COUNTY: Delaware
SECTION 20, T 89 N, R 5 W
ALIQUOT PART: NE 1/4-NE 1/4
NW 1/4 NE 1/4
CITY:
SURVEY: Holtz Subdivision
BLOCK: LOTS:
PROPRIETOR: Holtz Storage L.L.C.
REQUESTED BY: Phil Holtz
SURVEYOR: Randall Rattenborg
COMPANY: BURRINGTON, GROUP, INC. 105 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434

Delaw[illegible] Assessor
SEP 08 2020

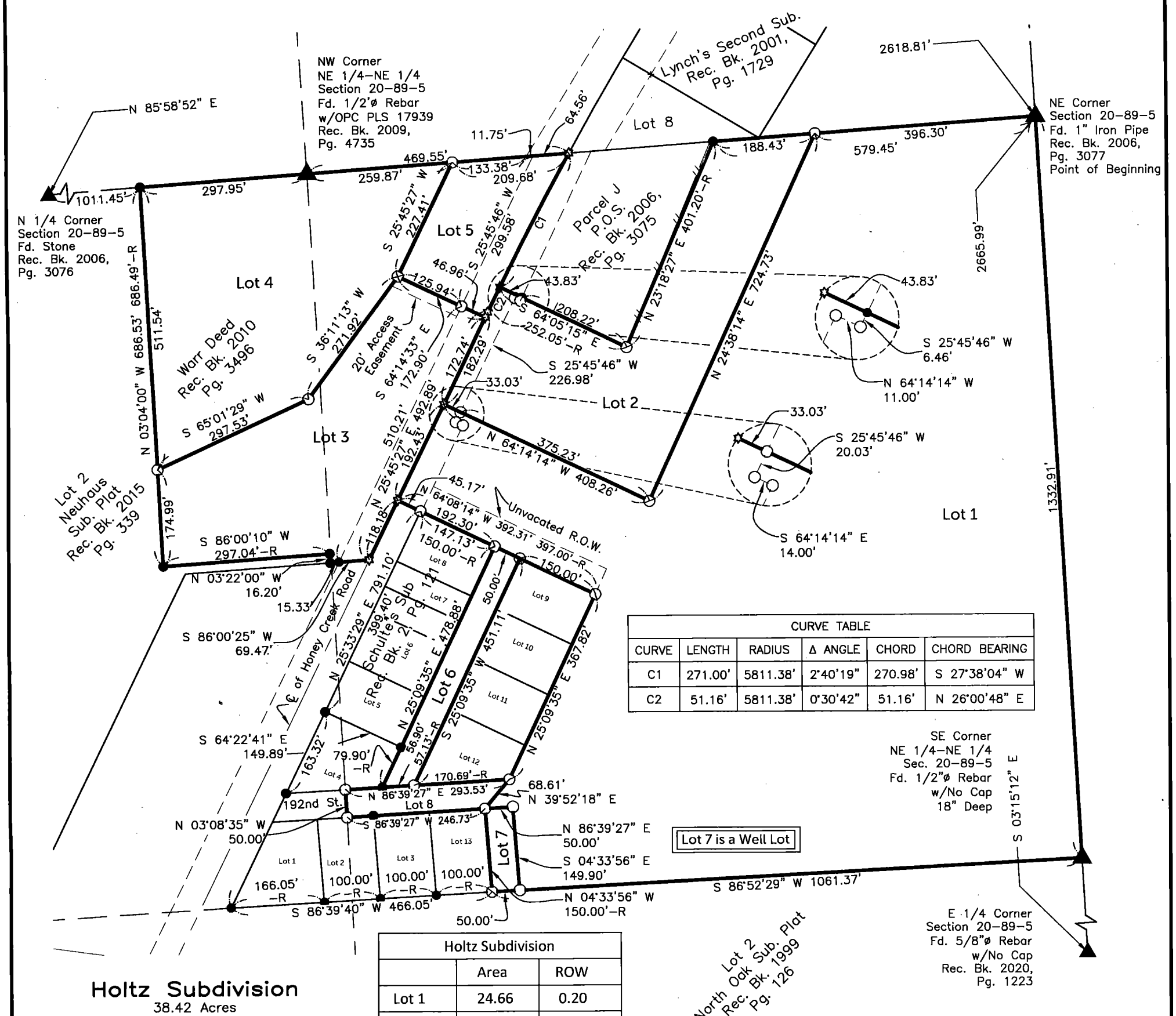
FILED
Delaware Co. Auditor
SEP 08 2020

Book 2020 Page 3050
Document 2020 3050 Type 06 002 Pages 8
Date 9/08/2020 Time 9:02:03AM
Rec Amt $42.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FINAL PLAT

