


COUNTY: DELAWARE
SECTION 14, T 88 N, R 5W
ALIQUOT PART: NW /14 - NE 1/4, NE 1/4 - NE 1/4, SE 1/4 - NE 1/4,
SW 1/4 - NE 1/4, NE 1/4 - SE 1/4
CITY:
SURVEY: HARBACH SUBDIVISION
BLOCK: LOTS: 1 - 6
PROPRIETOR: SEE BELOW
REQUESTED BY: JIM HARBACH
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
MAR 12 2024

FILED
Delaware Co. Auditor
MAR 12 2024


Book 2024 Page 562
Document 2024 562 Type 06 002 Pages 16
Date 3/12/2024 Time 1:10:25PM
Rec Amt \$82.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SUBDIVISION
PLAT

HARBACH SUBDIVISION
A SUBDIVISION IN THE NE 1/4 AND IN THE NE 1/4 OF THE SE 1/4
SECTION 14, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

PROPRIETORS:
RUTH HARBACH REVOCABLE TRUST

66 2/3 INTEREST: RUTH HARBACH REVOCABLE TRUST
1/3 INTEREST: RANDY HARBACH, SHIELA FREIBURGER, PAM KNUTSON, KEVIN HARBACH, JEFF HARBACH,
JODY HARBACH (a/k/a JODY KELLY), JIM HARBACH (SUBJECT TO LIFE USE OF RUTH DARLENE HARBACH)

LEGAL DESCRIPTION:

HARBACH SUBDIVISION, A subdivision in the NE 1/4 and in the NE 1/4 of the SE 1/4 of Section 14, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 101.65 acres, including 2.75 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 north quarter corner of Section 14, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa;

THENCE along the northerly line of the NW 1/4 of the NE 1/4 of said Section 14, South 89° 02' 15" East, 555.08 feet to the westerly line of Parcel S, as recorded in Book 2001, Page 1829;

THENCE along the westerly line of said Parcel S, South 00° 57' 41" West, 722.77 feet, to the southerly line of said Parcel S;

THENCE along the southerly line of said Parcel S, North 89° 09' 51" East, 266.43 feet;

THENCE continuing along the southerly line of said Parcel S, North 45° 15' 26" East, 49.91 feet, to the easterly line of said Parcel S;

THENCE along the easterly line of said Parcel S, North 10° 56' 45" East, 127.82 feet to the southerly line of Parcel C, as recorded in Plat Book 7, Page 8;

THENCE along the southerly line of said Parcel C, South 88° 59' 56" East, 262.24 feet, to the southerly corner of Parcel K, as recorded in Book 2000, Page 3321;

THENCE along the southeasterly line of said Parcel K, North 32° 22' 09" East, 292.04 feet, to the southeast corner of Parcel D, as recorded in Plat Book 7, Page 8;

THENCE along the easterly line of said Parcel D, North 00° 27' 24" East 28.80 feet, to the southerly line of a parcel recorded in Land Deed Book 89, Page 357, and the northerly line of Parcel 2021-14, as recorded in Book 2021, Page 1440;

THENCE along the southerly line of said parcel and northerly line of said Parcel 2021-14, South 88° 41' 11" East, 306.35 feet, to the easterly line of said parcel;

THENCE along the southeasterly line of said parcel and northerly line of said Parcel 2021-14, North 40° 03' 35" East, 301.79 feet, to the center line of 210th Avenue, being the northerly line of said Parcel 2021-14;

THENCE along center line of 210th Avenue, being the northerly line of said Parcel 2021-14 along a circular curve concave southerly and having an arc length of 286.34 feet, a radius of 1145.89 feet, a central angle of 14° 19' 03", a chord length of 285.60 feet, and a chord bearing of South 67° 15' 34" East, to the easterly line of said Parcel 2021-14, being the westerly line of Parcel 2021-15, as recorded in Book 2021, Page 1440;

THENCE along the easterly line of said Parcel 2021-14 and westerly line of said Parcel 2021-15, South 01° 22' 28" East, 239.76 feet to the northerly line of Lot 5, as recorded in Plat Book 5, Page 148;

THENCE along the easterly line of said Parcel 2021-14 and the northerly line of said Lot 5, South 88° 37' 32" West, 346.10 feet, to the westerly line of said Lot 5;

THENCE along the easterly line of said Parcel 2021-14 and the westerly line of said Lot 5, South 01° 22' 28" East, 274.20 feet, to the southerly line of said Lot 5;

THENCE along the easterly line of said Parcel 2021 dash 14 and the southerly line of said Lot 5, North 88° 37' 32" East, 403.73 feet, to the westerly line of Parcel B of Lot 2 as recorded in Plat Book 7, Page 7;

