

COUNTY: Delaware
 SECTION 20, T 89 N, R 5 W
 ALIQUOT PART: NE 1/4-NE 1/4
 CITY:
 SURVEY: Holtz Second Subdivision
 BLOCK: LOTS:
 PROPRIETOR: Holtz Storage L.L.C.
 REQUESTED BY: Philip & Abby Holtz
 SURVEYOR: Randall Rattenborg
 COMPANY: BARRINGTON, GROUP, INC.
 105 W. MAIN STREET, MANCHESTER, IA 52057
 INFO@BARRINGTONGROUP.COM 563-927-2434

FILED
 Delaware Co. Assessor

OCT 16 2024

FILED
 Delaware Co. Auditor

OCT 16 2024



Book 2024 Page 2613

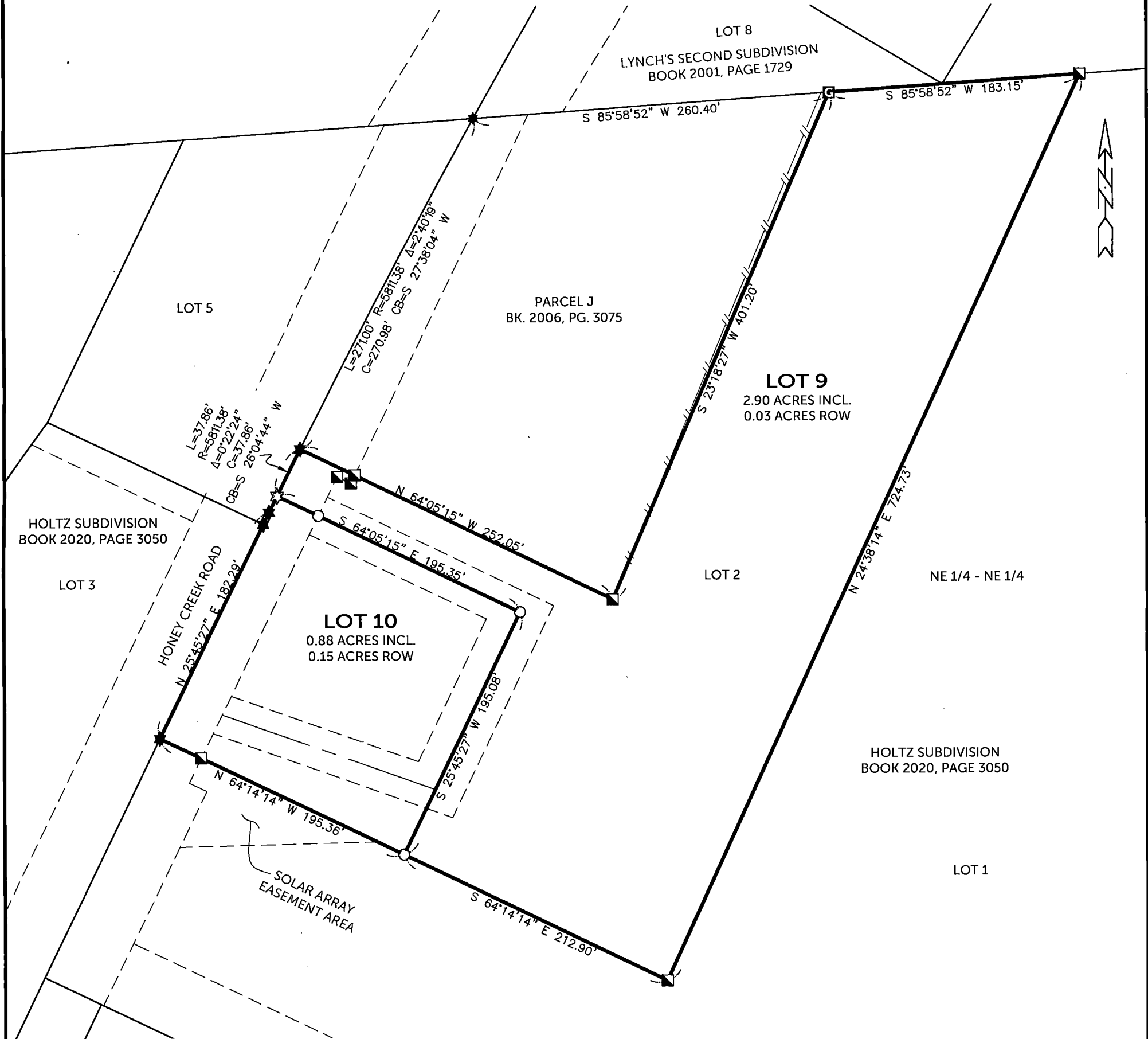
Document 2024 2613 Type 06 002 Pages 8
 Date 10/16/2024 Time 3:48:18PM
 Rec Amt \$42.00

