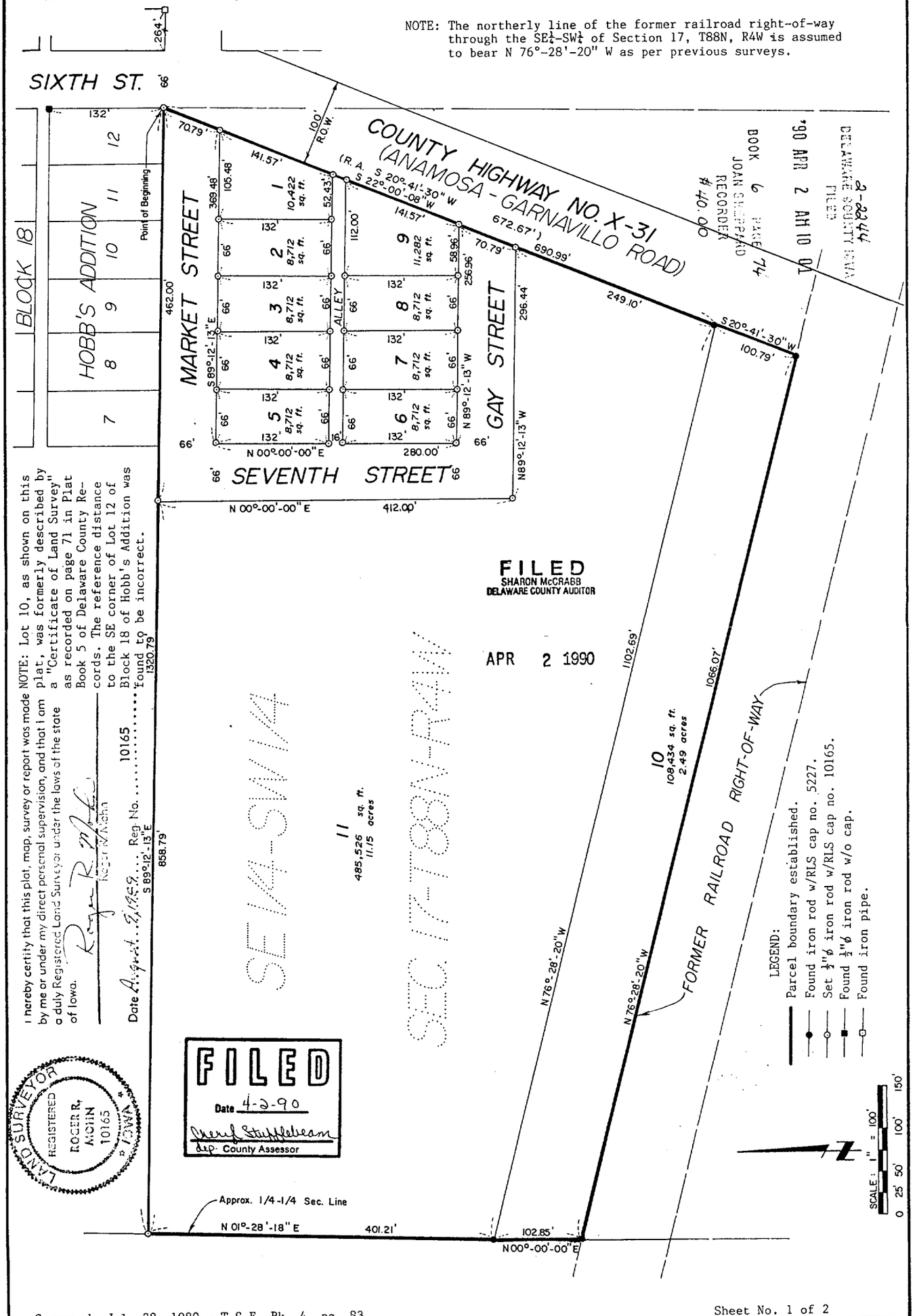
KOOPMANN ADDITION

TO

CITY OF DELHI, IOWA

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER ($SE\frac{1}{4}$-$SW\frac{1}{4}$) OF SECTION 17, TOWNSHIP 88 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELEWARE COUNTY, IOWA.

NOTE: The northerly line of the former railroad right-of-way through the $SE\frac{1}{4}$-$SW\frac{1}{4}$ of Section 17, T88N, R4W is assumed to bear N 76°-28'-20" W as per previous surveys.



I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision, and that I am a duly Registered Land Surveyor under the laws of the state of Iowa.