THENCE along the easterly line of said Parcel 2021-14 and westerly line of said Parcel B of Lot 2, South 00° 28' 45" West, 402.52 feet, to the southerly line of said Parcel B of Lot 2;

THENCE along the easterly line of said Parcel 2021-14 and the southerly line of said Parcel B of Lot 2, South 88° 51' 42" East, 345.65 feet, to the westerly line of a Parcel as recorded in Land Deed Book 98, Page 333;

THENCE along the easterly line of said Parcel 2021-14 and the westerly line of said Parcel along a circular curve concave westerly having an arc length of 80.10 feet, a radius of 985.90 feet, a central angle of 04° 39' 17", a chord length of 80.07 feet, and the chord bearing of South 01° 50' 19" East;

THENCE along the easterly line of said Parcel 2021-14 and westerly line of said parcel, South 00° 29' 19" West, 184.87 feet, to the southerly line of said parcel and northerly line of the SE 1/4 of the NE 1/4 of said Section 14;

THENCE along the southerly line of said parcel and northerly line of said southeast corner of the NE 1/4, South 88° 46' 15" East, 159.69 feet to the easterly line of said southeast corner of the northeast corner of said Section 14;

THENCE along the easterly line of the SE 1/4 to the NE 1/4 of said Section 14, South 00° 28' 47" West, 1316.62 feet, to the easterly line of the NE 1/4 of the SE 1/4 of said Section 14, also being the northwest corner of Petlon First Subdivision, as recorded in Plat Book 5, Page 85;

THENCE along the easterly line of the NE 1/4 of the SE 1/4 of said Section 14 and westerly line of Petlon First Subdivision, South 00° 18' 24" West, 495.70 feet, to the southerly line of the North 3/8 of the NE 1/4 of the SE 1/4 of said Section 14;

THENCE along the southerly line of the North 3/8 of the NE 1/4 of the SE 1/4 of said Section 14, North 89° 48' 13" West, 824.83 feet to the easterly line of said Parcel AA, as recorded in Book 2009, Page 3149;

THENCE along the easterly line of said Parcel AA, North 01° 33' 25" West, 682.28 feet;

THENCE continuing along the easterly line of said Parcel AA, North 56° 30' 45" West, 559.13 feet;

THENCE continuing along the easterly line of said Parcel AA, North 25° 28' 47" West, 412.79 feet;

THENCE continuing along the easterly line of said Parcel AA, North 54° 10' 51" West, 305.95 feet;

THENCE continuing along the easterly line of said Parcel AA, North 04° 09' 43" East, 683.41 feet to the northerly line of said Parcel AA;

THENCE along the northerly line of said Parcel AA, South 61° 14' 27" West, 212.42 feet;

THENCE continuing along the northerly line of said Parcel AA, South 83° 30' 27" West, 508.50 feet, to the westerly line of said Parcel AA;


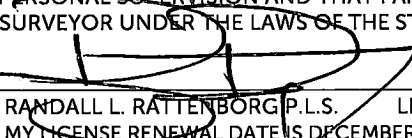

THENCE along the westerly line of said Parcel AA, South 00° 28' 03" West, 1024.78 feet, to the northerly line of a parcel recorded in Land Deed Book 95, Page 200;

THENCE along the northerly line of said parcel, South 87° 01' 39" West, 241.45 feet, to the westerly line of the NE 1/4 of said Section 14;

THENCE along the westerly line of the NE 1/4 of said Section 14, North 00° 28' 08" East (assumed bearing), 2156.77 feet to the POINT OF BEGINNING.

SURVEYED ON: 11/3 & 11/30/2023
SURVEY REQUESTED BY: JIM HARBACH

Q:\Civil3D_Survey\Lake Delhi\Lake Delhi 2022 IARCS.dwg

	PROPRIETORS: SEE ABOVE	
	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.	PROJECT NO. 23-118
	 RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE 4/11/2023 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025	SCALE: 1" =300', 200', 60'
	 BURRINGTON GROUP, INC. Civil Engineering Land Surveying 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com	DATE: 11/11/2023
		DRAWN BY: RLR
		CHECKED BY: DDK
		GPS BOX: LAKE DELHI
SHEET 1 OF 5		

