

COUNTY: DELAWARE

SECTION 23, T 88 N, R 5 W

ALIQUOT PART: SE 1/4 - NW 1/4, NE 1/4 - SW 1/4

CITY:

SURVEY: NEUHAUS HILLSIDE SUBDIVISION

BLOCK: LOTS:

PROPRIETOR: PHILLIP A. NEUHAUS

REQUESTED BY: PHILLIP A. NEUHAUS

SURVEYOR: RANDALL L. RATTENBORG

COMPANY: BURRINGTON, GROUP, INC.

105 W. MAIN STREET, MANCHESTER, IA 52057

INFO@BURRINGTONGROUP.COM 563-927-2434

FILED

Delaware Co. Auditor

MAY 03 2024

FILED

Delaware Co. Auditor

MAY 03 2024



Book 2024 Page 949

Document 2024 949 Type 06 002 Pages 7

Date 5/03/2024 Time 9:59:35AM

Rec Amt \$37.00

Daneen Schindler, RECORDER/REGISTRAR

DELAWARE COUNTY IOWA

SUBDIVISION

PLAT

NEUHAUS HILLSIDE SUBDIVISION

LOTS 1 & 2 OF LOGAN'S FIRST SUBDIVISION AND PART OF THE SE 1/4 - NW 1/4 AND PART OF THE NE 1/4 -SW 1/4, SEC. 23, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

NEUHAUS HILLSIDE SUBDIVISION, A subdivision of Lots 1 and 2 of Logan's First Subdivision and part of the SE 1/4 of the NW 1/4 and part of the NE 1/4 of the SW 1/4 in Section 23, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 6.65 acres, more or less, divided into nine lots numbered Lot 1 through Lot 4, Lot 1A through Lot 4A, and Lot A, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the northerly most corner of Lot 5 of Logan's First Subdivision, as recorded in Plat Book 4, Page 46;

THENCE along the northwesterly boundary of said Lot 5, South 37° 47' 59" West, 138.75 feet, to the northerly moist corner of Lot 4 of said Logan's First Subdivision;

THENCE along the northwesterly line of said Lot 4 and of Lot 3 of said Logan's First Subdivision, South 37° 45' 13" West, 112.79 feet, to the southerly line of said Lot 3;

THENCE along the southerly line of said Lot 3, South 66° 19' 24" East, 128.24 feet, to the southerly most corner of said Lot 3;

THENCE along the southerly line of the lake frontage for said Lot 3, South 49° 50' 32" East, 176.13 feet, more or less, to the centerline of the Maquoketa River (Lake Delhi);

THENCE along the centerline of the Maquoketa River (Lake Delhi), South 40° 25' 04" West, 35.11 feet, more or less;

THENCE continuing along the centerline of the Maquoketa River (Lake Delhi), South 02° 18' 25" West, 188.93 feet, more or less;

THENCE continuing along the centerline of the Maquoketa River (Lake Delhi), South 25° 36' 51" East, 100.41 feet, more or less;

THENCE continuing along the centerline of the Maquoketa River (Lake Delhi), South 40° 24' 52" East, 147.51 feet, more or less, to the southerly line of a parcel as shown in Plat Book 5, Page 76, being the northerly line of Parcel 2018-41, as recorded in Book 2018, Page 3523, and amended in Book 2024 Page 947;

THENCE along the southerly line of said parcel and northerly line of said Amended Parcel 2018-41, South 54° 55' 51" West, 155.80 feet, more or less;

THENCE continuing along the southerly line of said parcel and northerly line of said Amended Parcel 2018-41, North 88° 27' 10" West, 249.36 feet, to the westerly line of said parcel;

THENCE along the westerly line of said parcel, North 16° 06' 03" West, 719.35 feet;

THENCE continuing along the westerly line of said parcel, North 39° 38' 09" East, 378.30 feet, to the northerly line of said parcel;

THENCE along the northerly line of said parcel, South 47° 32' 09" East, 173.95 feet, to the **POINT OF BEGINNING**;

The northwesterly boundary of Lot 5 of Logan's First Subdivision, as recorded in Plat Book 4, Page 46, is assumed to bear South 37° 47' 59" West.

