

COUNTY: DELAWARE  
 SECTION 23, T 88 N, R 5 W  
 ALIQUOT PART: NW 1/4 - NE 1/4  
 CITY:  
 SURVEY: CROSKY - GARVIN SUBDIVISION  
 BLOCK: LOTS: 1, 2, 3  
 PROPRIETOR: MATTHEW B. GARVIN & MARCIA L. GARVIN: LOT 1-LOGAN'S 3rd  
 GENEVIVE J. CROSKY TRUST; PARCEL C & LOT 4-LOGAN'S 5th  
 REQUESTED BY: KENT CROSKY  
 SURVEYOR: RANDALL L. RATTENBORG  
 COMPANY: BURRINGTON, GROUP, INC.  
 105 W. MAIN STREET, MANCHESTER, IA 52057  
 INFO@BURRINGTONGROUP.COM 563-927-2434

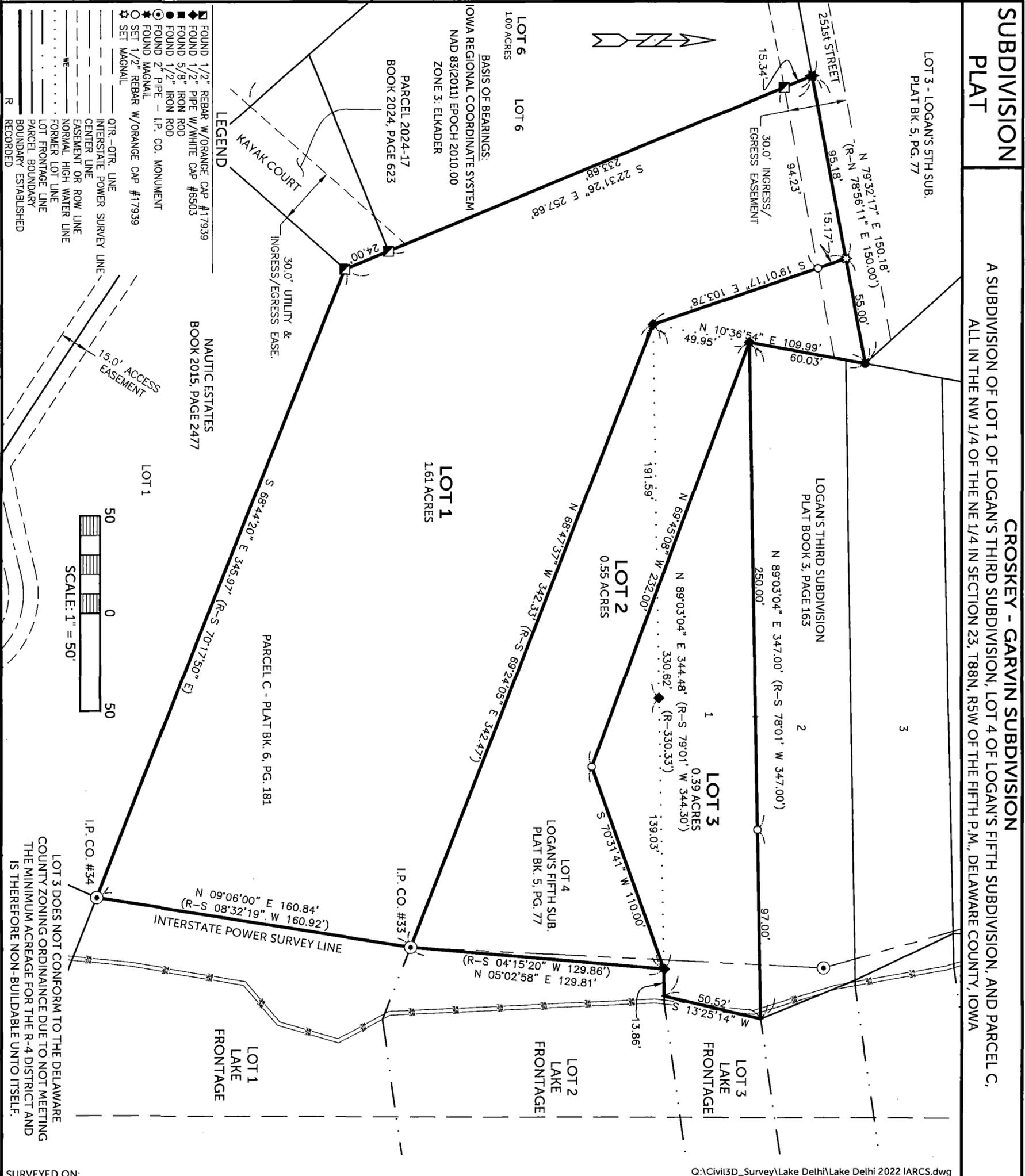
FILED  
 Delaware Co. Assessor  
 MAR 11 2026