SHEETS COVERED BY THIS SEAL: SHEETS 1 - 5

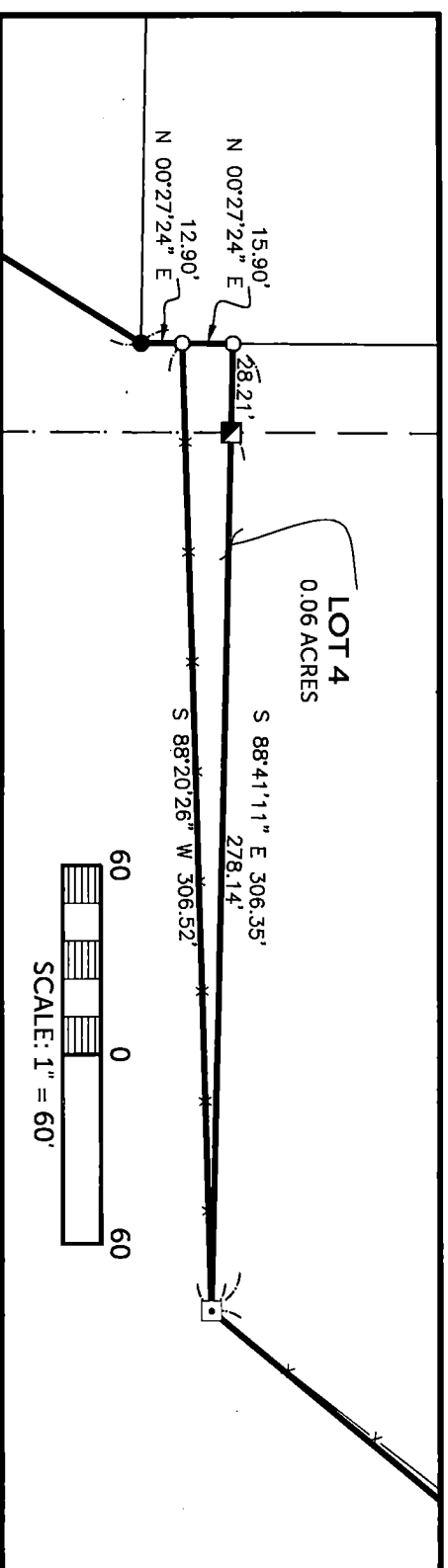
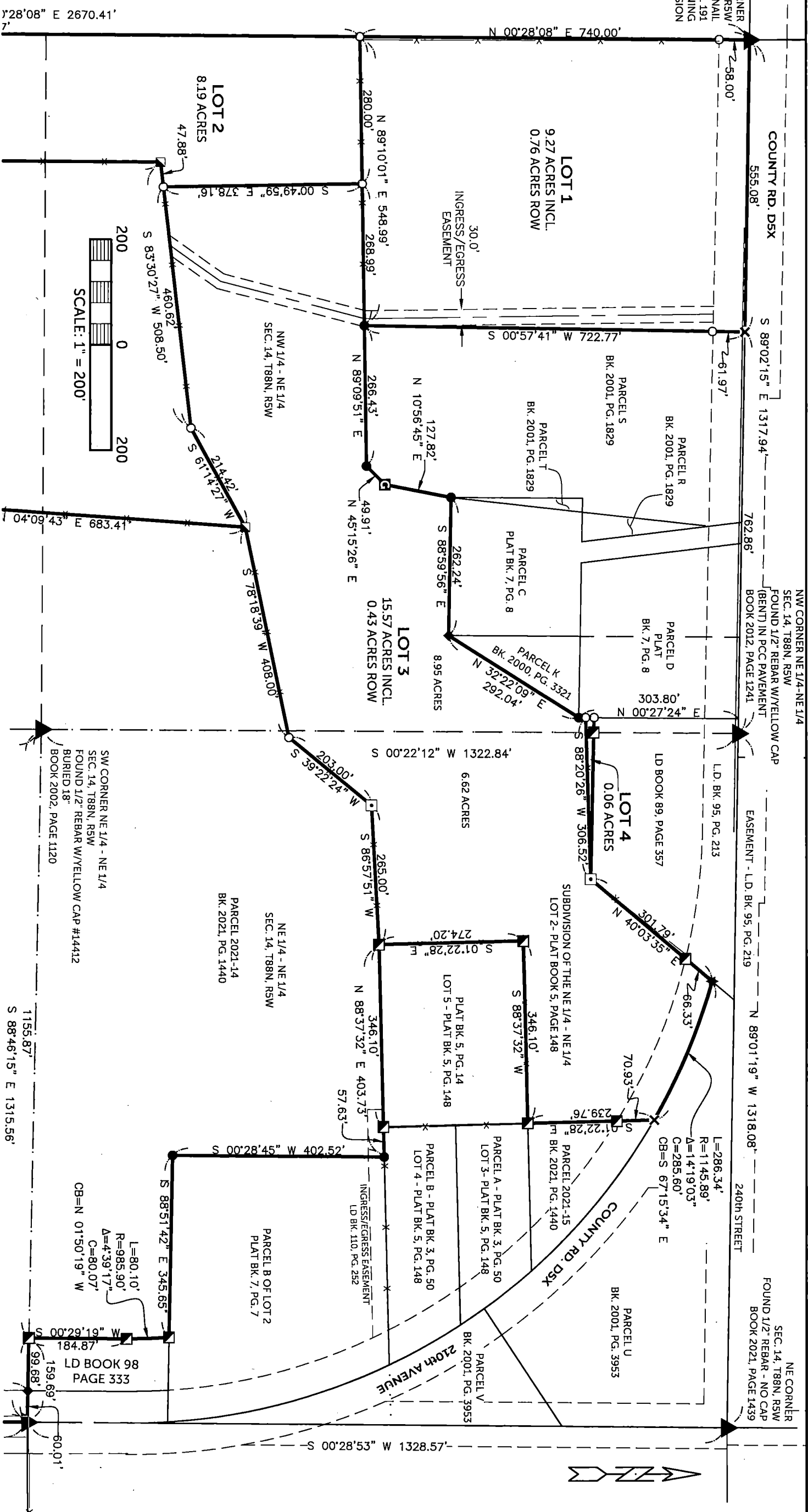


