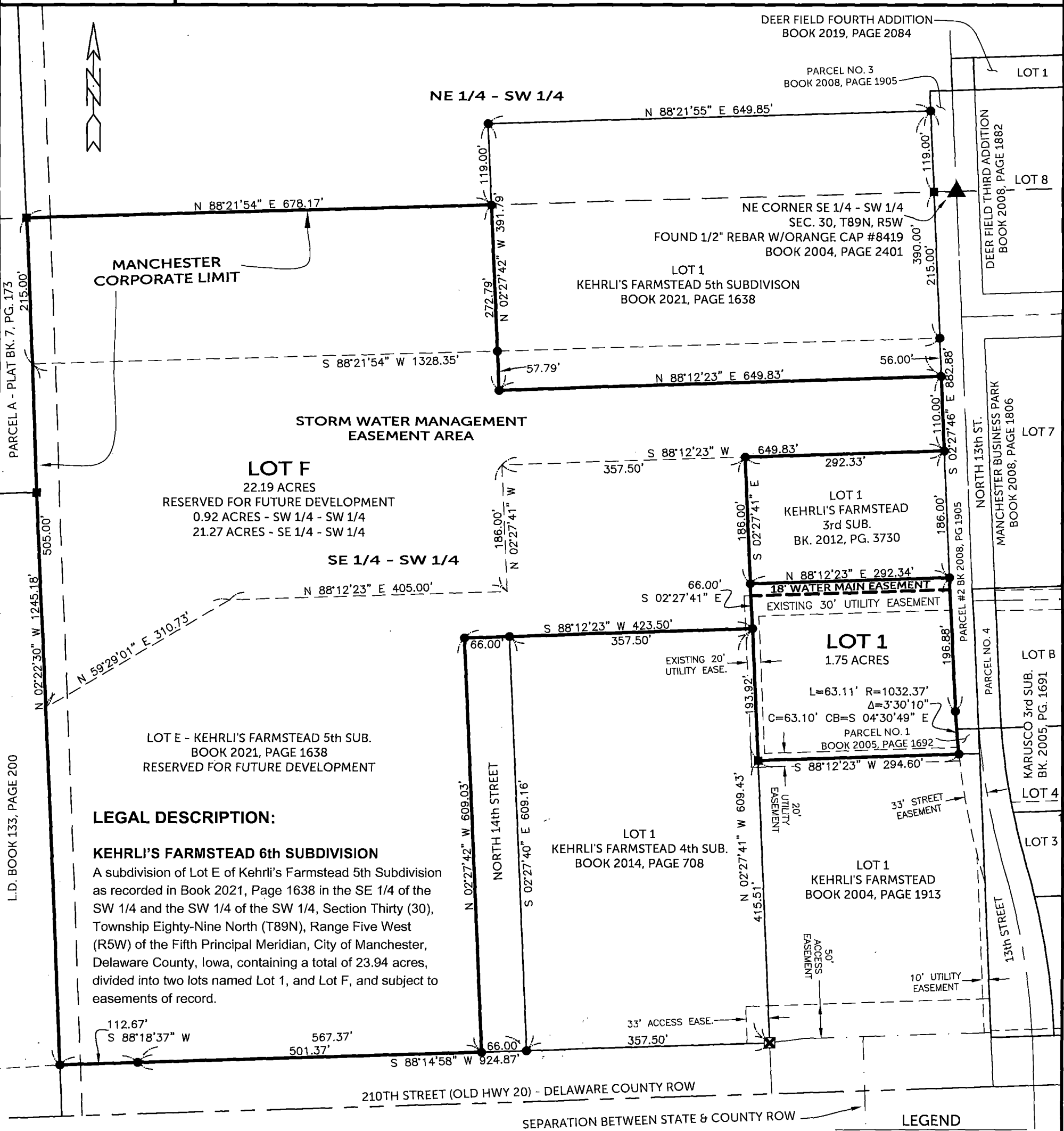


Book 2026 Page 2194
Document 2026 2194 Type 06 002 Pages 6
Date 7/31/2026 Time 12:54:46PM
Rec Amt \$32.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FINAL
PLAT

KEHRLI'S FARMSTEAD 6th SUBDIVISION
A SUBDIVISION OF LOT E OF KEHRLI'S FARMSTEAD 5th SUBDIVISION
SEC. 30, T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



LEGAL DESCRIPTION:

KEHRLI'S FARMSTEAD 6th SUBDIVISION

A subdivision of Lot E of Kehrl's Farmstead 5th Subdivision as recorded in Book 2021, Page 1638 in the SE 1/4 of the SW 1/4 and the SW 1/4 of the 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 23.94 acres, divided into two lots named Lot 1, and Lot F, and subject to easements of record.

