Recorder's Index
County: Delaware
Section: Section 19, T89N, R5W, 5th P.M.
Lot & Aliquot Part: A subdivision of Parcel 'J' being part of Frl. NW1/4–NW1/4 and part of Frl. SW1/4–NW1/4
Section: Section 24, T89N, R5W, 5th P.M.
Lot & Aliquot Part: A subdivision of Parcel 'D' being part of NE1/4–NE1/4
Proprietor(s) and requested by: Daniel A. Schulte Trust (1/2 Int), Ann L. Schulte Trust (1/2 Int)
Proprietor(s): Wesley D. Schulte, Jamie K. Schulte, Edward M. McCusker, and Katie M. McCusker
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

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Delaware Co. Auditor
SEP 09 2020

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SEP 09 2020

Book 2020 Page 3080

Document 2020 3080 Type 06 002 Pages 13
Date 9/09/2020 Time 12:54:41PM
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Amended Final Plat of 'Oak Valley Subdivision'

A SUBDIVISION OF PARCEL 'J' BEING PART OF THE FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER (Frl. NW1/4–NW1/4) AND PART OF THE FRACTIONAL SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (Frl. SW1/4–NW1/4) OF SECTION 19, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5TH P.M.; AND A SUBDIVISION OF PARCEL 'D' BEING PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4–NE1/4) OF SECTION 24, TOWNSHIP 89 NORTH, RANGE 6 WEST OF THE 5TH P.M.; ALL IN DELAWARE COUNTY, IOWA.

SEAL

LICENSED LAND SURVEYOR
Roger R. Mohn
10165
IOWA

Sheet No. 1 of 4
Surveyed: July 2020 (229, 71–74)
July 24, 2020 Drawn by: JJM
S:\Drawings\Surveys\2020\Delaware\DSchulte\Schulte1.dwg

Subdivider:
Daniel A. and Ann L. Schulte
19210 Goodland Drive
Manchester, Iowa 52057
(563) 927-4401

Surveyor:
Mohn Surveying, Inc.
Roger R. Mohn
1890 Great River Road
Lansing, Iowa 52151
(563) 538-4067

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
License Number 10165
My license renewal date is December 31, 2020
Pages or sheets covered by this seal: Sheet 1 of 4 through 4 of 4.

Roger R. Mohn Date 8/24/2020

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 in pavement.
- Found PK nail and 'X' cut in pavement.

Notes
1. Existing Zoning: Agriculture
2. Proposed Zoning: Residential
3. Building Setback: 50 feet
4. All wetland areas along Rieger Creek shall not be distributed or altered.
5. Intersection sight distances: Min. = 650 feet Max = 2000+ feet
6. 100 year flood Elev. for site: Elev. 945 feet.
7. Elevations are based on Delaware Co. GIS Monument No. 30-Elev. = 959.98 feet (NAVD_88)
8. See Sheet 3 of 4 for line and curve info.

North 1/4 Cor. of Sec. 24–T89N–R6W, 5th P.M.–Found PK nail and 'X' cut in pavement.

NW Cor. of NE1/4–NE1/4

Southerly Right-of-way line of 190th Street

190th Street

160th Ave.

162nd Ave.

Goodland Drive

Rieger Creek

Pond

Parcel 'A' Bk. 7, Pg. 122

Deed 136–270

Deed 137–330

Lot 13 | Lot 14 | Lot 15 | Lot 16 | Lot 17 | Lot 18

'Prairie Hill Estates' Bk. 1999, Pg. 1731

NE Cor. of Sec. 24–T89N–R6W, 5th P.M.–Found PK nail in pavement.

NW Cor. of Sec. 19–T89N–R5W, 5th P.M.–Found PK nail in pavement.–Point of Beginning

NE Cor. of Frl. NW1/4–NW1/4

Parcel 2019, Pg. 8725

Parcel 2019, Pg. 8735

Parcel 'K' (Bk. 2008, Pg. 2028)

Westerly Right-of-way line of 162nd Ave.

