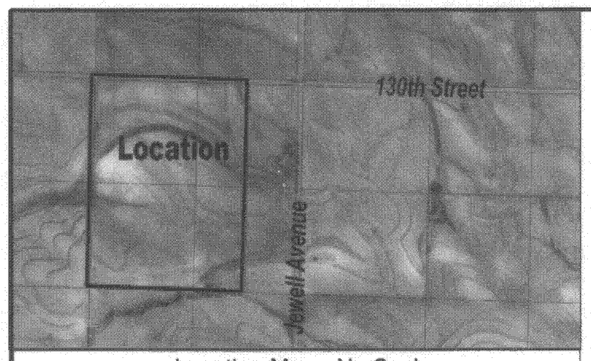
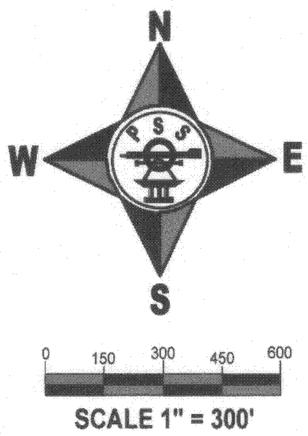
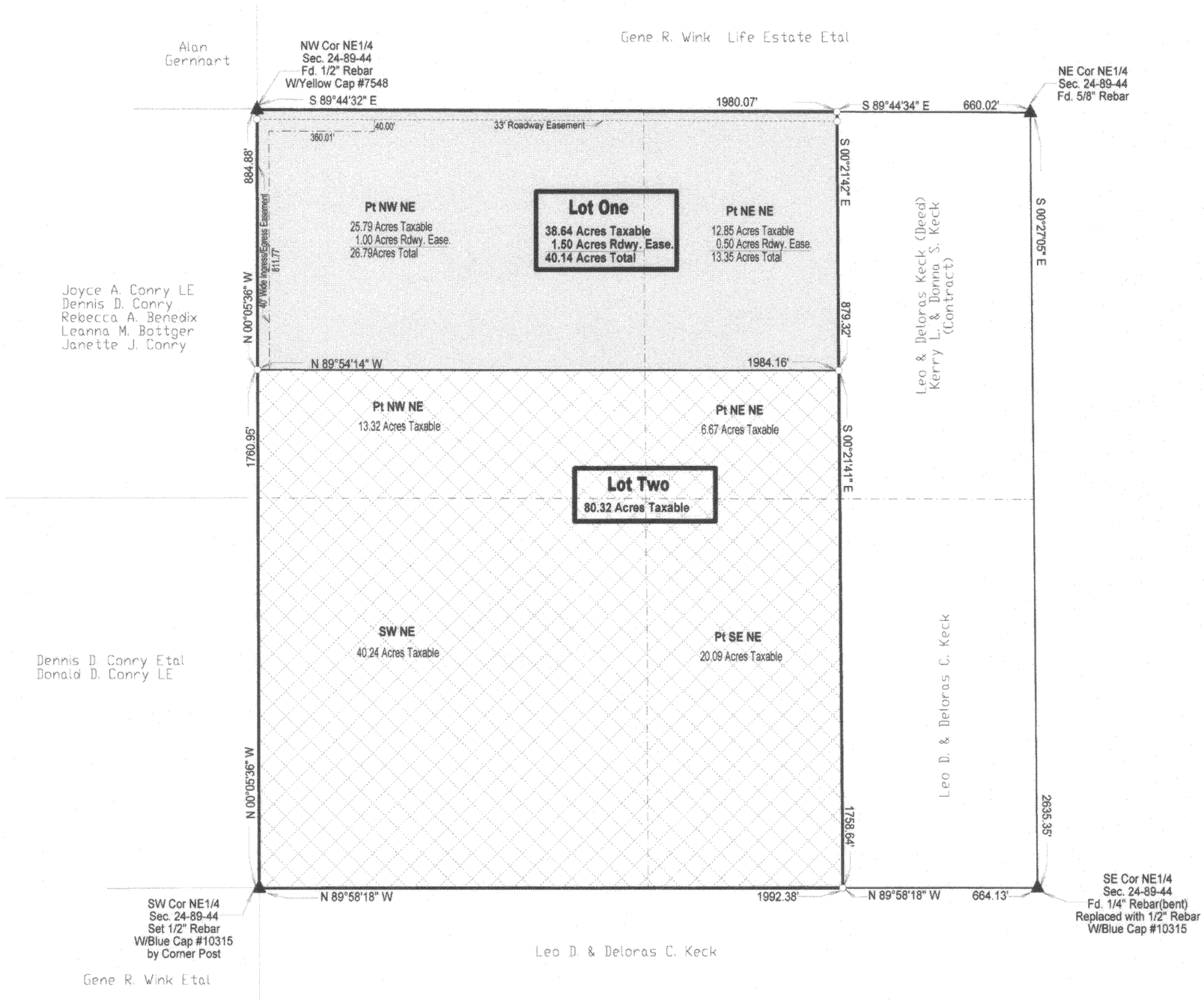
FINAL PLAT OF "KECK'S LARGE LOTS"
A MINOR SUBDIVISION, TO WOODBURY COUNTY, IOWA