Roger R. McCain
Roger R. McCain 10165

Date August 23, 1989 Reg. No. 10165

NOTE: Lot 10, as shown on this plat, was formerly described by a "Certificate of Land Survey" as recorded on page 71 in Plat Book 5 of Delaware County Records. The reference distance to the SE corner of Lot 12 of Block 18 of Hobb's Addition was found to be incorrect.

LAND SURVEYOR
REGISTERED
ROGER R. McCAIN
10165
IOWA

FILED
Date 4-2-90
Deputy County Assessor

Surveyed: July 28, 1989 - T.S.E. Bk. 4, pg. 83

Sheet No. 1 of 2

FILE No. 2-2244
RECORDING FEE $ 40.00
TRANSFER FEE $

FILED FOR RECORD THE 2 DAY OF April 19 90 AT 10:01 O'CLOCK A M. BOOK 6 PAGE 74

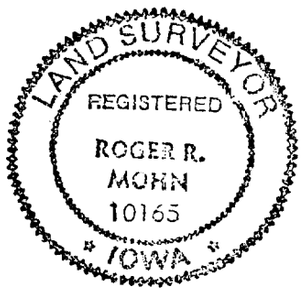
STATE OF IOWA, DELAWARE COUNTY
Joan Sheppard Recorder
By Plats; H. File A-32 Deputy

FILED
DELAWARE COUNTY, IOWA
FILE # 2-2244
90 APR 2 AM 10 01
BOOK 6 PAGE 74
JOAN SHEPPARD
RECORDER
$ 40.00

LEGAL DESCRIPTION OF KOOPMANN ADDITION:

Part of the Southeast Quarter of the Southwest Quarter ($SE\frac{1}{4}$-$SW\frac{1}{4}$) of Section Seventeen (17), Township Eighty-eight (88) North, Range Four (4) West of the Fifth Principal Meridian, Town of Delhi, Delaware County, Iowa, containing a total of 17.22 acres more or less and more particularly described by metes and bounds as follows:

Commencing at the Southeast Corner of Lot 12 of Block 18 in Hobb's Addition to the Town of Delhi, Delaware County, Iowa, which is the Point of Beginning; thence S 22°-00'-08" W 690.99 feet along the westerly right-of-way line of County Highway No. X-31 (Anamosa-Garnavillo Road); thence S 20°-41'-30" W 100.79 feet along said right-of-way line; thence N 76°-28'-20" W 1066.07 feet along the northerly line of a former railroad right-of-way; thence N 00°-00'-00" E 102.85 feet; thence N 01°-28'-18" E 401.21 feet; thence S 89°-12'-13" E 1320.79 feet to the Point of Beginning. Said described parcel containing a total of 17.22 acres more or less. The northerly line of the former railroad right-of-way through the $SE\frac{1}{4}$-$SW\frac{1}{4}$ of Section 17, T88N, R4W is assumed to bear N 76°-28'-20" W as per previous surveys.



I hereby certify that this plat, map, survey or report was made by me or under my direct personal supervision, and that I am a duly Registered Land Surveyor under the laws of the state of Iowa.

Roger R. Mohn

Roger R. Mohn

Date August 9, 1989 Reg. No. 10165

The attached Plat represents a survey and plat of KOOPMANN ADDITION to the Town of Delhi, Delaware County, Iowa, being part of the $SE\frac{1}{4}$-$SW\frac{1}{4}$ of Section 17, Township 88 North, Range 4 West of the Fifth Principal Meridian, Delaware County, Iowa.

I (We) _____ **of** _____ **County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with my (our) free consent, and in accordance with my (our) desire.**

_____

_____

STATE OF IOWA, _____ **County, ss.**

On the _____ **day of** _____ **A.D. 19** _____ **before me, a Notary Public in and for said County, personally appeared** _____

of said County, to me personally known to be the identical person(s) whose name(s) is (are) affixed to the foregoing statement, and acknowledged the same to be _____ **voluntary act and deed.**

Witness my hand and seal.

_____

Notary Public in and for said county.

CLERK'S CERTIFICATE

Manchester, Iowa April 2, 1990

I, R. W. Nieman, Clerk of the District Court of the State of Iowa in and for Delaware County, Iowa do hereby certify that the real estate included within the plat of Koopmann Addition to City of Delhi, Iowa which property is more specifically described in the surveyor's certificate of A. H. Miller filed July 25, 1984 in Book 5 Plats page 71 and corrected as shown on the plat certified to by Roger R. Mohn on August 9, 1989 is free from all judgments, attachments, suits pending, mechanic's liens or other liens as appears in the records of this office as of this date.

