

COUNTY: DELAWARE
SECTION 17, T 88 N, R 4W
ALIQUOT PART: NW 1/4 - SW 1/4
CITY:
SURVEY: SUBDIVISION OF PART OF THE NW 1/4 OF THE SW 1/4 - PLAT NO. 2
BLOCK: LOTS:
PROPRIETOR: ROBERT SCHULTE
REQUESTED BY: ROBERT SCHULTE
SURVEYOR: RANDALL RATTENBORG
COMPANY: BURRINGTON, GROUP, INC.
105 W. MAIN STREET, MANCHESTER, IA 52057
INFO@BURRINGTONGROUP.COM 563-927-2434

FILED
Delaware Co. Assessor

APR 23 2019

FILED
Delaware Co. Auditor

APR 23 2019



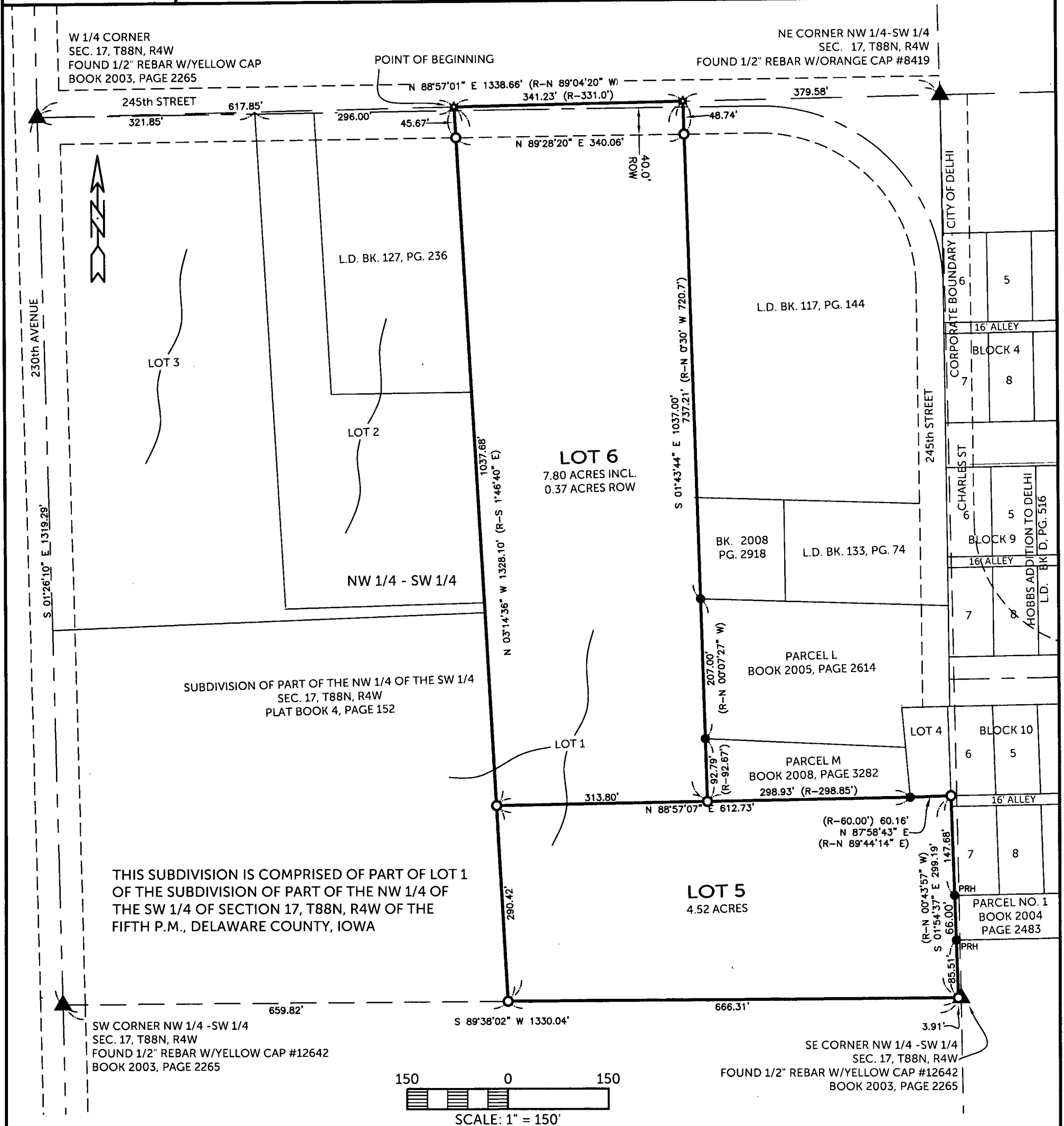
Book 2019 Page 878

2019 878 Type 06 002 Pages 6
Date 4/23/2019 Time 10:28:26AM
Rec Amt \$32.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SUBDIVISION
PLAT