SURVEYED ON: 5/21/2026
SURVEY REQUESTED BY: KEN KEHRLI

Q:\Civil3D_Survey\Manchester\Manchester 2018.dwg

PROPRIETORS: LOT E: EWLK, LLC

1596 210th STREET
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.

RANDALL L. RATTENBORG, P.L.S. LIC. #17939
MY LICENSE RENEWAL DATE 18 DECEMBER 31, 2027

3/19/2026
DATE

BURRINGTON GROUP, INC.

Civil Engineering | Land Surveying

105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

PROJECT NO. 21-016

SCALE: 1" = 150'

DATE: 03/19/2026

DRAWN BY: RLR

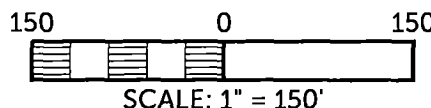
CHECKED BY: DDK

GPS BOX: MANCHESTER

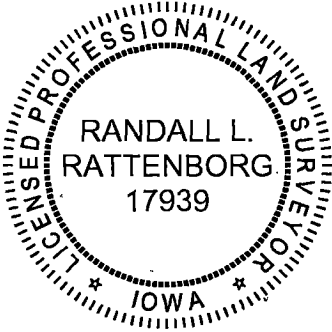
SHEET 1 OF 1

LEGEND

- SECTION CORNER
- FOUND 1/2" REBAR w/ ORANGE CAP PLS 8419
- FOUND 1/2" REBAR w/ ORANGE CAP PLS 17939
- 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 RECORDED



SCALE: 1" = 150'



SHEETS COVERED BY THIS SEAL: THIS SHEET

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.

An 18’ Water Main Easement is being dedicated to the City of Manchester for utility purposes.

Larry Kehrli
Larry Kehrli

State of Iowa)
)
County of Delaware) Ss:

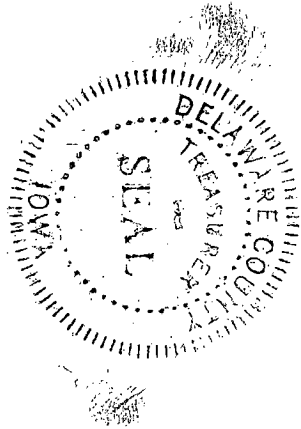
On this 18th day of May, before me, a Notary Public in and for the said State, personally appeared Larry Kehrli, to me personally known, who being by me duly sworn did say he is the Agent of Record of EWLK, LLC and Kehrli Homestead, LLC, that no seal has been procured by the said limited liability companies 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, Jenny Eschen, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against **KEHRLI'S FARMSTEAD 6th 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.



Jenny Eschen
Jenny Eschen, 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 6th SUBDIVISION**, a subdivision in Delaware County, Iowa.



Carla Becker
Carla Becker, Delaware County Auditor



**NICK SAILER
LAW, P.C.**

Nick A. Sailer
Attorney at Law
1218 W. Marion St.
Manchester, IA 52057
563-927-6425
nick@nicksailerlaw.com

ATTORNEY'S OPINION

I, Nick A. Sailer, a practicing attorney at law in Manchester, Iowa, Delaware County, Iowa, have examined the abstract of title to the land included in KEHRLI'S FARMSTEAD 6TH SUBDIVISION, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, P.L.S. dated March 19, 2026.

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 22nd day of June, A.D., 2026, at the hour of eight 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 EWLK, LLC.

Dated at Manchester, Iowa, in said County, this 29th day of June, 2026.

Sincerely,
NICK SAILER LAW, P.C.

