

RECORDER'S INDEX

LOCATION: PARCEL 'B' IN PART OF THE SOUTHWEST FRACTIONAL QUARTER AND PARCEL 2014-18 IN PART OF THE EAST HALF OF THE SOUTHWEST FRACTIONAL QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER, ALL IN SECTION 6, TOWNSHIP 87 NORTH, RANGE 4 WEST OF THE 5th P.M., DELAWARE COUNTY, IOWA

Book 2019 Page 884
2019 884 Type 06 002 Pages 6
Date 4/23/2019 Time 3:05:05PM
Rec Amt \$32.00

REQUESTOR: JOHN HENRY YODER
PROPRIETORS: JOHN HENRY YODER AND FANNIE L. YODER

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SURVEYOR: DAVID P. SCHNEIDER
SURVEYOR COMPANY: SCHNEIDER LAND SURVEYING AND PLANNING, INC.
RETURN TO: DAVID P. SCHNEIDER
P.O. BOX 128 FARLEY, IOWA
Ph#563-744-3631 daves@yousq.net

FILED
Delaware Co. Auditor
APR 23 2019
FILED
Delaware Co. Assessor
APR 23 2019

Prepared by SCHNEIDER Land Surveying and Planning, Inc. P.O.Box 128 Farley, Iowa 52046 Ph#563-744-3631

FINAL PLAT

YODER FARM SUBDIVISION, DELAWARE COUNTY, IOWA

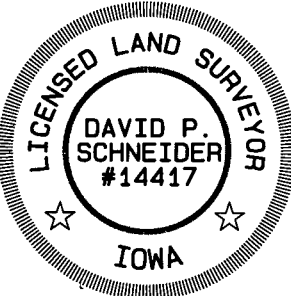
PARCEL 'B' IN PART OF THE SOUTHWEST FRACTIONAL QUARTER AND PARCEL 2014-18 IN PART OF THE EAST HALF OF THE SOUTHWEST FRACTIONAL QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER, ALL IN SECTION 6, TOWNSHIP 87 NORTH, RANGE 4 WEST OF THE 5th P.M., DELAWARE COUNTY, IOWA

TOTAL AREA

144.42 ACRES TOTAL
- 1.50 ACRES ROAD
142.92 ACRES NET

SURVEY DESCRIPTION -
YODER FARM SUBDIVISION, DELAWARE COUNTY, IOWA

PARCEL 'B' IN PART OF THE SOUTHWEST FRACTIONAL QUARTER AND PARCEL 2014-18 IN PART OF THE EAST HALF OF THE SOUTHWEST FRACTIONAL QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER, ALL IN SECTION 6, TOWNSHIP 87 NORTH, RANGE 4 WEST OF THE 5th P.M., DELAWARE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SECTION 6; THENCE S00°52'41"E, 1985.40 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2014-18; THENCE N89°28'10"W, 2453.44 FEET ALONG THE SOUTH LINE OF SAID PARCEL 2014-18 AND SAID PARCEL 'B' TO THE SOUTHWEST CORNER OF SAID PARCEL 'B'; THENCE N00°14'06"W, 1984.98 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 6 AND THE NORTHWEST CORNER OF SAID PARCEL 'B'; THENCE S89°28'10"E, 1321.19 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 'B'; THENCE N00°18'18"E, 1319.62 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2014-18; THENCE S89°08'00"E, 1082.90 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2014-18 AND THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 6; THENCE S00°52'41"E, 1313.66 FEET TO THE POINT OF BEGINNING, CONTAINING 144.42 ACRES, WHICH INCLUDES 1.50 ACRES OF EXISTING PUBLIC ROAD RIGHT OF WAY.



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 Land Surveyor under the laws of the State of Iowa.
[Signature] 4/15/2019
David P. Schneider P.L.S. #14417 Date:
My license renewal date is December 31, 2019.
Pages or sheets covered by this seal: SHEETS 1 AND 2

SCHNEIDER
Land Surveying
&
Planning, Inc.
P.O. Box 128
Farley, Iowa 52046
Ph# 563-744-3631
Email daves@yousq.net
Project: 1536YODER2019
Date: 4/8/2019
Sheet: 1 of 5

OWNER'S CONSENT

Manchester, Iowa

4-23-19, 2019

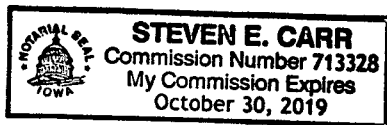
The foregoing plat of **Yoder Farm Subdivision, Delaware County, Iowa**, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors of said real estate.

John Henry Yoder
John Henry Yoder

Fannie L. Yoder
Fannie L. Yoder

State of Iowa)
) ss:
County of Delaware)

On this 23rd day of April, 2019, before me, a Notary Public in and for said State, personally appeared John Henry Yoder and Fannie L. Yoder, to me personally known, who being by me duly affirmed did say that they said John Henry Yoder and Fannie L. Yoder, acknowledged the execution of said instrument to be their voluntary act and deed voluntarily executed.



Steven E. Carr
Notary Public in and for said State
My Commission Expires _____

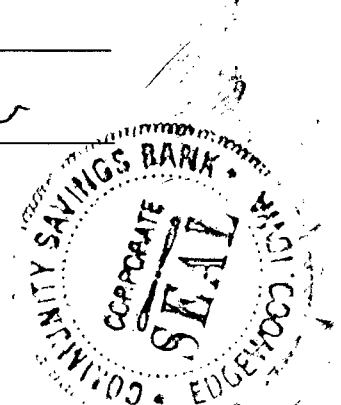
MORTGAGE HOLDERS ACKNOWLEDGMENT

The undersigned for Community Savings Bank of Edgewood IA, State of Iowa, do hereby certify that the attached plat of **Yoder Farm Subdivision, Delaware County, Iowa**, is made with our free consent and in accordance with our desire as lien holder and mortgagee of the premises described herein.

