

RECORDER'S INDEX
COUNTY: DELAWARE
SECTION: 35-T89N-R5W
QUARTER SECTION: PARTS OF NE1/4-SW1/4 & NW1/4-SW1/4
CITY: N/A
SUBDIVISION: SPRING BRANCH CREEK SECOND SUBDIVISION
BLOCK: N/A
LOT(S): 1-4
PROPRIETOR: ALAN J. KROGMANN
REQUESTED BY: ALAN J. KROGMANN

FINAL PLAT
SPRING BRANCH CREEK
SECOND SUBDIVISION
IN PART OF THE NE1/4-SW1/4 AND THE NW1/4-SW1/4 OF
SECTION 35-T89N-R5W
DELAWARE COUNTY, IOWA

Recorded: 10/24/2025 at 12:41:44.0 PM
County Recording Fee: \$52.00
Iowa E-Filing Fee: \$3.97
Combined Fee: \$55.97
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2838

FILED
DELAWARE CO. ASSESSOR
OCT 24 2025

FILED
DELAWARE CO. AUDITOR
OCT 24 2025

THIS IS A SUBDIVISION OF THE PROPERTY AS DESCRIBED BY A WARRANTY DEED RECORDED ON DECEMBER 21, 2012, IN BOOK 2012, PAGE 4445, ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA.

LEGAL DESCRIPTION:

SPRING BRANCH CREEK SECOND SUBDIVISION, IN PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION;

THENCE SOUTH 89°55'23" WEST (ASSUMED BEARING), 1000.00 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER TO THE POINT OF BEGINNING BEING THE NORTHWEST CORNER OF LOT 4 OF SPRING BRANCH CREEK SUBDIVISION, AS RECORDED IN BOOK 2016, PAGE 2966, ON FILE IN THE DELAWARE COUNTY RECORDER'S OFFICE, MANCHESTER, IOWA;

THENCE SOUTH 00°50'52" EAST, 165.00 FEET ALONG THE WESTERLY LINE OF SAID LOT;

THENCE SOUTH 53°50'56" EAST, 313.00 FEET ALONG THE WESTERLY LINE OF SAID LOT;

THENCE SOUTH 00°50'52" EAST, 417.00 FEET;

THENCE SOUTH 89°55'23" WEST, 530.00 FEET;

THENCE NORTH 00°50'52" WEST, 414.31 FEET;

THENCE NORTHEASTERLY 81.98 FEET ALONG A 250.00 FEET RADIUS CURVE CONCAVE SOUTHEASTERLY, (SAID CURVE HAVING A LONG CHORD OF NORTH 08°32'46" EAST, 81.61 FEET);

THENCE SOUTH 89°55'23" WEST, 278.32 FEET;

THENCE NORTH 00°50'52" WEST, 272.00 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER;

THENCE NORTH 89°55'23" EAST, 545.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING;

CONTAINING 9.50 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

ACCESS EASEMENT:

A STRIP OF LAND FOR INGRESS/EGRESS AND UTILITY EASEMENT PURPOSES BEING 33.00 FEET IN WIDTH LYING ON THE WEST SIDE OF THE CENTERLINE OF KING DRIVE LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5TH P.M., DELAWARE COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION OF SAID SECTION;

THENCE SOUTH 89°55'23" WEST (ASSUMED BEARING), 1545.00 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER TO THE NORTHWEST CORNER OF LOT 1 OF SPRING BRANCH CREEK SECOND SUBDIVISION;

THENCE SOUTH 00°50'52" EAST, 272.00 FEET ALONG THE WESTERLY LINE OF SAID LOT;

THENCE NORTH 89°55'23" EAST, 243.83 FEET ALONG THE SOUTH LINE OF SAID LOT TO THE POINT OF BEGINNING;

THENCE SOUTHWESTERLY 82.13 FEET ALONG A 283.00 FEET RADIUS CURVE CONCAVE SOUTHEASTERLY, (SAID CURVE HAVING A LONG CHORD OF SOUTH 07°27'57" WEST, 81.84 FEET);

THENCE SOUTH 00°50'52" EAST, 413.86 FEET;

THENCE NORTH 89°55'23" EAST, 33.00 FEET TO THE SOUTHWEST CORNER OF LOT 4 OF SPRING BRANCH CREEK SECOND SUBDIVISION;