Nick A. Sailer
Attorney at Law

**PLANNING & ZONING RESOLUTION APPROVING PRELIMINARY PLAT
KEHRLI'S FARMSTEAD 6TH SUBDIVISION**

WHEREAS, the Preliminary Plat of **KEHRLI'S FARMSTEAD 6TH SUBDIVISION, City of Manchester, Delaware County, Iowa** Delaware County, Iowa, a subdivision of Lot E of Kehrl's Farmstead 5th Subdivision, Section 30, T89N, R5W of the Fifth P.M., Delaware County Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, March 19, 2026, has been filed with the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa; and

WHEREAS, Section 170.33 of Chapter 170 Subdivision Regulations of the City of Manchester allows variances with regard to minimum improvements (Section 170.09); and

WHEREAS, the Manchester Planning and Zoning Commission has recommended to the Council that they accept the Preliminary Plat of **KEHRLI'S FARMSTEAD 6TH SUBDIVISION, City of Manchester, Delaware County, Iowa**, as presented with the following variances, declarations and conditions;

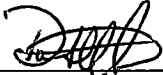
- a. No determination has been made as to compliance with this subdivision and platting requirements which are set forth in the Code of Iowa.
- b. This subdivision is currently served by North 13th Street and North 14th Street. The subdivision may be subject to street assessments should future street improvements be necessary as determined by the City.
- c. North 14th Street right-of-way extension shall be dedicated to the City of Manchester if needed.
- d. 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 South side of proposed Lot 2 will need to be completed.

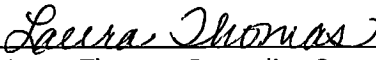
NOW, THEREFORE, BE IT RESOLVED, that the Preliminary Plat of **KEHRLI'S FARMSTEAD 6TH SUBDIVISION**, be, and the same is hereby acknowledged, approved and accepted, the Commission hereby recommending to the City Council that same be approved.

Adopted and passed this 2nd day of April, A.D., 2026.



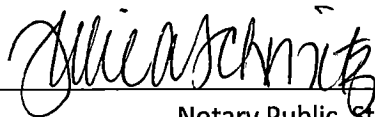
PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA

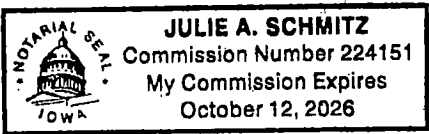
By 
Dave Smith, Chairperson

By 
Laura Thomas, Recording Secretary

STATE OF IOWA)
)§
COUNTY OF DELAWARE)

On this 2nd day of April, 2026, before the undersigned Notary Public in and for the State of Iowa, personally appeared David Smith and Laura Thomas, in their respective capacities as Chairperson and Recording Secretary of the Manchester Planning and Zoning Commission, known to me to be the identical persons named herein, who being by me duly sworn under oath, acknowledged that they executed the above and foregoing document voluntarily, at the direction and with the authority of the Commission.


Notary Public, State of Iowa



RESOLUTION 070-2026
KEHRLI'S FARMSTEAD 6th SUBDIVISION

WHEREAS, the Final Plat of **KEHRLI'S FARMSTEAD 6th SUBDIVISION, City of Manchester, Delaware County, Iowa** Delaware County, Iowa, affecting premises more specifically shown and described in the Final Plat of Randall L. Rattenborg, March 19, 2026, 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 Final Plat of **KEHRLI'S FARMSTEAD 6th 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 North 14th Street. The subdivision may be subject to street assessments should future street improvements be necessary as determined by the City.
- c. An 18' Water Main Easement is being dedicated to the City of Manchester for utility purposes.
- d. City sewer and water are readily available to the proposed subdivision. An extension of the City's water main along the North side of Lot 1 will need to be completed.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that the Final Plat of said **KEHRLI'S FARMSTEAD 6th SUBDIVISION, City of Manchester, Delaware County, Iowa**, be, and any exhibits attached thereto, accepting the dedication of 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.

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 26th day of May, 2026.



STATE OF IOWA)
) ss.
COUNTY OF DELAWARE)

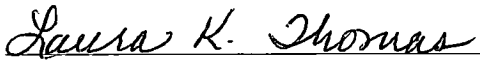


Connie Behnken, Mayor

ATTEST: 

Erin Learn, City Clerk

On this 27th day of May, 2026, before me, Laura K. Thomas, a Notary Public in and for the State of Iowa, personally appeared Connie Behnken 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-070-2026 adopted by the City Council on the 26th day of May, 2026, and that Connie Behnken 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.



Notary Public.