SURVEYED ON: 4/8 & 4/16/2024

SURVEY REQUESTED BY: PHILLIP A. NEUHAUS

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

	PROPRIETORS: PHILLIP A. 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.	PROJECT NO. 21-107
	 RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE 4/18/2024 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025	SCALE: 1" = 80'
	 BURRINGTON GROUP, INC. Civil Engineering Land Surveying 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com	DRAWN BY: RLR
		CHECKED BY: DM
GPS BOX: LAKE DELHI		
SHEET 1 OF 7		

SHEETS COVERED BY THIS SEAL: SHEET 1 - 3

NEUHAUS HILLSIDE SUBDIVISION

LOTS 1 & 2 OF LOGAN'S FIRST SUBDIVISION AND PART OF THE SE 1/4 - NW 1/4 AND PART OF THE NE 1/4 -SW 1/4, SEC. 23, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

SEE SHEET 3 FOR
EASEMENT DETAIL

SE 1/4 - NW 1/4
SEC. 23, T88N, R5W

LOGAN'S FIRST SUBDIVISION
PLAT BOOK 4, PAGE 46

LOT 6

POINT OF BEGINNING
NEUHAUS HILLSIDE SUB.

LAKE FRONTAGE
LOT 6

LOT A

1.15 ACRES
RESERVED FOR FUTURE DIVISIONS

LOT 5

BOOK 2021
PAGE 3632

LOT 4

LAKE FRONTAGE
LOT 5

LOT 3

LAKE FRONTAGE
LOT 4

LOT 1

0.85 ACRES

LAKE FRONTAGE
LOT 3

LOT 1A

0.28 ACRES +/-

RETRACEMENT OF LOT 4
& LAKE FRONTAGE
BOOK 2009, PAGE 4421

LOT 2

0.66 ACRES

LOT 2A

0.36 ACRES +/-

LOT 3A

0.62 ACRES +/-

LOT 3

0.94 ACRES

LOT 4A

0.66 ACRES +/-

LOT 4

1.13 ACRES

ALL DIMENSIONS GOING TO THE
NORMAL HIGH WATER LINE AND
TO THE CENTERLINE OF THE
MAQUOKETA RIVER (LAKE DELHI)
ARE MORE OR LESS.

LEGEND

- ▲ SECTION CORNER
- FOUND 1/2" REBAR
- FOUND 1/2" REBAR w/YELLOW CAP #14417
- FOUND INTERSTATE POWER MOUNT
- SET 1/2" REBAR w/ORANGE CAP #17939
- ✕ SET CUT "X"
- QUARTER LINE
- LAKE FRONTAGE LINE
- EASEMENT OR ROW LINE
- CENTERLINE
- WE — NORMAL HIGH WATER LINE
- FORMER LOT LINE
- LOT LINE BOUNDARY
- BOUNDARY ESTABLISHED
- R— RECORDED AS

PARCEL 2018-42
BOOK 2018, PAGE 3523

NE 1/4 - SW 1/4
SEC. 23, T88N, R5W

PARCEL 2018-41
BOOK 2018, PAGE 3523
AMENDED BOOK 2024-947

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

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

Phone 563-927-2434

SHEET 2
burringtongroup.com

LOTS 1 & 2 OF LOGAN'S FIRST SUBDIVISION AND PART OF THE SE 1/4 - NW 1/4 AND PART OF THE NE 1/4 -SW 1/4, SEC. 23, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

▲ SECTION CORNER
 ● FOUND 1/2" REBAR
 ■ FOUND 1/2" REBAR w/YELLOW CAP #14417
 ⊗ FOUND INTERSTATE POWER MOUNMENT
 ○ SET 1/2" REBAR w/ORANGE CAP #17939
 ✕ SET CUT "X"
 _____ QUARTER LINE
 _____ LAKE FRONTAGE LINE
 _____ EASEMENT OR ROW LINE
 _____ CENTERLINE
 _____ WE _____ NORMAL HIGH WATER LINE
 _____ FORMER LOT LINE
 _____ LOT LINE BOUNDARY
 _____ BOUNDARY ESTABLISHED
 R- _____ RECORDED AS

SE 1/4 - NW 1/4
SEC. 23, T88N, R5W

35.0' ACCESS &
UTILITY EASEMENT

124.51'

103.36" E 145.24'

35.00'

