Recorder's Index
County: Delaware
Section: Sec. 14, T89N, R6W, 5TH P.M.
Subdivision & Aliquot Part: Mensen Second Subdivision being a subdivision of
Lot A of Mensen Subdivision in the SE1/4
Lot: Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, and Lot A
Proprietor(s): Steven B. Mensen
Requested by: Steven B. Mensen
Surveyor and Return To: Roger R. Mohn, Iowa P.E. & P.L.S. No. 10165
Mohn Surveying, Inc.
1890 Great River Road, Lansing, Iowa 52151
Telephone No.: (563) 538-4067 Email: mohnsurveying@gmail.com

FILED
Delaware Co. Assessor
MAY 09 2018

FILED
Delaware Co. Auditor
MAY 09 2018

Book 2018 Page 1209
Document 2018 1209 Type 06 002 Pages 6
Date 5/09/2018 Time 9:06:33AM
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

• • MOHN SURVEYING, INC. • ROGER R. MOHN • 1890 GREAT RIVER ROAD • LANSING, IOWA 52151 • 563-538-4067 • •

SUBDIVISION PLAT
of
MENSEN SECOND SUBDIVISION

A SUBDIVISION OF LOT A OF MENSEN SUBDIVISION IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 14, TOWNSHIP 89 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA.

Lot Area Info

Lot 1=3.23 Acres
(0.97 Acres in Public Road ROW)
Lot 2=2.00 Acres
(0.34 Acres in Public Road ROW)
Lot 3=2.00 Acres
(0.34 Acres in Public Road ROW)
Lot 4=2.00 Acres
(0.34 Acres in Public Road ROW)
Lot 5=5.01 Acres
(0.50 Acres in Public Road ROW)
SW1/4-SE1/4=2.01 Acres
(0.24 Acres in Public Road ROW)
SE1/4-SE1/4=3.00 Acres
(0.26 Acres in Public Road ROW)
Lot A=60.77 Acres
(1.34 Acres in Public Road ROW)
SW1/4-SE1/4=28.16 Acres
(1.19 Acres in Public Road ROW)
SE1/4-SE1/4=28.91 Acres
(0.07 Acres in Public Road ROW)
NE1/4-SE1/4=1.85 Acres
NW1/4-SE1/4=1.85 Acres
(0.08 Acres in Public Road ROW)

Line Info

L1: S01°00'59"W-15.00'
L2: S45°20'17"E-101.77'
L3: S00°05'04"E-348.48'
L4: S00°05'04"E-348.48'
L5: S00°05'04"E-348.48'
L6: S01°59'45"E-348.48'
L7: S01°59'45"E-303.42'

Structure Identification
1 House and Garage
2 Grain Bin
3 Storage Building
4 Storage Building
5 Livestock Building

Notes
1. All easements of record may not be shown on this plat of survey.
2. Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (2011).

0 300 600
Scale 1" = 300'

Legend
- Parcel Boundary Established
- Set 1/2"ø iron rod w/LS cap No. 10165.
- Found 1/2"ø iron rod w/LS cap No. 10165.
- Set Mag Nail w/LS washer No. 10165.
- Found Mag Nail w/LS washer No. 10165.
- Section Line, 1/4 Section Line, or 1/4-1/4 Section Line.
- (R.A.) Recorded As

SEAL

LICENSED LAND SURVEYOR
Roger R. Mohn
10165
★ IOWA ★

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.

Roger R. Mohn May 7, 2018
Roger R. Mohn Date
License Number 10165
My license renewal date is December 31, 2018
Pages or sheets covered by this seal: Sheet 1 of 2 through 2 of 2.

Proprietor(s):
Steven B. Mensen

Survey requested by:
Steven B. Mensen

Sheet No. 1 of 2
Surveyed: April 2018 (342, 17-20)
April 15, 2018 Drawn By: JJM RRM
S:\Drawings\Surveys\2015\Delaware\CMensen\Mensen1.dwg

SUBDIVISION PLAT OF **MENSEN SECOND SUBDIVISION**:

A subdivision of Lot A of Mensen Subdivision in the Southeast Quarter (SE1/4) of Section Fourteen (14), Township eighty-nine (89) North, Range Six (6) West of the Fifth Principal Meridian, Delaware County, Iowa, consisting of Lot One (1), Lot Two (2), Lot Three (3), Lot Four (4), Lot Five (5), and Lot A containing 3.23 acres, 2.00 acres, 2.00 acres, 2.00 acres, 5.01 acres, and 60.77 acres, respectively, more or less. The exterior boundary of said subdivision is more particularly described by metes and bounds as follows:

Commencing at the South 1/4 Corner of Section 14, Township 89 North, Range 6 West of the 5th P.M. which is the Point of Beginning; thence N 02°-02'-24" W, 1352.13 feet along the west line of the SE1/4 of said Section 14; thence S 89°-42'-12" E, 2644.36 feet; thence S 01°-59'-45" E, 1036.86 feet along the east line of the SE1/4 of said Section 14; thence N 88°-59'-01" W, 1000.00 feet; thence S 01°-59'-45" E, 348.48 feet; thence N 88°-59'-01" W, 1644.86 feet along the south line of the SE1/4 of said Section 14 to the Point of Beginning. Said described subdivision contains a total of 75.01 acres, more or less. Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (1996).



