

COUNTY: DELAWARE
SECTION 34, T 89 N, R 5 W
ALIQUOT PART: NW 1/ 4- NW 1/4, SW 1/4 - NW 1/4, NW 1/4 - SW 1/4
CITY:
SURVEY: MAURER FAMILY THIRD SUBDIVISION
BLOCK: LOTS: 9 & 10
PROPRIETOR: CURTIS D. MAURER & MARY A. MAURER
REQUESTED BY: CURT MAURER
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 01 2021

FILED
Delaware Co. Auditor
JUL 01 2021

Book 2021 Page 2379
Document 2021 2379 Type 06 002 Pages 7
Date 7/01/2021 Time 10:05:30AM
Rec Amt \$37.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FINAL PLAT	MAURER FAMILY THIRD SUBDIVISION A SUBDIVISION OF LOT 8 OF MAURER FAMILY SUBDIVISION IN THE NW 1/4 OF THE NW 1/4, PART OF THE SW 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 34, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA
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LEGAL DESCRIPTION:

MAURER FAMILY THIRD SUBDIVISION; A SUBDIVISION OF LOT 8 OF MAURER FAMILY SUBDIVISION IN THE PART OF THE NW 1/4 OF THE NW 1/4, PART OF THE SW 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 39.69 acres, including 0.74 acres of public road right of way, divided into two (2) lots numbered Lot Nine (9) and Lot Ten (10), subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Southwesterly most corner of Lot 8 of Maurer Family Subdivision, as recorded in Book 2009, Page 1713 in Section Thirty-four (34), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Westerly Line of said Lot 8, North 02° 32' 12" West, 1743.10 feet to the Northerly Line of said Lot 8, being the Southerly Line of the Chicago Central and Pacific Railroad;

THENCE along the Northerly Line of said Lot 8, and Southerly Line of the Chicago Central and Pacific Railroad, South 84° 41' 44" East, 980.86 feet to the Easterly Line of said Lot 8, being the Easterly Line of the NW 1/4 of the NW 1/4 of said Section Thirty-four (34);

THENCE along the Easterly Line of said Lot 8, being the Easterly Line of the NW 1/4 of the NW 1/4 of said Section Thirty-four (34), South 02° 30' 58" East, 90.63 feet;

THENCE continuing along the Easterly Line of said Lot 8 and along the Easterly Line of the SW 1/4 of the NW 1/4 of said Section Thirty-four (34), South 01° 55' 50" East, 1329.50 feet;

THENCE continuing along the Easterly Line of said Lot 8 and along the Easterly Line of the NW 1/4 of the SW 1/4 of said Section Thirty-four (34), South 01° 33' 41" East, 430.19 feet to the Southerly Line of said Lot 8 and the centerline of 215th Street;

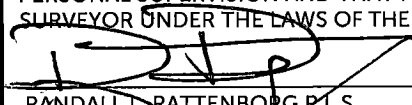
THENCE along the Southerly Line of said Lot 8 and the centerline of 215th Street along a circular curve concave Southwesterly having an arc length of 259.59 feet, a radius of 5826.48 feet, a central angle of 02° 33' 10", a chord length of 259.57 feet, and a chord bearing of North 77° 22' 23" West;

THENCE continuing along the Southerly Line of said Lot 8 and the centerline of 215th Street, North 78° 38' 58" West, 720.80 feet to the POINT OF BEGINNING;

The Westerly Line of said Lot 8 of Maurer Family Subdivision in Section Thirty-four (34), Township eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 02° 32' 12" West.

SURVEYED ON: 06/02/2021
SURVEY REQUESTED BY: CURT MAURER

Q:\Civil3D_Survey\Manchester\Manchester 2018.dwg

	PROPRIETORS: CURTIS D. MAURER & MARY A. MAURER 1918 215th STREET, MANCHESTER, IA	
	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, 2021	6/3/2021 DATE
	BURRINGTON GROUP, INC. Civil Engineering Land Surveying 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com	
	PROJECT NO. 21-063 SCALE: 1" = 150' DATE: 06/03/2021 DRAWN BY: RLR CHECKED BY: DM/DDK GPS BOX: MANCHESTER SHEET 1 OF 7	