Daneen Schindler, RECORDER/REGISTRAR
 DELAWARE COUNTY IOWA

FINAL
 PLAT

HOLTZ SECOND SUBDIVISION
 A SUBDIVISION OF LOT 2 OF HOLTZ SUBDIVISION IN THE NE 1/4 OF THE NE 1/4 OF
 SECTION 20, T89N, R5W OF THE 5TH P.M., DELAWARE COUNTY, IOWA

SEE SHEET 2 FOR DETAIL OF LOT 10

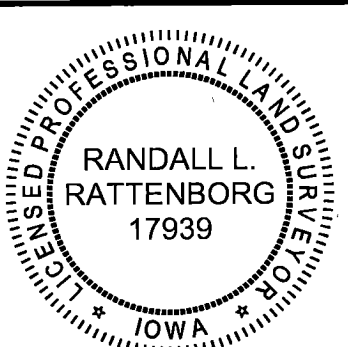


LEGAL DESCRIPTION:

HOLTZ SECOND SUBDIVISION, A subdivision of Lot 2 of Holtz Subdivision, as recorded in Book 2020, Page 3050, containing 3.78 acres, including 0.18 acres of public road right of way, subject to easements of record, and divided into two lots numbered Lot 9 and Lot 10.

SURVEYED ON: 9/4/2024
 SURVEY REQUESTED BY: Philip & Abby Holtz

Q:\Civil3D_Survey\GPS Box 22\GPS Box 22 2016.dwg



PROPRIETORS: **Holtz Storage L.L.C.**

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.

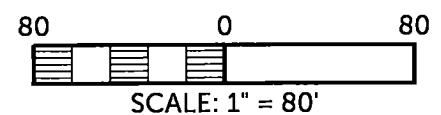
RANDALL L. RATTENBORG, P.L.S. LIC. #17939 DATE 9/11/2024
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