Phone 563-927-2434

burringtongroup.com

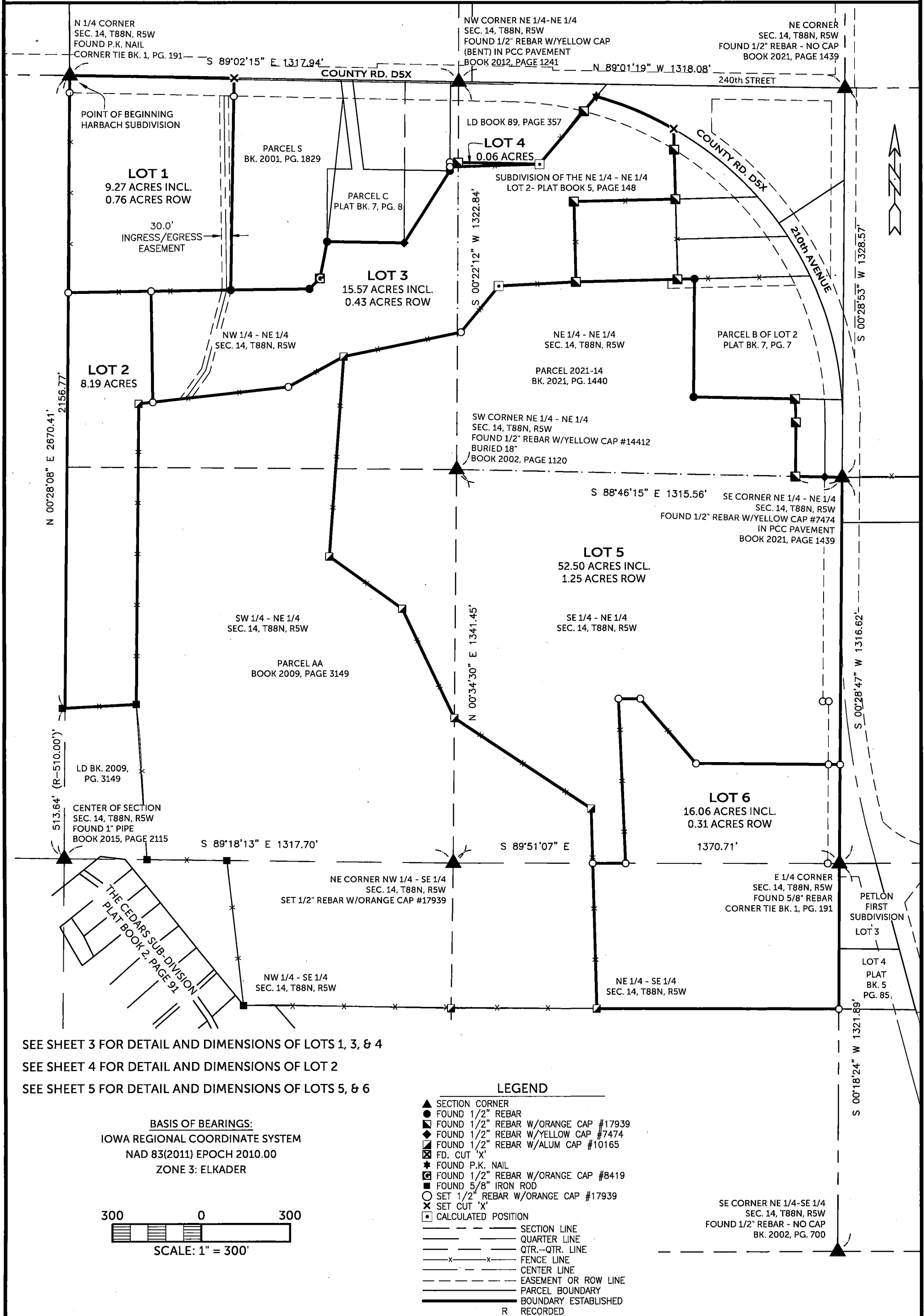
HARBACH SUBDIVISION

A SUBDIVISION IN THE NE 1/4 AND IN THE NE 1/4 OF THE SE 1/4 SECTION 14, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



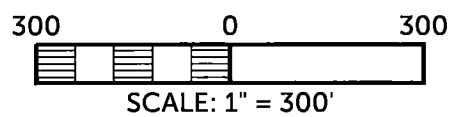
HARBACH SUBDIVISION

A SUBDIVISION IN THE NE 1/4 AND IN THE NE 1/4 OF THE SE 1/4