Holtz Subdivision; in the Northeast Quarter of the Northeast Quarter and in the Northwest Quarter of the Northeast Quarter Section 20, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa



CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ ANGLE	CHORD	CHORD BEARING
C1	271.00'	5811.38'	2°40'19"	270.98'	S 27°38'04" W
C2	51.16'	5811.38'	0°30'42"	51.16'	N 26°00'48" E

Holtz Subdivision

38.42 Acres
(33.43 Acres in the NE 1/4–NE 1/4,
& 4.68 Acre in the NW 1/4–NE 1/4)
Including 1.27 Acres of County Road
(Honey Creek Road) Right–of–Way

Holtz Subdivision		
	Area	ROW
Lot 1	24.66	0.20
Lot 2	3.78	0.17
Lot 3	3.51	0.53
Lot 4	4.34	----
Lot 5	1.12	0.35
Lot 6	0.53	----
Lot 7	0.17	----
Lot 8	0.31	----
Total	38.42 Acres	1.25 Acres

LEGEND

- ▲ SECTION CORNER
- R RECORDED
- ● FD. 1/2"ø REBAR (UNLESS NOTED)
- ○ SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- ✡ SET MAG NAIL w/SSW PLS 17939
- SECTION LINE
- QUARTER LINE
- QTR.–QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- BOUNDARY ESTABLISHED
- OPC ORANGE PLASTIC CAP
- RPC RED PLASTIC CAP

200 0 200
SCALE: 1" = 200'

SURVEYED ON: April 17, 2020
SURVEY REQUESTED BY: Phil Holtz

Q:\Civil3D_Survey\GPS Box 22\GPS Box 22 2016.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: Shts. 1 & 2

PROPRIETORS: **Holtz Storage L.L.C.**

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.

4/17/2020

RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

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

PROJECT NO. 20-014
SCALE: 1" = 200'
DATE: April 17, 2020
DRAWN BY: dm
CHECKED BY: ddk/rr
GPS BOX: 22
SHEET 1 OF 2

Holtz Subdivision; in the Northeast Quarter of the Northeast Quarter and in the Northwest Quarter of the Northeast Quarter Section 20, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Beginning at the Northeast Corner of said Section;

Thence South 03°15'12" East (Assumed Bearing), 1332.91 feet along the East Line of said Section to the South Line of said Quarter–Quarter Section;

Thence South 86°52'29" West, 1061.37 feet along said Line to the East Line of Schulte's Subdivision Recorded in Book 2, Page 121 on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence North 04°33'56" West, 150.00 feet along said Line to the South Line of 192nd Street Extended;

Thence South 86°39'27" West, 246.73 feet along said Line to the West Line of the Northeast Quarter of the Northeast Quarter of said Section;

Thence North 03°08'35" West, 50.00 feet along said Line to the North Line of 192nd Street Extended to the East Line said Subdivision;

Thence North 86°39'27" East, 293.53 feet along said Line;

Thence North 24°04'22" East, 367.82 feet along said Line to the North Line of Lot 9 of said Subdivision;

Thence North 64°08'14" West, 150.00 feet along said Line to the East Line of an unnamed Street located in said Subdivision;

Thence South 25°09'35" West, 451.11 feet along said Line to the North Line of 192nd Street;

Thence South 86°39'27" West, 56.90 feet along said Line to the West Line of said unnamed Street;

Thence North 25°09'35" East, 478.88 feet along said Line to the North Line of Lot 8 of said Subdivision;

Thence North 64°08'14" West, 192.30 feet along said Line to the Center Line of Honey Creek Road

Thence South 25°45'27" West, 118.18 feet along said Line to the North Line of a Warranty Deed Recorded in Book 106, Page 314 on File at the Delaware County Recorder' office in Manchester, Iowa;

Thence South 86°00'25" West, 69.47 feet along said Line to the Easterly Line of Lot 2 of the Neuhaus Subdivision Plat Recorded in Book 2015, Page 339 of File at the Delaware County Recorder's office in Manchester, Iowa;

Thence North 03°22'00" West, 16.20 feet along said East Line;

Thence South 86°00'10" West, 297.04 feet along the said East Line of said Lot;

Thence North 03°04'00" West, 686.53 feet along said Line to the North Line of said Section;

Thence North 85°58'52" East, 297.95 feet along said Line;