THENCE NORTH 00°50'52" WEST, 414.31 FEET ALONG THE WESTERLY LINE OF LOTS 4, 3, AND 2 OF SAID SUBDIVISION;

THENCE NORTHEASTERLY 81.98 FEET ALONG A 250.00 FEET RADIUS CURVE CONCAVE SOUTHEASTERLY, (SAID CURVE HAVING A LONG CHORD OF NORTH 08°32'46" EAST, 81.61 FEET) ALONG THE WESTERLY LINE OF LOT 2, TO THE SOUTHEAST CORNER OF LOT 1 OF SAID SUBDIVISION;

THENCE SOUTH 89°55'23" WEST, 34.49 FEET ALONG LOT 1 OF SAID SUBDIVISION TO THE POINT OF BEGINNING;

CONTAINING 0.38 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEYOR:

FEHR GRAHAM
221 E. MAIN ST.
SUITE 301
MANCHESTER, IA 52057

PROPRIETOR/OWNER:

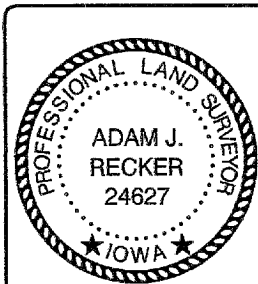
ALAN J. KROGMANN
1016 ROSEWOOD DR.
MANCHESTER, IA 52057

REQUESTED BY:

ALAN J. KROGMANN
1016 ROSEWOOD DR.
MANCHESTER, IA 52057

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	81.98'	250.00'	N 08°32'46" E	81.61'
C2	72.53'	250.00'	N 26°15'02" E	72.27'
C3	154.50'	250.00'	N 16°51'25" E	152.05'
C4	82.13'	283.00'	S 07°27'57" W	81.84'
C5	92.77'	283.00'	S 25°10'13" W	92.35'
C6	174.89'	283.00'	S 16°51'25" W	172.12'



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 Land Surveyor under the laws of the State of Iowa. The unadjusted error of closure does not exceed 1:10,000 for the subdivision boundary and does not exceed 1:5,000 for any individual lot.

Adam J. Recker, P.L.S.
License Number: 24627
My license renewal date is December 31, 2025.
Sheets covered by this seal: SHEETS 1 THROUGH 2

10-14-2025
Date

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
© 2025 FEHR GRAHAM

ILLINOIS
IOWA
WISCONSIN

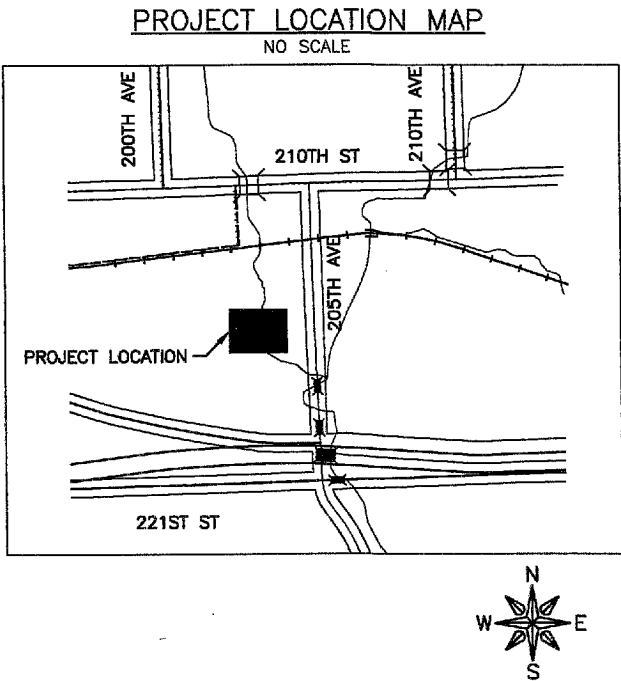
G:\C3D\25\25-1633\25-1633 Final Plat.dwg

FLD BK: FEHR GRAHAM
2024-LA ROSA No. 1
PG: 32-33

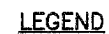
SURVEY WAS COMPLETED ON:
SEPTEMBER 4, 2025