Lot 1 =1.82 Acres
Lot 2 =1.66 Acres
Lot 3 =1.13 Acres
Lot 4 =1.35 Acres
Lot 5 =1.38 Acres
Lot 6 =1.25 Acres
Lot 7 =1.31 Acres
Lot 8 =1.42 Acres
Lot 9 =1.53 Acres
Lot 10 =1.62 Acres
Lot 11 =1.68 Acres
Lot 12 =1.73 Acres
Lot 13 =1.57 Acres
Lot 14 =1.27 Acres
Lot 15 =1.31 Acres
Lot 16 =1.12 Acres
Lot 17 =1.58 Acres
Lot 18 =1.27 Acres
Lot 19 =1.28 Acres
Lot 20 =1.30 Acres
Lot 21 =1.20 Acres
Lot 22 =1.41 Acres
Lot 23 =1.10 Acres
Lot 24 =1.26 Acres
Lot 25 =1.17 Acres
Lot 26 =1.29 Acres
Lot 27 =1.23 Acres
Lot 28 =1.29 Acres
Lot 29 =1.32 Acres
Lot 30 =1.78 Acres
Lot 31 =2.74 Acres
Lot 32 =1.67 Acres
Lot 33 =1.66 Acres
Lot 34 =2.05 Acres
Lot 35 (Well Lot) See Sheet 2
Lot 36 (Well Lot) See Sheet 2
Lot 37 (Well Lot) See Sheet 2
Lot 38 (Well Lot) See Sheet 2
Lot 39 (Well Lot) See Sheet 2
Lot 40 (Well Lot) See Sheet 2

℄ of Getalong Lane

5' Wide Utility Easement

66' ROW

Building Setback (Typ.)

See Detail (See Sheet 2)

Scale 1" = 180'

0 180 360

Sec. 24 | Sec. 19

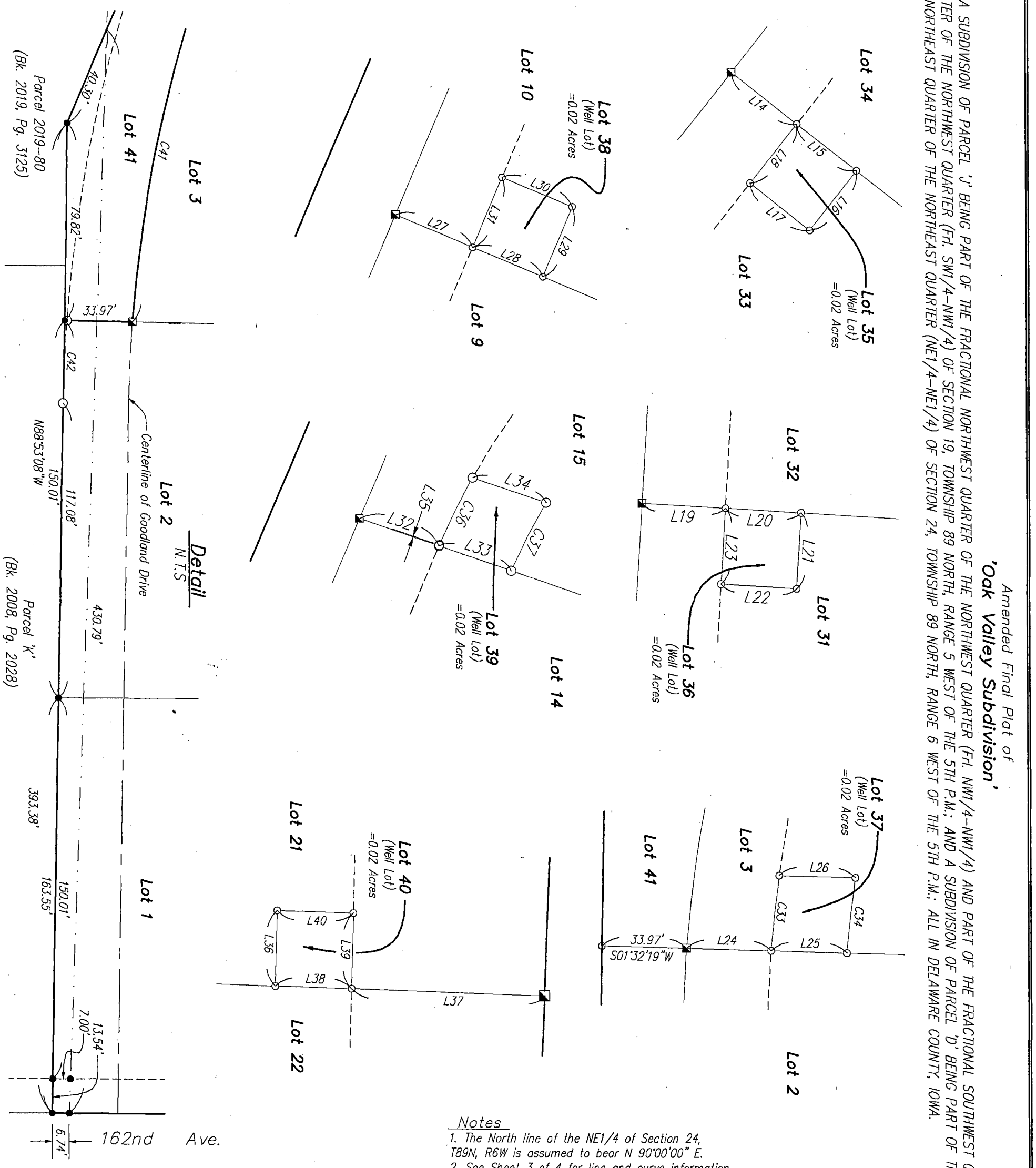
West 1/4 Cor. of Sec. 19–T89N–R5W, 5th P.M. East 1/4 Cor. of Sec. 24–T89N–R6W, 5th P.M. Found 1/2"ø iron rod w/LS cap No. 10165.