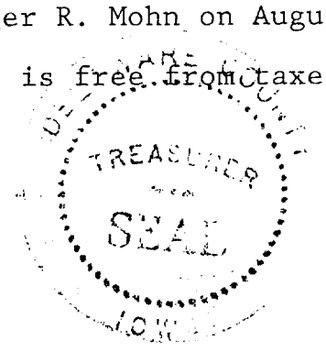


R. W. Nieman, Clerk of the District Court in and for Delaware County, Iowa.

TREASURER'S CERTIFICATE

Manchester, Iowa April 2, 1990

I, the undersigned Helen McWilliams, Treasurer of Delaware County, Iowa do certify that all taxes levied against the real estate included within the plat of Koopmann Addition to City of Delhi, Iowa which property is more specifically described in the surveyor's certificate of A. H. Miller filed July 25, 1984 in Book 5 Plats page 71 and corrected as shown on the plat certified to by Roger R. Mohn on August 9, 1989 have been paid and said real estate is free from taxes as of this date.



Helen McWilliams, Treasurer of Delaware County, Iowa

ATTORNEY'S OPINION

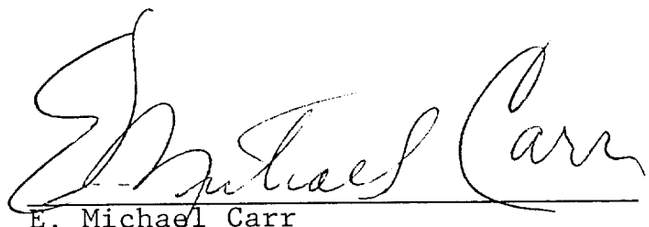
Manchester, Iowa April 2, 1990

TO WHOM IT MAY CONCERN:

I have examined the accompanying abstract of title to Koopmann Addition to City of Delhi, Iowa which property is more specifically described in the surveyor's certificate of A. H. Miller filed July 25, 1984 in Book 5 Plats page 71 and corrected as shown on the plat certified to by Roger R. Mohn on August 9, 1989 shown on the plat filed herewith.

Said accompanying abstract of title has been prepared in its entirety by the Delaware County Abstract Company of Manchester, Iowa and was last certified on April 2, 1990 at 10:00 o'clock A.M.

My examination of said abstract of title shows good and merchantable title to be in the names of Joseph J. Koopmann for all but Lot 10 thereof, such being subject to contract of sale from Gilbert A. Pettlon and Betty F. Pettlon shown in Book 109 L.D. page 281 and replaced by contract shown in Book 115 L.D. page 240 and such part being subject to assignment to the Delhi Savings Bank shown in Book 109 L.D. page 303. Good and merchantable title to Lot 10 is shown to be titled in the name of John E. Koopmann and Rose A. Koopmann subject to a mortgage to Delhi Savings Bank shown in Book 97 L.M. page 81.



E. Michael Carr
Attorney at Law
117 S. Franklin St., P. O. Box 333
Manchester, IA 52057

CONSENT TO PLATTING BY MORTGAGEHOLDER AND ASSIGNEE

The undersigned Delhi Savings Bank herewith consents to the platting of Koopmann Addition to City of Delhi, Iowa, which property is more specifically described in the surveyor's certificate of A. H. Miller filed July 25, 1984 in Book 5 Plats page 71 and corrected as shown on the plat certified to by Roger R. Mohn on August 9, 1989.

DELHI SAVINGS BANK

By _____
Larry R. Hillers, Exec. Vice Pres.

By _____
Jason P. Else, Vice Pres. & Cashier

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

On this 1st day of March, 1990 before me the undersigned a Notary Public in and for said State personally appeared Larry R. Hillers and Jason P. Else to me personally known who being by me duly sworn did say that they are the Exec. Vice Pres. and Vice Pres. & Cashier respectively of said corporation; that (no seal has been procured by the said) (the seal affixed thereto is the seal of said) corporation; that said instrument was signed (and sealed) on behalf of said corporation by authority of its Board of Directors; and that the said Exec. Vice Pres. and Vice Pres. & Cashier as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it and by them voluntarily executed.