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

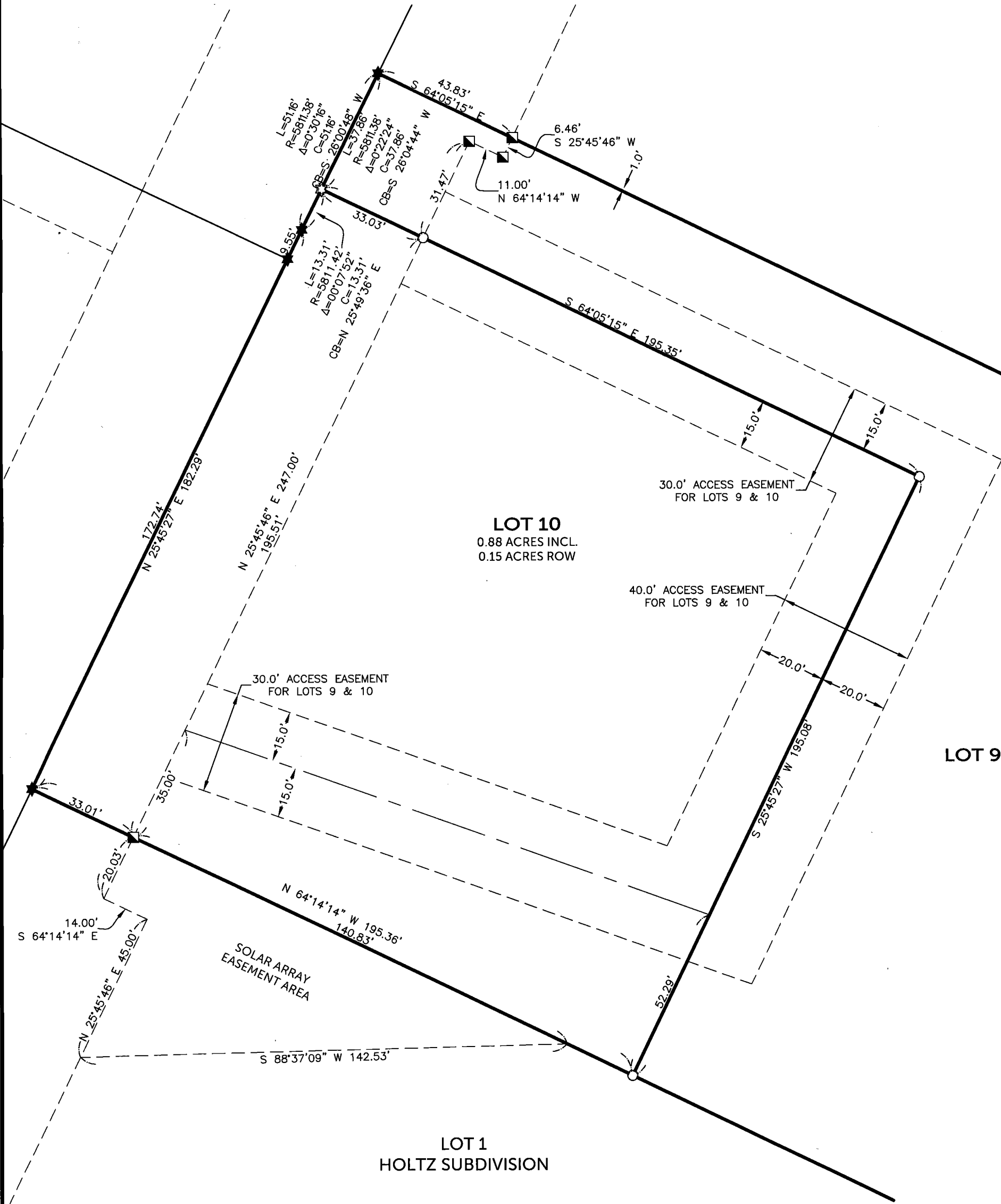
PROJECT NO. 24-109
 SCALE: 1" = 80'
 DATE: 9/11/2024
 DRAWN BY: rlr
 CHECKED BY: ddk
 GPS BOX: 22
 SHEET 1 OF 2

LEGEND

- FOUND 1/2" Ø REBAR W/ ORANGE CAP #8419
- FOUND 1/2" Ø REBAR W/ ORANGE CAP #17939
- ★ FOUND MAGNAIL SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- ☆ SET MAGNAIL CENTER LINE
- EASEMENT OR ROW LINE
- BOUNDARY ESTABLISHED RECORDED AS

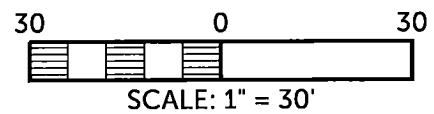


HOLTZ SECOND SUBDIVISION
 A SUBDIVISION OF LOT 2 OF HOLTZ SUBDIVISION IN THE NE 1/4 OF THE NE 1/4 OF
 SECTION 20, T89N, R5W OF THE 5TH P.M., DELAWARE COUNTY, IOWA