JOB NUMBER:
25-1633

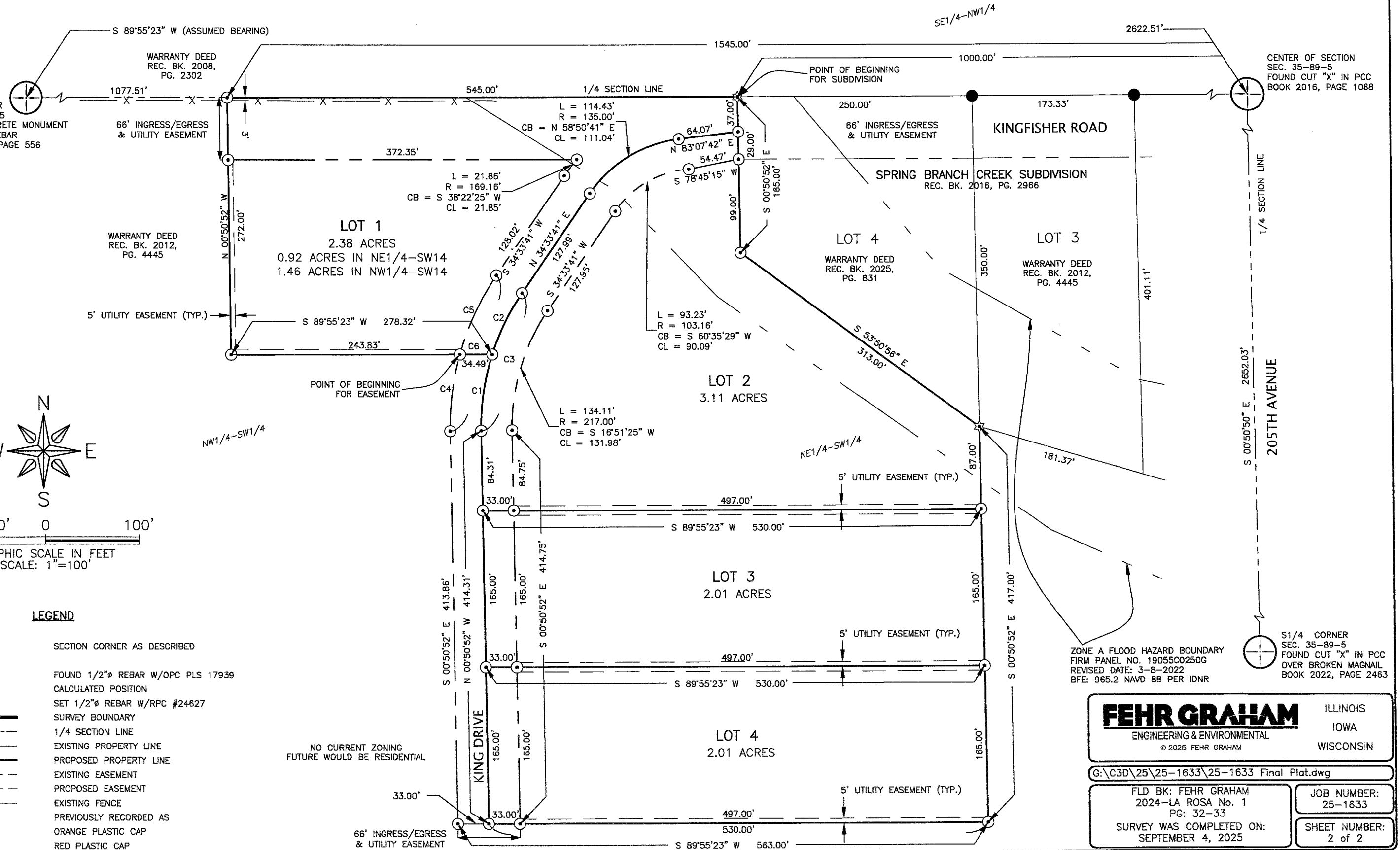
SHEET NUMBER:
1 of 2



(R)
OPC
RPC



- SECTION CORNER AS DESCRIBED
- FOUND 1/2"Ø REBAR W/OPC PLS 17939
- CALCULATED POSITION
- SET 1/2"Ø REBAR W/RPC #24627
- SURVEY BOUNDARY
- 1/4 SECTION LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING FENCE
- PREVIOUSLY RECORDED AS
- ORANGE PLASTIC CAP
- RED PLASTIC CAP

