

COUNTY: DELAWARE  
SECTION 1, T 88 N, R 6 W  
ALIQUOT PART: NW 1/4 - NE 1/4  
CITY:  
SURVEY: GUDENKAUF SUBDIVISION NO. 2  
BLOCK: LOTS: LOT 1, LOT 2, LOT 3  
PROPRIETOR: 1/2 INTEREST: DA GUDENKAUF FAMILY TRUST  
1/2 INTEREST: JUDITH A. GUDENKAUF  
REQUESTED BY: ROB GUDENKAUF  
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  
DEC 13 2022

FILED  
Delaware Co. Auditor  
DEC 13 2022

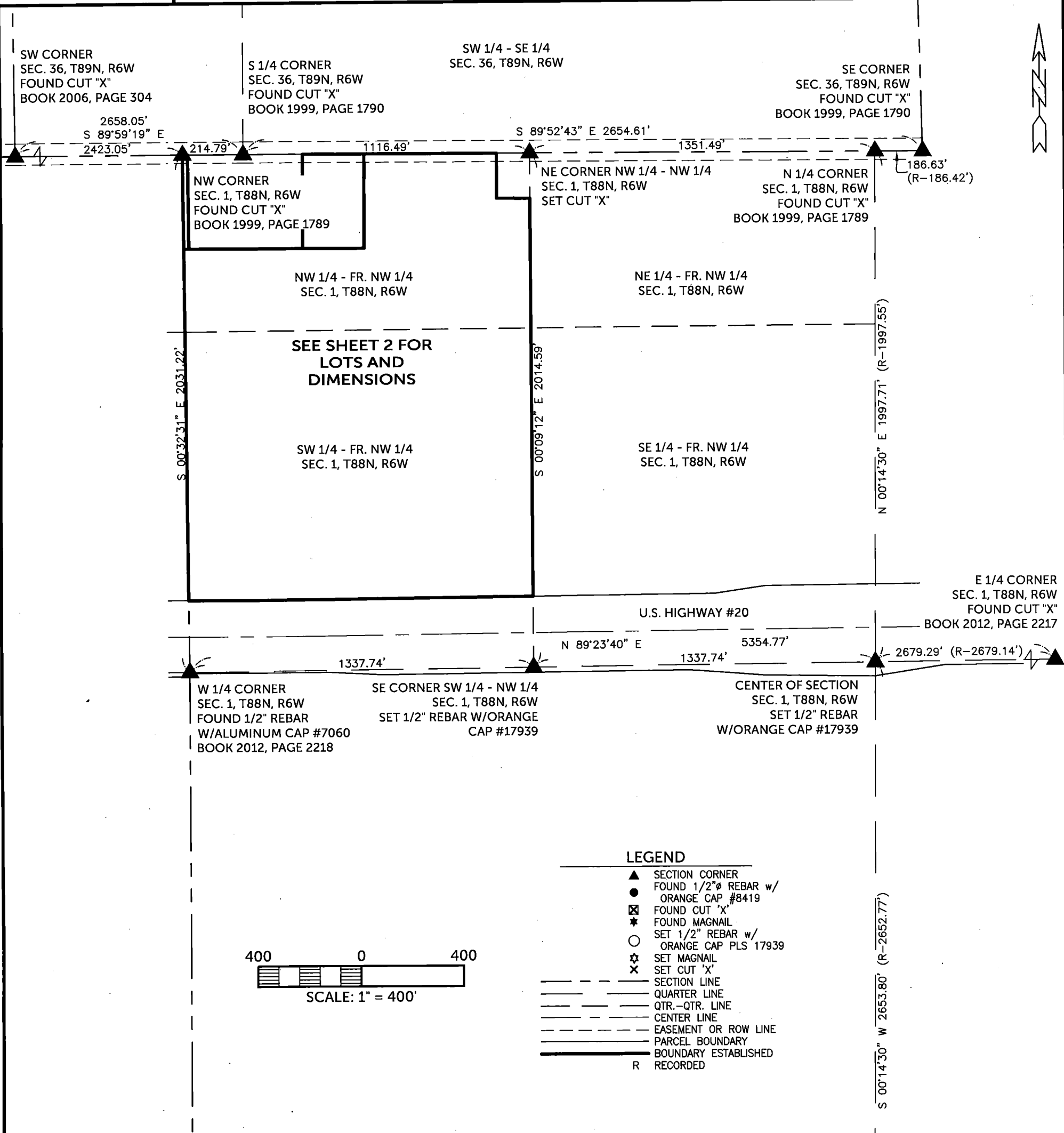


Book 2022 Page 3627  
Document 2022 3627 Type 06 002 Pages 7  
Date 12/13/2022 Time 10:46:57AM  
Rec Amt \$37.00

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

SUBDIVISION  
PLAT

GUDENKAUF SUBDIVISION NO. 2  
PART OF THE NW 1/4 - FR. NW 1/4 & PART OF THE SW 1/4 - FR. NW 1/4  
SEC. 1, T88N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEYED ON: 9/7, 9/8, 9/15/2022  
SURVEY REQUESTED BY: ROB GUDENKAUF

Q:\Civil3D\_Survey\GPS Box 39\GPS Box 39 laRCS 2022.dwg

	PROPRIETORS: 1/2 INTEREST: DA GUDENKAUF FAMILY TRUST 1/2 INTEREST: JUDITH A. GUDENKAUF	
	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, 2023	DATE: 10/10/2022
	Burrington Group, Inc. Civil Engineering   Land Surveying 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com	
	PROJECT NO. 22-125 SCALE: 1" = 400', 200' DATE: 10/10/2022 DRAWN BY: RLR CHECKED BY: DM GPS BOX: 39 SHEET 1 OF 3	
