

COUNTY: DELAWARE
 SECTION 20, T 89 N, R 5 W SECTION 17, T89N, R5W
 ALIQUOT PART: SEC. 17, SW 1/4 - SE 1/4
 SEC. 20, NW 1/4-NE 1/4, NE 1/4-NW 1/4, SW 1/4-NE 1/4, SE 1/4-NW 1/4
 CITY:
 SURVEY: NEUHAUS SECOND SUBDIVISION
 BLOCK: LOTS: 3 & 4
 PROPRIETOR: PHILIP A. NEUHAUS
 REQUESTED BY: PHILIP A. NEUHAUS
 SURVEYOR: RANDALL L. RATTENBORG
 COMPANY: BURRINGTON, GROUP, INC.
 105 W. MAIN STREET, MANCHESTER, IA 52057
 INFO@BURRINGTONGROUP.COM 563-927-2434

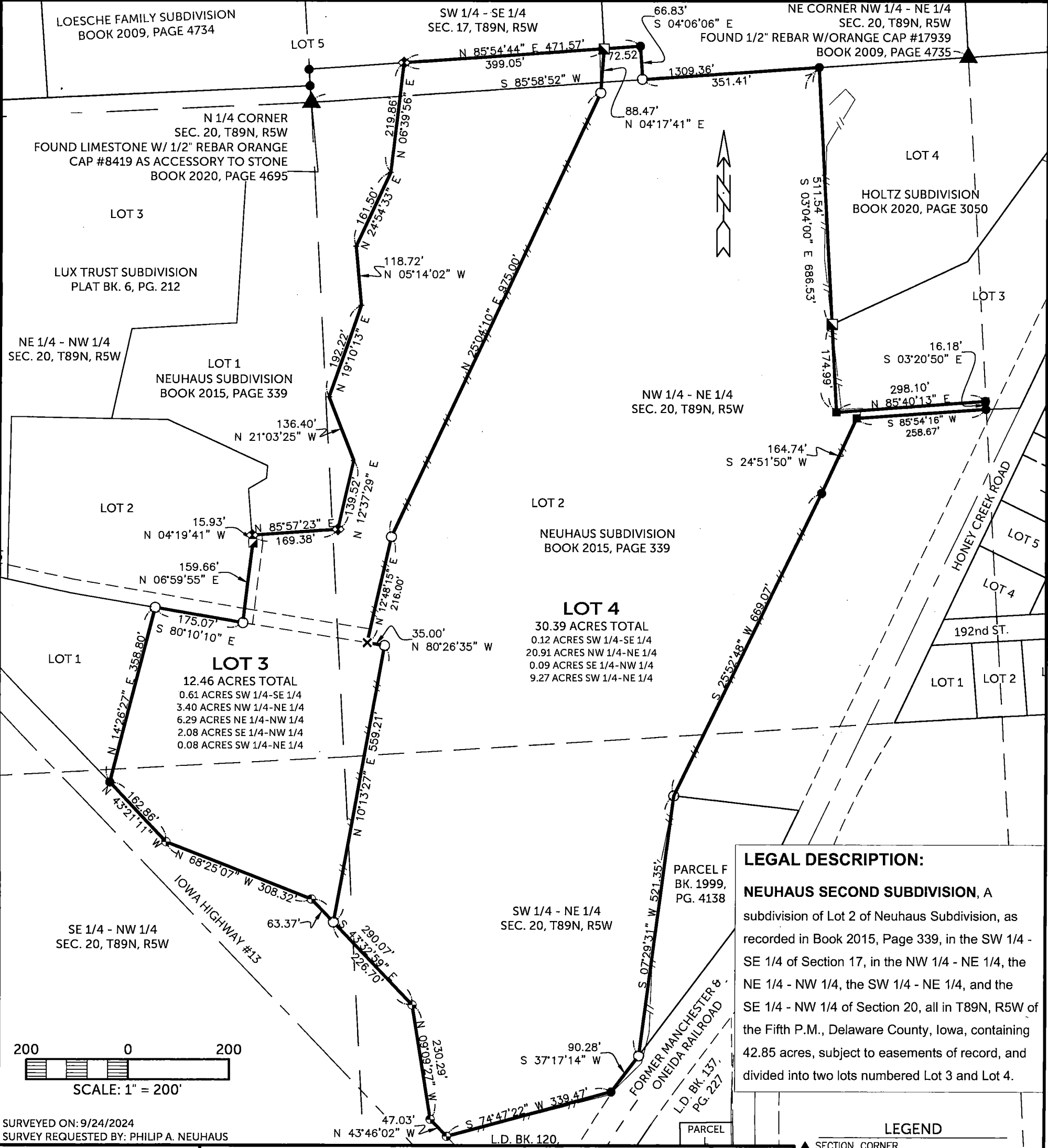
FILED
 Delaware Co. Assessor
 OCT 07 2024