SHEETS COVERED BY THIS SEAL: SHEET 1 - 2

A SUBDIVISION OF LOT 8 OF MAURER FAMILY SUBDIVISION IN THE NW 1/4 OF THE NW 1/4, PART OF THE SW 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 34, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

MANCHESTER CORPORATE BOUNDARY

CHICAGO CENTRAL & PACIFIC RAILROAD COMPANY

S 84°41'44" E 980.86' (R-S 81°17'43" E)

90.63'
S 02°30'58" E-
(R-S 00°53'03" W)

31.24 ACRES TOTAL INCL. 0.29
ACRES ROW
NW 1/4 - NW 1/4: 3.39 ACRES
SW 1/4 - NW 1/4: 25.25 ACRES
NW 1/4 - SW 1/4: 2.60 ACRES

▲ SECTION CORNER
 ● FD. 1/2"Ø REBAR w/
 ORANGE CAP PLS 17939
 ○ SET 1/2" REBAR w/
 ORANGE CAP PLS 17939
 _____ QUARTER LINE
 _____ QTR.-QTR. LINE
 _____ X _____ FENCE LINE
 _____ CENTER LINE
 _____ EASEMENT OR ROW LINE
 _____ RAILROAD RIGHT OF WAY LINE
 _____ PARCEL BOUNDARY
 _____ BOUNDARY ESTABLISHED
 _____ RECORDED AS

SE 1/4-NW 1/4
SEC. 34, T89N, R5W

SW 1/4-NW 1/4
SEC. 34, T89N, R5W

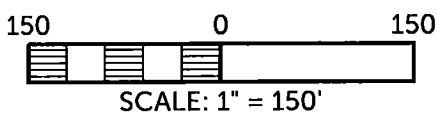
MAURER FAMILY SUBDIVISION
BOOK 2009, PAGE 1713

LOT 8

8.45 ACRES TOTAL INCL.
0.45 ACRES ROW
SW 1/4 - NW 1/4: 4.14 ACRES
NW 1/4 - SW 1/4: 4.31 ACRES

SE CORNER SW 1/4-NW 1/4
SEC. 34, T89N, R5W
FOUND 1/2" REBAR
W/ORANGE CAP #17939
BOOK 2009, PAGE 2645

POINT OF BEGINNING-



LOT 2

NW 1/4-SW 1/4
SEC. 34, T89N, R5W

LOT 1



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

Phone 563-927-2434

burringtongroup.com

SHEET 2

OWNER'S ACKNOWLEDGMENT

I Curtis D. Maurer and Mary A. Maurer 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.

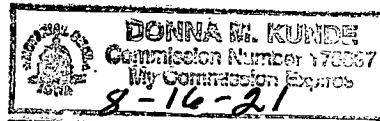
Curtis D. Maurer
Curtis D. Maurer

Mary A. Maurer
Mary A. Maurer

State of Iowa)
)
County of Delaware) ss:

On this 17th day of June A.D. 2021, before me a Notary Public in and for said State, personally appeared Curtis D. Maurer and Mary A. Maurer 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 State



CERTIFICATE OF TREASURER

I, the undersigned, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against **MAURER FAMILY THIRD SUBDIVISION**, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Pam Klein

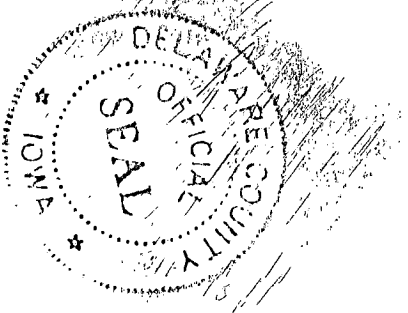
Pam Klein, County Treasurer

7-1-21

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 **MAURER FAMILY THIRD SUBDIVISION**, a subdivision in Delaware County, Iowa.



Carla K. Becker

Carla K. Becker, Delaware County Auditor

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of **MAURER FAMILY THIRD SUBDIVISION** 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

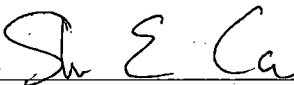
ATTORNEY'S OPINION

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 MAURER THIRD SUBDIVISION A SUBDIVISION OF LOT 8 OF MAURER FAMILY SUBDIVISION IN THE NW1/4 OF THE NW1/4, PART OF THE SW1/4 OF THE NW1/4 AND PART OF THE NW1/4 – SW1/4 OF SECTION 34, T88N, R5W OF THE FIFTH P.M., Delaware County, Iowa on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated JUNE 3, 2021.