	S 1/4 CORNER SEC. 1, T88N, R6W FOUND 1/2" REBAR W/ALUMINUM CAP #7060 BOOK 2012, PAGE 2217	

# GUDENKAUF SUBDIVISION NO. 2

PART OF THE NW 1/4 - FR. NW 1/4 & PART OF THE SW 1/4 - FR. NW 1/4  
SEC. 1, T88N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

SE 1/4 - SW 1/4  
SEC. 36, T89N, R6W

SW 1/4 - SE 1/4  
SEC. 36, T89N, R6W

S 1/4 CORNER  
SEC. 36, T89N, R6W  
FOUND CUT "X"  
BOOK 1999, PAGE 1790

NW CORNER  
SEC. 1, T88N, R6W  
FOUND CUT "X"  
BOOK 1999, PAGE 1789  
POINT OF BEGINNING

PARCEL B  
BOOK 2002, PAGE 3267

LOT 2  
2.02 ACRES INCL.  
0.18 ACRES ROW

LOT 1

0.17 ACRES INCL.  
0.01 ACRES ROW  
FULLY ENCOMPASSED BY  
ACCESS EASEMENT FOR  
PARCEL B, LOT 3, &  
NE 1/4 - FR. NE 1/4

220th STREET

NE CORNER NW 1/4 - NW 1/4  
SEC. 1, T88N, R6W  
SET CUT "X"

PLAT BK. 3, PAGE 60



NE 1/4 - FR. NE 1/4  
SEC. 2, T88N, R6W

NW 1/4 - FR. NW 1/4  
SEC. 1, T88N, R6W

14.91 ACRES INCL.  
0.39 ACRES ROW

NE 1/4 - FR. NW 1/4  
SEC. 1, T88N, R6W

32.53 ACRES

LOT 3  
47.44 ACRES INCL.  
0.39 ACRES ROW

SE 1/4 - FR. NE 1/4  
SEC. 2, T88N, R6W

SW 1/4 - FR. NW 1/4  
SEC. 1, T88N, R6W

SE 1/4 - FR. NW 1/4  
SEC. 1, T88N, R6W

L=537.98' R=38058.56' Δ=0°48'36"  
C=537.97' CB=S 89°47'01" W

S 89°23'50" W 801.66'

