

COUNTY: DELAWARE
 SECTION 23, T 88 N, R 5 W
 ALIQUOT PART: SE 1/4 - NW 1/4
 CITY:
 SURVEY: NEUHAUS HILLSIDE SECOND SUBDIVISION
 BLOCK: LOTS: A-1 & A-2
 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
 MAR 11 2026



Book 2026 Page 592
 Document 2026 592 Type 06 002 Pages 5
 Date 3/11/2026 Time 1:40:33PM
 Rec Amt \$27.00

FILED
 Delaware Co. Auditor
 MAR 11 2026

Daneen Schindler, RECORDER/REGISTRAR
 DELAWARE COUNTY IOWA

**SUBDIVISION
 PLAT**

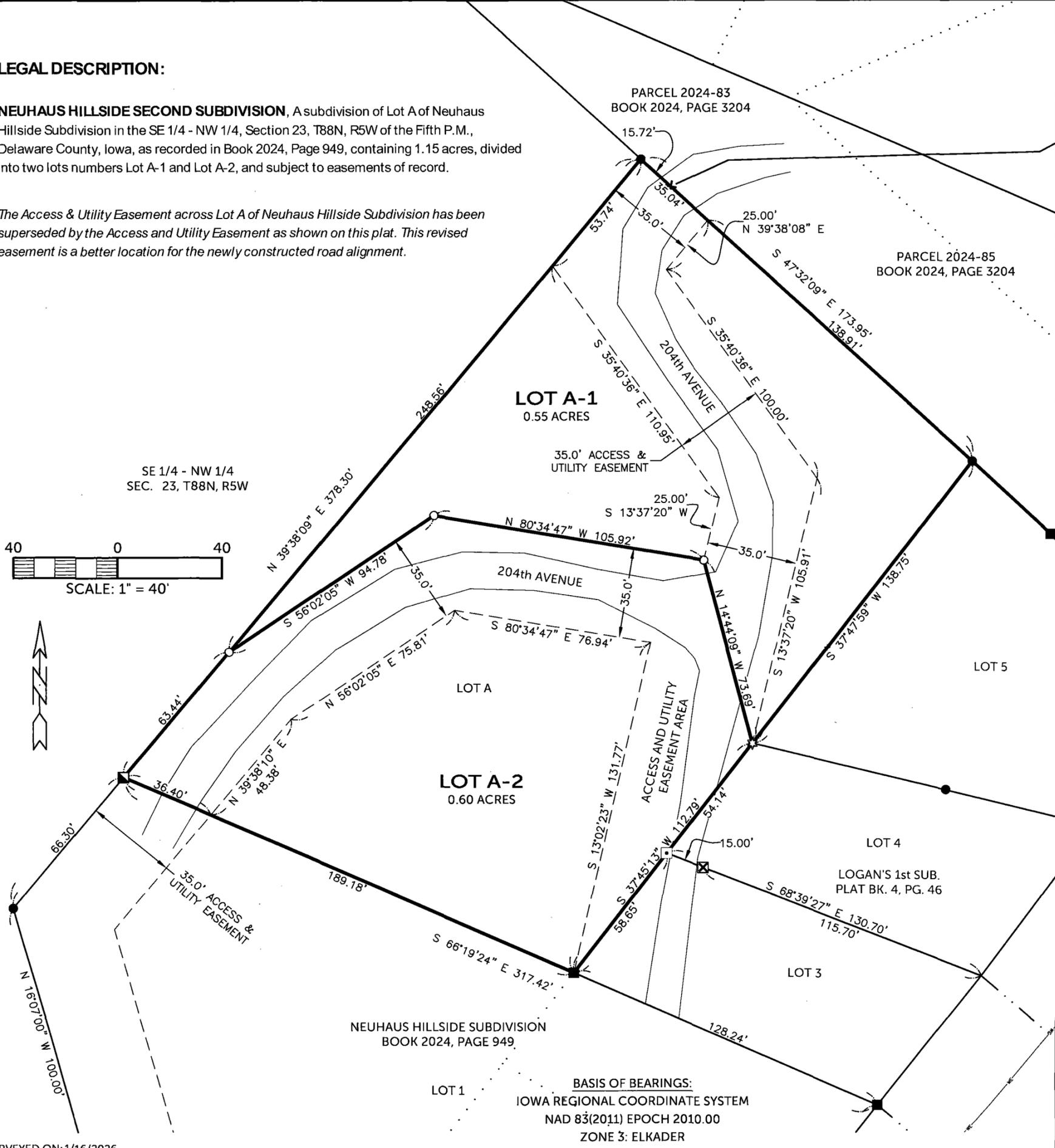
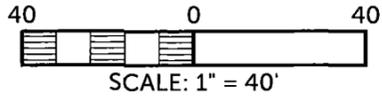
NEUHAUS HILLSIDE SECOND SUBDIVISION
 A SUBDIVISION OF LOT A OF NEUHAUS HILLSIDE SUBDIVISION IN THE SE 1/4 - NW 1/4
 SEC. 23, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