NOTE: The North line of the NE1/4 of Section 24, T89N, R6W is assumed to bear N 90°00'00" E.

Amended Final Plat of

'Oak Valley Subdivision'

A SUBDIVISION OF PARCEL 'J' BEING PART OF THE FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER (Frl. NW1/4-NW1/4) AND PART OF THE FRACTIONAL SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (Frl. SW1/4-NW1/4) OF SECTION 19, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5TH P.M.; AND A SUBDIVISION OF PARCEL 'D' BEING PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4-NE1/4) OF SECTION 24, TOWNSHIP 89 NORTH, RANGE 6 WEST OF THE 5TH P.M.; ALL IN DELAWARE COUNTY, IOWA.



Detail
N.T.S

Notes

1. The North line of the NE1/4 of Section 24, T89N, R6W is assumed to bear N 90°00'00" E.
2. See Sheet 3 of 4 for line and curve information.

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/PLS Cap no. 10165 in HMA pavement.
- Found PK nail and "x" cut in pavement.

Sheet No. 2 of 4
Surveyed: March, 2008 (229, 71-74), July, 2020
July 24, 2020 Drawn by: ARL, JJM, RRM
Y:\Drawings\Subs\2008\Delaware\DSchulte\Schulte1.dwg

Subdivider:
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1890 Great River Road
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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 July 24, 2020

Roger R. Mohn Date

License Number 10165
My license renewal date is December 31, 2020
Pages or sheets covered by this seal:
Sheet 1 of 4 through 4 of 4.

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

Amended Final Plat of

'Oak Valley Subdivision'

A SUBDIVISION OF PARCEL 'J' BEING PART OF THE FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER (Frl. NW1/4–NW1/4) AND PART OF THE FRACTIONAL SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (Frl. SW1/4–NW1/4) OF SECTION 19, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE 5TH P.M.; AND A SUBDIVISION OF PARCEL 'D' BEING PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4–NE1/4) OF SECTION 24, TOWNSHIP 89 NORTH, RANGE 6 WEST OF THE 5TH P.M.; ALL IN DELAWARE COUNTY, IOWA.

Legal Description of 'Oak Valley Subdivision'

A SUBDIVISION OF PARCEL 'J' BEING PART OF THE FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER (Frl. NW1/4–NW1/4) AND PART OF THE FRACTIONAL SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (Frl. SW1/4–NW1/4) OF SECTION NINETEEN (19), TOWNSHIP EIGHTY–NINE (89) NORTH, RANGE FIVE (5) WEST OF THE FIFTH PRINCIPAL MERIDIAN; AND A SUBDIVISION OF PARCEL 'D' BEING PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4–NE1/4) OF SECTION TWENTY–FOUR (24), TOWNSHIP EIGHTY–NINE (89) NORTH, RANGE SIX (6) WEST OF THE FIFTH PRINCIPAL MERIDIAN; ALL IN DELAWARE COUNTY, IOWA, CONSISTING OF LOT 1 THROUGH LOT 41 CONTAINING A TOTAL OF 51.95 ACRES, MORE OR LESS. THE EXTERIOR BOUNDARY IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE FIFTH 5TH P.M. WHICH IS THE POINT OF BEGINNING; THENCE S87°41'48"E, 1100.07 FEET ALONG THE NORTH LINE OF THE Frl. NW1/4–NW1/4 OF SAID SECTION 19; THENCE 394.78 FEET ALONG A 650.01 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY WITH A CENTRAL ANGLE OF 34°47'53" AND A LONG CHORD WHICH BEARS S46°54'56"E, 388.74 FEET; THENCE S00°33'37"W, 1070.33 FEET ALONG THE EAST LINE OF THE Frl. NW1/4–NW1/4 AND THE EAST LINE OF THE Frl. SW1/4–NW1/4 OF SAID SECTION 19; THENCE N88°53'08"W, 393.38 FEET; THENCE N67°01'18"W, 1948.58 FEET; THENCE N00°04'03"W, 611.69 FEET; THENCE N90°00'00"E, 815.37 FEET ALONG THE NORTH LINE OF THE NE1/4 OF SECTION 24, TOWNSHIP 89 NORTH, RANGE 6 WEST OF THE 5TH P.M, TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL CONTAINS A TOTAL OF 51.95 ACRES, MORE OR LESS. THE NORTH LINE OF THE NE1/4 OF SECTION 24, T89N, R6W IS ASSUMED TO BEAR N90°00'00"E.