Book 2024 Page 2524
 Document 2024 2524 Type 06 002 Pages 7
 Date 10/07/2024 Time 3:51:21PM
 Rec Amt \$37.00

FILED
 Delaware Co. Auditor
 OCT 07 2024

Daneen Schindler, RECORDER/REGISTRAR
 DELAWARE COUNTY IOWA

FINAL PLAT NEUHAUS SECOND SUBDIVISION, A SUBDIVISION OF LOT 2 OF NEUHAUS SUBDIVISION IN THE SW 1/4 - SE 1/4 OF SECTION 17, THE NW 1/4 - NE 1/4, THE NE 1/4 - NW 1/4, THE SW 1/4 - NE 1/4, AND THE SE 1/4 - NW 1/4 OF SECTION 20, ALL IN T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA.



LEGAL DESCRIPTION:
 NEUHAUS SECOND SUBDIVISION, A subdivision of Lot 2 of Neuhaus Subdivision, as recorded in Book 2015, Page 339, in the SW 1/4 - SE 1/4 of Section 17, in the NW 1/4 - NE 1/4, the NE 1/4 - NW 1/4, the SW 1/4 - NE 1/4, and the SE 1/4 - NW 1/4 of Section 20, all in T89N, R5W of the Fifth P.M., Delaware County, Iowa, containing 42.85 acres, subject to easements of record, and divided into two lots numbered Lot 3 and Lot 4.

LEGEND

▲	SECTION CORNER
●	FOUND 1/2" REBAR w/ORANGE CAP #17939
○	FOUND 1/2" REBAR
⊙	FOUND 1/2" REBAR w/ALUMINUM I.D.O.T. CAP
■	FOUND 5/8" REBAR w/ORANGE CAP #9650
⊕	FOUND 1/2" REBAR w/RED CAP #7060
○	SET 1/2" REBAR w/ORANGE CAP #17939
×	SET CUT "X"
---	SECTION LINE
- - - -	QUARTER LINE
- . - . -	QTR.-QTR. LINE
- - - -	FENCE LINE
- . - . -	CENTER LINE
- - - -	EASEMENT OR ROW LINE
---	PARCEL BOUNDARY
---	BOUNDARY ESTABLISHED
R	RECORDED

SURVEYED ON: 9/24/2024
 SURVEY REQUESTED BY: PHILIP A. NEUHAUS

RANDALL L. RATTENBORG
 17939
 LICENSED PROFESSIONAL LAND SURVEYOR
 IOWA

PROPRIETORS: **PHILIP 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.

RANDALL L. RATTENBORG P.L.S. LIC. #17939
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

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

PROJECT NO. 24-116
 SCALE: 1" = 200'
 DATE: 9/11/2024
 DRAWN BY: RLR
 CHECKED BY: DDK
 GPS BOX: 22
 SHEET 1 OF 2

OWNER'S ACKNOWLEDGMENT

I Philip A. 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

State of Iowa)
County of Delaware) Ss:

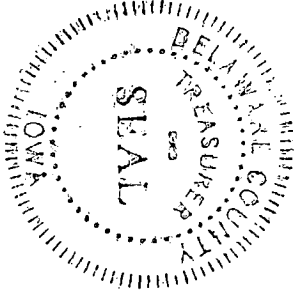
On this 3rd day of October, 2024, before me a Notary Public in and for said County, personally appeared Philip A. Neuhaus to me known to be the person named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Donna M. Kunde
Notary Public in and for said State



CERTIFICATE OF TREASURER

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

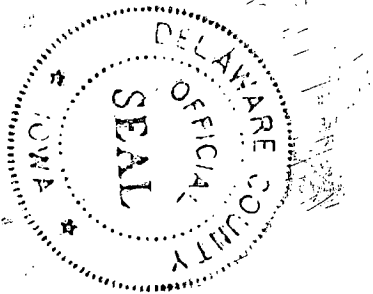


Jenny Eschen
Jenny Eschen, County Treasurer

10.7.24
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 SECOND 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 SECOND 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 10-7-24
Michael Corkery – Coordinator
Delaware County E-911 Board

ATTORNEY'S OPINION

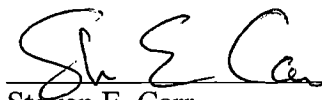
I, Steven E. Carr, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in **NEUHAUS SECOND SUBDIVISION**, Delaware County, Iowa on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated SEPTEMBER 11, 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 4th day of September, 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. A Mortgage in favor of Farmers & Merchants Savings Bank filed September 15, 2020 in Book 2020, Page 3162.