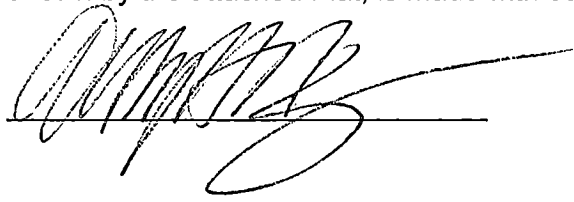
LEGEND

- ◻ FOUND 1/2" Ø REBAR W/
ORANGE CAP #8419
- ◼ FOUND 1/2" Ø REBAR W/
ORANGE CAP #17939
- ★ FOUND MAGNAIL
- SET 1/2" REBAR w/
ORANGE CAP PLS 17939
- ☆ SET MAGNAIL
- CENTER LINE
- - - EASEMENT OR ROW LINE
- BOUNDARY ESTABLISHED
- R RECORDED AS



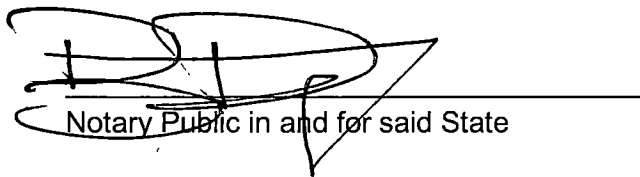
OWNER'S ACKNOWLEDGMENT

I, Abby Jo Holtz 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.



State of Iowa)
)
County of Delaware) Ss:

On this 2nd day of October, 2024, before me, a Notary Public in and for said County, personally appeared Abby Jo Holtz, to me personally known, who being by me duly sworn or affirmed, did say they are the Manager of said Holtz Storage, LLC and that said instrument was signed on behalf of said Holtz Storage, LLC by authority of its managers and the said Manager acknowledged the execution of the instrument to be the voluntary act and deed of said Holtz Storage, LLC by it voluntarily executed.

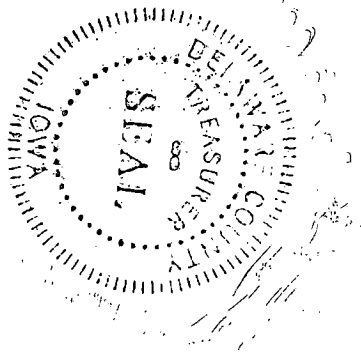


Notary Public in and for said State



CERTIFICATE OF TREASURER

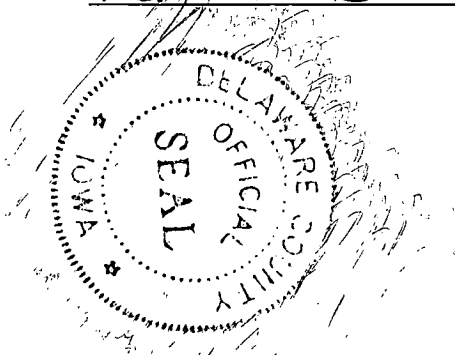
I, the undersigned, Jenny Eschen, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against HOLTZ SECOND SUBDIVISION, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Jenny Eschen 10-10-24
Jenny Eschen, 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 HOLTZ 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 HOLTZ 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, Carolyn C. Davis, a practicing attorney at law in Dyersville, Delaware County, Iowa, have examined the abstract of title to the land included in Lot 2 of Holtz 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 9th day of October, A.D., 2024, 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 Holtz Storage, LLC, an Iowa Limited Liability Company, subject to the following:

1. Mortgage by Holtz Storage LLC, By: Abby J. Holtz, Sole Member and Manager, to MidWestOne Bank, dated September 27, 2022 and filed September 28, 2022, in Book 2022, Page 2910.
2. Real estate taxes for the first half of fiscal year 2023-2024 and all prior years are paid. The real estate taxes for the second half of fiscal year 2023-2024 are due but not yet delinquent. The real estate taxes for discal year 2024-2025 are accruing but are not yet due or delinquent.

Dated in said County, this 16th day of October, 2024.