Curve Info.

C1(Bdry)	C2(ROW)	C3(ROW)	C4(ROW)	C5(ROW)	C6(ROW)	C7(ROW)
Δ: 34°47'53"	Δ: 06°40'05"	Δ: 18°28'10"	Δ: 40°20'37"	Δ: 49°14'35"	Δ: 14°25'09"	Δ: 116°20'22"
R: 650.01'	R: 530.01'	R: 530.01'	R: 530.01'	R: 530.01'	R: 530.01'	R: 30.00'
L: 394.78'	L: 61.68'	L: 170.85'	L: 373.20'	L: 455.52'	L: 133.38'	L: 69.91'
CH: 388.74'	CH: 61.65'	CH: 170.11'	CH: 365.53'	CH: 441.63'	CH: 133.03'	CH: 50.98'
S46°54'56"E	S85°03'15"E	S72°29'07"E	S43°04'44"E	S38°37'45"E	S06°47'53"E	N35°15'46"E
C8(ROW)	C9(Bdry)	C10(ROW)	C11(ROW)	C12(ROW)	C13(ROW)	C14(ROW)
Δ: 80°54'30"	Δ: 90°42'10"	Δ: 03°35'30"	Δ: 14°56'23"	Δ: 66°57'15"	Δ: 90°07'14"	Δ: 82°48'25"
R: 50.00'	R: 30.00'	R: 517.74'	R: 517.74'	R: 267.00'	R: 30.00'	R: 30.00'
L: 70.61'	L: 47.49'	L: 32.46'	L: 135.00'	L: 312.01'	L: 47.19'	L: 43.36'
CH: 64.88'	CH: 42.69'	CH: 32.45'	CH: 134.62'	CH: 294.56'	CH: 42.47'	CH: 39.69'
S46°06'48"E	S45°45'47"W	N87°05'23"W	N74°29'30"W	N33°32'14"W	N44°59'34"E	S46°59'06"E
C15(ROW)	C16(ROW)	C17(ROW)	C18(ROW)	C19(Bdry)	C20(Bdry)	C21(Bdry)
Δ: 30°28'13"	Δ: 15°35'19"	Δ: 114°06'30"	Δ: 29°08'37"	Δ: 53°37'52"	Δ: 33°32'40"	Δ: 20°05'12"
R: 151.70'	R: 151.70'	R: 30.00'	R: 85.70'	R: 118.70'	R: 118.70'	R: 118.70'
L: 80.67'	L: 41.27'	L: 59.75'	L: 43.59'	L: 111.11'	L: 69.49'	L: 41.61'
CH: 79.73'	CH: 41.15'	CH: 50.35'	CH: 43.12'	CH: 107.10'	CH: 68.51'	CH: 41.40'
S20°49'00"E	S43°50'45"E	N34°33'27"E	N37°04'07"W	N24°49'29"W	S14°46'53"E	S41°35'49"E
C22(Bdry)	C23(ROW)	C24(Bdry)	C25(ROW)	C26(Bdry)	C27(ROW)	C28(Bdry)
Δ: 04°55'22"	Δ: 04°41'09"	Δ: 16°21'04"	Δ: 16°35'18"	Δ: 13°39'11"	Δ: 13°39'11"	Δ: 34°55'38"
R: 324.45'	R: 357.45'	R: 324.45'	R: 357.45'	R: 324.45'	R: 357.45'	R: 324.45'
L: 27.88'	L: 29.23'	L: 92.59'	L: 103.49'	L: 77.31'	L: 85.18'	L: 197.78'
CH: 27.87'	CH: 29.22'	CH: 92.28'	CH: 103.13'	CH: 77.13'	CH: 84.97'	CH: 194.73'
S54°06'06"W	S53°59'00"E	S64°44'20"E	S64°37'13"E	S79°44'27"E	S79°44'27"E	N69°06'14"W
C29(ROW)	C30(ROW)	C31(ROW)	C32(ROW)	C33(Bdry)	C34(Bdry)	C35(ROW)
Δ: 08°53'58"	Δ: 08°20'54"	Δ: 34°55'38"	Δ: 06°04'15"	Δ: 03°19'56"	Δ: 03°32'20"	Δ: 60°32'14"
R: 530.01'	R: 530.01'	R: 291.45'	R: 530.01'	R: 517.74'	R: 487.74'	R: 267.00'
L: 82.32'	L: 77.23'	L: 177.66'	L: 56.16'	L: 30.11'	L: 30.13'	L: 282.10'
CH: 82.24'	CH: 77.16'	CH: 174.93'	CH: 56.13'	CH: 30.11'	CH: 30.12'	CH: 269.16'
S18°27'26"E	S09°50'00"E	N69°06'14"W	S02°37'25"E	N83°37'39"W	S83°19'45"E	S30°20'10"E
C36(Bdry)	C37(Bdry)	C38(Bdry)	C39(Bdry)	C40(Bdry)	C41(Bdry)	C42(Bdry)
Δ: 06°25'01"	Δ: 07°19'48"	Δ: 66°57'15"	Δ: 21°51'50"	Δ: 00°18'12"	Δ: 18°27'43"	Δ: 03°14'00"
R: 267.00'	R: 237.00'	R: 300.00'	R: 550.74'	R: 550.74'	R: 550.74'	R: 583.74'
L: 29.90'	L: 30.32'	L: 350.57'	L: 210.16'	L: 2.92'	L: 177.46'	L: 32.94'
CH: 29.89'	CH: 30.30'	CH: 330.96'	CH: 208.89'	CH: 2.91'	CH: 176.69'	CH: 32.94'
S63°48'48"E	N62°56'09"W	S33°32'41"E	S77°57'13"E	S67°10'24"E	S76°15'10"E	S87°16'08"E
C43(Bdry)	C44(Bdry)					
Δ: 21°51'50"	Δ: 66°57'15"					
R: 583.74'	R: 333.00'					
L: 222.75'	L: 389.13'					
CH: 221.40'	CH: 367.37'					
S77°57'13"E	S33°32'41"E					

