COUNTY: Delaware
SECTION 35, T 90 N, R 4 W
ALIQUOT PART: SW 1/4-NW 1/4
CITY:
SURVEY: Knipper Subdivision No. 1
BLOCK: LOTS: Lot 1 & Lot 2
PROPRIETOR: Bonnie J. Knipper
REQUESTED BY: Luke Knipper
SURVEYOR: Randy Rattenborg
COMPANY: BURRINGTON, GROUP, INC. 105 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434

FILED
Delaware Co. Assessor
SEP 25 2019

FILED
Delaware Co. Auditor
SEP 25 2019

Book 2019 Page 2626

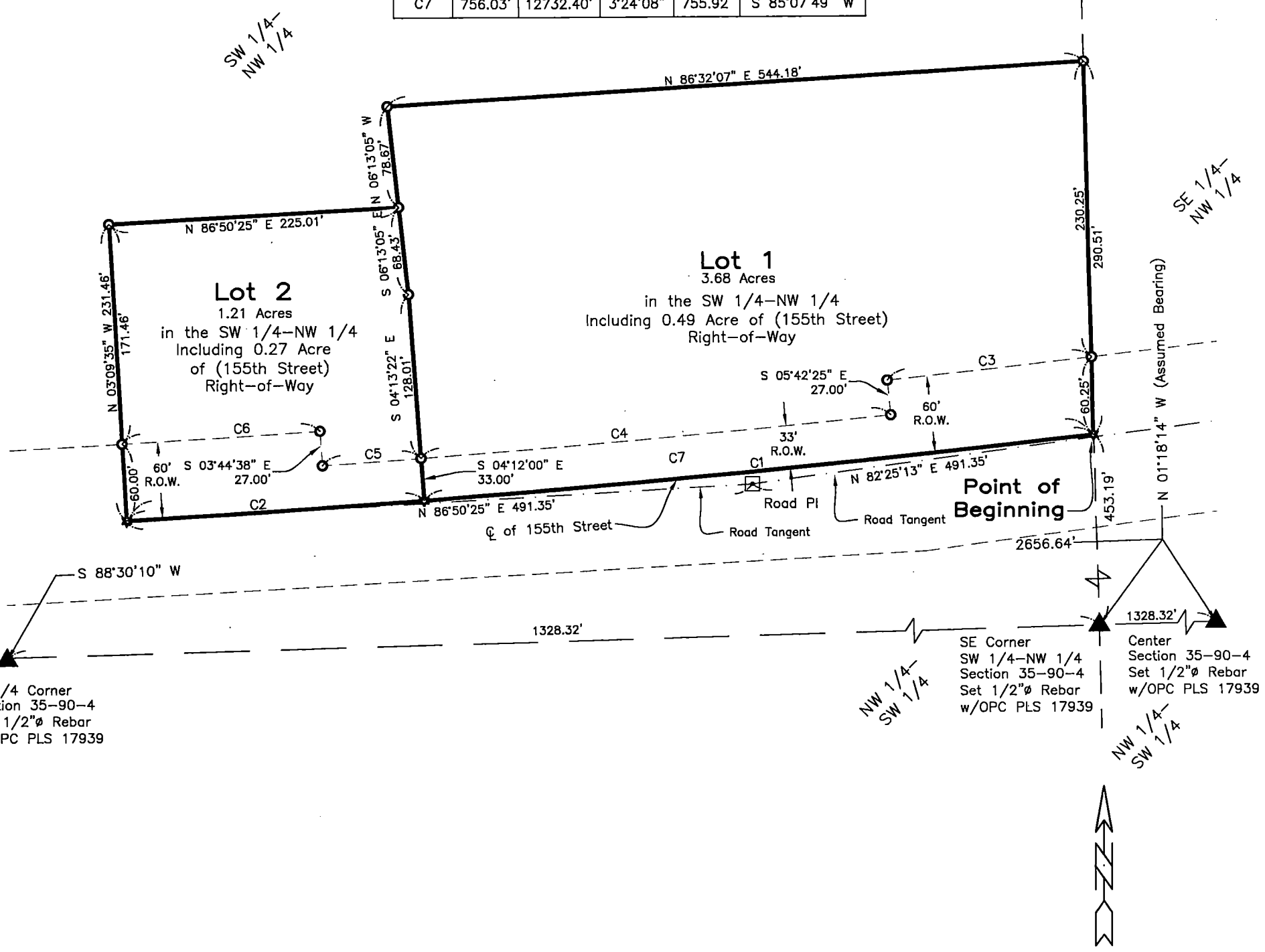
2019 2626 Type 06 002 Pages 6
Date 9/25/2019 Time 2:43:46PM
Rec Amt $32.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SUBDIVISION PLAT

Knipper Subdivision No. 1; in the Southwest Quarter of the Northwest Quarter Section 35, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ ANGLE	CHORD	CHORD BEARING
C1	524.38'	12732.40'	2°21'35"	524.34'	N 84°36'33" E
C2	231.65'	12732.40'	1°02'33"	231.65'	N 86°18'37" E
C3	158.94'	12672.40'	0°43'07"	158.94'	N 83°45'49" E
C4	369.20'	12699.40'	1°39'57"	369.18'	N 84°57'22" E
C5	76.99'	12699.40'	0°20'50"	76.99'	N 85°57'45" E
C6	153.80'	12672.40'	0°41'43"	153.80'	N 86°29'01" E
C7	756.03'	12732.40'	3°24'08"	755.92'	S 85°07'49" W



