

COUNTY: DELAWARE
SECTION 1, T 89 N, R 6 W
ALIQUOT PART: NE 1/4 - SW 1/4, SE 1/4 - SW 1/4
CITY:
SURVEY: NEUHAUS THIRD SUBDIVISION
BLOCK: LOTS: LOT 1 - LOT 5
PROPRIETOR: OLIVIA M. 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 23 2026

FILED
Delaware Co. Auditor
MAR 23 2026



Book 2026 Page 682
Document 2026 682 Type 06 002 Pages 6
Date 3/23/2026 Time 3:45:29PM
Rec Amt \$32.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SUBDIVISION PLAT **NEUHAUS THIRD SUBDIVISION**
A SUBDIVISION OF PARCEL 2024-103 IN THE NE 1/4 - SW 1/4 AND IN THE SE 1/4 - SW 1/4
OF SECTION 1, T89N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

NEUHAUS THIRD SUBDIVISION, A subdivision of Parcel 2024-103 in the NE 1/4 of the SW 1/4 and in the SE 1/4 of the SW 1/4 of Section 1, T89N, R6W of the 5th Principal Meridian, Delaware County, Iowa, containing 31.90 acres, including 3.35 acres of public road right of way, divided into 5 lots numbered Lot 1, Lot 2, Lot 3, Lot 4 and Lot 5, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the center of Section 1, T89N, R6W of the 5th Principal Meridian, Delaware County, Iowa, being the northeast corner of Parcel 2024-103, as recorded in Book 2024, Page 3167;

THENCE along the easterly line of the NE 1/4 of the SW 1/4 of said Section 1 and easterly line of said Parcel 2024-103, South 00° 47' 50" East, 1324.13 feet, to the northeast corner of said SE 1/4 of the SW 1/4;

THENCE along the easterly line of the SE 1/4 of the SW 1/4 of said Section 1, also being the easterly line of said Parcel 2024-103, South 00° 48' 11" East, 521.26 feet, to the center line of Firefly Road, being the southwesterly line of said Parcel 2024-103;

THENCE along the center line of Firefly Road, being the southwesterly line of said Parcel 2024-103, along a circular curve concave northeasterly and having an arc length of 178.11 feet, a radius of 545.67 feet, a central angle of 18° 42' 06", a chord length of 177.32 feet and a chord bearing of North 53° 21' 33" West;

THENCE continuing along the center line of Firefly Road, being the southwesterly line of said Parcel 2024-103, North 44° 32' 57" West, 832.57 feet;

THENCE continuing along the center line of Firefly Road, being the southwesterly line of said Parcel 2024-103, North 41° 29' 57" West, 179.55 feet;

THENCE continuing along the center line of Firefly Road, being the southwesterly line of said Parcel 2024-103, North 38° 02' 31" West, 766.47 feet, to the center line of 165th Street, being the northerly line of said Parcel 2024-103;

THENCE along the center line of 165th Street, being the northerly line of Parcel 2024-103 along a circular curve concave northwesterly and having an arc length of 131.12 feet, a radius of 1275.94 feet, a central angle of 05° 53' 16", a chord length of 131.06 feet, and a chord bearing of North 59° 47' 38" East;

THENCE continuing along the center line of 165th Street and northerly line of Parcel 2024-103, North 57° 02' 38" East, 314.10 feet;

THENCE continuing along the center line of 165th Street and northerly line of Parcel 2024-103 along a circular curve concave southeasterly and having an arc length of 505.77 feet, a radius of 954.92 feet, a central angle of 30° 20' 48", a chord length of 499.88 feet, and a chord bearing of North 72° 19' 14" East;

THENCE continuing along the center line of 165th Street and northerly line of Parcel 2024-103, North 87° 30' 38" East, 214.27 feet;

THENCE continuing along the center line of 165th Street and northerly line of Parcel 2024-103, North 87° 26' 54" East, 224.98 feet to the **POINT OF BEGINNING**;

The easterly line of the NE 1/4 of the SW 1/4 of Section 1, T89N, R6W of the 5th Principal Meridian, Delaware County, Iowa and easterly line of Parcel 2024-103, as recorded in Book 2024, Page 3167, is assumed to bear South 00° 47' 50" East.