Line Info.

L1: S87°41'48"E–52.06'
L2: S87°41'48"E–36.38'
L3: N67°01'18"W–150.00'
L4: S88°23'18"E–61.61'
L5: S88°23'18"E–67.81'
L6: S01°59'26"W–78.64'
L7: S01°59'26"W–72.18'
L8: S86°34'03"E–49.58'
L9: S09°14'11"E–101.50'
L10: S00°24'42"W–170.26'
L11: N03°25'57"E–69.51'
L12: N38°21'35"E–83.01'
L13: N51°38'25"W–77.55'
L14: N38°21'35"E–33.00'
L15: N38°21'35"E–30.00'
L16: S51°38'25"E–30.00'
L17: S38°21'35"W–30.00'
L18: N51°38'25"W–30.00'
L19: S03°25'57"W–33.00'
L20: S03°25'57"W–30.00'
L21: N86°34'03"W–30.00'
L22: N03°25'57"E–30.00'
L23: S86°34'03"E–30.00'
L24: N01°32'19"E–33.05'
L25: S01°32'19"W–30.05'
L26: N01°32'19"E–30.21'
L27: N22°58'42"E–33.00'
L28: N22°58'42"E–30.00'
L29: S67°01'18"E–30.00'
L30: N22°58'42"E–30.00'
L31: N67°01'18"W–30.00'
L32: N18°59'45"E–33.00'
L33: N18°59'45"E–30.08'
L34: N18°59'45"E–30.57'
L35: S67°01'18"E–0.35'
L36: N88°23'18"W–30.00'
L37: S01°59'26"W–76.09'
L38: N01°59'26"E–30.00'
L39: N88°23'18"W–30.00'
L40: N01°59'26"E–30.00'
L41: S87°41'48"E–53.51'
L42: S54°48'00"E–56.81'
L43: N21°34'00"E–73.82'
L44: S88°53'08"E–280.31'

Lot Area Info.