U.S. HIGHWAY #20

U.S. HIGHWAY #20

W 1/4 CORNER  
SEC. 1, T88N, R6W  
FOUND 1/2" REBAR W/ALUMINUM CAP #7060  
BOOK 2012, PAGE 2218

SE CORNER SW 1/4 - NW 1/4  
SEC. 1, T88N, R6W  
SET 1/2" REBAR W/ORANGE CAP #17939

N 89°23'40" E 1337.74'

## LEGEND

- ▲ SECTION CORNER
- FOUND 1/2" REBAR w/  
ORANGE CAP #8419
- ⊠ FOUND CUT "X"
- ★ FOUND MAGNAIL
- SET 1/2" REBAR w/  
ORANGE CAP PLS 17939
- ☆ SET MAGNAIL
- ✕ SET CUT "X"
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- R RECORDED

200 0 200  
SCALE: 1" = 200'

## **LEGAL DESCRIPTION:**

**GUDENKAUF SUBDIVISION #2**, Part of the NW 1/4 of the Fr. NW 1/4 and part of the SW 1/4 of the Fr. NW 1/4 of Section 1, T88N, R6W of the 5th principal Meridian, Delaware County, Iowa, containing 49.63 acres, including 0.67 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

**BEGINNING** at the northwest corner of Section 1, T88N, R6W of the 5th Principal Meridian, Delaware County, Iowa;

**THENCE** along the northerly line of the NW 1/4 of the Fr. NW 1/4 of said Section 1, South 89° 59' 39" East, 20.21 feet, to the westerly line of Parcel B, as recorded in Book 2002, Page 3267;

**THENCE** along the westerly line of said Parcel B, South 00° 31' 36" East, 368.70 feet to the southerly line of said Parcel B;

**THENCE** along the southerly line of said Parcel B, South 89° 52' 10" East, 441.01 feet, to the easterly line of said Parcel B;

**THENCE** along the easterly line of said Parcel B, North 00° 09' 08" East, 369.16 feet, to the northerly line of the NW 1/4 of the Fr. NW 1/4 on said Section 1;

**THENCE** along the northerly line of the NW 1/4 of the Fr. NW 1/4, South 89° 52' 43" East, 755.90 feet to the westerly line of a parcel as recorded in Plat Book 3, Page 60;

**THENCE** along the westerly line of said parcel, South 00° 09' 12" East, 177.00 feet to the South line of said parcel;

**THENCE** along the southerly line of said parcel, South 89° 52' 43" East, 130.00 feet, to the easterly line of the NW 1/4 of the Fr. NW 1/4;

**THENCE** along the easterly line of the NW 1/4 of the Fr. NW 1/4 and the easterly line of the SW 1/4 of the Fr. NW 1/4, South 00° 09' 12" East, 1560.33 feet to the northerly line of US Highway #20;

**THENCE** along the northerly line of US Highway 20, South 89° 23' 50" West, 801.66 feet;

**THENCE** continuing along the northerly line of US Highway #20 along a circular curve concave northerly and having an arc length of 537.98 feet, a radius of 38,058.56 feet, a central angle of 00° 48' 36", a chord length of 537.97 feet, and a chord bearing of South 89° 47' 01" West, to the westerly line of the Fr. NW 1/4;

**THENCE** along the westerly line of the Fr. NW 1/4 of said Section 1, North 00° 32' 31" West, 1750.26 feet to the **POINT OF BEGINNING**;

The westerly line of the Fr. NW 1/4 of Section 1, T88N, R6W, of the 5th Principal Meridian, Delaware County, Iowa is assumed to bear N 00° 32' 31" West.

