

COUNTY: Delaware  
 SECTION 13, T 89 N, R 6 W  
 ALIQUOT PART: SE 1/4-NE 1/4  
 CITY:  
 SURVEY: New House Subdivision  
 BLOCK: LOTS: 1-5  
 PROPRIETOR: Philip A. Neuhaus  
 Olivia M. Neuhaus  
 REQUESTED BY: Philip A. Neuhaus  
 SURVEYOR: Randy Rattenborg  
 COMPANY: BURRINGTON, GROUP, INC.  
 105 W. MAIN STREET, MANCHESTER, IA 52057  
 INFO@BURRINGTONGROUP.COM 563-927-2434

FILED  
 Delaware Co. Assessor

SEP 18 2023



Book 2023 Page 2311

Document 2023 2311 Type 06 002 Pages 6  
 Date 9/18/2023 Time 11:16:19AM  
 Rec Amt \$32.00

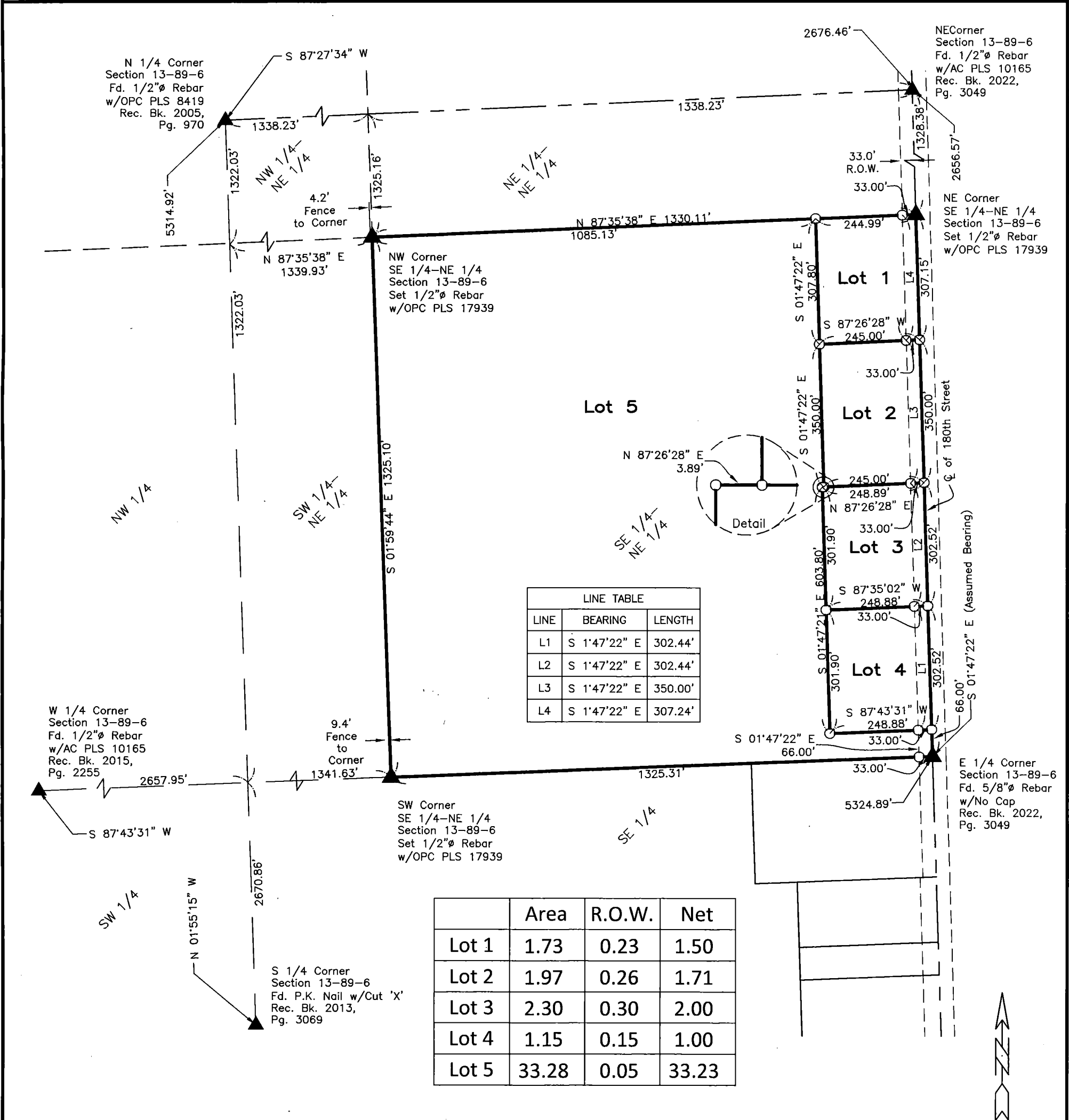
FILED  
 Delaware Co. Auditor

SEP 18 2023

Daneen Schindler, RECORDER/REGISTRAR  
 DELAWARE COUNTY IOWA

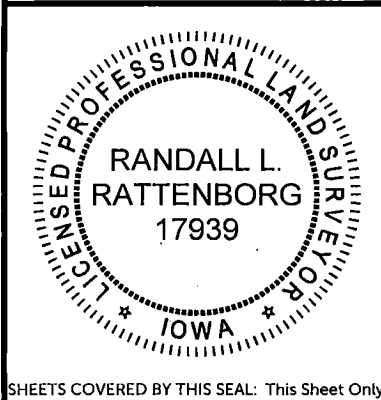
**FINAL  
 PLAT**

**New House Subdivision; A Subdivision in the Southeast Quarter of the Northeast Quarter  
 Section 13, Township 89 North, Range 6 West of the 5th P.M., Delaware County, Iowa**



SURVEYED ON: February 24, 2023  
 SURVEY REQUESTED BY: Philip A. Neuhaus

Q:\Civil3D\_Survey\GPS Box 23\GPS Box 23 2015.dwg



PROPRIETORS: **Philip A. Neuhaus and Olivia M. Neuhaus**

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.

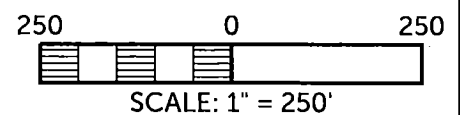
RANDALL L. RATTENBORG P.L.S. LIC. #17939  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

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

PROJECT NO. 22-176  
 SCALE: 1" = 250'  
 DATE: February 28, 2023  
 DRAWN BY: dm  
 CHECKED BY: dd/rr  
 GPS BOX: 23  
 SHEET 1 OF 1

**LEGEND**

- ▲ SECTION CORNER
- R RECORDED
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- FENCE LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- OPC ORANGE PLASTIC CAP
- AC ALUMINUM CAP