LINDA J. JAY
MY COMMISSION EXPIRES
8-18-92

_____
Notary Public in and for the State of Iowa.

RECORDER'S CERTIFICATE

Manchester, Iowa April 2, 1990

I, the undersigned Joan Sheppard, Recorder of Delaware County, Iowa do hereby certify that merchantable title in fee to all of the real estate included in the plat of Koopmann Addition to City of Delhi, Iowa except Lot 10 thereof is vested in the name of Joseph J. Koopmann subject to contract of sale from Gilbert A. Pettlon and Betty F. Pettlon shown in Book 109 L.D. page 281 and replaced by contract shown in Book 115 L.D. page 240 with contract shown in said Book 109 L.D. page 281 being assigned to the Delhi Savings Bank as shown in Book 109 L.D. page 303. Lot 10 thereof is vested in the names of John E. Koopmann and Rose A. Koopmann subject to a mortgage to Delhi Savings Bank shown in Book 97 L.M. page 81. The description of the property in said Koopmann Addition to City of Delhi, Iowa is more specifically described in the surveyor's certificate of A. H. Miller filed July 25, 1984 in Book 5 Plats page 71 and corrected as shown on the plat certified to by Roger R. Mohn on August 9, 1989. Other than the aforesaid there are no other encumbrances against said land appearing of record in the Recorder's Office of Delaware County, Iowa as of this date.



Joan Sheppard

Joan Sheppard, Recorder of
Delaware County, Iowa.

CONSENT TO PLATTING BY PROPRIETORS

The undersigned herewith consent to the platting of Koopmann Addition to City of Delhi, Iowa, which property is more specifically described in the surveyor's certificate of A. H. Miller filed July 25, 1984 in Book 5 Plats page 71 and corrected as shown on the plat certified to by Roger R. Mohn on August 9, 1989. The undersigned state that the platting is made with the free consent and in accordance with the undersigned owners of the property so platted.

Joseph J. Koopmann

John E. Koopmann

Rose A. Koopmann, wife of John E. Koopmann

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

On this 2nd day of March, 1990 before me the undersigned a Notary Public in and for the State of Iowa personally appeared Joseph J. Koopmann, John E. Koopmann and Rose A. Koopmann to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

NOTARIAL SEAL IOWA
LARRY R. HILLERS
MY COMMISSION EXPIRES
September 7, 19--

Notary Public in and for the State of Iowa.

CONSENT TO PLATTING BY VENDORS

The undersigned herewith consent to the platting of the Koopmann Addition to City of Delhi, Iowa, which property is more specifically described in the surveyor's certificate of A. H. Miller filed July 25, 1984 in Book 5 Plats page 71 and corrected as shown on the plat certified to by Roger R. Mohn on August 9, 1989. Said plat will be filed for record in the office of the Recorder in Delaware County, Iowa. The undersigned state that the platting is made with the free consent and in accordance with the undersigned as contract vendor titleholders to all but Lot 10 shown on said plat.

Gilbert A. Pettlon
Gilbert A. Pettlon

Betty F. Pettlon
Betty F. Pettlon

STATE OF IOWA)
) ss.
DELAWARE COUNTY)

On this 7th day of March, 1990 before me the undersigned a Notary Public in and for the State of Iowa personally appeared Gilbert A. Pettlon and Betty F. Pettlon to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Thomas J. Hanson
Notary Public in and for the State of Iowa.
THomas J. Hanson

Resolution 7-89

ACCEPTANCE OF PLAT BY CITY OF Delhi

Whereas a plat of Koopman Subdivision, a Subdivision of Delaware County, Iowa, affecting premises more specifically described in the surveyor's certificate of attached plat, dated August 9, 1989

And Whereas, the said City has looked over the same and finds no objection thereto:

Now Therefore, the plat of said subdivision to Delaware County, Iowa, to which this certificate is attached, is hereby approved and accepted this 12 day of September, 1989.

CITY OF Delhi

(City Seal)

By *Howard Rentschler* Mayor
Howard Rentschler

By *Janet L. Cords* Clerk
Janet L. Cords

On this 13th day of ~~September~~, 1989., before me, Linda J. Jay, a Notary Public in and for the State of Iowa, personally appeared Howard Rentschler and Janet Cords, 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 Delhi, 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 authority of its City Council, as contained in XXXXXXXXXXXXXXXXXXX passed (or the resolution 7-89 adopted) by the City Council, under Roll Call No. _____ of the City Council on the 12 day of September, 1989, and that Howard Rentschler and Janet Cords acknowledged 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.

(SEAL) LINDA J. JAY MY COMMISSION EXPIRES *Aug. 18 1992*

Linda J. Jay
Notary Public; my commission expires *Aug. 18, 1992*