

COUNTY: DELAWARE  
SECTION 17, T 88 N, R 4 W  
ALIQUOT PART: NE 1/4 - NE 1/4, SE 1/4 - NE 1/4

CITY: DELHI  
SURVEY: SILVEREDGE SUBDIVISION  
BLOCK: LOTS: 1, 2, 3, & A  
PROPRIETOR: SilverEdge Cooperative

REQUESTED BY: Brian Gavin  
SURVEYOR: RANDALL L. RATTENBORG  
COMPANY: BURRINGTON, GROUP, INC.  
105 W. MAIN STREET, MANCHESTER, IA 52057  
INFO@BURRINGTONGROUP.COM 563-927-2434



Book 2022 Page 2266

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FILED  
Delaware Co. Assessor

JUL 28 2022

FILED  
Delaware Co. Auditor

JUL 28 2022

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**SUBDIVISION  
PLAT**

**SILVEREDGE SUBDIVISION**

PART OF THE NE 1/4 OF THE NE 1/4 AND PART OF THE SE 1/4 OF THE NE 1/4  
SECTION 17, T88N, R4W OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DELHI, DELAWARE COUNTY, IOWA

**LEGAL DESCRIPTION:**

**SILVEREDGE SUBDIVISION**, Part of the NE 1/4 of the NE 1/4 and part of the SE 1/4 of the NE 1/4 of Section 17, T 88 N, R 4 W of the 5th Principal Meridian, City of Delhi, Delaware County, Iowa, containing 24.98 acres, including 0.03 acres of public road right away, subject to easements of record, and more particularly described by metes and bounds as follows;

**COMMENCING** at the northwest corner of the SE 1/4 of the NE 1/4 of said Section 17;

**THENCE** along the northerly line of the SE 1/4 of the NE 1/4 of said Section 17, North 89° 05' 20" East, 50.15 feet to the easterly line of Iowa State Highway #38 also being on the westerly line of Parcel C, as recorded in Plat Book 8, Page 131, the **POINT OF BEGINNING**;

**THENCE** continuing along the northerly line of the SE 1/4 of the NE 1/4 of said Section 17, the westerly line said Parcel C, and the easterly line of Iowa State Highway #38, North 89° 05' 20" East, 10.00 feet;

**THENCE** continuing along the easterly line of Iowa State Highway #38 and the westerly line of said Parcel C, North 01° 21' 50" West, 222.23 feet to the northerly line of said Parcel C;

**THENCE** along the northerly line of said Parcel C, North 89° 04' 48" East, 1290.76 feet, to the easterly line of the NE 1/4 of the NE 1/4 of said Section 17, and the easterly line of said Parcel C;

**THENCE** along the easterly line of said Parcel C and easterly line of the NE 1/4 of the NE 1/4 of said Section 17, South 01° 14' 44" East, 222.43 feet, to the northeast corner of the SE 1/4 of the NE 1/4 said Section 17;

**THENCE** along the easterly line of the SE 1/4 of the NE 1/4 of said Section 17 and the easterly line of said Parcel C, South 01° 13' 26" East, 617.55 feet, to the southerly line of said Parcel C, being the northerly line Thompson Estates First Addition, as recorded in Book 2115, Page 2856;

**THENCE** along the southerly line of said Parcel C and northerly line of said Thompson Estates First Addition, South 89° 07' 25" West, 785.63 feet to the northern line of Hankins Lakeside Estates First Subdivision, as recorded in Plat Book 6, Page 159;

**THENCE** continuing along the southerly line of said Parcel C and northerly line of said Hankins Lakeside Estates First Subdivision, South 89° 07' 25" West, 513.17 feet, to the easterly line of said Iowa State Highway #38, also being the westerly line of said Parcel C;

**THENCE** along the easterly line of said Iowa State Highway #38 and the westerly line of said Parcel C, North 01° 21' 50" West, 616.77 feet to the **POINT OF BEGINNING**;

The easterly line of the SE 1/4 of the NE 1/4 of Section 17, T 88 N, R 4 W of the 5th Principal Meridian, City of Delhi, Delaware County, Iowa, is assumed to bear South 01° 13' 26" East.