Lot No.	Total Area	Area w/o ROW
Lot 1	1.82 Acres	1.43 Acres
Lot 2	1.66 Acres	1.43 Acres
Lot 3	1.13 Acres	1.00 Acres
Lot 4	1.35 Acres	1.23 Acres
Lot 5	1.38 Acres	1.27 Acres
Lot 6	1.25 Acres	1.13 Acres
Lot 7	1.31 Acres	1.19 Acres
Lot 8	1.42 Acres	1.30 Acres
Lot 9	1.53 Acres	1.42 Acres
Lot 10	1.62 Acres	1.51 Acres
Lot 11	1.68 Acres	1.57 Acres
Lot 12	1.73 Acres	1.61 Acres
Lot 13	1.57 Acres	1.45 Acres
Lot 14	1.25 Acres	1.16 Acres
Lot 15	1.31 Acres	1.00 Acres
Lot 16	1.12 Acres	1.00 Acres
Lot 17	1.58 Acres	1.00 Acres
Lot 18	1.27 Acres	1.00 Acres
Lot 19	1.28 Acres	1.00 Acres
Lot 20	1.30 Acres	1.02 Acres
Lot 21	1.20 Acres	1.00 Acres
Lot 22	1.41 Acres	1.00 Acres
Lot 23	1.10 Acres	1.00 Acres
Lot 24	1.26 Acres	1.15 Acres
Lot 25	1.17 Acres	1.07 Acres
Lot 26	1.29 Acres	1.21 Acres
Lot 27	1.23 Acres	1.15 Acres
Lot 28	1.29 Acres	1.18 Acres
Lot 29	1.32 Acres	1.21 Acres
Lot 30	1.78 Acres	1.44 Acres
Lot 31	2.74 Acres	1.19 Acres
Lot 32	1.67 Acres	1.21 Acres
Lot 33	1.66 Acres	1.32 Acres
Lot 34	2.05 Acres	1.08 Acres
Lot 35	0.02 Acres	-----
Lot 36	0.02 Acres	-----
Lot 37	0.02 Acres	-----
Lot 38	0.02 Acres	-----
Lot 39	0.02 Acres	-----
Lot 40	0.02 Acres	-----
Lot 41	2.15 Acres	0.22 Acres

Area Break Downs

Lot 10: NE1/4–NE1/4 Sec. 24=0.19 Acres
Frl. NW1/4–NW1/4 Sec. 19=1.55 Acres
Lot 11: NE1/4–NE1/4 Sec. 24=0.54 Acres
Frl. NW1/4–NW1/4 Sec. 19=1.25 Acres
Lot 20: NE1/4–NE1/4 Sec. 24=0.88 Acres
Frl. Frl. NW1/–NW1/4 Sec. 19=0.42 Acres

Surveyor:
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Roger R. Mohn
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Sheet No. 3 of 4
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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 thelaws of the State of Iowa.

Roger R. Mohn July 24, 2020
Roger R. Mohn Date
License Number 10165
My license renewal date is December 31, 2020
Pages or sheets covered by this seal: Sheet 1 of 4 through 4 of 4.

LEGAL DESCRIPTION OF **OAK VALLEY SUBDIVISION**:

A subdivision of Parcel 'J' being part of the Fractional Northwest Quarter of the Northwest Quarter (Frl. NW1/4-NW1/4) and part of the Fractional Southwest Quarter of the Northwest Quarter (Frl. SW1/4-NW1/4) of Section Nineteen (19), Township Eighty-nine (89) North, Range Five (5) West of the Fifth Principal Meridian and a subdivision of Parcel 'D' being part of the Northeast Quarter of the Northeast Quarter (NE1/4-NE1/4) of Section Twenty-four (24), Township Eighty-nine (89) North, Range Six (6) West of the Fifth Principal Meridian, Delaware County, Iowa, consisting of Lot One (1) through Lot Forty-one (41) containing a total of 51.95 acres, more or less. The exterior boundary is more particularly described by metes and bounds as follows:

Commencing at the Northwest Corner of Section 19, Township 89 North, Range 5 West of the 5th P.M. which is the Point of Beginning; thence S 87°-41'-48" E, 1100.07 feet along the north line of the Frl. NW1/4-NW1/4 of said Section 19; thence 394.78 feet along a 650.01 foot radius curve concave southwesterly with a central angle of 34°-47'-53" and a long chord which bears S 46°-54'-56" E, 388.74 feet; thence S 00°-33'-37" W, 1070.33 feet along the east line of the Frl. NW1/4-NW1/4 and the east line of the Frl. SW1/4-NW1/4 of said Section 19; thence N 88°-53'-08" W, 393.38 feet; thence N 67°-01'-18" W, 1948.58 feet; thence N 00°-04'-03" W, 611.69 feet; thence N 90°-00'-00" E, 815.37 feet along the north line of the NE1/4 of Section 24. T89N, R6W of the 5th P.M. to the Point of Beginning. Said described parcel contains a total of 51.95 acres, more or less. NOTE: The north line of the NE1/4 of Section 24, T89N, R6W is assumed to bear N 90°-00'-00" E.