OWNER'S ACKNOWLEDGMENT

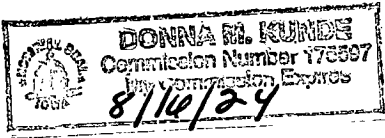
I Robert J. Gudenkauf, Trustee of the DA Gudenkauf Family Trust, of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

Robert J. Gudenkauf Trustee  
Robert J. Gudenkauf, Trustee of the  
DA Gudenkauf Family Trust

State of Iowa                    )  
  )  
County of Delaware        )   ss:

On this 18th day of October A.D. 2022, before me a Notary Public in and for said County, personally appeared Robert J. Gudenkauf, Trustee of the DA Gudenkauf Family Trust 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



OWNER'S ACKNOWLEDGMENT

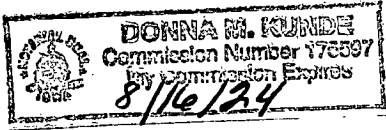
I Robert J. Gudenkauf, Executor of Estate of Judith A. Gudenkauf of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

Robert J. Gudenkauf Executor  
Robert J. Gudenkauf

State of Iowa                    )  
  )  
County of Delaware        )   ss:

On this 18th day of October A.D. 2022, before me a Notary Public in and for said State, personally appeared Robert J. Gudenkauf, Executor of Estate of Judith A. Gudenkauf 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 **GUDENKAUF SUBDIVISION 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

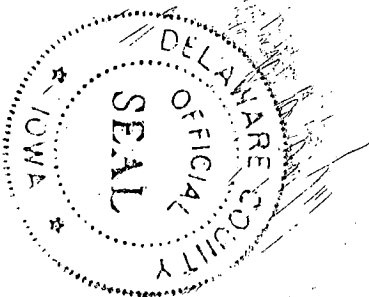
Pam Klein, County Treasurer

12/13/2022

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 **GUDENKAUF SUBDIVISION NO. 2**, 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 **GUDENKAUF SUBDIVISION 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

Mike Corkery

Michael Corkery – Coordinator  
Delaware County E-911 Board

## ATTORNEY'S OPINION

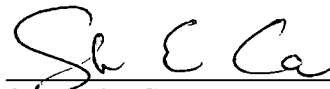
I, Steven E. Carr, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in **GUDENKAUF SUBDIVISION NO. 2**, Delaware County, Iowa on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated OCTOBER 10, 2022.

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 21<sup>st</sup> day of November, A.D., 2022, 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 ½ in the name of Judith A. Gudenkauf and ½ in the name of DA Gudenkauf Family Trust, subject to the following:

1. Estate proceedings in the Matter of the Estate of Judith A. Gudenkauf in the District Court of Delaware County, Iowa Probate Case No. ESPR006687

Dated at Manchester, Iowa in said County, this 6<sup>th</sup> day of December, 2022.



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Steven E. Carr  
Attorney at Law

**R-138-2022**  
**CITY COUNCIL RESOLUTION APPROVING FINAL PLAT**

WHEREAS, the final plat of **GUDENKAUF SUBDIVISION NO. 2**, Delaware County, Iowa affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated OCTOBER 10 2022, 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 **GUDENKAUF SUBDIVISION NO. 2**, City of Manchester, Delaware County, Iowa, is presented with the following variances, declarations and conditions;

- a. No new street or improvements are 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.

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

Said **GUDENKAUF SUBDIVISION NO. 2**, City of Manchester, 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 14<sup>th</sup> day of November, 2022.



STATE OF IOWA )

) SS.

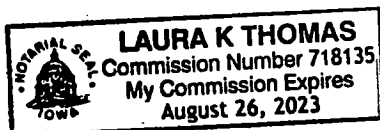
COUNTY OF DELAWARE )

ATTEST:

Connie Behnken, Mayor

Erin Learn, City Clerk

On this 15<sup>th</sup> day of November, 2022, before me, Laura K. Thomas, a Notary Public in and for the State of Iowa, personally appeared Connie Behnken 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 R-138-2022 adopted by the City Council on the 14<sup>th</sup> day of November, 2022, and that Connie Behnken 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