66' INGRESS/EGRESS
& UTILITY EASEMENT

ENGINEERING & ENVIRONMENTAL
© 2025 FEHR GRAHAM

ILLINOIS
IOWA
WISCONSIN

G:\C3D\25\25-1633\25-1633 Final Plat.dwg

FLD BK: FEHR GRAHAM
2024-LA ROSA No. 1
PG: 32-33

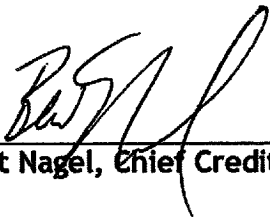
SURVEY WAS COMPLETED ON:
SEPTEMBER 4, 2025

JOB NUMBER:
25-1633

SHEET NUMBER:
2 of 2

MORTGAGE HOLDERS ACKNOWLEDGMENT

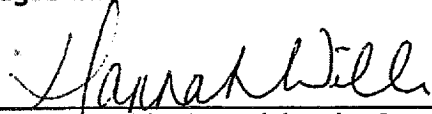
Community Savings Bank State of Iowa
does hereby certify that the above survey, as shown by the attached Plat, is made with our
free consent and in accordance with our desire as mortgage holder of a portion of the
premises described herein.



Brett Nagel, Chief Credit Officer

State of Iowa)
) SS
Delaware County)

On this 23rd day of October, 2025, before me, the undersigned, a Notary Public
in and for the State of Iowa, personally appeared Brett Nagel
to me known, who, being by me duly sworn, did say that he/she is the Chief Credit Officer
of the corporation executing the foregoing instrument; that (no seal has been procured
by) ~~(the seal affixed thereto is the seal of)~~ the corporation; that said instrument was signed ~~(and sealed)~~
on behalf of the corporation by authority of this Board of Directors; that Brett Nagel
acknowledged the execution of the instrument to be a voluntary act and deed
of the corporation.



Notary Public in and for the State of Iowa
My commission expires 12/4/2027



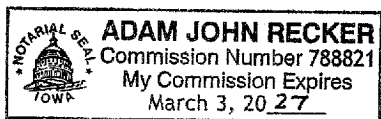
OWNER'S ACKNOWLEDGMENT

I, Alan J. Krogmann 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.

Alan J. Krogmann
NAME

State of Iowa)
) SS
Delaware County)

On this 23 day of October, 2025 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared AL KROGMANN, to me known, to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the instrument as his voluntary act and deed.



Adam J. Recker
Notary Public in and for the State of Iowa
My commission expires 3-3-2027

ATTORNEY'S OPINION

I, Jane E. Hanson, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in ***Spring Branch Creek Second Subdivision***, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Adam J. Recker, P.L.S. dated OCTOBER 14, 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 17th day of October, 2025, 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 Alan J. Krogmann, subject to:

Mortgage to Community Savings Bank dated January 27, 2022 and filed January 31, 2022 in Book 2022, Page 365.

Dated at Manchester, Delaware County, Iowa, in said County, this 22nd day of October, 2025.



Jane E. Hanson
Attorney at Law

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 ***Spring Branch Creek Second Subdivision, Delaware County, Iowa***, a subdivision in Delaware County, Iowa.

Carla K. Becker
Carla K. Becker, Delaware Co.

Carla K. Becker, Delaware County Auditor

10-16-2025
Date

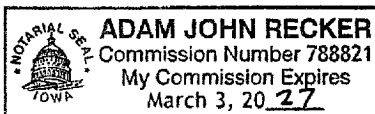
The seal is circular with a double-lined border. Between the lines, the words "DELAWARE COUNTY" are written along the top arc and "IOWA" along the bottom arc, separated by two small stars. In the center of the seal, the words "OFFICIAL" and "SEAL" are stacked vertically.

State of Iowa)
) SS
Delaware County)

On this 16TH day of OCTOBER, 2025 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared CARLA BECKER, to me known, to be the identical person named in and who executed the foregoing instrument, and acknowledged that he/she executed the instrument as his/her voluntary act and deed.

