

A SECTION CORNER
FOUND 1/2" REBAR w/ORANGE CAP #8419
B FOUND 1/2" REBAR w/ORANGE CAP #10166
C FOUND 1/2" REBAR w/ORANGE CAP #10166
D FOUND 5/8" IRON ROD
E FOUND ROW RAIL
F FOUND P.K. NAIL
G SET 1/2" REAR w/ORANGE CAP #17939
SECTION LINE
QUARTER LINE
QTR.-QTR. LINE
FENCE LINE
CENTER LINE
EASEMENT OR ROW LINE
LOT LINE
BOUNDARY ESTABLISHED
RECORDED

LEGAL DESCRIPTION:

KARUSCO 4th SUBDIVISION, A subdivision of Lot B of Karusco 3rd Subdivision, as recorded in Book 2005, Page 1691, except Parcel No. 4, as recorded in Book 2008, Page 1905, in the SW 1/4 of the SE 1/4 of Section 30, T89N, R5W of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa, containing a total of 11.19 acres, divided into 4 lots, named Lot 1, Lot 2, Lot C and Lot D, and subject to easements of record.

OWNER'S ACKNOWLEDGMENT / DEDICATION

I RICHARD JONES ^{LIAO} 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. I (we) also dedicate the easements as shown on the attached plat to the Public for their intended uses.

Richard Jones

State of Iowa)
 Linn)
 County of Delaware) Ss:

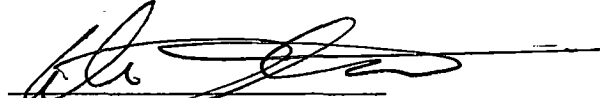
On this 8th day of September A.D. 2025, before me a Notary Public in and for the State of Iowa, personally appeared Richard Jones to me personally known who being by me duly sworn, did say he/she is the President of Karusco, Inc.; that said instrument and foregoing instrument, that no seal has been procured by Karusco, Inc.; that said instrument was signed on behalf by the authority of its Board of Directors; and that Richard Jones as such officer acknowledged the execution of the foregoing instrument to be the voluntary act and deed of Karusco, Inc., by it and by him/her voluntarily executed.

Carrie Severson
 Notary Public in and for said County



OWNER'S ACKNOWLEDGMENT / DEDICATION

I, Wesley D. Schulte 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. I (we) also dedicate the easements as shown on the attached plat to the Public for their intended uses.

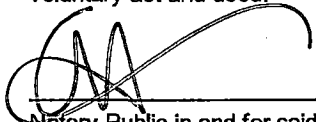


Wesley D. Schulte

State of Iowa)

County of Delaware) ss:

On this 28 day of August, A.D. 2025, before me a Notary Public in and for said State, personally appeared Wesley D. Schulte 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.

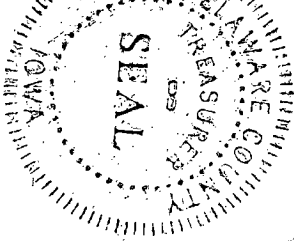


Notary Public in and for said State



CERTIFICATE OF TREASURER

I, the undersigned, Jenny Eschen, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against **KARUSCO 4th SUBDIVISION**, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Jenny Eschen 9.29.25
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 **KARUSCO 4th SUBDIVISION**, a subdivision in Delaware County, Iowa.



Carla K. Becker
Carla K. Becker, Delaware County Auditor

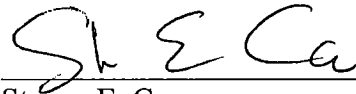
ATTORNEY'S OPINION

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 **KARUSCO 4th SUBDIVISION**, Delaware County, Iowa on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated July 30, 2025

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 16th day of September, A.D., 2025, 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 name of Karusco, Inc., subject to a Real Estate Contract between Karusco, Inc., Seller and Wesley D. Schulte, Buyer filed July 5, 2022 in Book 2022, Page 2043.

Dated at Manchester, Iowa in said County, this 25th day of September, 2025.

A handwritten signature in cursive script, appearing to read 'S E Carr', written over a horizontal line.

Steven E. Carr
Attorney at Law

MORTGAGE HOLDERS ACKNOWLEDGMENT

The KARUSCO INC, 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.

KARUSCO, Inc

By Richard Jones

By: Richard Jones

By: _____

State of Iowa)

County of Delaware Ss:

On this 8 day of September, 2005, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Richard Jones and Karusco Inc to me personally known, who being duly sworn, did say that they are the President and Entity respectively, of the Karusco Inc. 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)~~ Deed of the Sub-Division Plat that said instrument was signed (and sealed) on behalf of the _____ by authority of its Board of Directors; and that Richard Jones and Karusco Inc as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the _____, by it and by them voluntarily executed.

Carrie Severson
Notary Public in and for said County



**PLANNING AND ZONING COMMISSION RESOLUTION APPROVING PRELIMINARY & FINAL PLAT
KARUSCO 4TH SUBDIVISION**

WHEREAS, the Preliminary & Final Plat of **KARUSCO 4th SUBDIVISION**, A SUBDIVISION OF LOT B of KARUSCO 3rd SUBDIVISION, EXCEPT PARCEL NO. 4, SECTIONS 30, T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated JULY 30, 2025, has been filed with the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa; 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 Preliminary & Final Plat of **KARUSCO 4th SUBDIVISION**, should be approved with the following variances, declarations and conditions;

- A. The easements as shown on the attached Plat are to be dedicated to the Public for their intended uses.

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 **KARUSCO 4th SUBDIVISION**, 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 and the Chairperson and the Recording Secretary are hereby authorized and directed to certify this resolution of approval and affix the same to said plat and all attachments referred to herein as provided by law.

Adopted and passed this 14th day of August, 2025.



PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA

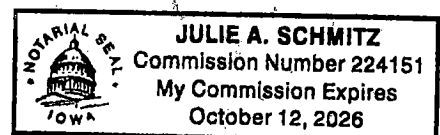
By 
David Smith, Chairperson

By 
Laura Thomas, Recording Secretary

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 14th day of August, 2025, 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 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, 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 APPROVING FINAL PLAT KARUSCO 4TH SUBDIVISION

lowa;

cities or within a two mile radius of the City; and

of the Iowa Code and therefore can be approved pursuant to 354.8 of the Iowa Code; and

County, Iowa, is presented with the following variances, declarations and conditions;

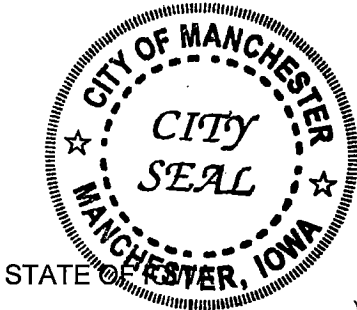
- The easements as shown on the attached Plat are to be dedicated to the Public for their intended uses.

County, Iowa, that

Said **KARUSCO 4th SUBDIVISION**, City of Manchester, Delaware County, Iowa, 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 final plat as by law provided.

Passed this 25th day of August, A.D., 2025.



STATE OF DELAWARE)
COUNTY OF DELAWARE) SS.

ATTEST:


Connie Behnken, Mayor

Erin Learn
Erin Learn, City Clerk

On this 25th day of August, A.D., 2025, 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-076-2025 adopted by the City Council on the 25th day of August, A.D., 2025, 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.

Saura K. Thomas
Notary Public