*This Plat of Survey is a division of Parcel C, as recorded in Plat Book 8, Page 131.*

SURVEYED ON:  
SURVEY REQUESTED BY: Brian Gavin

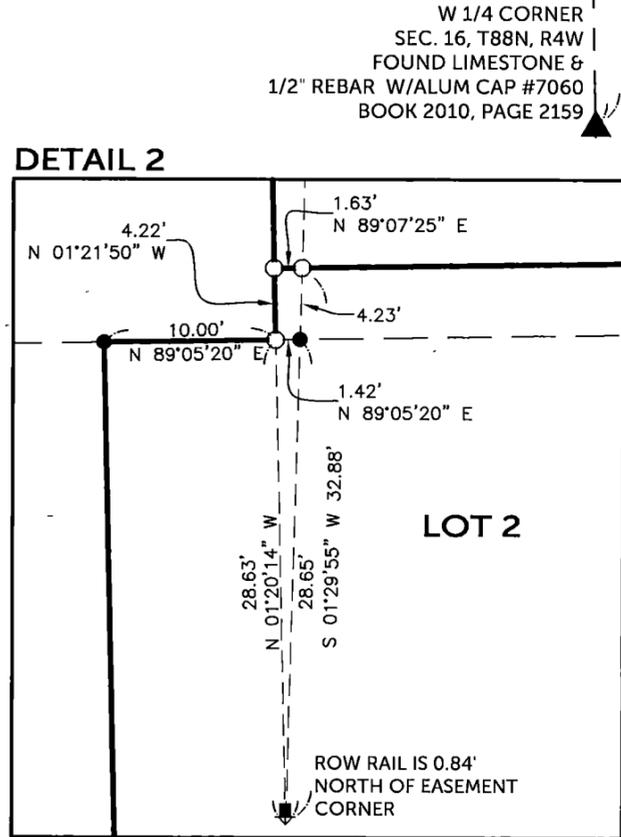
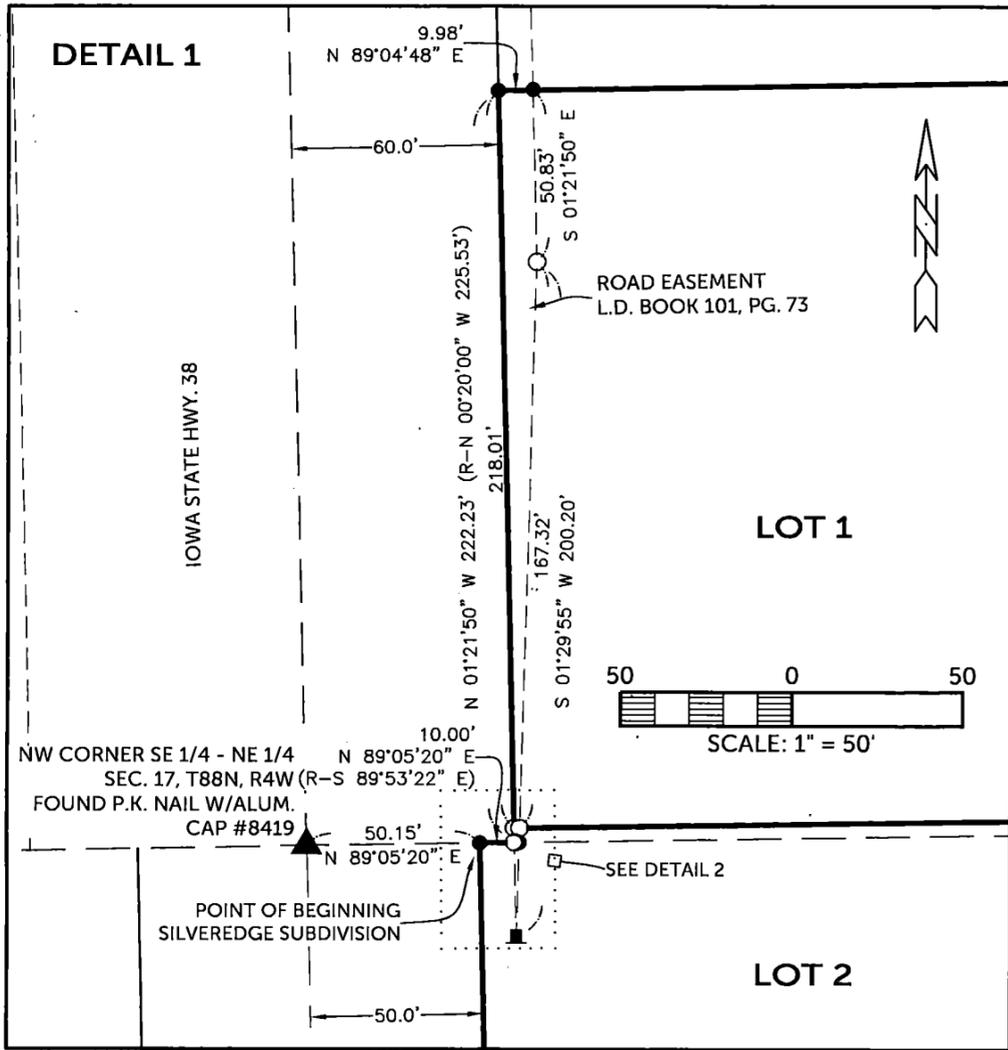
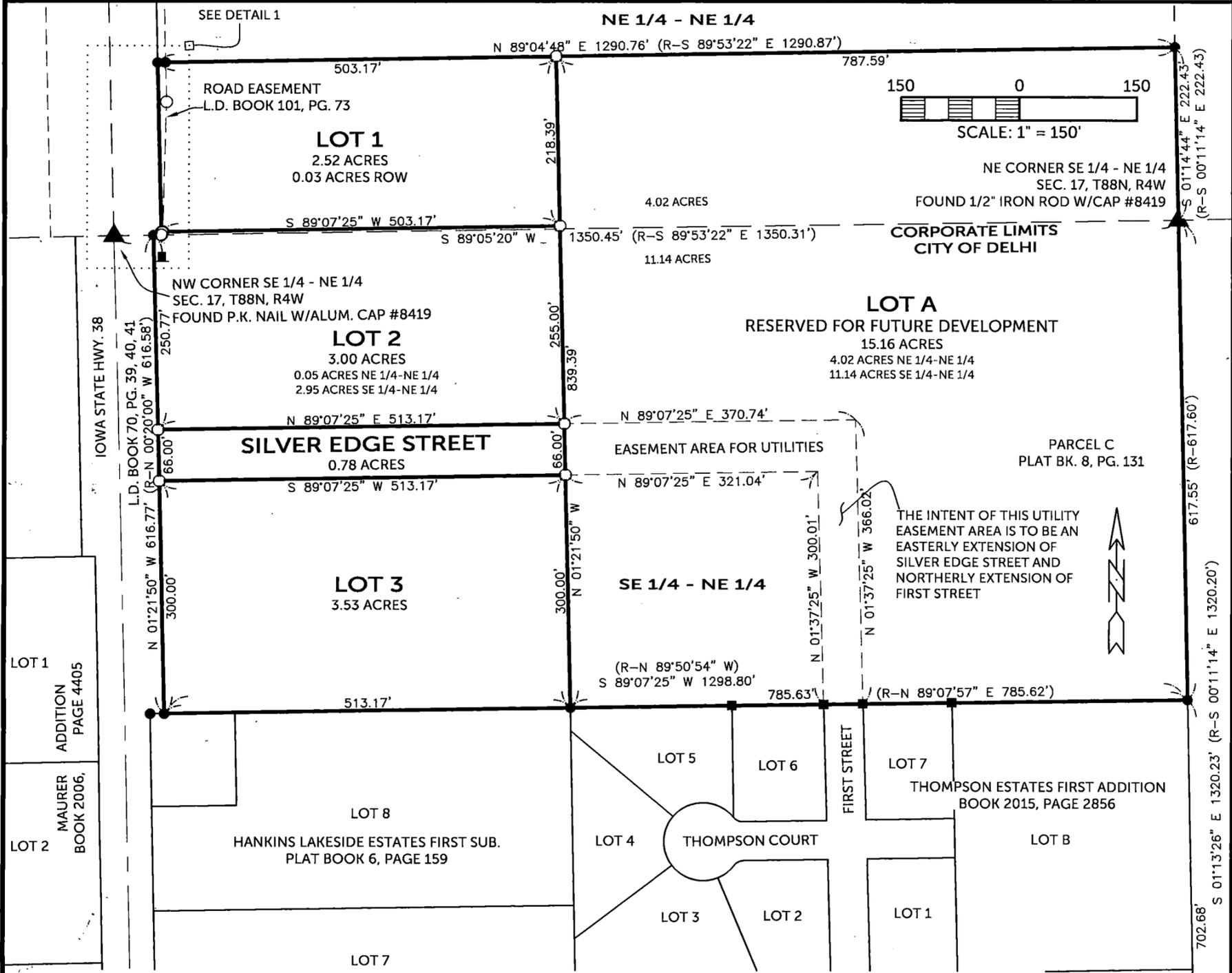
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	<b>PROPRIETORS: SilverEdge Cooperative</b>	
	I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.  RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE 5/2/2022 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023	
<b>BURRINGTON GROUP, INC.</b> Civil Engineering   Land Surveying 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com		PROJECT NO. 22-014 SCALE: 1" = 150', 50' & 20' DATE: 05/02/2022 DRAWN BY: RLR CHECKED BY: DM/DDK GPS BOX: DELHI-260 SHEET 1 OF

