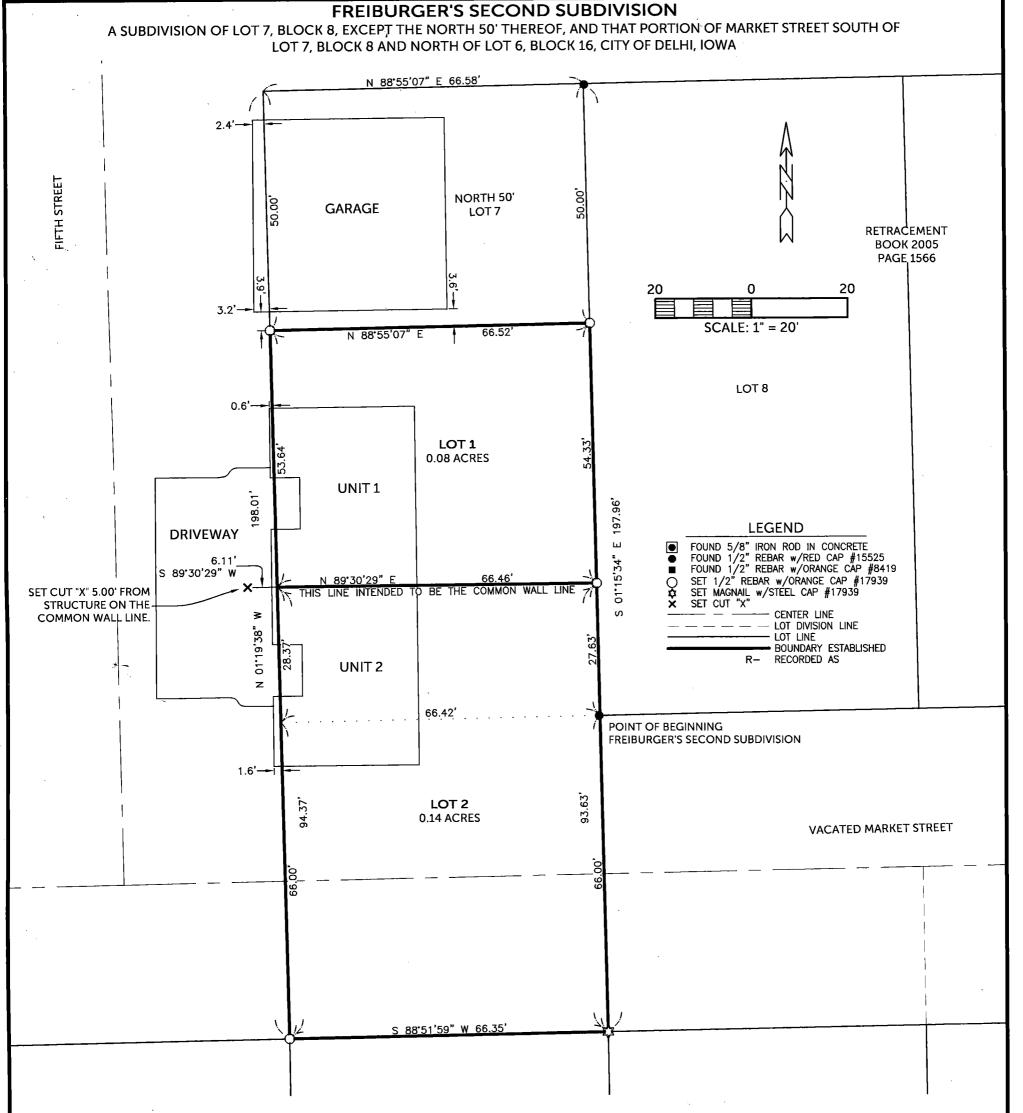
COUNTY: DELAWARE SECTION 17, T 88 N, R 4 W ALIQUOT PART: CITY: DELHI SURVEY: FREIBURGER'S SECOND SUBDIVISION		Docu Date		Docur	ok 2022 Page 1669 cument 2022 1669 Type 06 002 Pages 7 te 5/25/2022 Time 1:02:09PM				
BLOCK: LOTS: 1 & 2 PROPRIETOR: JEFFERY P. FREIBURGER & ANGIE L. FREIBURGER REQUESTED BY: ANGIE L. FREIBURGER SURVEYOR: RANDALL L. RATTENBORG COMPANY: BURRINGTON, GROUP, INC. 105 W. MAIN STREET, MANCHESTER, IA 52057		Rec Dane			Amt \$37.00 een Schindler, RECORDER/REGISTRAR AWARE COUNTY IOWA				
SUBDIVISION A SUE	BDIVISION OF LOT 7, BL		HE NORTH 50' T	THEREOF,	UBDIVISION AND THAT PORTER 16, CITY OF DE	TION OF MARKE	ET STREET SOU	TH OF	
	LOT 7 LOT		BLOCK 5	LOT 10		T 11	LOT 12	A N	
		FRA	N 88 58 13" E 4						
N 88'58'13" E 466.50' (R-S 89'53'02" E) 400.50' (R-401.16') 66.75'									
	66.75' 66.7			66.75'	66	5.75'	66.75		
132.03	LOT 6 LOT	г5 L	LOT 4		LO	Т2	LOT 1	131.65' 0' (R-S 00'21'37" W)	
, (M)								" E 345.30	
16,		OCK 8 N 88.	N 88'55'07" E 55'07" E 399.48'	399.59′ (R–S_89*56	'27" E)	16' ALLEY		00.55,11	
FIFTH S' W 346.04	66.58' NORTH 50' LOT 7 66.52'	RETRACEMENT BOOK 2005 PAGE 1566	К 2005				,	S H STREET	
1.19,3	TOT 1 24.33, E 197.96, E)	OT 8	LOT 9	LOT	10 L	OT 11	LOT 12	131.65' FOURT	
× × × × × × × × × × × × × × × × × × ×	7.63' 01'1'(R-S	66.42' N 88'5	66.42' 1'59" E 398.52'	- 66.4 (R-N 89*59		66.42'	66.42'	*	
MARKET STREET 6, 00	LOT 2 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	VACATED MARKI	İ				66.0.		
66.00'	66.35' S	88°51'59" W 463.8	1' (R-S 89'59'54"	E 464.41') 331.	46'				
VACATED FIFTH STREET	LOT 6	LOT 5	LOT 4	LOT	3	.OT 2	LOT1		
ALL LOTS IN BLOCK 8 ARE RECORD	ED AS 66' x 132' IN THE PL	•	. }	1566 FOR	NEWER RECORDED) O AS DIMENSIONS	OF THE LOTS IN	N BLOCK 8	
SURVEYED ON: SURVEY REQUESTED BY: ANGIE L. FREIBURG		ERFIRI IDGED			LDT\Delhi_260th 2016.c	FOUND 5/8	LEGEND B" IRON ROD IN CO	NCRETE	
RANDALL L. RATTENBORG 7 17939 RANDALL L. RATTENBORG RANDALL L. RATTENBORG MY LICENSE RENEWAL DATE		P. FREIBURGER & ANGIE L. FREIBURGER & ANGIE			PROJECT NO. 22-045 SCALE: 1" = 50' FOUND FOUND SET 1/2 SET MAC X SET CUT		2" REBAR W/RED CA 2" REBAR W/ORANGI REBAR W/ORANGE C IL W/STEEL CAP #1	AP #15525 E CAP #8419 CAP #17939 7939	
		CEMBER 31, 2023	S/3/20 DATE	22_	DATE: 05/03/2022 DRAWN BY: RLR CHECKED BY: DM/DDR	BY: RLR ED BY: DM/DDK 50		STABLISHED S	
SHEETS COVERED BY THIS SEAL: SHEET 1 & 2	Civil Engineering Lan	d Surveying	•	-	GPS BOX: DELHI-260 SHEET 1 OF		CALE: 1" = 50'		