73.00'

S 37°47'59" W 138.75'

LOT 5

LOT A
1.15 ACRES
RESERVED FOR FUTURE DIVISIONS

N 39°38'09" E 378.30'

N 50°49'09" E 86.79'

35.0'

S 87°22'43" E 66.00'

S 54°08'58" E 76.79'

N 50°49'09" E 70.00'

N 39°38'10" E 50.00'

36.40'

66.30'

35.0' ACCESS &
UTILITY EASEMENT

189.18'

S 66°19'24" E 317.42'

58.65'

S 37°45'13" W 112.79'

54.14'

15.00'

LOT 4

LOGAN'S 1st SUB. -
PLAT BK. 4, PG. 46

S 68°39'27" E 130.70'

115.70'

LOT 3

128.24'

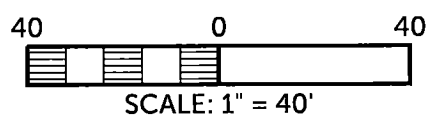
LOT 1
0.85 ACRES

S 75°23'09" E 248.20'

N 38°19'59" E 104.90'

LOT 1A
0.28 ACRES


+/-



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

OWNER’S ACKNOWLEDGMENT

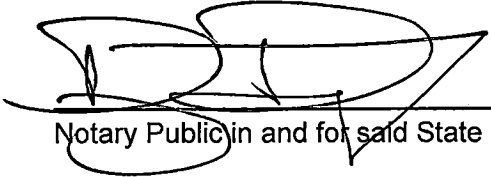
I Phillip A. Neuhaus of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with my free consent, and in accordance with my desire.



Phillip A. Neuhaus

State of Iowa)
)
County of Delaware) ss:

On this 29th day of APRIL, 2024, before me a Notary Public in and for said County, personally appeared Phillip A. Neuhaus to me known to be the person named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

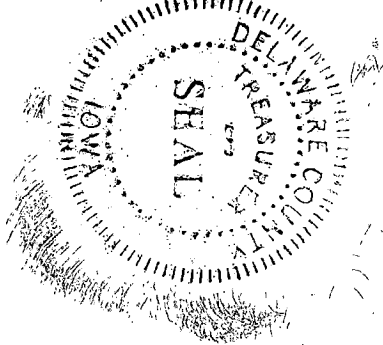


Notary Public in and for said State



CERTIFICATE OF TREASURER

I, the undersigned, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against **NEUHAUS HILLSIDE 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 4-29-24
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 **NEUHAUS HILLSIDE 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 **NEUHAUS HILLSIDE 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 **NEUHAUS HILLSIDE SUBDIVISION**, Delaware County, Iowa on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated APRIL 18, 2024.

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 20th day of March, A.D., 2024, 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 Philip A. Neuhaus subject to the following:

1. An Open-End Real Estate Mortgage in favor of Farmers & Merchants Savings Bank filed February 23, 2024 in Book 2024, Page 426.

Dated at Manchester, Iowa in said County, this 19th day of April, 2024.



Steven E. Carr
Attorney at Law

MORTGAGE HOLDERS ACKNOWLEDGMENT

The Farmers & Merchants Savings Bank , State of Iowa, does hereby certify that the above survey, as shown by the attached Plat, is made with our free consent and in accordance with our desire as mortgage holder of a portion of the premises described herein.

Keith A. Kramer
By: Keith A. Kramer , Executive Vice President

Tirzah N. Wedewer
By: Tirzah N. Wedewer , EVP & CFO

State of IOWA)

County of DELAWARE) Ss:

On this 29 day of April , 2024 , before me, the undersigned, a Notary Public in and for the State of Iowa , personally appeared Keith A. Kramer and Tirzah N. Wedewer to me personally known, who being duly sworn, did say that they are the Executive Vice President and EVP & CFO respectively, of the Farmers & Merchants Savings Bank 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 the)~~ Farmers & Merchants Savings Bank ; that said instrument was signed ~~(and sealed)~~ on behalf of the Farmers & Merchants Savings Bank by authority of its Board of Directors; and that Keith A. Kramer and Tirzah N. Wedewer as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the Farmers & Merchants Savings Bank , by it and by them voluntarily executed.

Angela K Wendt
Notary Public in and for said County