SECTION 14, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SEE SHEET 3 FOR DETAIL AND DIMENSIONS OF LOTS 1, 3, & 4
 SEE SHEET 4 FOR DETAIL AND DIMENSIONS OF LOT 2
 SEE SHEET 5 FOR DETAIL AND DIMENSIONS OF LOTS 5, & 6

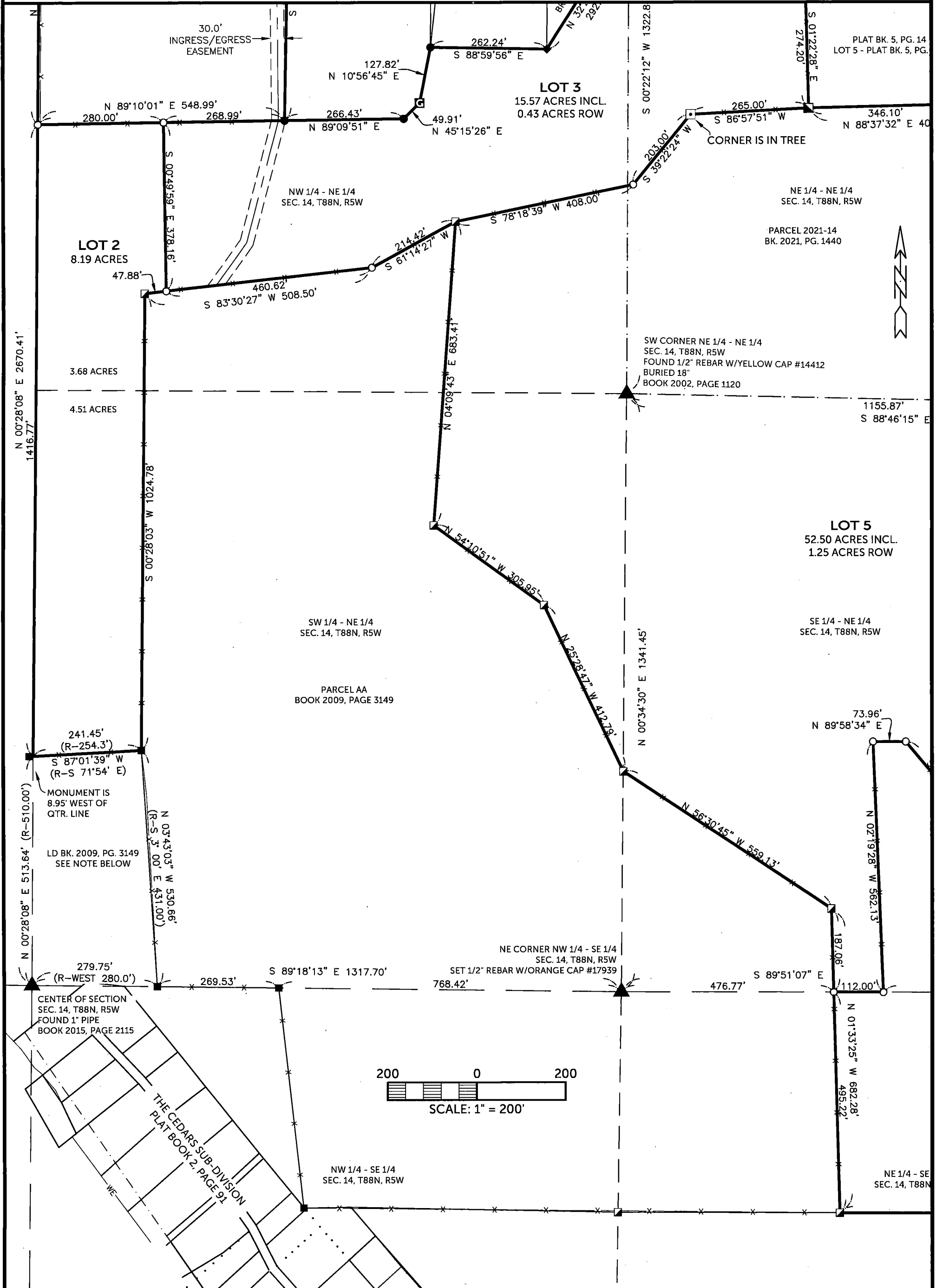
BASIS OF BEARINGS:
 IOWA REGIONAL COORDINATE SYSTEM
 NAD 83(2011) EPOCH 2010.00
 ZONE 3: ELKADER