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

**SILVEREDGE SUBDIVISION**

PART OF THE NE 1/4 OF THE NE 1/4 AND PART OF THE SE 1/4 OF THE NE 1/4  
SECTION 17, T88N, R4W OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DELHI, DELAWARE COUNTY, IOWA



- LEGEND**
- ▲ SECTION CORNER
  - FD. 1/2" Ø REBAR w/ORANGE CAP PLS
  - FD. 1/2" Ø PIPE w/ORANGE CAP PLS 17774
  - ▬ R.O.W. RAIL
  - SET 1/2" REBAR w/ORANGE CAP PLS 17939
  - SECTION LINE
  - QTR.-QTR. LINE
  - CENTER LINE
  - EASEMENT OR. ROW LINE
  - LOT LINE
  - BOUNDARY ESTABLISHED
  - R- RECORDED AS

**OWNER'S ACKNOWLEDGMENT**

I JAMES SMITH, PRESIDENT, and ALEX KEPPLER, VICE PRESIDENT of SilverEdge Cooperative, State of Iowa, do hereby certify the attached Subdivision Plat is made with the free consent, and in accordance with the desires of the Board of Directors of said corporation. Also, we, JAMES SMITH, PRESIDENT, and ALEX KEPPLER, VICE PRESIDENT, on behalf of SilverEdge Cooperative also dedicate Silver Edge Street for public road right of way and the utility easement area to the City of Delhi for public road right of way and utility service purposes.

\* By: James Smith, President

\* By: Alex Keppler, Vice President

State of Iowa )  
County of CLAYTON ) Ss:

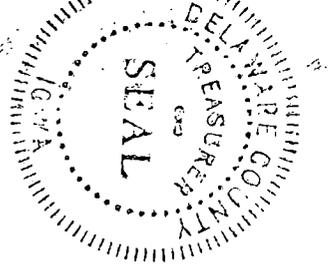
On this 20 day of JUNE, 2022, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared JAMES SMITH and ALEX KEPPLER, to me personally known, who being duly sworn, did say that they are the PRESIDENT and VICE PRESIDENT respectively, of the SilverEdge Cooperative executing 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) SilverEdge Cooperative; that said instrument was signed (and sealed) on behalf of SilverEdge Cooperative by authority of its Board of Directors; and that JAMES SMITH and ALEX KEPPLER as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of SilverEdge Cooperative, by it and by them voluntarily executed.

Brian L. Gavin  
Notary Public in and for said State



## CERTIFICATE OF TREASURER

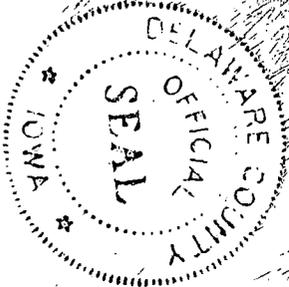
I, the undersigned, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against **SILVEREDGE SUBDIVISION**, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Jenny Eichen, Deputy 6-22-22  
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 **SILVEREDGE 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 **SILVEREDGE 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 6<sup>th</sup> day of August, 1996