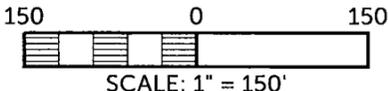
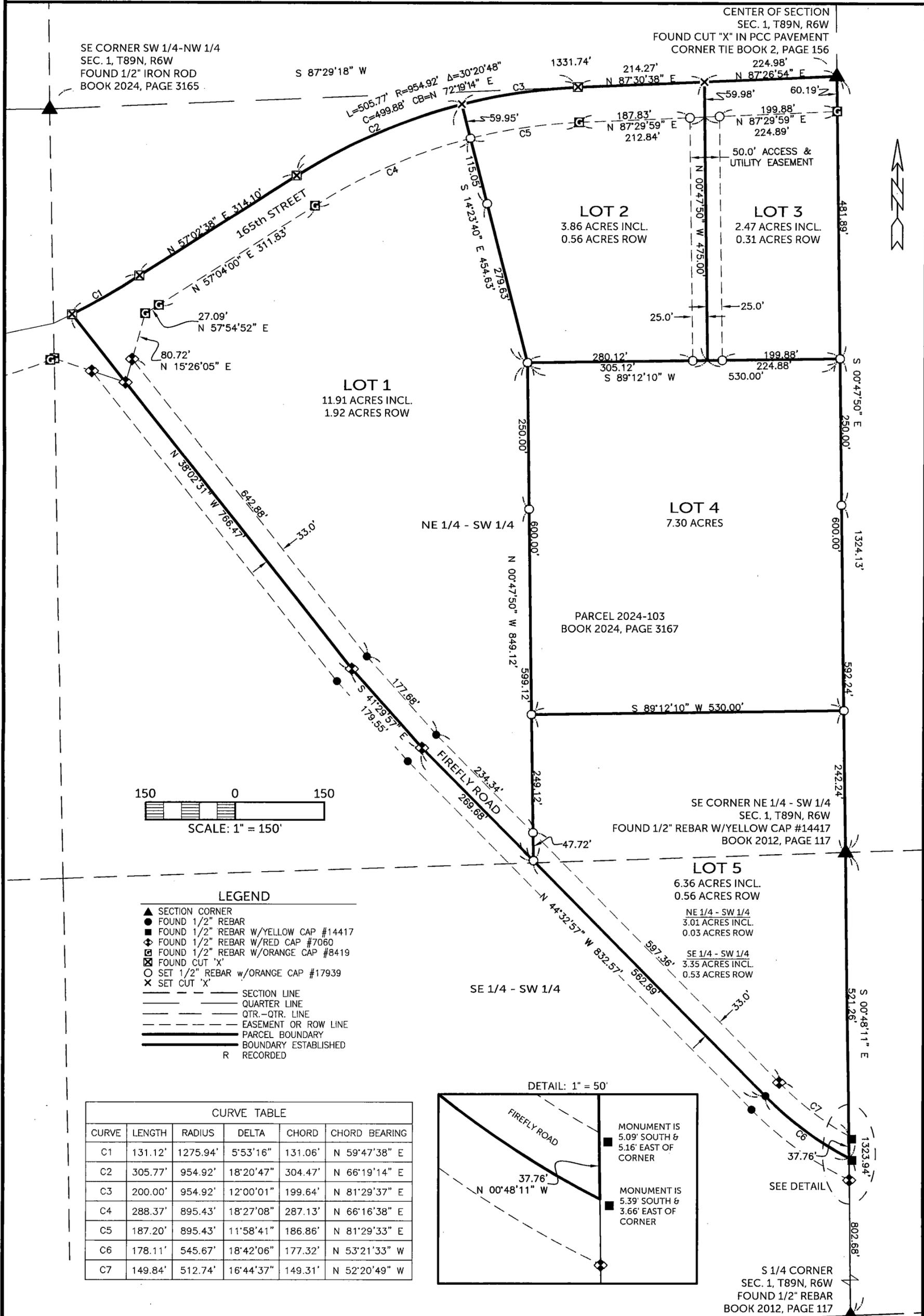
SURVEYED ON: 8/7/2025 & 3/11/2026
SURVEY REQUESTED BY: PHILIP A. NEUHAUS

Q:\Civil3D_Survey\GPS Box 23\GPS Box 23 2015.dwg

	PROPRIETORS: OLIVIA M. 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.	
		1/19/2026
	RANDALL L. RATTENBORG P.L.S. LIC. #17939 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027	DATE
	BURRINGTON GROUP, INC. Civil Engineering Land Surveying 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com	
	PROJECT NO. 25-032	SHEET 1 OF 2
SCALE: 1" = 150'		
DATE: 1/19/2026		
DRAWN BY: RLR		
CHECKED BY: DDK		
GPS BOX: 23		