- LEGEND**
- ▲ SECTION CORNER
 - FOUND 1/2" REBAR
 - FOUND 1/2" REBAR W/ORANGE CAP #17939
 - ◆ FOUND 1/2" REBAR W/YELLOW CAP #7474
 - ▣ FOUND 1/2" REBAR W/ALUM CAP #10165
 - ✕ FD. CUT 'X'
 - ★ FOUND P.K. NAIL
 - FOUND 1/2" REBAR W/ORANGE CAP #8419
 - FOUND 5/8" IRON ROD
 - SET 1/2" REBAR W/ORANGE CAP #17939
 - ✕ SET CUT 'X'
 - CALCULATED POSITION
 - SECTION LINE
 - QUARTER LINE
 - QTR.-QTR. LINE
 - x-x- FENCE LINE
 - CENTER LINE
 - EASEMENT OR ROW LINE
 - PARCEL BOUNDARY
 - BOUNDARY ESTABLISHED
 - R RECORDED

HARBACH SUBDIVISION

A SUBDIVISION IN THE NE 1/4 AND IN THE NE 1/4 OF THE SE 1/4
SECTION 14, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



NOTE: THE LEGAL DESCRIPTION FOR THE PARCEL OF LAND RECORDED IN LAND DEED BOOK 95, PAGE 200 DOES NOT MATCH THE FIELD EVIDENCE. THE OLD (AND EXISTING) FENCE LINES AND THE USAGE MATCH THE FOUND 5/8" MONUMENTS. I BELIEVE THE LEGAL DESCRIPTION FOR THIS PARCEL OF LAND TO BE IN ERROR. THE ACTUAL BEARINGS AND DISTANCES VERSUS THE RECORDED MEASUREMENTS ARE SHOWN.