Michael Corkery  
Michael Corkery, Coordinator

RESOLUTION 2022-29

RESOLUTION APPROVING FINAL PLAT  
FOR SILVEREDGE SUBDIVISION, DELHI, IOWA

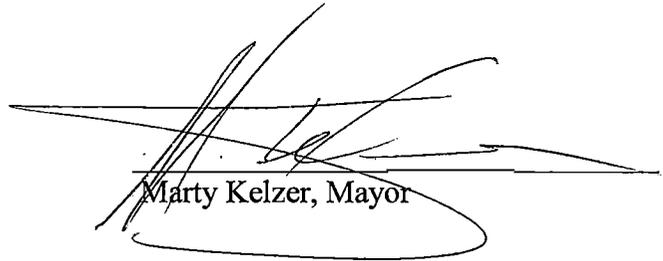
WHEREAS, a Final Plan of Silveredge Subdivision along State Hwy 38 containing 3 (three) lots and 1(one) street on the North end of Delhi, and

BE IT HEREBY RESOLVED by the City Council of the City of Delhi, Iowa to approve the final plat of Silveredge Subdivision to the City of Delhi, Delaware County, Iowa, containing 3 (three) lots and 1 (one)street.

PASSED AND APPROVED the 9<sup>th</sup> day of May, 2022.

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

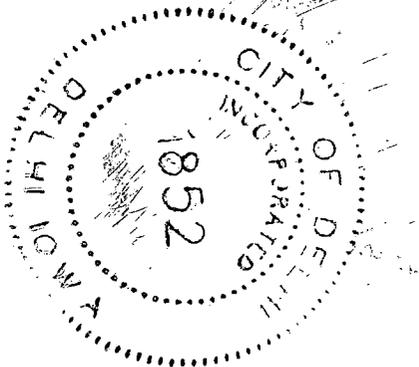
NAYS: None

  
Marty Kelzer, Mayor

ATTEST:



Cindy Kudrna, Temporary City Clerk



**JOHN C. COMPTON, P.C.**

**Attorney at Law**

**116½ W. Mission St.**

**P.O. Box 8**

**Strawberry Point, IA 52076**

**Phone: 563-933-4334**

**Fax: 563-933-2053**

**John C. Compton**

**complaw@windstream.net**

July 21, 2022

SilverEdge Cooperative

309 Franklin St.

PO Box 207

Delhi, IA 52223

Gentlemen:

I have examined, at your request, an abstract of title to the real estate described as follows:

Parcel C; Part Of The NE ¼ Of The NE ¼ & Part Of The SE ¼ Of The NE ¼, Sec. 17, T88N, R4W Of The Fifth P.M., Delaware County, Iowa, according to plat recorded in Book 8 Plats, Page 131.

The abstract is in one (1) part and is prepared in accordance with the Iowa Forty Year Marketable Title Act. It was last certified by the Delaware County Abstract Company, Inc. on July 13, 2022 at 8:00 A.M.

I find title to the above-described property to be held as follows:

SilverEdge Cooperative.

Title is held by virtue of a Warranty Deed dated January 9, 2001 and filed January 10, 2001 at Book 2001, Page 103 of the records of Delaware County, Iowa.

Marketability of title is subject to the following title objections and matters related to title and/or possession.

**A. TITLE OBJECTIONS**

1. None.

**B. MATTERS RELATING TO TITLE AND/OR POSSESSION**

1. Possession is subject to the following matters of record as shown in the abstract:

a. Referee's Deed to the State of Iowa for road purposes filed May 13, 1940 at Book 70, T.L.D., Pages 39-42.

b. 1976 Contract with Iowa State Highway Commission, followed by a 1977 Easement to the State of Iowa for road purposes. That Easement is recorded at Book 101, Page 73.

2. Iowa Highway #38 is a controlled access highway, meaning the Iowa Department of Transportation must approve any access changes. The abstract reveals that SilverEdge Cooperative was granted an Entrance Permit on May 11, 1999. A copy of that Permit is attached hereto for your reference.

3. The City of Delhi has implemented an Urban Renewal Plan and a Restricted Residence District Ordinance. These City Statutes may place restrictions on construction and repair on existing buildings and may limit the type of new construction permitted. To ascertain particulars you should contact the Delhi City Clerk.

4. Delaware County has adopted a Floodplain Management Plan. You may wish to check with the Delaware County Zoning Administrator to determine whether this property is subject to Floodplain Regulations.

5. Fire protection for this property is provided by Agreement with the City of Delhi.

6. Iowa law now requires septic system inspections and, if necessary, upgrades. If the property is not served by public sewer system connections transfer is subject to inspection and upgrade regulations for private septic systems. If the property is served by City water and sewer no inspection is required. Any required septic report should be available and any necessary certificates provided prior to closing and transfer of title.