LEGAL DESCRIPTION:

FREIBURGER'S SECOND SUBDIVISION, A subdivision of Lot 7, Block 8, except the north 50 feet thereof, and that portion of Market Street south of Lot 7, Block 8 and north of Lot 6, Block 16, City of Delhi, Iowa, containing 0.22 acres, subject to easements of record, and more particularly described by metes and bounds follows;

BEGINNING at the southeast corner of Lot 7, Block 8, in the City Delhi, Iowa;

THENCE along a southerly extension of the easterly line of said Lot 7, Block 8, South 01° 15' 34" East, 66.00 feet, to the northerly line of Lot 6, Block 16 in the City of Delhi, Iowa;

THENCE along the northerly line of said Lot 6, Block 16, South 88° 51' 59" West, 66.35 feet, to a southerly extension of the westerly line of said Lot 7, Block 8;

THENCE along the southerly extension of and the westerly line of said Lot 7, Block 8, North 01° 19' 38" West, 148.01 feet, to the southerly line of the North 50 feet of said Lot 7, Block 8;

THENCE along the southerly line of the North 50 feet of said Lot 7, Block 8, North 88° 55' 07" East, 66.52 feet, to the easterly line of said Lot 7, Block 8;

THENCE along the easterly line of said Lot 7, Block 8, South 01° 15' 34" East, 81.96 feet to the POINT OF BEGINNING;

The westerly line of Lot 7, Block 8, in the City of Delhi, Iowa, is assumed to bear north 01° 19' 38" West.