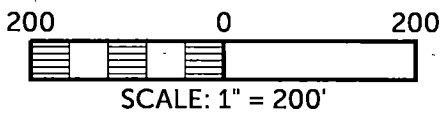
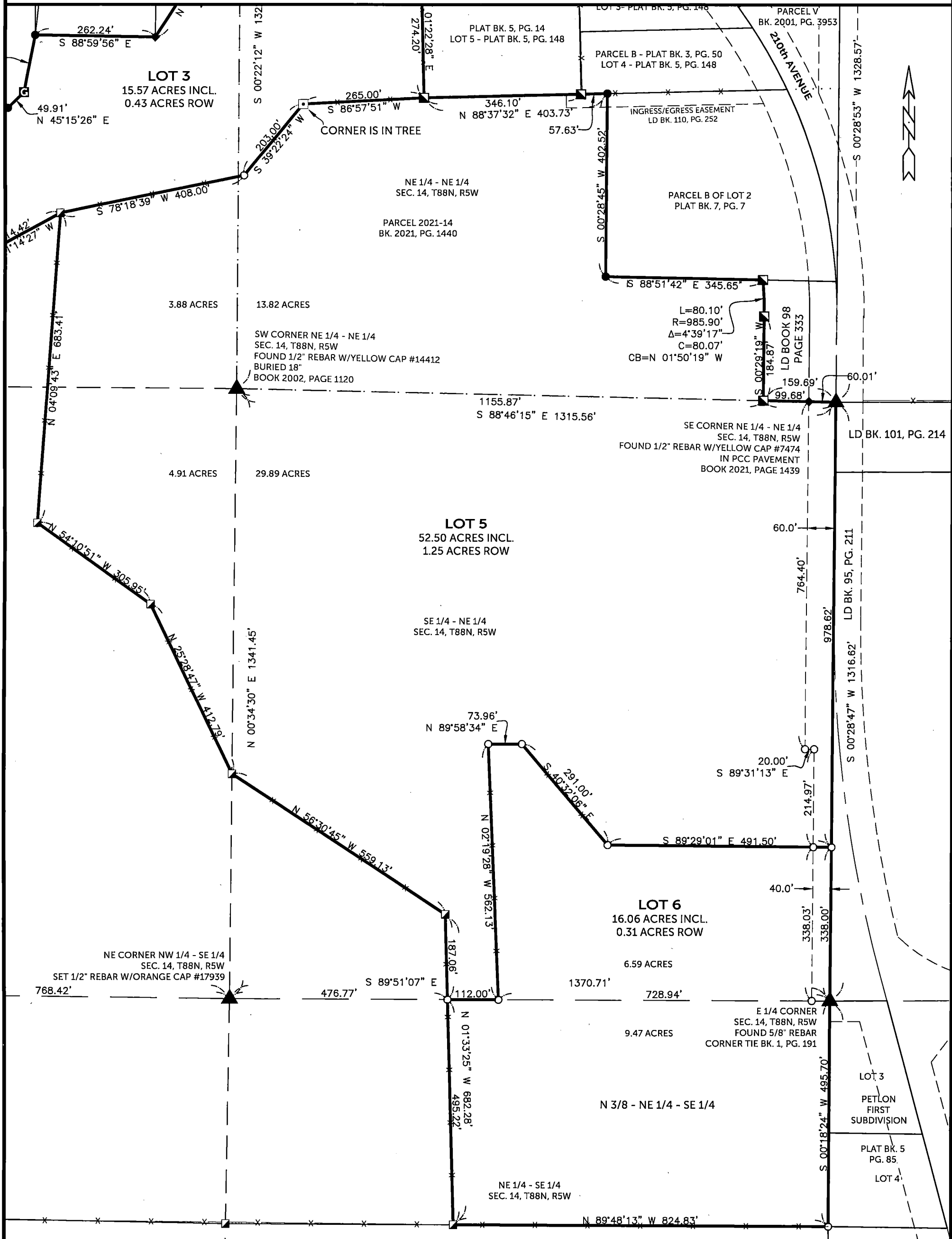
BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057

Phone 563-927-2434

burringtongroup.com

SHEET 4

HARBACH SUBDIVISION
A SUBDIVISION IN THE NE 1/4 AND IN THE NE 1/4 OF THE SE 1/4
SECTION 14, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



OWNER'S ACKNOWLEDGMENT

I, Sheila Freiburger of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with my free consent, and in accordance with my desire.

Sheila Freiburger
Sheila Freiburger

State of Iowa)

County of Delaware) ss:


On this 15 day of December, 2023, before me a Notary Public in and for said State, personally appeared Sheila Freiburger 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.

[Signature]
Notary Public in and for said State



OWNER'S ACKNOWLEDGMENT

I, Randy Harbach of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with my free consent, and in accordance with my desire.

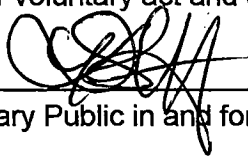


Randy Harbach

State of Iowa)

County of Delaware) ss:

On this 15 day of December, 2023, before me a Notary Public in and for said State, personally appeared Randy Harbach 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.



Notary Public in and for said State



OWNER'S ACKNOWLEDGMENT

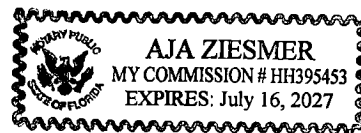
I, Pam Knutson of Collier County, State of Fl., do hereby certify that the above survey, as shown by the attached Plat, is made with my free consent, and in accordance with my desire.

Pam Knutson
Pam Knutson

State of Florida
County of Collier ss:

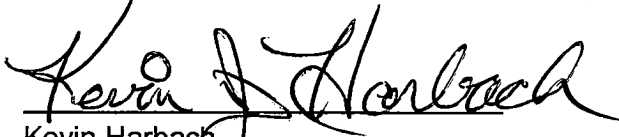
On this 15 day of December, 2023, before me a Notary Public in and for said State, personally appeared Pam Knutson to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

[Signature]
Notary Public in and for said State Florida



OWNER'S ACKNOWLEDGMENT

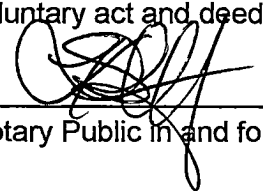
I, Kevin Harbach of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with my free consent, and in accordance with my desire.