Book 2026 Page 587  
 Document 2026 587 Type 06 002 Pages 9  
 Date 3/11/2026 Time 11:25:08AM  
 Rec Amt \$47.00

FILED  
 Delaware Co. Auditor  
 MAR 11 2026

Daneen Schindler, RECORDER/REGISTRAR  
 DELAWARE COUNTY IOWA



**SUBDIVISION PLAT**  
 A SUBDIVISION OF LOT 1 OF LOGAN'S THIRD SUBDIVISION, LOT 4 OF LOGAN'S FIFTH SUBDIVISION, AND PARCEL C,  
 ALL IN THE NW 1/4 OF THE NE 1/4 IN SECTION 23, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

SURVEYED ON:  

 RANDALL L. RATTENBORG  
 17939  
 IOWA

PROPRIETORS: **GENEVIVE J. CROSKY TRUST; PARCEL C & LOT 4-LOGAN'S FIFTH SUBDIVISION**  
**MATTHEW B. GARVIN & MARCIA L. GARVIN: LOT 1-LOGAN'S THIRD SUBDIVISION**

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 10/22/2025 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027

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

PROJECT NO. 24-125  
 SCALE: 1" = 50'  
 DATE: 10/22/2025  
 DRAWN BY: RLR  
 CHECKED BY: DDK  
 GPS BOX: LAKE DELHI  
 SHEET 1 OF

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

**LEGAL DESCRIPTION:**

**CROSKEY - GARVIN SUBDIVISION**, A subdivision of Lot 1 of Logan's Third Subdivision, Lot 4 of Logan's Fifth Subdivision, and Parcel C, all in the NW 1/4 of the NE 1/4 of Section 23, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, divided into three (3) lots numbered Lot 1, Lot 2, and Lot 3, containing 2.55 total acres, and subject to easements of record.

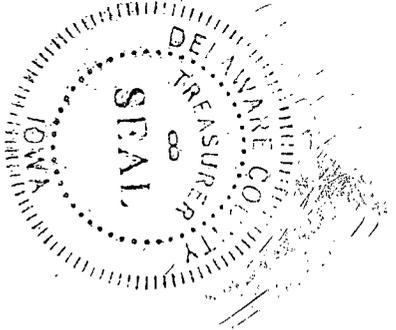
*Logan's Third Subdivision is recorded in Plat Book 3, Page 163*

*Logan's 5th Subdivision is recorded in Plat Book 5, Page 77*

*Parcel C is recorded in Plat Book 6, Page 181*

## CERTIFICATE OF TREASURER

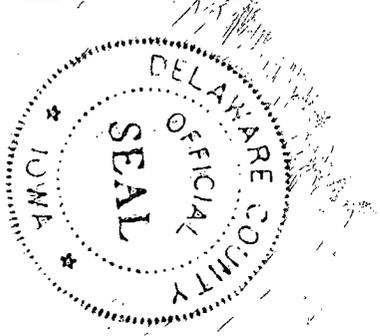
I, the undersigned, Jenny Eschen, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against **CROSKEY - GARVIN SUBDIVISION**, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Jenny Eschen 2.19.26  
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 **CROSKEY - GARVIN SUBDIVISION**, a subdivision in Delaware County, Iowa.