Dated at Manchester, Iowa in said County, this 12th day of September, 2024.



Steven E. Carr
Attorney at Law

MORTGAGE HOLDERS ACKNOWLEDGMENT

The F & M 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 VP

Tirzah Wedewer
By: Tirzah Wedewer EVP & CFO

State of Iowa)
)
County of Delaware) ss:

On this 4th day of October, 2024, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Keith A Kramer and Tirzah Wedewer to me personally known, who being duly sworn, did say that they are the EVP and EVP & CFO respectively, of F & M 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)~~; that said instrument was signed ~~(and sealed)~~ on behalf of F&M Bank by authority of its Board of Directors; and that Keith A Kramer and Tirzah Wedewer as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of F & M Bank by it and by them voluntarily executed.

Tracy L. Fonck
Notary Public in and for said County



PLANNING & ZONING COMMISSION RESOLUTION
NEUHAUS SECOND SUBDIVISION PRELIMINARY & FINAL PLAT

WHEREAS, the preliminary and final subdivision plat of **NEUHAUS SECOND SUBDIVISION**, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated September 11, 2024, has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa;

WHEREAS, the Planning and Zoning Commission 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;

WHEREAS, the preliminary and final 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;

WHEREAS, the Manchester Planning and Zoning Commission is recommending to the Council that they accept the preliminary and final subdivision plat of **NEUHAUS SECOND SUBDIVISION**, Delaware County, Iowa, as presented with the following variances, declarations and conditions;

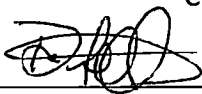
- a. No determination has been made as to compliance with this subdivision and platting requirements which are set forth in the Code of Iowa.
- b. In the future, if this area was annexed into the City of Manchester, zoning would be agricultural.
- c. The construction of sidewalks is deferred according to Resolution No. R-006- 2003, Resolution Regarding Procedures and Guidelines for Implementation of Sidewalk Construction Program, under Item No. 4 (a) ("streets developed as a rural cross section").
- d. Lots 3 & 4 are mostly in the floodplain. Development of this area is unlikely.

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said preliminary and final plat of **NEUHAUS SECOND SUBDIVISION**, Delaware County, Iowa, be, and exhibits attached thereto, and the same is hereby acknowledged, approved and accepted on the part of the City of Manchester, Delaware County, Iowa. The Chairperson and Secretary are hereby directed to certify this approval and affix the same to said Preliminary plat as by law provided.

Passed this 19th day of September, A.D., 2024.



PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA

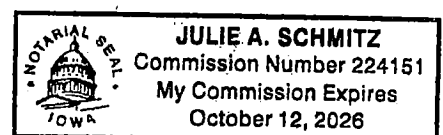
By 
David Smith, Chairperson

By 
Laura Thomas, Recording Secretary

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 19th day of September, A.D., 2024, before me Julie Schmitz, a Notary Public in and for the State of Iowa, personally appeared David Smith and Laura Thomas, to me personally known, and, who, being by me duly sworn, did say that they are the Chairperson and 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, and that David Smith and Laura 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.



RESOLUTION R-102-2024

PRELIMINARY AND FINAL PLAT NEUHAUS SECOND SUBDIVISION

WHEREAS, the preliminary and final subdivision plat of NEUHAUS SECOND SUBDIVISION, City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated September 11, 2024, 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;

WHEREAS, the preliminary and final 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;

WHEREAS, the Manchester Planning and Zoning Commission has recommended to the Council that they accept the preliminary and final subdivision plat of NEUHAUS SECOND 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.
- b. In the future, if this area was annexed into the City of Manchester, zoning would be agricultural.
- c. The construction of sidewalks is deferred according to Resolution No. R-006- 2003, Resolution Regarding Procedures and Guidelines for Implementation of Sidewalk Construction Program, under Item No. 4 (a) ("streets developed as a rural cross section").
- d. Lots 3 & 4 are mostly in the floodplain. Development of this area is unlikely

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said preliminary and final plat of NEUHAUS SECOND SUBDIVISION, Delaware County, Iowa, be, and exhibits attached thereto, 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 Preliminary plat as by law provided.

Passed this 30th day of September, A.D., 2024.



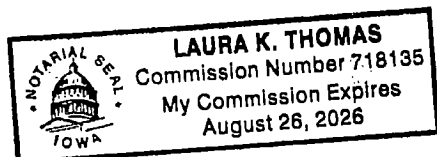
Connie Behnken
Connie Behnken, Mayor

ATTEST:

Erin Learn
Erin Learn, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 30th day of September, A.D., 2024, 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-102-202 adopted by the City Council on the 30th day of September, A.D., 2024, 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.