Carolyn C. Davis
Attorney at Law

Date: 10/16/24

Locher & Davis, PLC

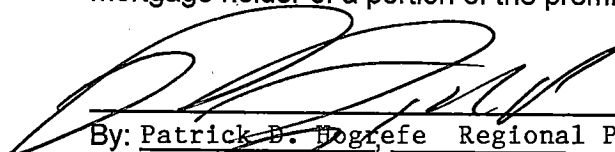
225 1st Ave East, Dyersville, IA 52040

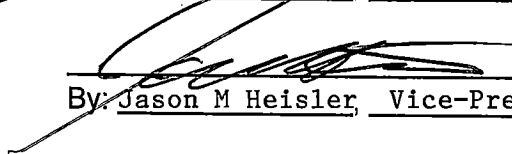
Phone number: 563-875-9112

Iowa Title Guaranty Member No. 11006

MORTGAGE HOLDERS ACKNOWLEDGMENT

The MidWestOne Bank of Dyersville 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.



By: Patrick D. Hogrefe Regional President

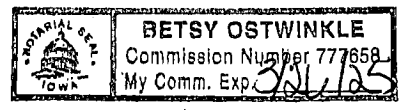

By: Jason M Heisler, Vice-President



State of Iowa)
)
County of Delaware) ss:

On this 8th day of October, 2024, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Patrick D. Hogrefe and Jason M. Heisler to me personally known, who being duly sworn, did say that they are the Regional President and Vice-President respectively, of MidWestOne 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) MidWestOne Bank; that said instrument was signed (and sealed) on behalf of MidWestOne Bank by authority of its Board of Directors; and that Patrick D. Hogrefe and Jason M. Heisler as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of MidWestOne Bank by it and by them voluntarily executed.


Notary Public in and for said County



R-103-2024

PRELIMINARY & FINAL PLAT HOLTZ SECOND SUBDIVISION

WHEREAS, the preliminary and final plat of HOLTZ SECOND SUBDIVISION, City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated 9/11/2024, 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 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 plat of HOLTZ 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 commercial.
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. Lot 10 currently is served by a sanitary sewer disposal system and well. Lot 9 is comprised as cold storage buildings without sanitary sewer or water utilities. The lots will be connected to city water and sewer and voluntarily annex at such time that the City has extended public water and sewer to the property and such services are deemed necessary by the property. The extension of public water and sewer in itself shall not be cause for annexation.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said preliminary and final plat of HOLTZ 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.



Handwritten signature of Connie Behnken

Connie Behnken, Mayor

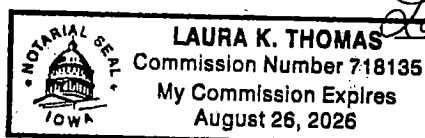
ATTEST:

Handwritten signature of 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-103-2024 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.



Handwritten signature of Laura K. Thomas

Notary Public.

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

WHEREAS, the preliminary and final plat of **HOLTZ 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 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 plat of **HOLTZ SECOND SUBDIVISION**, Delaware County, Iowa, as presented with the following variances, declarations and conditions;

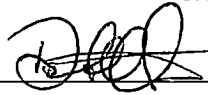
- a. No determination has been made as to compliance with this subdivision and platting requirements which are set forth in the Code of Iowa.
- b. In the future, if this area was annexed into the City of Manchester, zoning would be commercial.
- c. The construction of sidewalks is deferred according 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. Lot 10 currently is served by a sanitary sewer disposal system and well. Lot 9 is comprised as cold storage buildings without sanitary sewer or water utilities. The lots will be connected to city water and sewer and voluntarily annex at such time that the City has extended public water and sewer to the property and such services are deemed necessary by the property. The extension of public water and sewer in itself shall not be cause for annexation.

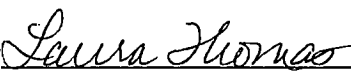
NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said preliminary and final plat of **HOLTZ SECOND SUBDIVISION**, Delaware County, Iowa, be, and exhibits attached thereto, and the same is hereby acknowledged, approved and accepted 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.



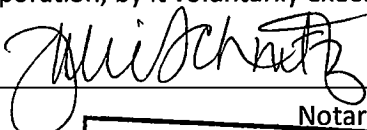
PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA

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, on the 19th day of September, A.D., 2024 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.