7. The above described real estate may be subject to City and County Zoning Regulations and National Flood Insurance Regulations. Current status may be determined by reference to the records of the City and County Zoning Administrators, City Clerk and your insurance agent.

8. Taxes for fiscal 2021-2022 payable 2022-2023 were unavailable at the time of certification. All prior years are paid.

9. An Abstract of Title does not reveal certain matters important to an owner of real estate. No opinion is expressed as to matters not shown which might affect title to the premises, among which are the following:

a. Fence or boundary line locations or boundary and title defects which might be revealed by a survey, and physical inspection of the property.

b. Rights of persons in possession other than the record title holder.

c. Mechanic's liens for improvements, materials or services furnished within the last ninety days. The abstract indicates no filings were made with the Secretary of State Lien Registry as of the date of certification.

d. Special Assessments or County/City ordinances and regulations which have not been certified to the Delaware County Courthouse, or any matters pertaining to lien searches, judgments or District Court proceedings not abstracted through the Delaware County Clerk of Court.

e. Current compliance with zoning and other local or county regulations.

f. The presence of solid wastes, radioactive waste, hazardous substances, including those defined in Chapter 42, US Code, Section 9601 (14) and Chapter 455B of the Code of Iowa. You should determine whether any solid wastes, hazardous substances, pollutants, above or below ground storage tanks, drainage wells, water wells, landfill sites, or other environmentally regulated conditions exist on the property. Such conditions are not ordinarily shown in the Abstract, but they may result in injunctions, fines, required cleanup, or other remedial action under federal, state or local laws. These laws may impose liens against the property and personal liability against the owner even though the owner did nothing to create the condition and acquired the property without knowing it.

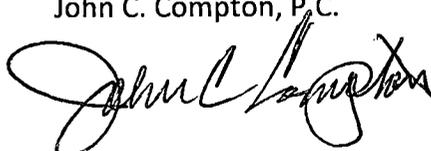
g. The existence of liens, including child or spousal support based upon judgments entered in counties other than Delaware County, and any information pertaining to this property due to a pending legal action not shown of record.

h. Any transfer or matter affecting title in the chain of title which may be the result of forgery or fraud within the definition of any federal or state law.

Title Opinion  
SilverEdge Cooperative  
Page 4 of 4

10. This opinion is made only as to the condition of title as shown by the abstract on July 13, 2022.

Respectfully Submitted  
John C. Compton, P.C.

A handwritten signature in black ink, appearing to read "John C. Compton", written in a cursive style.

John C. Compton

JCC/nlk  
Enclosure

Page 15.

-12-continued

Township Eighty Eight (88) North, Range Four (4), West of the Fifth P. M., recorded in Book 8 Plats, Page 131 of the records of the Delaware County Recorder.

DUE: January 1, 2001.

Preserves joint tenancy of Sellers.

Provides for forfeiture as provided by law (Chapter 656 Code of Iowa).

Instrument states: 25. SPECIAL PROVISIONS. See attached sheet for additional provisions.

Contains provisions affecting Sellers and Buyers.

Acknowledgment states: x x x personally appeared Doug Wilson and Lynn Brunzman to me personally known, who, being by me duly sworn, did say that they are the President and Secretary, respectively, of the Corporation executing the foregoing instrument; x x x and Doug Wilson and Lynn Brunzman acknowledged the execution of the instrument to be the voluntary act and deed of the Corporation and of the fiduciary, by it and by them and as the fiduciary voluntarily executed. x x x

Attached thereto and filed therewith is the following:

#25. Additional Provisions:

x x x

(c) The Buyer is aware that there is a slight encroachment by a building and a driveway along the South boundary of the premises and that the Buyer agrees to accept the premises subject to said encroachment.

-13-

~~ENTRANCE PERMIT NUMBER 28-99-02~~

Iowa Department of Transportation  
Maintenance Division  
to  
SilverEdge Cooperative

Dated May 11, 1999  
Filed May 18, 1999  
Book 1999, Page 1746

Permit granted for entrance located on Primary Road No. 38, Sec. 17, T. 88N, R. 4W, Delaware County, 0.01 Miles North from Delhi, Iowa more specifically described as follows: 917 feet north of Hankins Street within Delhi, right at Iowa 38 highway station 475+00, within Delaware County.