CERTIFICATE OF TREASURER

I, the undersigned, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against *FREIBURGER'S SECOND SUBDIVISION*. Delaware County, lowa, have been paid and said real estate is free and clear of all taxes as of this 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 FREIBURGER'S SECOND SUBDIVISION, a subdivision in Delaware County, Iowa.

Carla K. Becker, Delaware County Auditor

OWNER'S ACKNOWLEDGMENT

Jeffrey L. Walters ~ Jennifer A. Clemens-Conlon ~ Nathan D. Runde ~ Jeffrey E. Hiatt Myia E. Steines ~ Taryn R. McCarthy ~ Cody J. Reimer David L. Clemens ~ (Retired)

2080 Southpark Court, Dubuque, Iowa 52003 ~ Phone: (563) 582-2926 ~ Fax: (563) 582-2998

ATTORNEY'S OPINION

Dubuque, Iowa

May 16, 2022

I, Jennifer A. Clemens-Conlon, a practicing attorney at law in Dubuque County, Iowa, have examined the abstract of title to real estate described as: Lot Seven (7), Block Eight (8), Delhi, Iowa, according to plat recorded in Book A.L.D., Pages 128-129, except the North fifty (50) feet thereof; also that portion of Market Street lying South of said Lot Seven (7) and North of Lot Six (6), Block Sixteen (16) in said Delhi, Iowa.

Said abstract was last updated by Delaware County Abstract Company to the 2nd day of May, 2022 at 8:00 a.m.

My examination of said abstract shows good and merchantable title on the date and hour of certification to be in the name: Jeffrey P. Freiburger and Angie L. Freiburger, Husband and Wife, as joint tenants with full rights of survivorship and not as tenants in common, subject to the following:

- 1. Real estate taxes for fiscal year 2020-2021. First and second installments have been paid.
- 2. Plats, Easements and Agreements of Record.

3. Deed of Trust and Security Agreement from Jeffrey Freiburger and Angie Freiburger, as husband and wife to Fidelity Bank & Trust dated September 16, 2019, filed September 19, 2019 in Book 2019, Page 2551 of the records of Delaware County, Iowa, to secure an indebtedness of \$1.00 & o.v.c., which remains UNSATISFIED of record.

Dated in said County, this 16th day of May, 200

AT0001534 Jennifer A. Clemens-Conlon

CLEMENS, WALTERS, CONLON, RUNDE & HIATT, L.L.P.

2080 Southpark Court

Dubuque, Iowa \$2003

Telephone: (56/3)/582-2926 Facsimile: (5\$3) 582-2998

Email: iconlor@cwcmlaw.com

Mortgage Lender's Consent

The undersigned Mortgage Lender, having a security against the real estate described as Lot 1 of Freiburger's Second Subdivision and Lot 2 of Freiburger's Second Subdivision, hereby consents to the terms and conditions of the attached Party Wall Agreement.

i	Mortgage Lender: Fidelity Bank & Trust Company
	William Company
1	Mar War
1	BY BEIGH C'LUBBEN
	As: SENDA VICE PRESIDENT
STA	ATE OF IOWA)
D1 21) ss:
DUI	BUQUE COUNTY)
1	2022 hefere me the undersigned a Notary Public
. 1.	On this day of, 2022, before me, the undersigned, a Notary Public and for the State of Iowa, personally appeared to me personally
in ai	wn, who, being by me duly sworn did say that he/she is the SENDA VICE PAISION!
of F	idelity Bank & Trust Company, executing the instrument to which this is attached and that
96 62	aid Beign C. Lubbed of Fidelity Bank & Trust Company, acknowledged
the e	execution of said instrument to be the voluntary act and deed of said company, by it and by
	n voluntarily executed.
- 1	(descy Turas
'	Notary Public in and for said State
1	Commission Number 726635

S:\WP\Client\REAL ESTATE INDEX\2022\Freiburger, Jeffrey & Angie Plat Approval (JACC) - 402 5th St., Delhi\Mortgage Lender Consent (to Easement Agreement)-JAC.bms.docx

RESOLUTION 2022-30

RESOLUTION APPROVING FINAL PLAT FOR FREIBURGERS SECOND SUBDIVISION, DELHI, IOWA

WHEREAS, a Final Plat of Freiburger Second Subdivision Market Street and 5th Street, Delhi, containing 2 (two) lots with one duplex covering both lots, and

BE IT HEREBY RESOLVED by the City Council of the City of Delhi, Iowa to approve the final plat of Freiburger Second Subdivision to the City of Delhi, Delaware County, Iowa,

arty Kelzer, Mayor.

PASSED AND APPROVED the 9th day of May, 2022.

AYES: Brianne Wulfekuhle, Al Freiburger, Aran Klosterman, Craig Davis

NAYS: None

ATTEST:

Cindy Kudrna, Temporary City Clerk