Location Map - No Scale



○ = Set 1/2" Rebar W/Blue Cap #10315



Date Survey
August 2019

Owner / Subdivider

Leo & Deloras Keck (2/3)
409 Page Dr.
Kinglsey IA 51028

Gerald D. & Joan M. Busselman
Busselman Family Trust Etal. (1/3)
RR1, Box 5
Rosalie, NE 68055

Surveyor

David L. Wilberding
#8 Brady Drive
Cherokee, Iowa 51012

Zoning

Current Zoning = A - Agriculture
Proposed Zoning = A - Agriculture

Surveyor's Note

1) No Improvements, Grading or Construction of Infrastructure is planned in accordance with this platting. It is being divided, solely for Estate Purposes only.

2) A 40 foot wide Ingress/Egress Easement will encumber Lot One, however the intent for the time being is to access Lot Two from abutting land to the East, since the ownership will be common.

NOTES

1) Electrical Utility Provider:

Woodbury County REC
1495 Humbolt Avenue
Moville, IA 51039

2) Telephone Utility Provider:

Frontier Communications
122 2nd St NW
Orange City, IA 51041

3) Residential
Minimum Lot Area: 2 acres
Minimum Lot Width: 200'
Setbacks:
Front 100'
Side 20'
Rear 50'

Legal Description:

The West 120 Acres (Per Original Government Measure) of the Northeast Quarter of Section 24, Township 89 North, Range 44 West of the 5th P.M., Woodbury County, Iowa. Contains a total of 120.46 Acres, inclusive of a Public Roadway Easement of 1.50 Acres, and is further subject to any and all other Easements, be they of Record or not.

For the purpose of this Survey the North line of the NE1/4 of said Section 24 is assumed to bear S 89°44'32" E.

SURVEYOR'S CERTIFICATE:

I, DAVID L. WILBERDING, A DULY LICENSED LAND SURVEYOR UNDER THE PROVISIONS OF THE LAWS OF THE STATE OF IOWA, HOLDING CERTIFICATE NO. 10315, DO HEREBY CERTIFY THAT THIS PLAT KNOWN AS "Keck's Large Lots", A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA, IS A TRUE REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE SAME IS LOCATED UPON AND COMPRISES THE WHOLE OF THE DESCRIBED PROPERTY. I DO HEREBY CERTIFY THAT THERE ARE CONTAINED IN SAID DESCRIPTION THE LOTS AS DESCRIBED IN THE SUBDIVISION PLATTED; THAT THE LOTS ARE OF THE DIMENSIONS, NUMBERS, NAMES, AND LOCATIONS AS SHOWN ON SAID PLAT, AND THAT IRON STAKES ARE DRIVEN AT EACH CORNER OF EVERY LOT OF SAID SUBDIVISION.

DATED AT CHEROKEE, IOWA September 30th, 2019

David L. Wilberding
DAVID L. WILBERDING IOWA NO. 10315

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019
Number of Pages covered by this certification. = 1

DAVID L. WILBERDING LICENSED 10315 IOWA LAND SURVEYOR PLS

ATTACHMENT TO "KECK'S LARGE LOTS"
A MINOR SUBDIVISION FOR WOODBURY COUNTY, IOWA

DEDICATION BY PROPRIETOR

KNOW ALL MEN BY THESE PRESENTS:

THAT LEO AND DELORAS KECK
AND
GERALD D. AND JOAN M. BUSSELMAN (CO-TRUSTEES OF THE BUSSELMAN FAMILY TRUST).,

THE OWNERS OF THE REAL ESTATE DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, HAVE IN THE PURSUANCE OF LAW, CAUSED SAID DESCRIBED REAL ESTATE TO BE SURVEYED, STAKED AND PLATTED INTO TWO LOTS, AS IS PARTICULARLY SHOWN AND SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATE OF DAVID L. WILBERDING, A LICENSED SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS "KECK'S LARGE LOTS" A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AS OWNERS AND PROPRIETORS THEREOF.