SUBDIVISION OF PART OF THE NW 1/4 OF THE SW 1/4 - PLAT NO. 2
SECTION 17, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEYED ON: 3/22 & 4/17/2019
SURVEY REQUESTED BY: ROBERT SCHULTE

Q:\Civil3D_Survey\Delhi_260_LDT\Delhi_260th 2016.dwg

LEGEND

- ▲ SECTION CORNER
- FD. 1/2" Ø REBAR w/ ORANGE CAP PLS 8419
- FD. 1/2" Ø REBAR w/ RED CAP PLS 15525
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- ★ SET MAG NAIL w/SSW PLS 17939
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- FENCE LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- R- BOUNDARY ESTABLISHED



PROPRIETORS: **ROBERT SCHULTE**
208 GAY STREET, DELHI, IA 52223

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 IS DECEMBER 31, 2019

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

PROJECT NO. 19-015
SCALE: 1" = 150'
DATE: 3/26/2019
DRAWN BY: RLR
CHECKED BY: DDK/DM
GPS BOX: DELHI-260
SHEET 1 OF 6

LEGAL DESCRIPTION

SUBDIVISION OF PART OF THE NW 1/4 OF THE SW 1/4 - PLAT NO. 2 IN SECTION SEVENTEEN (17), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 12.32 acres, including 0.37 acres of public road right of way, divided into two lots, numbered Lot 5 and Lot 6, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the West Quarter Corner of Section Seventeen (17), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Northerly Line of the NW 1/4 of the SW 1/4 of said Section Seventeen (17), being the Northerly Line of the Subdivision of Part of the NW 1/4 of the SW 1/4, as recorded in Plat Book 4, Page 152, North 88° 57' 01" East, 617.85 feet to the Northwestern most corner of Lot 1 of said subdivision, the **POINT OF BEGINNING**;

THENCE continuing along the Northerly Line of the NW 1/4 of the SW 1/4 of said Section Seventeen (17), being the Northerly Line of said Lot 1, North 88° 57' 01" East, 341.23 feet to the Northeasterly most corner of said Lot 1;

THENCE along the Easterly Line of said Lot 1 and the Westerly Line of Parcel L, as recorded in Book 2005, Page 2614 and the Westerly Line of Parcel M, as recorded in Book 2008, Page 3282, South 01° 43' 44" East, 1037.00 feet the Southerly Line of said Parcel M;

THENCE along the Southerly Line of said Parcel M, North 88° 57' 07" East, 298.93 feet, to the Southwest Corner of Lot 4 of the said Subdivision of Part of the NW 1/4 of the SW 1/4;

THENCE along the Southerly Line of said Lot 4, North 87° 58' 43" East, 60.16 feet to the Southeast Corner of said Lot 4, being on the Westerly Line of Hobbs Addition, as recorded in L.D. Book D, Page 516, also being the Easterly Line of said Lot 1;

THENCE along the Westerly Line of said Hobbs Addition and Easterly Line of said Lot 1, South 01° 54' 37" East, 299.19 feet to the Southerly Line of the NW 1/4 of the SW 1/4 of said Section Seventeen (17) being the Southerly Line of said Lot 1;

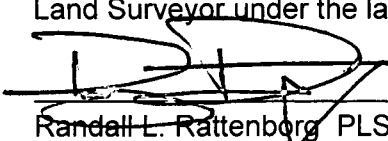
THENCE along the Southerly Line of the NW 1/4 of the SW 1/4 of said Section Seventeen (17) being the Southerly Line of said Lot 1, South 89° 38' 02" West, 666.31 feet to the Southerly extension of the Easterly Line of Lot 2 and Lot 3 of the said Subdivision of Part of the NW 1/4 of the SW 1/4;