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

## DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of **CROSKEY - GARVIN 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 6<sup>th</sup> day of August, 1996

Michael Corkery  
Michael Corkery - Coordinator  
Delaware County E-911 Board

**OWNER'S ACKNOWLEDGMENT**

I, Kent Croskey, Trustee, of WARREN 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.

*Kent Croskey*  
Kent Croskey, Trustee of the Genevive J. Croskey Trust

State of Iowa )  
County of Warren )  
~~Delaware~~ ) -ss:

On this 17 day of December A.D. 2025, before me a Notary Public in and for said County, personally appeared Kent Croskey, Trustee, 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.

*Tina Everett*  
Notary Public in and for said County



TINA EVERETT  
Commission Number  
855660  
My Commission Expires  
4.26.27

**OWNER'S ACKNOWLEDGMENT**

I (we) Matthew B. Garvin & Marcia L. Garvin of Linn 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.

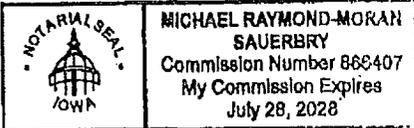
Matthew B. Garvin  
Matthew B. Garvin

Marcia L. Garvin  
Marcia L. Garvin

State of Iowa )  
County of Linn ) ss:

On this 20<sup>th</sup> day of December A.D. 2025, before me a Notary Public in and for said State, personally appeared Matthew B. Garvin & Marcia L. Garvin 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.

[Signature]  
Notary Public in and for said State



This is to certify that I have examined Abstract of Title No. 85482 prepared by Delaware County Abstract Company, Inc., consisting of entries 1 to 41, inclusive, and certified to reflect all matters up to December 9, 2025, at 8:00 a.m. and relating to the following property:

**Lot One (1) of Logan's Third Subdivision in Delaware County, Iowa, according to plat recorded in Book 3 Plats, Page 163; also all lake frontage running to the middle of the Maquoketa River bed, with respect to said Lot One (1); also Lot Four (4) of Logan's Fifth Subdivision to Delaware County, Iowa, according to plat recorded in Book 5 Plats, Page 77; also all lake frontage running to the middle of the Maquoketa River bed, with respect to said Lot Four (4); also Parcel C, part of Lot Five (5), Logan's Fifth Subdivision to Delaware County, Iowa, according to plat recorded in Book 6 Plats, Page 181; also all lake frontage running to the middle of the Maquoketa River bed, with respect to said Parcel C.**

**To be known as: Croskey – Garvin Subdivision**

As of that date and time, we find from our examination that good and marketable title to the property described above is held by:

**Matthew B. Garvin and Marcia L. Garvin**, as to that portion of the property described as Lot One (1) of Logan's Third Subdivision in Delaware County, Iowa also all lake frontage running to the middle of the Maquoketa River bed, with respect to said Lot One (1).

**Genevieve J. Croskey Trust dated June 15, 2021**, as to the remainder of the property.

EXCEPT THAT we also find certain matters which affect title as listed below:

1. **MORTGAGE.** Mortgage from Marcia L. Garvin and Matthew B. Garvin, wife and husband to Linn Area Credit Union, dated May 29, 2019, and filed June 5, 2019, in Book 2019 Page 1393 of the Delaware County records, in the amount of \$79,300.00, and assigned to Mortgage Electronic Registration Systems, Inc., by Assignment of Real Estate Mortgage filed August 7, 2019, in Book 2019 Page 2089.