NEUHAUS THIRD SUBDIVISION

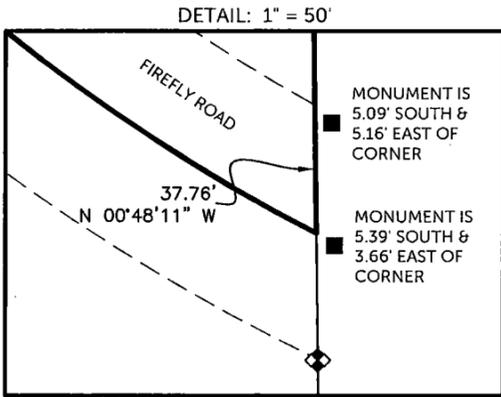
A SUBDIVISION OF PARCEL 2024-103 IN THE NE 1/4 - SW 1/4 AND IN THE SE 1/4 - SW 1/4 OF SECTION 1, T89N, R6W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



LEGEND

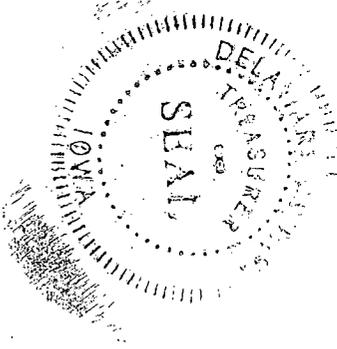
- ▲ SECTION CORNER
- FOUND 1/2" REBAR
- FOUND 1/2" REBAR W/YELLOW CAP #14417
- ◆ FOUND 1/2" REBAR W/RED CAP #7060
- ◻ FOUND 1/2" REBAR W/ORANGE CAP #8419
- ⊠ FOUND CUT 'X'
- SET 1/2" REBAR w/ORANGE CAP #17939
- × SET CUT 'X'
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- - - EASEMENT OR ROW LINE
- ▬▬▬ PARCEL BOUNDARY
- ▬▬▬ BOUNDARY ESTABLISHED
- R RECORDED

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	131.12'	1275.94'	5°53'16"	131.06'	N 59°47'38" E
C2	305.77'	954.92'	18°20'47"	304.47'	N 66°19'14" E
C3	200.00'	954.92'	12°00'01"	199.64'	N 81°29'37" E
C4	288.37'	895.43'	18°27'08"	287.13'	N 66°16'38" E
C5	187.20'	895.43'	11°58'41"	186.86'	N 81°29'33" E
C6	178.11'	545.67'	18°42'06"	177.32'	N 53°21'33" W
C7	149.84'	512.74'	16°44'37"	149.31'	N 52°20'49" W



CERTIFICATE OF TREASURER

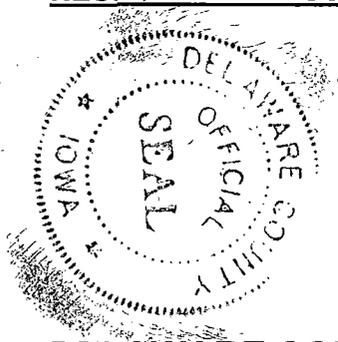
I, the undersigned, Jenny Eschen, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against **NEUHAUS THIRD SUBDIVISION**, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Jenny Eschen 3.23.26
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 **NEUHAUS THIRD 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 **NEUHAUS THIRD 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 Board

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 THIRD SUBDIVISION**, Delaware County, Iowa on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated January 19, 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 17th day of March, 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 Olivia M. Neuhaus subject to the following:

1. An Open-End Real Estate Mortgage in favor of Farmers & Merchants Savings Bank filed February 14, 2025 in Book 2025, Page 409.

Dated at Manchester, Iowa in said County, this 19th day of March, 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.



By: Keith A Kramer, Executive Vice President

State of Iowa)
)
County of Delaware) ss:

On this 23rd day of March, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Keith A Kramer, to me personally known, who being duly sworn, did say that he is the Executive Vice President respectively, of Farmers & Merchants Savings Bank, executing the within and foregoing instrument to which this is attached, ~~that the seal affixed hereto is the seal of the Farmers & Merchants Savings Bank;~~ that said instrument was signed (and sealed) on behalf of Farmers & Merchants Savings Bank by authority of its Board of Directors; and that Keith A Kramer as an officer acknowledged the execution of the foregoing instrument to be the voluntary act and deed of Farmers & Merchants Savings Bank by it and by him voluntarily executed.



Tracy L Fonck
Notary Public in and for said County