EXECUTED AT Kingsley, IOWA, ON THE 10th DAY OF October, 2019.

Leo Keck
LEO KECK

Deloras Keck
DELORAS KECK

Gerald D. Busselman
GERALD D. BUSSELMAN (CO-TRUSTEE BUSSELMAN FAMILY TRUST)

Joan M. Busselman
JOAN M. BUSSELMAN (CO-TRUSTEE BUSSELMAN FAMILY TRUST)

STATE OF IOWA)
)SS
COUNTY OF WOODBURY)

SUBSCRIBED AND SWORN TO BEFORE ME BY LEO AND DELORAS KECK, HUSBAND AND WIFE AND GERALD D. AND JOAN M. BUSSELMAN, HUSBAND AND WIFE.

Barry S. Thompson
NOTARY PUBLIC

BARRY S. THOMPSON
Commission Number 405715
My Commission Expires
September 26, 20

RESOLUTION AND CERTIFICATE OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA

I, Christine Zellmer-Zant do hereby certify that I CHRISTINE ZELLMER-ZANT, am the Chairman of the Woodbury County Zoning Commission of Woodbury County, Iowa, and do further certify that said Commission has heretofore taken under advisement the Plat of "KECK'S LARGE LOTS", a Minor Subdivision for Woodbury County, Iowa, and the said Woodbury County Zoning Commission of Woodbury County, Iowa, did on the 2nd day of October, 2019, approve the same and does further hereby recommend to the Woodbury County Board of Supervisors, Woodbury County, Iowa, the acceptance and approval of said plat.

Dated this 2nd day of October, 2019

Attest:

Secretary

Woodbury County Zoning Commission
of Woodbury County, Iowa

By Christine Zellmer-Zant, Chairman

AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING

STATE OF IOWA)
)SS
WOODBURY COUNTY) DOCKET NO: 2019-19304

FILED FOR RECORD, THIS 1 DAY OF November, 2019.
AT 9:00 O'CLOCK A. M. RECORDED IN PLAT ENVELOPE 846 A&B

INDEXED AND DELIVERED TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA

DATED November 1, 2019

Diane Swoboda Peterson Deputy
PATRICK F. GILL AUDITOR AND RECORDER, WOODBURY COUNTY, IOWA
BY: DIANE SWOBODA PETERSON, DEPUTY

AUDITOR'S APPROVAL OF SUBDIVISION NAME OF TITLE

The County Auditor hereby accepts and approves the name or title of said subdivision plat as required by Iowa Code Section 354.6(2)

Dated October 3, 2019.

Diane Swoboda Peterson Deputy
PATRICK F. GILL, WOODBURY COUNTY AUDITOR
BY: Diane Swoboda Peterson, Deputy

RESOLUTION #12,905 ACCEPTING AND APPROVING "KECK'S LARGE LOTS", A MINOR SUBDIVISION FOR WOODBURY COUNTY, IOWA BEING THE WEST 120 ACRES OF THE NORTHEAST QUARTER OF SECTION 24, T89N, R44W OF THE 5TH P.M., WOODBURY COUNTY, IOWA.

Whereas the owner and proprietor did on the 10th day of September, 2019, file with the Woodbury County Auditor of Woodbury County, Iowa, a certain plat designated as "KECK'S LARGE LOTS", a Minor Subdivision to Woodbury County, Iowa and

Whereas, it appears that said plat conforms with all of the provisions of the Code of the State of Iowa and the ordinances of Woodbury County, Iowa, with reference to filing of the same.

Now therefore, be it resolved by the Woodbury County Board of Supervisors, Woodbury County, State of Iowa, that the plat of "KECK'S LARGE LOTS", a Minor Subdivision for Woodbury County, Iowa,
be, and the same is hereby accepted and approved, and the chairman and the secretary of the Woodbury County Board of Supervisors, Woodbury County, State of Iowa, are hereby directed to furnish to owners and proprietors a certified copy of this resolution as required by law,

Passed and adopted this 1st day of October, A.D., 2019

Keith Radig, Chairperson of Board of Supervisors

Attest:

Patrick F. Gill, Secretary

CERTIFICATE OF COUNTY ASSESSOR

I, Julie Conolly, HEREBY CERTIFY THAT ON THE 3rd DAY OF October, 2019, A COPY OF THIS PLAT WAS FILED IN THE CITY/COUNTY ASSESSOR'S OFFICE.