NEUHAUS HILLSIDE SECOND SUBDIVISION, A subdivision of Lot A of Neuhaus Hillside Subdivision in the SE 1/4 - NW 1/4, Section 23, T88N, R5W of the Fifth P.M., Delaware County, Iowa, as recorded in Book 2024, Page 949, containing 1.15 acres, divided into two lots numbers Lot A-1 and Lot A-2, and subject to easements of record.

The Access & Utility Easement across Lot A of Neuhaus Hillside Subdivision has been superseded by the Access and Utility Easement as shown on this plat. This revised easement is a better location for the newly constructed road alignment.

SE 1/4 - NW 1/4
 SEC. 23, T88N, R5W



BASIS OF BEARINGS:
 IOWA REGIONAL COORDINATE SYSTEM
 NAD 83(2011) EPOCH 2010.00
 ZONE 3: ELKADER

SURVEYED ON: 1/16/2026
 SURVEY REQUESTED BY: PHILIP A. NEUHAUS

Q:\Civil3D_Survey\Lake Delhi\Lake Delhi 2022 IARCS.dwg



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, 2027

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

PROJECT NO. 26-005

SCALE: 1" = 40'

DATE: 1/16/2026

DRAWN BY: RLR

CHECKED BY: DM

GPS BOX: LAKE DELHI

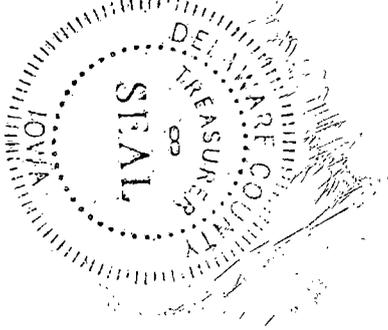
SHEET 1 OF 5

LEGEND

- ▲ SECTION CORNER
- FOUND 1/2" REBAR
- FOUND 1/2" REBAR w/YELLOW CAP #14417
- ▣ FOUND 1/2" REBAR w/ORANGE CAP #17939
- ⊠ FOUND CUT "X"
- SET 1/2" REBAR w/ORANGE CAP #17939
- ☆ SET MAGNAIL
- LAKE FRONTAGE LINE
- - - EASEMENT OR ROW LINE
- CENTERLINE
- LOT LINE BOUNDARY
- BOUNDARY ESTABLISHED
- R- RECORDED AS

CERTIFICATE OF TREASURER

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



Robby Kramer, Deputy
Jenny Eschen, County Treasurer Date 3/11/26

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 HILLSIDE SECOND SUBDIVISION**, a subdivision in Delaware County, Iowa.



Brittany Riel, Deputy Auditor
Carla K. Becker, Delaware County Auditor

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of **NEUHAUS HILLSIDE 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

Michael Corkery – Coordinator
Delaware County E-911

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 HILLSIDE SECOND SUBDIVISION**, Delaware County, Iowa on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated JANUARY 16, 2026.

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 29th day of January, A.D., 2026, 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. An Open-End Real Estate Mortgage in favor of Farmers & Merchants Savings Bank filed February 23, 2024 in Book 2024, Page 426.

Dated at Manchester, Iowa in said County, this 3rd day of February, 2026.



Steven E. Carr
Attorney at Law

MORTGAGE HOLDERS ACKNOWLEDGMENT

The Farmers & Merchants 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.

Farmers & Merchants Savings Bank

Tirzah N. Wedewer
By: Tirzah N. Wedewer, EVP & CFO

Katie A. Hubbard
By: Katie A. Hubbard, AVP & Board Secretary

State of Iowa)
)
County of Delaware) Ss:

On this 10th day of March, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Tirzah N. Wedewer and Katie A. Hubbard to me personally known, who being duly sworn, did say that they are the EVP & CFO and AVP & Board Secretary respectively, of the Farmers & Merchants Savings 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) Farmers & Merchants Savings Bank; that said instrument was signed (and sealed) on behalf of the Farmers & Merchants Savings Bank by authority of its Board of Directors; and that Tirzah N. Wedewer and Katie A. Hubbard as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the Farmers & Merchants Savings Bank, by it and by them voluntarily executed.

Tracy L. Fonck
Notary Public in and for said County