LICENSED PROFESSIONAL LAND SURVEYOR
ROGER R. MOHN 10165
IOWA

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 — July 24, 2020

Roger R Mohn — *Date*

License Number 10165

My license renewal date is December 31, 2020.

Pages or sheets covered by this seal:

Sheet No. 1 of 4 through 4 of 4.

OWNER'S CONSENT:

The attached subdivision plat represents the amended final plat of Oak Valley Subdivision being a subdivision of Parcel 'J' being part of the Fractional Northwest Quarter of the Northwest Quarter (Frl. NW1/4-NW1/4) and part of the Fractional Southwest Quarter of the Northwest Quarter (Frl. SW1/4-NW1/4) of Section 19, Township 89 North, Range 5 West of the Fifth Principal Meridian and of Parcel 'D' being part of the Northeast Quarter of the Northeast Quarter (NE1/4-NE1/4) of Section 24, Township 89 North, Range 6 West of the Fifth Principal Meridian, Delaware County, Iowa.

I (We), Daniel A. Schulte and Ann L. Schulte, of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat of Survey, is made with my (our) free consent and in accordance with my (our) desire.

Daniel A. Schulte — Ann L. Schulte

STATE OF IOWA, Delaware County SS.

On this 5 day of August A.D., 2020 before me, a Notary Public in and for said County, personally appeared Daniel A. Schulte and Ann L. Schulte of said County, to me personally known to be the identical person(s) whose name(s) is (are) affixed to the foregoing statement, and acknowledge the same to be their voluntary act and deed.

Witness my hand and seal.

Notary Public in and for said County

NOTARIAL SEAL IOWA
JANE M. WULFEKUHLE
Commission Number 770366
My Comm. Exp. 11-1-2021

ATTORNEY'S OPINION

I, Thomas J. Hanson, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in Amended Final Plat of 'Oak Valley Subdivision' a subdivision of Parcel 'J' being part of the Fractional Northwest Quarter of the Northwest Quarter (Frl. NW ¼-NW-¼) and part of the Fractional Southwest Quarter of the Northwest Quarter (Frl. SW ¼ - NW¼) of Section 19, Township 89 North, Range 5 West of the 5th P.M., and a Subdivision of Parcel 'D' being part of the Northeast Quarter of the Northeast Quarter (NE¼ - NE¼) of Section 24, Township 89 North, Range 6 West of the 5th P.M.; all in Delaware County, Iowa on premises more specifically described in Surveyor's Certificate of Roger R. Mohn dated July 24, ,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 17th day of August, 2020 at 8:00 a.m.

My examination of said abstract shows good and merchantable title on the date and hour of the certification to be in the following:

1. Edward M. McCusker and Katie M. McCusker, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common as to Lot 1 subject to the following:

    a) Mortgage to GNB Bank dated May 6, 2015 and filed May 11, 2015 in Book 2015, Page 1162 of the records of the Delaware County Recorder;

    b) Deed of Trust to GNB Bank dated May 6, 2015 filed May 11, 2015 in Book 2015, Page 1163 of the records of the Delaware County Recorder.

2. Wesley D. Schulte and Jamie K. Schulte, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common as to Lot 12 subject to the following:

    a) Real Estate Mortgage to Farmers & Merchants Savings Bank dated June 5, 2020 and filed June 10, 2020 in Book 2020, Page 1887 of the records of the Delaware County Recorder.

3. Daniel A. Schulte, as Trustee of the Daniel A. Schulte Trust Agreement executed March 22, 2011 as may be amended, as to an undivided one-half interest; and Ann L. Schulte, as Trustee of the Ann L. Schulte Trust Agreement executed March 22, 2011, as may be amended, as to an undivided one-half interest: as to the remaining real estate described above.

Dated at Manchester, Iowa this 1st day of September, 2020.