Thence continuing North 85°58'52" East, 469.55 feet along said Line to the Center Line of said Road and the West Line of a Plat of Survey of Parcel J Recorded in Book 2006, Page 3075 on File at the Delaware County Recorder's office in Manchester, Iowa and the Center Line of Honey Creek Road;

Thence along **5811.38 foot**, Radius curve concave Southeasterly **271.00 feet**, (said curve having a Long Chord of **South 27°38'04" West, 270.98 feet**) along said Line to the South Line of said Parcel J;

Thence South 64°05'15" East, 252.05 feet along said Line to the East Line of said Parcel J;

Thence North 23°18'27" East, 401.20 feet along said Line to the North Line of said Section;

Thence North 85°58'52" East, 579.45 feet along said Line to the Point of Beginning.

Containing **38.42 Acres**, including 1.27 Acres of County Road (Honey Creek Road) Right–of–Way,
Subject to Easements of Record.

OWNER'S ACKNOWLEDGMENT

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

State of Iowa)
)
County of Delaware) Ss:

On this 28th day of July 2020 before me, a Notary Public in and for said County, personally appeared Phil Holtz, to me personally known, who being by me duly sworn or affirmed, did say that that person is a Manager of said Holtz Storage, LLC and that said instrument was signed on behalf of said Holtz Storage, LLC by authority of its managers and the said Manager acknowledged the execution of the instrument to be the voluntary act and deed of said Holtz Storage, LLC by it voluntarily executed.

Donna M. Kunde
Notary Public in and for said State

DONNA M. KUNDE
Commission Number 175097
My Commission Expires
8/16/2021

ATTORNEY'S OPINION

I, Daniel H. Swift, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in the Holtz Subdivision, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated APRIL 17, 2020.

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 16th day of June, A.D., 2020, 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 Holtz Storage LLC.

Dated in said County, this 8 day of September 2020.

Daniel H. Swift

MORTGAGE HOLDERS ACKNOWLEDGMENT

The MidWestOne Bank fka American Trust & 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: Patrick D. Hogrefe, Regional President

By: Steven R. Boeckenstedt, Vice President

State of Iowa)
)
County of Delaware) ss:

On this 17th day of April, 2020, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Patrick D. Hogrefe and Steven R. Boeckenstedt to me personally known, who being duly sworn, did say that they are the Regional President and Vice President respectively, of MidWestOne Bank fka American Trust & Savings Bank executing the within and foregoing instrument to which this is attached, that no seal has been procured by the MidWestOne Bank fka American Trust & Savings Bank; that said instrument was signed on behalf of MidWestOne Bank fka American Trust & Savings Bank by authority of its Board of Directors; and that Patrick D. Hogrefe and Steven R. Boeckenstedt as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of MidWestOne Bank fka American Trust & Savings Bank by it and by them voluntarily executed.

Notary Public in and for said County

NOTARIAL SEAL IOWA
JULIE HERMSEN
Commission Number 718880
My Comm. Exp. 10-7-20

PLANNING & ZONING COMMISSION RESOLUTION

WHEREAS, the Preliminary & Final plat of ***Holtz Subdivision,*** Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated_____, has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa;

WHEREAS, the Planning and Zoning Commission has fully considered the same and found the same to be in accordance with the ordinances of the City of Manchester, Iowa, relating to plats and additions to cities or within a two mile radius of the City;

WHEREAS, the Preliminary & Final plat and its attachments conform to Sections 354.6, 354.11 and 355.8 of the Iowa Code and therefore can be approved pursuant to 354.8 of the Iowa Code;

WHEREAS, the Manchester Planning and Zoning Commission is recommending to the Council that they accept the Preliminary & Final plat of ***Holtz Subdivision***, Delaware County, Iowa, as presented with the following variances, declarations and conditions;

a. A variance from the requirement in preliminary platting for contours.
b. No determination has been made as to compliance with this subdivision and platting requirements which are set forth in the Code of Iowa.
c. In the future, if this area was annexed into the City of Manchester, zoning would be residential.
d. The lots will be connected to city water and sewer and voluntary annex at such time that the City has extended public water and sewer to the property and such services are deemed necessary by the property. The extension of public water and sewer in itself shall not be cause for annexation.
e. The construction of sidewalks is deferred according to Resolution No. R-006- 2003, Resolution Regarding Procedures and Guidelines for Implementation of Sidewalk Construction Program, under Item No. 4 (a) ("streets developed as a rural cross section").
f. A variance from providing sanitary sewer or water service to the development. Lot 1 currently is served by a sanitary sewer disposal system and well. Lot 2 will be constructed as a cold storage building without sanitary sewer or water utilities.
g. A variance from the requirement in preliminary platting for contours.
h. Part of Lot 4, is in the currently mapped flood plain.