LEGEND

- ▲ SECTION CORNER
- R RECORDED
- ✡ SET MAG NAIL w/SSW PLS 17939
- O SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- QUARTER LINE
- QTR.–QTR. LINE
- ROAD TANGENT LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- OPC ORANGE PLASTIC CAP
- SSW STAINLESS STEEL WASHER

100 0 100
SCALE: 1" = 100'

SURVEYED ON: May 3, 2019
SURVEY REQUESTED BY: Luke Knipper

Q:\Civil3D_Survey\GPS Box 14\dwg\GPS Box 14.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: Sheets 1 & 2

PROPRIETORS: **Bonnie J. Knipper**

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.

5/17/19

RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019

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

PROJECT NO. 19-021
SCALE: 1" = 100'
DATE: May 17, 2019
DRAWN BY: dm
CHECKED BY: ddk/rr
GPS BOX: 14
SHEET 1 OF 6

Knipper Subdivision No. 1; in the Southwest Quarter of the Northwest Quarter Section 35, Township 90 North, Range 4 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Commencing at the Southeast Corner of the Southwest Quarter of the Northwest Quarter;

Thence North 01°18'14" West (Assumed Bearing), 453.19 feet to the Point of Beginning and the Center Line of 155th Street;

Thence along **12732.40 foot** Radius curve concave Northwesterly **756.03 feet**, (said curve having a Long Chord of **South 85°07'49" West, 755.92 feet**) along said Line;

Thence North 03°09'35" West, 231.46 feet;

Thence North 86°50'25" East, 225.01 feet;

Thence North 06°13'05" West, 78.67 feet;

Thence North 86°32'07" East, 544.18 feet to the East Line of said Quarter–Quarter Section;

Thence South 01°18'14" East, 290.51 feet to the North Right–of Way Line of 155th Street and to the Point of Beginning.

Containing **4.86 Acres**, including 0.76 Acre of County Road (155th) Right–of–Way,
Subject to Easements of Record.

BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057
Phone 563-927-2434
burringtongroup.com

OWNER'S ACKNOWLEDGMENT

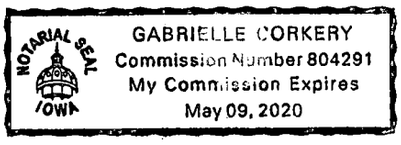
I Bonnie J. Knipper of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with my free consent, and in accordance with my desire.

Bonnie J. Knipper

State of Iowa)
)
County of Delaware) ss:

On this 25 day of September A.D. 2019, before me a Notary Public in and for said County, personally appeared Bonnie J. Knipper 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.

Gabrielle Corkery
Notary Public in and for said State



CERTIFICATE OF TREASURER

I, the undersigned, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against **Knipper Subdivision No. 1**, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.

Michele Arca - Deputy 9-24-19

Pam Klein, 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 **Knipper Subdivision No. 1**, a subdivision in Delaware County, Iowa.

Carla K. Becker, Delaware County Auditor

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of **Knipper Subdivision No. 1**, 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 – Coordinator
Delaware County E-911 Board

ATTORNEY'S OPINION

I, Todd J. Locher, a practicing attorney at law in Farley, ~~Delaware~~ Dubuque County, Iowa, have examined the abstract of title to the land included in T90N R4W, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated _____.

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 9th day of August, 2019, 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 Bonnie Knipper *.

Dated in said County, this 23rd day of August, ~~2019~~.

Attorney at Law

Subject to a Mortgage in favor of Farm Credit Services of America, FLCA filed on Feb. 26, 2016 in Book 2015, Page 467 in the records of Delaware County, Iowa and real estate taxes for fiscal year 2018-2019.

MORTGAGE HOLDERS ACKNOWLEDGEMENT

The undersigned for Farm Credit Services of America, FLCA, of Omaha, Nebraska, does hereby certify that the attached Plat of Survey of **Knipper Subdivision No. 2, Delaware County, IA** is made with our free consent and in accordance with our desire as lien holder and mortgagee.

(seal) Farm Credit Services of America, FLCA

by _____
Ben Zitelman
Assistant Corporate Secretary

State of Iowa)
) ss:
County of Delaware)

On this 6th day of August, 2019, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared Kelly Anderegg, being by me personally known and duly sworn, did say that he is Assistant Corporate Secretary of the corporation, a corporation organized and existing under the laws of the United States; that the seal affixed to the instrument is the seal of the corporation; that the instrument was signed and sealed on behalf of the corporation by authority of its board of directors; and acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by him/her voluntarily executed.

(seal) ERICA A LONG
Commission Number 785871
My Commission Expires
Sept 2, 2020

_____
Erica A. Long
Notary Public in and for the State of Iowa

My commission expires September 2, 2020