DATED October 3, 2019

Julie Conolly
JULIE CONOLLY COUNTY ASSESSOR

TREASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS

I, MIKE CLAYTON, TREASURER OF WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE LAND DESCRIBED IN THE ATTACHED AND FOREGOING SURVEYOR'S CERTIFICATE IS FREE FROM TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

DATED 10-3-19

Janet L. Tripe - Deputy
MIKE CLAYTON - TREASURER, WOODBURY COUNTY, IOWA
Janet L. Trimpe

COUNTY ENGINEER'S CERTIFICATE

I, Mark J. Nahra, County Engineer of Woodbury County, do hereby certify that the boundary lines of the plat and of the lot therein were mathematically checked and conform with the requirements as provided for in the subdivision ordinance that all dimensions both linear and angular necessary for the location of lot and easements are shown.

Mark J. Nahra
Mark J. Nahra, P.E.
County Engineer, Woodbury County

TITLE OPINION

TO: County Auditor and Recorder
Woodbury County, Iowa

Dear Sir:

We have this date examined a complete Abstract of Title, pursuant to Iowa Code Section 354.11(3), to the property described in the Surveyor's Certificate on the Plat of "Keck's Large Lots" a Minor Subdivision for Woodbury County, Iowa, described more particularly as: The West 120 acres (Per Original Government Measure) of the Northeast Quarter (NE1/4) of Section Twenty-four (24), Township Eighty-nine (89) North, Range Forty-four (44) West of the 5th P.M., Woodbury County, Iowa. Contains a total of 120.46 Acres, inclusive of Public Roadway Easement of 1.50 Acres. Note: The North line of the Northeast Quarter (NE1/4) of Section Twenty-four (24) is assumed to bear South Eighty-nine Degrees Forty-four Minutes Thirty-two Seconds (S 89°44'32") East.

Said abstract was last certified by Engleson Abstract Co., Inc. dated August 30, 2019 at 5:00 p.m. and from said abstract find good and merchantable title to said premises vested as follows:

- Undivided two-thirds (2/3) interest in Leo D. Keck and Deloras Keck, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common.
- Undivided one-third (1/3) interest in Gerald D. Busselman and Joan M. Busselman, or their successor, as Co-Trustees of the Gerald D. Busselman and Joan M. Busselman Family Trust created the 26th day of August, 2004.

The proprietors, free and clear of all mortgages, liens and other encumbrances, except the following:

1. Entry 8 shows a Right-of-Way Easement in favor of Northwest Iowa Power Cooperative to construct, operate, replace, repair and maintain an electric transmission system. The Easement was filed March 7, 1996 in Roll 344, Image 600.
2. Entry 11 shows the property is subject to the County of Woodbury Zoning Regulations. The Zoning Regulations were filed March 5, 1971 in Book 1263, Pages 9 to 78.
3. Entry 12 discloses Resolution No. 6332 and No. 6333 by the Woodbury County Supervisors containing numerous provisions governing the use of certain lands and the issuance of building permits. The Resolutions were recorded May 12, 1977 in Roll 62, Images 2118, 2119, 2120 and 2121.
4. Entry 13 shows a Notice of Filing of Soil and Water Resource Conservation Plan for Woodbury County, Iowa. The Plan was filed July 29, 1992 in Roll 266, Image 2343.
5. Entry 14 discloses Resolution No. 9460 enacting a Zoning and Subdivision Ordinance. The Resolution was filed December 12, 2000 and recorded in Roll 475, Images 935.
6. Entry 15 discloses Resolution #10,455 by the Woodbury County Board of Supervisors adopting new comprehensive zoning ordinances. The Resolution was filed August 29, 2008 in Roll 699, Image 7213.
7. Entry 16 shows Resolution #10,456 by the Woodbury County Supervisors adopting new subdivision ordinances. The Resolution was filed August 29, 2008 in Roll 699, Image 7313.
8. Entry 17 shows the 2018/2019 real estate taxes are unpaid and a lien against said property.

Dated this 1ST day of November, 2019

Barry Thompson

/s/ Barry Thompson
Barry Thompson
Thompson, Phipps & Thompson, LLP
Attorney at Law
P.O. Box 219
Kingsley, IA 51028