**OWNER'S ACKNOWLEDGMENT**

I Philip A. Neuhaus and Olivia M. Neuhaus 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.

*Philip A. Neuhaus*  
Philip A. Neuhaus

*Olivia M. Neuhaus*  
Olivia M. Neuhaus

State of Iowa                    )  
  )  
County of Delaware        )   ss:

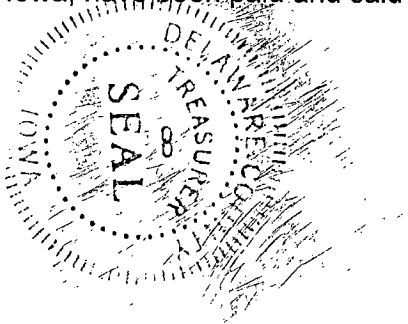
On this 11<sup>th</sup> day of September A.D. 2023, before me a Notary Public in and for said State, personally appeared Philip A. Neuhaus and Olivia M. Neuhaus to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

*Donna M. Kunde*  
Notary Public in and for said State



**CERTIFICATE OF TREASURER**

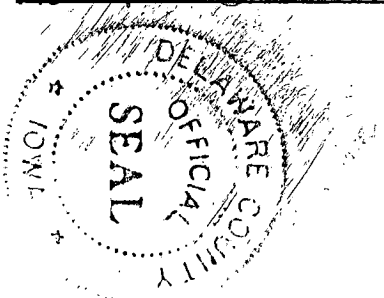
I, the undersigned, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against New House Subdivision Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Jenny Eschen - Deputy 9-15-23  
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 New House 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 New House 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  
Delaware County E-911 Board

## ATTORNEY'S OPINION

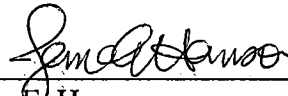
I, Jane E. Hanson, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in *NEW HOUSE SUBDIVISION*, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, P.L.S. dated FEBRUARY 28, 2023.

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 18<sup>th</sup> day of August, 2023, 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 the certification to be in Philip A. Neuhaus and Olivia M. Neuhaus, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, subject to:

NONE

Dated at Manchester, Delaware County, Iowa, in said County, this 28<sup>th</sup> day of August, 2023.