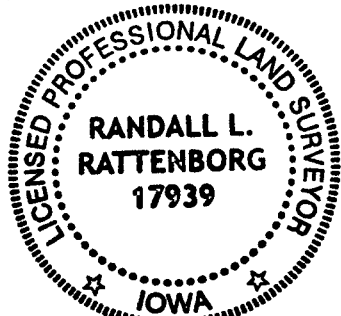
THENCE along said Southerly extension and Easterly Line of said Lot 2 and Lot 3, North 03° 14' 36" West, 1328.10 feet to the **POINT OF BEGINNING**;

The Northerly Line of the NW 1/4 of the SW 1/4 of said Section Seventeen (17), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa also being the Northerly Line of the Subdivision of Part of the NW 1/4 of the SW 1/4, as recorded in Plat Book 4, Page 152, is assumed to bear North 88° 57' 01" East.

SURVEYOR'S CERTIFICATE

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 PLS #17939 Date 3/26/19
My license will be renewed on December 31, 2019
Sheet covered by this seal: This sheet only



OWNER'S ACKNOWLEDGMENT

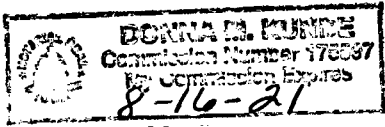
I Robert Schulte of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

Robert Schulte
Robert Schulte

State of Iowa)
)
County of Delaware) ss:

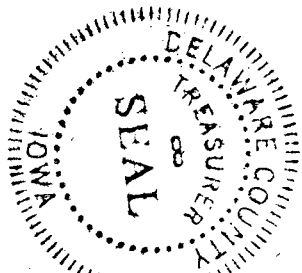
On this 1st day of April, 2019 before me a Notary Public in and for said County, personally appeared Robert Schulte to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Donna M. Kunde
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 Subdivision of Part of the NW 1/4 of the SW 1/4 - Plat No. 2, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Pam Klein April 18, 2019
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 Subdivision of Part of the NW 1/4 of the SW 1/4 - Plat No. 2, a subdivision in Delaware County, Iowa.



Julia L. Hacklath, Deputy Auditor
Carla K. Becker, Delaware County Auditor

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of Subdivision of Part of the NW 1/4 of the SW 1/4 - Plat No. 2, 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
Michael Corkery – Coordinator
Delaware County E-911 Board

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 SUBDIVISION OF PART OF THE NW ¼ OF THE SW ¼ - PLAT NO. 2 SECTION 17, T88N, R4W OF THE FIFTH PM., Delaware County, Iowa on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated MARCH 26, 2019.

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 1st day of April, A.D., 2019, 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 the name of Robert Schulte.

Dated at Manchester, Iowa in said County, this 3rd day of April, 2019.

A handwritten signature in cursive script, reading "Steven E. Carr", written over a horizontal line.

Steven E. Carr
Attorney at Law

DELHI CITY COUNCIL

RESOLUTION 2019-6 APPROVING FINAL PLAT

WHEREAS, the Plat of **SUBDIVISION OF PART OF THE NW 1/4 OF THE SW 1/4 - PLAT NO. 2**, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randy Rattenborg, dated MARCH 26, 2019, has been filed with the City Clerk of the City of Delhi, Delaware County, Iowa;

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Delhi, Delaware County, Iowa, that

said **SUBDIVISION OF PART OF THE NW 1/4 OF THE SW 1/4 - PLAT NO. 2**, Delaware County, Iowa, be, and the same is hereby acknowledged, approved and accepted on the part of the City of Delhi, Delaware County, Iowa.

with the following conditions:

- This subdivision is outside the current City of Delhi corporate limits and therefore there is no current zoning. If in the future this property is annexed into the City, zoning will be determined at that time.
- The City of Delhi waives the requirement of contours as per 6-9-6 (13) of the City of Delhi Subdivision Ordinance
- This subdivision plat will be considered both the Preliminary Plat and Final Plat.

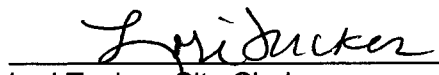
The Mayor and City Clerk are hereby directed to certify this approval and affix the same to said final plat as by law provided.

Passed this 8 day of April, 2019.



Greg Preussner, Mayor

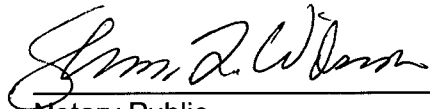
ATTEST:



Lori Tucker, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 8 day of April, 2019, before me, Shawn Wilson, 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 2019-6 adopted by the City Council on the 8 day of April, 2019, 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.