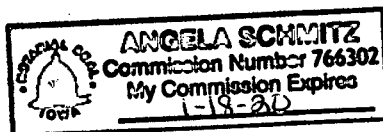
Bank Community Savings Bank
President [Signature]

City Manchester
V.P. Brian L. Pralle

State of Iowa)
) ss:
County of Delaware)



On this 23rd day of April, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Steven Brady and Brian L. Pralle to me personally known, who being by me duly sworn, did say that they are the President and Vice President respectively, of the corporation executing the within and foregoing instrument; that the seal affixed thereto is the seal of the corporation; that the instrument was signed and sealed on behalf of the corporation by authority of its Board of Directors; and that Steven Brady and Brian L. Pralle as officers acknowledged the execution of the foregoing instrument to be the voluntarily act and deed of the corporation, by it and by them voluntarily executed.



Angela Schmitz
Notary Public in and for said State
My Commission Expires 1-18-20

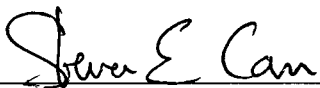
ATTORNEY'S OPINION

I, Steven E. Carr, a practicing attorney at law in Manchester, Delaware County, Iowa have examined the abstract of title to the land included within **Yoder Farm Subdivision, Delaware County, Iowa**, said abstract has been prepared in its entirety by the Delaware County Abstract Title Company, and was last certified to by said company on the 17th day of April, 2019, at the hour of 8:00 o'clock A.M.

My examination of said abstract shows good and merchantable title on the date and hour of certification to be in the names of John Henry Yoder and Fannie L. Yoder, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, subject to the following:

A Mortgage in favor of Community Savings Bank filed May 9, 2018 in Book 2018, Page 1221.

Dated this 23rd day of April, 2019.



Signature Attorney at Law

Name: Steven E. Carr
Address: 117 South Franklin Street
 Manchester, Iowa 52057
Phone Number: (563) 927-4164

ATTORNEY'S OPINION

I, _____, a practicing attorney at law in (city) _____, _____ County, Iowa have examined the abstract of title to the land included within **Yoder Farm Subdivision, Delaware County, Iowa**; said abstract has been prepared in its entirety by the _____ Abstract and Title Company, and was last certified to by said company on the _____ day of _____, 2019, at the hour of _____ o'clock __M.

My examination of said abstract shows good and merchantable title on the date and hour of certification to be in John Henry Yoder and Fannie L. Yoder. Dated at _____, Iowa in said County, this _____ day of _____, 2019.

Signature _____ Attorney at Law
Name (printed) _____
Address _____
Phone number _____

DELAWARE COUNTY E-911 BOARD

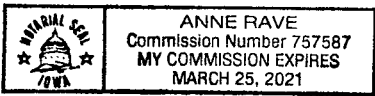
Manchester, Iowa April 23, 2019

The foregoing plat of **Yoder Farm Subdivision, Delaware County, Iowa**, 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.

Mike Corkery
Coordinator Delaware County E-911 Board

State of Iowa)
County of Delaware) ss:

On this 23 day of April, 2019, before me, a Notary Public in and for said State, personally appeared Mike Corkery, to me personally known, who being by me duly affirmed did say that he/she is the Coordinator for the Delaware County E-911 Board.



Anne Rave
Notary Public in the State of Iowa
My Commission Expires 3/25/2021

DELAWARE COUNTY TREASURER

Manchester, Iowa April 23, 2019

I, the undersigned, Karel Johnson Treasurer of Delaware County, Iowa do hereby certify that all taxes and special assessments levied against **Yoder Farm Subdivision, Delaware County, Iowa**, have been paid and said real estate is free and clear of all taxes as of this date.



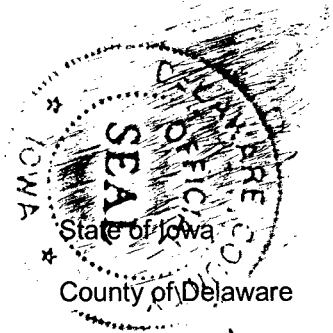
Karel Johnson
County Treasurer of Delaware County, Iowa
Deputy Treasurer

DELAWARE COUNTY AUDITOR

Manchester, Iowa

April 23, 2019

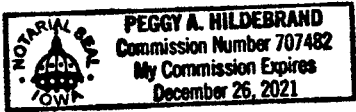
I, Carla K Becker, Auditor of Delaware County, Iowa, pursuant to Iowa Code Sections 354.6(2) and 354.11(6), have reviewed and do hereby approve of the subdivision name or title of **Yoder Farm Subdivision, Delaware County, Iowa**, a subdivision in Delaware County, Iowa.



Carla K Becker
County Auditor of Delaware County, Iowa

)
) ss:
)
State of Iowa
County of Delaware

On this 23rd day of April, 2019, before me, a Notary Public in and for said State, personally appeared Carla K Becker, to me personally known, who being by me duly affirmed did say that he/she is the Auditor of Delaware County, Iowa.



Peggy A. Hildebrand
Notary Public in the State of Iowa
My Commission Expires 12-26-2021