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said Preliminary & Final Plat of ***Holtz Subdivision,*** be, and the same is hereby acknowledged, approved and accepted on the part of the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, and exhibits attached thereto, subject to all conditions as presented and representations referred to above, and the Commission hereby recommends to the City Council the acceptance of the same and the Chairperson and the Recording Secretary are hereby authorized and directed to certify this resolution of approval and affix the same to said plat and all attachments referred to herein as provided by law.

Adopted and passed this April 22, 2020.

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA

By_____
David Smith, Chairperson

By Laura Thomas
Laura Thomas, Recording Secretary

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 24th April, 2020, before me, Julie A. Schmitz, a Notary Public in and for the State of Iowa, personally appeared David Smith and Laura Thomas, to me personally known, and, who, being by me duly sworn, did say that they are the Chairperson and Recording Secretary, respectively, of the Planning and Zoning Commission of the City of Manchester, 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 the authority of its Planning and Zoning Commission, as contained in Resolution adopted by the Planning and Zoning Commission on the 24th April 2020, and that David Smith and Laura Thomas acknowledge 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.

Julie A. Schmitz

Julie A. Schmitz, Notary Public

JULIE A. SCHMITZ
Commission Number 224151
My Comm. Exp. OCT 12, 2020

R-070-2020
RESOLUTION APPROVING PRELIMINARY AND FINAL PLAT

WHEREAS, the subdivision plat of **HOLTZ SUBDIVISION,** City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated _____, has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa;

WHEREAS, the City Council has fully considered the same and found the same to be in accordance with the ordinances of the City of Manchester, Iowa, relating to plats and additions to cities or within a two mile radius of the City;

WHEREAS, the subdivision plat and its attachments conform to Sections 354.6, 354.11 and 355.8 of the Iowa Code and therefore can be approved pursuant to 354.8 of the Iowa Code;

WHEREAS, the Manchester Planning and Zoning Commission has recommended to the Council that they accept the subdivision plat of **HOLTZ SUBDIVISION**, Delaware County, Iowa, as presented with the following variances, declarations and conditions;

A. No determination has been made as to compliance with this subdivision and platting requirements which are set forth in the Code of Iowa.
B. In the future, if this area was annexed into the City of Manchester, zoning would be residential.
C. The lots will be connected to city water and sewer and voluntary annex at such time that the City has extended public water and sewer to the property and such services are deemed necessary by the property. The extension of public water and sewer in itself shall not be cause for annexation.
D. The construction of sidewalks is deferred according to Resolution No. R-006- 2003, Resolution Regarding Procedures and Guidelines for Implementation of Sidewalk Construction Program, under Item No. 4 (a) ("streets developed as a rural cross section").
E. A variance from providing sanitary sewer or water service to the development. Lot 1 currently is served by a sanitary sewer disposal system and well. Lot 2 will be constructed as a cold storage building without sanitary sewer or water utilities.
F. A variance from the requirement in preliminary platting for contours.
G. Part of Lot 4, is in the currently mapped flood plain.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said **HOLTZ SUBDIVISION**, Delaware County, Iowa, be, and exhibits attached thereto, and the same is hereby acknowledged, approved and accepted on the part of the City of Manchester, Delaware County, Iowa.

The Mayor and City Clerk are hereby directed to certify this approval and affix the same to said Preliminary plat as by law provided.

Passed this April 27, 2020.

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

Milt L. Kramer, Mayor

ATTEST:

Erin Learn, City Clerk

State of Iowa)
) ss:
County of Delaware)

On this May 4, 2020, before me, Laura K. Thomas, a Notary Public in and for the State of Iowa, personally appeared Milt L. Kramer and Erin Learn, 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 Manchester, 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 the authority of its City Council, as contained in Resolution Number R-070-2020 adopted by the City Council on April 27, 2020, and that Milt L. Kramer and Erin Learn acknowledge 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.

Notary Public in the State of Iowa

NOTARIAL SEAL IOWA

LAURA K. THOMAS
Commission Number 718135
My Commission Expires
August 26, 2020

CERTIFICATE OF TREASURER

I, the undersigned, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against Holtz Subdivision, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.

Pam Klein 7-2-2020

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 Holtz 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 Holtz 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 – Coordinator
Delaware County E-911 Board