I hereby certify that this land surveying document was prepared and 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.

Roger R. Mohn May 7, 2018

Roger R. Mohn *Date*

License Number 10165

My license renewal date is December 31, 2018.

Pages or sheets covered by this seal:

Sheet No. 1 of 2 through 2 of 2.

OWNER'S CONSENT:

The attached subdivision plat represents a survey of Mensen Second Subdivision being a subdivision of Lot A of Mensen Subdivision in the Southeast Quarter (SE1/4) of Section 14, Township 89 North, Range 6 West of the Fifth Principal Meridian, Delaware County, Iowa.

I, Steven B. Mensen, of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Subdivision Plat, is made with my free consent and in accordance with my desire.

Steven B Mensen

Steven B. Mensen

STATE OF IOWA, Delaware County SS.

On this 8th day of May A.D., 2018 before me, a Notary Public in and fore said County, personally appeared Steven B. Mensen of said County, to me personally known to be the identical person whose name is affixed to the foregoing statement, and acknowledge the same to be his voluntary act and deed.

Witness my hand and seal.



Barbara K Sailer

Notary Public in and for said County

ATTORNEY'S OPINION

I, Brian S. Mensen, a practicing attorney at law in Red Oak, Montgomery County, Iowa, have examined the abstract of title to the land included in **Mensen Second Subdivision**, Delaware County, Iowa, on premises more specifically described in the Subdivision Plat certified by Roger R. Mohn, as yet undated.

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 25th day of April A.D., 2018, 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 Steven B. Mensen. Title is subject to the following:

Deed of Trust to Citizens State Bank dated December 14, 2015 and filed December 14, 2015 in Book 2015 Page 3355 of the records of the Delaware County Recorder.

Dated at Red Oak, Iowa, in said County, this 4th day of May, 2018.

Attorney at Law – Brian S. Mensen

MORTGAGE HOLDER ACKNOWLEDGEMENT

Citizens State 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/deed of trust holder of the premises described herein.

CITIZENS STATE BANK

By: Garett J. Sappe, as Assistant Vice President

STATE OF IOWA, COUNTY OF DELAWARE, ss:

On this 7th day of May 2018, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Garett J. Sappe to me personally know, who being duly sworn, did say that she is the Asst Vice President of Citizens State Bank executing the within and foregoing instrument to which this is attached, that no seal has been procured by Citizens State Bank; that said instrument was signed on behalf of Citizens State Bank by authority of its Board of Directors; and that Garett J. Sappe as an officer acknowledged the execution of the foregoing instrument to be the voluntary act and deed of Citizens State Bank, by it and by them voluntarily executed.

Laurie A. Wiskus
Notary Public in and for said County

LAURIE A. WISKUS
Commission Number 742053
My Commission Expires
8-2-2018

CERTIFICATE OF TREASURER

I, the undersigned, Pam Klein, state that I am the Delaware County Treasurer and have examined the records in our office for the lands legally described as follows:

Lot A of Mensen Subdivision in the Southeast Quarter (SE1/4), of Section Fourteen (14), Township eighty-nine (89) North, Range Six (6) West of the Fifth Principal Meridian, Delaware County, Iowa.

and pursuant to Iowa Code section 354.11, the property is free from delinquent taxes and certified special assessments.

Dated : 5-9-18

Pam Klein
Delaware County Treasurer

STATE OF IOWA, Delaware County SS.
On this 9 day of May A.D., 2018 before me, a Notary Public in and for said County, personally appeared Pam Klein of said County, to me personally known to be the identical person whose name is affixed to the foregoing statement, and acknowledge the same to be her voluntary act and deed.

Witness my hand and seal.

Notary Public in and for said County

APPROVAL OF SUBDIVISION PLAT NAME BY DELAWARE COUNTY AUDITOR

Date 5-9-18

The Delaware County Auditor's Office has reviewed the subdivision plat of:

Mensen Second Subdivision being a subdivision of Lot A of Mensen Subdivision in the Southeast Quarter (SE1/4) of Section Fourteen (14), Township eighty-nine (89) North, Range Six (6) West of the Fifth Principal Meridian, Delaware County, Iowa.

Pursuant to Iowa Code Section 354.6(2) and Section 354.11(6), we approve the subdivision name and title and have no objections to this subdivision plat being recorded.

Date: 5-9-18 Signed

Carla Becker, Delaware County Auditor

STATE OF IOWA, Delaware County SS.
On this 9th day of May A.D., 2018 before me, a Notary Public in and fore said County, personally appeared Carla Becker of said County, to me personally known to be the identical person whose name is affixed to the foregoing statement, and acknowledge the same to be her voluntary act and deed.

Witness my hand and seal.

PEGGY A. HILDEBRAND
Commission Number 707482
My Commission Expires
12-21-2018

Notary Public in and for said County

DELAWARE COUNTY E-911 BOARD

The foregoing plat of Mensen 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.

Mike Corkery, Delaware County E-911 Board

State of Iowa)

)

County of Delaware)

On the 9 day of May, 2018, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Mike Corkery, to me personally known, and who, being duly sworn, did say that he is the Coordinator for the Delaware County E-911 Board.

Notary Public

Iowa Notarial Seal
LINDA HARVEY
Clerk of District Court-Designee

personal knowledge