Contains provisions relating to the use, maintenance and repair of said entrance. (Access Exhibit attached thereto and filed therewith is shown on Page 16

hereof.)

-13-continued

No. 28-99-02  
County Delaware  
Proj. No. 249

Iowa Department of Transportation  
Maintenance Division  
**ACCESS EXHIBIT**

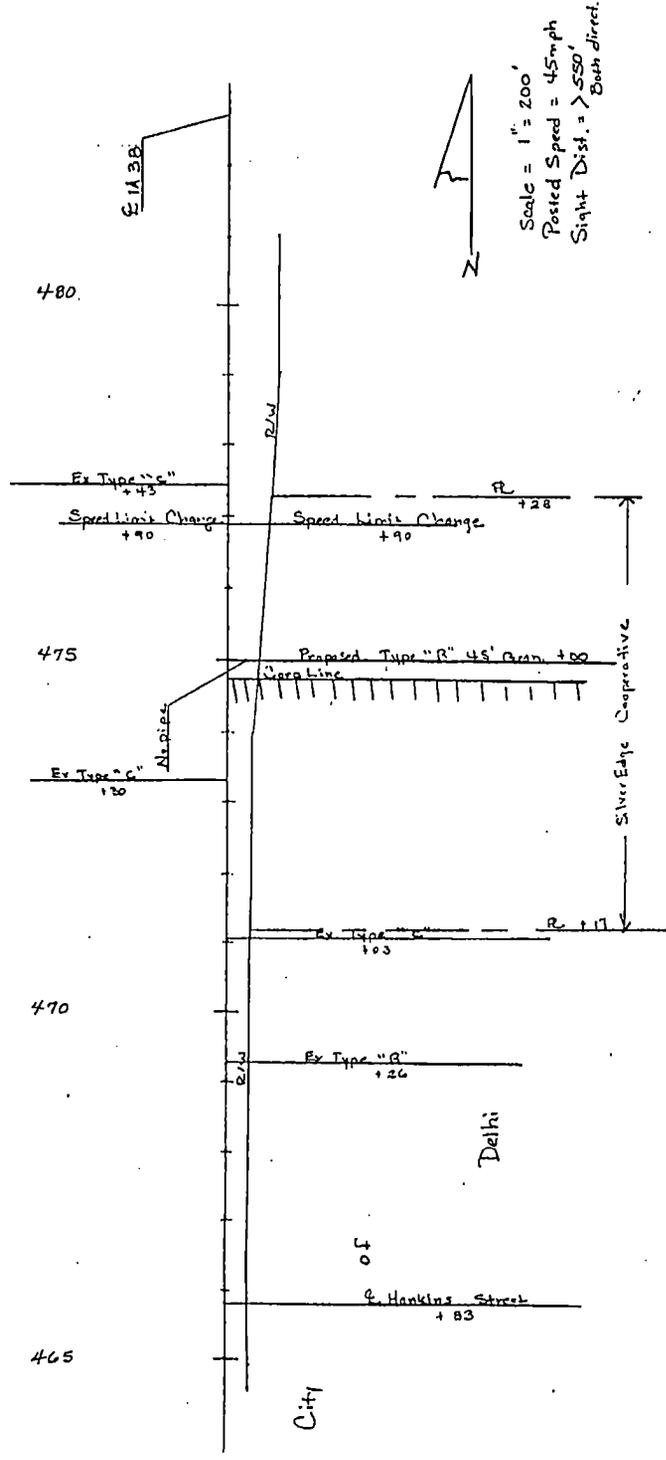
ENTRANCE PERMIT APPLICATION  
Access Rights Not Acquired  
Attach to Form 640004

REVISION OF ACCESS  
Access Rights Acquired  
Attach to Form 810052

SPECIAL ACCESS CONNECTION  
Access Rights Acquired  
Attach to Form 810052

Location Description: Primary Road No. 38 Sec. 17 T. 88N R. 4W Delaware County, Iowa  
Being 0.01 Miles North From Delhi, Iowa  
More Specifically described as:

917 feet north of Hankins Street within Delhi, right at Iowa 38 highway station 475+00, within Delaware County.



Applicant SilverEdge Cooperative Address 39999 Hilton Road Edgewood, Iowa 52042  
Date May 11 1999 Telephone Number 319-928-6419

Over--