Kevin Harbach

State of Iowa)

County of Delaware) ss:


On this 15 day of December, 2023, before me a Notary Public in and for said State, personally appeared Kevin Harbach 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.


Notary Public in and for said State



OWNER'S ACKNOWLEDGMENT

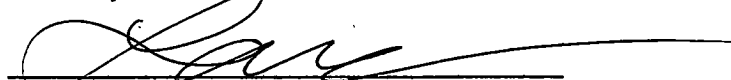
I, Jeff Harbach of Douglas County, State of CO, do hereby certify that the above survey, as shown by the attached Plat, is made with my free consent, and in accordance with my desire.

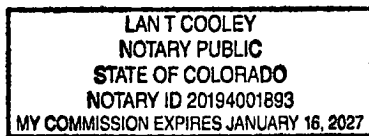

Jeff Harbach

State of Colorado

County of Douglas ss:

On this 14th day of December, 2023, before me a Notary Public in and for said State, personally appeared Jeff Harbach 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.


Notary Public in and for said State



OWNER'S ACKNOWLEDGMENT

J.K.
I, Jody Harbach (a/k/a Jody Kelly) of ORANGE County, State of CALIFORNIA, do hereby certify that the above survey, as shown by the attached Plat, is made with my free consent, and in accordance with my desire.

Jody Kelly
Jody Harbach (a/k/a Jody Kelly)

J.K.
State of California)

)
County of Orange) ss:

On this 13 day of December, 2023, before me a Notary Public in and for said State, personally appeared Jody Harbach (a/k/a Jody Kelly) 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.

[Signature]

Notary Public in and for said State

California Notarial
Loose Certificate
attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate, verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

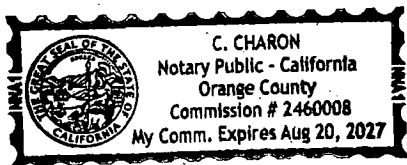
State of California
County of Orange

On Wednesday, December 13, 2023 before me, C. CHARON Notary Public, personally appeared

JODY KELLY

Who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

Signature

A handwritten signature in black ink, appearing to be 'Jody Kelly', written over a horizontal line.

Description of Attached Document

Title or Type of Document: OWNER'S ACKNOWLEDGEMENT

Document Date: December 13, 2023

Number of Pages: 1

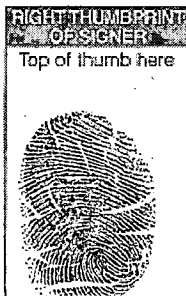
Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: **JODY KELLY**

- ☒ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: SELF



I, Jim Harbach of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with my free consent, and in accordance with my desire.

State of Iowa)

County of Delaware) ss:

Notary Public in and for said State



OWNER'S ACKNOWLEDGMENT

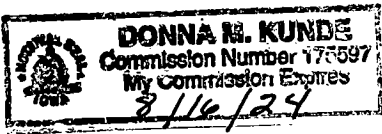
I Jim Harbach, Trustee of the Ruth Harbach Revocable Trust, of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

Jim Harbach Trustee
Jim Harbach, Trustee of the Ruth Harbach Revocable Trust

State of Iowa)
)
County of Delaware) ss:

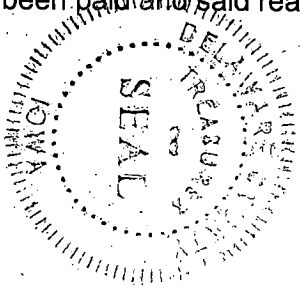
On this 12th day of December, 2023, before me a Notary Public in and for said County, personally appeared Jim Harbach, Trustee, to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Donna M. Kunde
Notary Public in and for said County



TREASURER CERTIFICATE

I, the undersigned, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against **HARBACH 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 3-6-24
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 **HARBACH 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 **HARBACH 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 **HARBACH SUBDIVISION**, Delaware County, Iowa on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated NOVEMBER 11, 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 18th day of December, A.D., 2023, 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 following:

The Ruth Harbach Revocable Trust dated November 30, 2004 *for that portion lying in the N 1/2 of the NE 1/4 Section 14 T88N of the Fifth P.M., and for that portion lying south thereof*, Sheila Freiburger, Randy Harbach, Pam Knutson, Kevin Harbach, Jeff Harbach, Scott Harbach, Jody Harbach, and Jim Harbach as to an undivided 33 1/3 % interest and The Ruth Harbach Revocable Trust dated November 30, 2004 as to an undivided 66 2/3 % interest.

Dated at Manchester, Iowa in said County, this 4th day of March, 2024.



Steven E. Carr
Attorney at Law