2. **REAL ESTATE TAXES.** The 2024/2025 taxes (due 2025/2026) are paid.
3. **ZONING.** The property is subject to the zoning ordinances of Delaware County, Iowa.
4. **REPLAT.** The Property is a replat of the following:
  - a. Plat of Deli Hydro-Electric Plant Flowage, filed March 30, 1927, in Book B, Interstate Power Company Plats, Page 37 in the Delaware County records.
  - b. Plat of Logans Third Subdivision, filed October 25, 1978, in Book 3, Plats, Page 163 in the Delaware County records.
  - c. Plat of Interstate Power Company Hydro-Electric Station, filed November 5, 1975, in Book 4, Plats, Page 44 in the Delaware County records.
  - d. Plat of Logan's Fifth Subdivision to Delaware County, filed September 13, 1984, in Book 5, Plats, Page 77 in the Delaware County records, as modified by Affidavits filed September 28, 1984, in Book 13, Aff., Page 327, and filed February 13, 1985, in Book 14, Aff., Page 24.
  - e. Plat of Parcel C, filed March 20, 1992, in Book 6, Plats, Page 181, in the Delaware County records.
5. **OTHER MATTERS.**
  - a. **River Dam.** Certified Copies of proceedings before the Iowa Natural Resources Council in the Matter of the Application of the Interstate Power Company, filed September 25, 1974, in Book P, Misc., Page 101 of the Delaware County records. Provides for impoundment of waters and operation and maintenance of a dam on the Maquoketa River near Delhi, Iowa.
  - b. **Access Easement.** Easement to all owners, future owners, heirs and assignees of lots in Logan's First, Second, Third, Fourth, Fifth, and Sixth Subdivisions to Delaware County, dated December 29, 1986, and filed January 5, 1987, in Book Y, Misc., Page 115 of the Delaware County records, for ingress and egress and access from the County Road to the lots in the various subdivisions.
  - c. **Well.** Rights for usage of existing well contained in the Court Officer Deed from Viola M. Logan, as Executor in the Matter of the Estate of Marvin Logan, Deceased, to Conrad M. Dunn and Naomi K. Dunn, husband and wife, dated September 21, 1984, and filed March 4, 1985, in Book 116, L.D., Page 267 in the Delaware County records, for supply of water to the owners of Lots 3 and 5, Logan's Fifth Subdivision, and the owners of lots in Logan's Third Subdivision.
  - d. **Association.** Amended and Restated Articles of Association of Logan Road Association, dated July 31, 2021, and filed October 15, 2021, in Book 2021 Page 3618 of the Delaware County records. This Instrument describes the Logan Road Association, a not-for-profit association, with purpose of maintaining and repairing the existing roadways within Logan's Subdivision, Delaware County, Iowa. All owners of a lot, parcel, or other real estate within Logan's Subdivision which are served by the common roads become members of the Association, with an obligation to pay certain assessments.
  - e. **Fire Protection Agreement.** Fire Protection Agreement between Delhi Volunteer Fire Department of Delhi and Milo Township, Delaware County, dated July 30, 1987, and filed July 31, 1987, in Book Z, Misc., Page 30 of the Delaware County records.

This opinion is given for platting purposes pursuant to Section 354.11(3) of the Code of Iowa.

Respectfully submitted,

WHITFIELD & EDDY, P.L.C.

By *Alecia A. Cederdahl*  
Alecia A. Cederdahl

**MORTGAGE HOLDERS ACKNOWLEDGMENT**

The Iowa Bankers Mortgage Corp. 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.

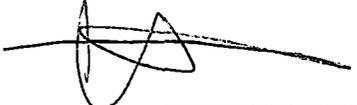
By: Angela Klein Vice President

By: \_\_\_\_\_

State of Iowa )  
County of Delaware )

ss:

On this 30<sup>th</sup> day of January, <sup>2020</sup> ~~2025~~, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Angela Klein and n/a to me personally known, who being duly sworn, did say that they are the Vice President and n/a respectively, of Iowa Bankers Mort. Corp. 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 IBMC by authority of its Board of Directors; and that Angela Klein and n/a as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of IBMC by it and by them voluntarily executed.



\_\_\_\_\_  
Notary Public in and for said County