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Jane E. Hanson  
Attorney at Law

R-040-2023

**RESOLUTION APPROVING PRELIMINARY & FINAL SUBDIVISION PLAT OF NEW HOUSE SUBDIVISION**

WHEREAS, the preliminary and final subdivision plat of **NEW HOUSE SUBDIVISION**, A SUBDIVISION OF PART OF THE SE 1/4 OF THE NE 1/4, SECTION 13, T89N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated \_\_\_\_\_, has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa and has been acknowledged and approved by the Planning & Zoning Commission of the City of Manchester, Delaware County, Iowa, who have recommended acceptance; and

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 the City 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 Planning & Zoning Commission has recommended to the Council that they accept the preliminary and final subdivision plat of **NEW HOUSE SUBDIVISION**, Delaware County, Iowa, as presented with the following variances, declarations, and conditions;

- a. No determination has been made as to compliance with this subdivision and platting requirements which are set forth in the Code of Iowa.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that the preliminary and final subdivision plat of **NEW HOUSE SUBDIVISION**, and exhibits attached thereto, subject to all conditions and representations referred to above, 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 plat as and all attachments referred to herein by law provided.

Passed this 22<sup>nd</sup> day of May, 2023.



*Connie Behnken*  
 \_\_\_\_\_  
 Connie Behnken, Mayor

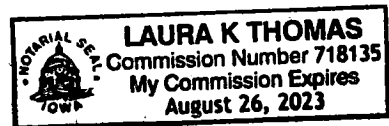
ATTEST:

*Erin Learn*  
 \_\_\_\_\_  
 Erin Learn, City Clerk

STATE OF IOWA            )  
                                   ) ss:  
 COUNTY OF DELAWARE )

On this 23<sup>rd</sup> day of May, 2023, 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-040-2023 adopted by the City Council on the 22<sup>nd</sup> day of May, 2023, and that Connie Behnken and Erin Learn acknowledged 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*  
 \_\_\_\_\_  
 Laura K. Thomas, Notary Public



**PLANNING AND ZONING COMMISSION RESOLUTION APPROVING  
PRELIMINARY & FINAL PLAT NEW HOUSE SUBDIVISION**

WHEREAS, the Preliminary & Final Plat of **NEW HOUSE SUBDIVISION**, A SUBDIVISION OF PART OF THE SE 1/4 OF THE NE 1/4, SECTION 13, T89N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated \_\_\_\_\_, has been filed with the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa; and

WHEREAS, the Preliminary & Final Plat of **NEW HOUSE SUBDIVISION** is located on the fringes of the two mile radius of the current City limits, and outside the Urban Growth Area; and

WHEREAS, it is unlikely that the City limits will extend to include this parcel; and

WHEREAS, Section 170.33 of Chapter 170 Subdivision Regulations of the City of Manchester allows variances with regard to minimum improvements (Section 170.09); and

WHEREAS, the Manchester Planning and Zoning Commission is recommending to the City Council that they accept the Preliminary & Final Plat of **NEW HOUSE SUBDIVISION**, Delaware County, Iowa, as presented with the following variances, declarations and conditions;

- a. No determination has been made as to compliance with this subdivision and platting requirements which are set forth in the Code of Iowa.


NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said Preliminary & Final Plat of **NEW HOUSE SUBDIVISION**, Delaware County, Iowa, be, and the same is hereby acknowledged, approved and accepted on the part of the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, and exhibits attached thereto; subject to all conditions as presented and representations referred to above, and the Commission hereby recommends to the City Council the acceptance of the same.

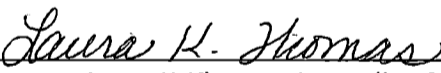
The Chairperson and Secretary are hereby authorized and directed to certify this resolution of approval and affix the same to said Preliminary and Final plat and all attachments referred to herein as by law provided.

Passed this 18th day of May, 2023.



PLANNING & ZONING COMMISSION  
CITY OF MANCHESTER, IOWA

By   
David Smith, Chairperson

By   
Laura K. Thomas, Recording Secretary

STATE OF IOWA                    )  
  ) ss:  
COUNTY OF DELAWARE        )

On this 18<sup>th</sup> day of May, 2023, before me, Julie A. Schmitz, a Notary Public in and for the State of Iowa, personally appeared David Smith and Laura K. Thomas, to me personally known, and, who, being by me duly sworn, did say that they are the Chairperson and Recording Secretary, respectively, of the Planning and Zoning Commission 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 Planning and Zoning Commission, as contained in Resolution adopted by the Planning and Zoning Commission on the 18th day of May, 2023, and that David Smith and Laura K. Thomas 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.

  
Notary Public