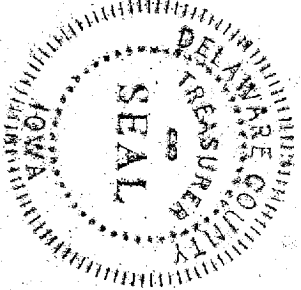
Adrian J. Pelt

Notary Public in and for the State of Iowa
My commission expires 3-3-2027



CERTIFICATE OF TREASURER

I, the undersigned, Jenny Eschen, Treasurer of Delaware County, Iowa, do hereby certify that all taxes against Spring Creek 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, Delaware County Treasurer

10-16-25

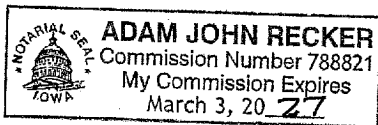
Date

State of Iowa)
) SS
Delaware County)

On this 16TH day of OCTOBER, 2025 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared _____, to me known, to be the identical person named in and who executed the foregoing instrument, and acknowledged that he/she executed the instrument as his/her voluntary act and deed.

Adam J. Recker

Notary Public in and for the State of Iowa
My commission expires 3-3-2027



DELAWARE COUNTY E-911 BOARD

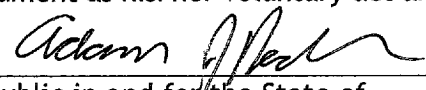
The foregoing plat of Spring Branch Creek Second Subdivision, *Delaware County, Iowa*, has been examined and approved as to being in full compliance with Delaware County Ordinance #12, The Uniform Rural Address System, as passed and adopted by the Delaware County Board of Supervisors on the 6th day of August, 1996.

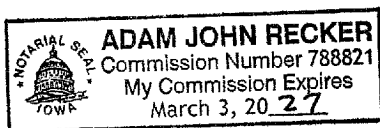

Mike Corkery,
Coordinator Delaware County E-911 Board

10-16-25
Date

State of Iowa)
) SS
Delaware County)

On this 16TH day of OCTOBER, 2025 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared MIKE CORKERY, to me known, to be the identical person named in and who executed the foregoing instrument, and acknowledged that he/she executed the instrument as his/her voluntary act and deed.


Notary Public in and for the State of Iowa
My commission expires 3-3-2027



R-085-2025

RESOLUTION APPROVING PRELIMINARY & FINAL PLAT OF SPRING BRANCH CREEK SECOND
SUBDIVISION

WHEREAS, the Preliminary and Final Plat of *Spring Branch Creek Second Subdivision*, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Adam Recker, dated September 4, 2025 has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa; and

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; and

WHEREAS, the subdivision Preliminary & 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; and

WHEREAS, the Manchester Planning and Zoning Commission has recommended to the Council that they accept the subdivision Preliminary & Final plat of *SPRING BRANCH CREEK 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. 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")

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said *SPRING BRANCH CREEK 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 & Final plat as by law provided.

Passed this 29th day of September 2025.



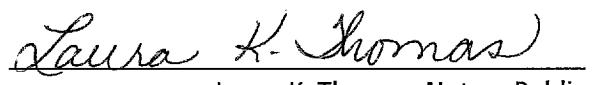

Connie Behnken, Mayor

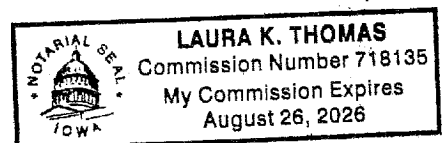
ATTEST:


Erin Learn, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 29th day of September, 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-085-2025 adopted by the City Council on the 29th day of September, 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.


Laura K. Thomas, Notary Public



R-000-2025
RESOLUTION APPROVING PRELIMINARY & FINAL PLAT
SPRING BRANCH CREEK SECOND SUBDIVISION

WHEREAS, the Preliminary and Final Plat of *Spring Branch Creek Second Subdivision*, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Adam Recker, dated September 4, 2025 has been filed with the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa; and

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; and

WHEREAS, the preliminary & 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; and

WHEREAS, the Manchester Planning and Zoning Commission is recommending the City Council accept the Preliminary and Final Plat of *Spring Branch Second Creek 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. 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")

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said subdivision Preliminary and Final plat **SPRING BRANCH CREEK 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 Final plat as by law provided.

Passed this 22nd day of September, A.D., 2025.



Dave Smith, Chairperson

Laura Thomas, Recording, Secretary

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this day of 22nd day of September, 2025, before me, Julie Schmitz, a Notary Public in and for the State of Iowa, personally appeared Dave 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, and that Dave 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.

Julie Schmitz, Notary Public