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 28th day of May, A.D., 2021, 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 Curtis D. Maurer and Mary A. Maurer, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common.

Dated at Manchester, Iowa in said County, this 8th day of June, 2021.



Steven E. Carr
Attorney at Law

MORTGAGE HOLDERS ACKNOWLEDGMENT

The GNB Bank (Mortgage Holder), State of Iowa, does hereby certify that the above survey, as shown by the attached Plat, is made with our free consent and in accordance with our desire as mortgage holder of a portion of the premises described herein.

[Signature]
By: DAVE SMITH, GNB Bank

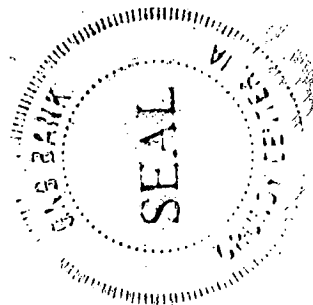
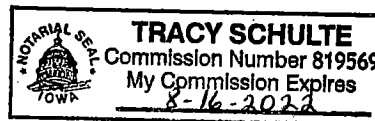
By: _____

State of Iowa)

County of Delaware) Ss:

On this 30th day of June, 2021, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Dave Smith and _____ to me personally known, who being duly sworn, did say that they are the Market President and _____ respectively, of the GNB Bank (Mortgage Holder) executing the within and foregoing instrument to which this is attached, that (no seal has been procured by the) (the seal affixed hereto is the seal of the) _____; that said instrument was signed (and sealed) on behalf of the GNB Bank (Mortgage Holder) by authority of its Board of Directors; and that Dave Smith and _____ as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the Mortgage Holder, by it and by them voluntarily executed.

Tracy Schulte
Notary Public in and for said County



R-069-2021
RESOLUTION APPROVING FINAL PLAT

WHEREAS, the final plat of **MAURER FAMILY THIRD SUBDIVISION**, Delaware County, Iowa affecting premises more specifically described in the Surveyor’s Certificate of Randall L. Rattenborg, dated June 3, 2021, 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; 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; and

WHEREAS, the subdivision plat of **MAURER FAMILY THIRD SUBDIVISION**, Delaware County, Iowa, is presented with the following variances, declarations and conditions;

- a. No new street or improvements to 215th Street is necessary at this time.
- b. No new well or septic system is necessary and therefore construction of said utilities is not being authorized by the approval of final plat.
- c. If and when the City of Manchester corporate limits extend to be adjacent to this subdivision, voluntary annexation will occur.
- d. If and when city water and sewer services are extended to this subdivision the owner/owners of Lots 9 and 10 of this subdivision will be required to utilize these services upon construction of a residential structure. No residential private septic systems or wells will be allowed. The normal hook-up fee will be required.

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

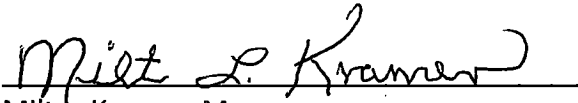
Said **MAURER FAMILY THIRD SUBDIVISION**, Delaware County, Iowa, be, and the same is hereby acknowledged, approved and accepted on the part of the City of Manchester, Delaware County, Iowa.

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 28th day of June, A.D., 2021.



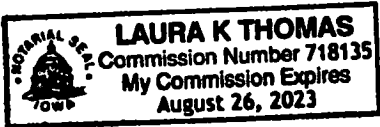
ATTEST:

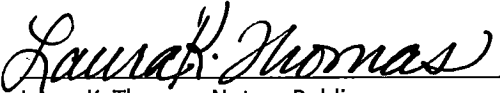

Milt L. Kramer, Mayor


Erin Learn, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 29th day of June, 2021, before me, Laura K. Thomas, a Notary Public in and for the State of Iowa, personally appeared Milt L. Kramer 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 069-2021 adopted by the City Council on the 28th day of June, 2021, and that Milt L. Kramer 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.




Laura K. Thomas, Notary Public