Thomas J. Hanson, ICIS PIN No: AT0003249
Hanson Law Office
401 E Main Street
Manchester, Iowa 52057
Telephone: 563-927-5920
Fax: 563-927-4841
Email: tom@hansonlawia.com

Return to Preparer: Mohn Surveying, Inc.
1890 Great River Road
Lansing, Iowa 52151

Roger R. Mohn
563-538-4067

CONSENT OF MORTGAGEE TO LAND DIVISION

The undersigned is the holder of a mortgage from GNB Bank dated August 14, 2020, and recorded on August 19, 2020, as Document No. Book 2020 and Page 2797 of the records of Delaware County, Iowa.

Said mortgage includes therein that property to be designated as Lot One (1) of Oak Valley Subdivision being a subdivision of Parcel 'J' in Section 19, Township 89 North, Range 5 West of the Fifth Principal Meridian and of Parcel 'D' in Section 24, Township 89 North, Range 6 West of the Fifth Principal Meridian, Delaware County, Iowa, according to plat recorded in Book 2009, Page 2567.

That the undersigned mortgage, pursuant to the provisions of Section 354.11 Code of Iowa, does hereby consent to the platting of this subdivision plat by Daniel A. Schulte as Trustee of the Daniel A. Schulte Trust Agreement executed March 22, 2011, Ann L. Schulte as Trustee of the Ann L. Schulte Trust Agreement executed March 22, 2011, Edward M. McCusker and Katie M. McCusker, and Wesley D. Schulte and Jamie K. Schulte, and does hereby release from said mortgage all streets, easements, or other areas to be conveyed or dedicated to the public, if any.

The undersigned further certify that the above described real estate is being platted, as appears on the Subdivision Plat with our free consent and in accordance with our desires.

Dated this 4th day of September, 2020.

(Lending Institution)

By: Alison M Kass

Its: Director of Operations

STATE OF Iowa)
) SS:
COUNTY OF Delaware)

On this 4th day of September, 2020, before me, a Notary Public, personally appeared Alison M. Kass, being by me personally know, and duly sworn, did say that he/she is the Director of Operations of the corporation executing the foregoing instrument; 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 and of the agent, by it and agent voluntarily executed.

Notary Public – State of Iowa

JAMIE J ANDERSON
Commission Number 825230
My Commission Expires
5/13/23

Return to Preparer: Mohn Surveying, Inc.
1890 Great River Road
Lansing, Iowa 52151

Roger R. Mohn
563-538-4067

CONSENT OF MORTGAGEE TO LAND DIVISION

The undersigned is the holder of a mortgage from Wesley D Schulte and Jamie K. Schulte dated June 5,2020 and recorded on June 10,2020 as Document No. Book 2020, Page 1887 of the records of _Delaware County, Iowa.

Said mortgage includes therein that property to be designated as Amended Final Plat of 'Oak Valley Subdivision' a subdivision of Parcel 'J' being part of the Fractional Northwest Quarter of the Northwest Quarter (Frl. NW ¼-NW-¼) and part of the Fractional Southwest Quarter of the Northwest Quarter (Frl. SW¼- NW¼) **of** Section 19, Township 89 North, Range 5 West of the 5th P.M., and a Subdivision of Parcel 'D' being part of the Northeast Quarter of the Northeast Quarter (NE¼- NE¼) of Section 24, Township 89 North, Range 6 West of the 5th P.M.; all in

Delaware County, Iowa on premises more specifically described in Surveyor's Certificate of Roger R. Mohn dated July 24, 2020.

That the undersigned mortgage, pursuant to the provisions of Section 354.11 Code of Iowa, does hereby consent to the platting of this subdivision plat by Daniel A. Schulte as Trustee of the Daniel A. Schulte Trust Agreement executed March 22, 2011, Ann L. Schulte as Trustee of the Ann L. Schulte Trust Agreement executed March 22, 2011, Edward M. McCusker and Katie M. McCusker, and Wesley D. Schulte and Jamie K. Schulte.

and does hereby release from said mortgage all streets, easements, or other areas to be conveyed or dedicated to the public, if any.

The undersigned further certify that the above described real estate is being platted, as appears on the Subdivision Plat with our free consent and in accordance with our desires.

Dated this 4th day of September, 2020.
Farmers and Merchants Savings Bank

By: Keith A. Kramer
Its: Executive Vice-President

STATE OF Iowa)
) SS:
COUNTY OF Delaware County)

On this 4th day of September2020, before me, a Notary Public, personally appeared Keith A. Kramer, being by me personally know, and duly sworn, did say that he is the __Executive Vice-President of the corporation executing the foregoing instrument; 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 and of the agent, by it and agent voluntarily executed.

Notary Public – State of Iowa

KATIE A. HUBBARD
Commission Number 766866
My Comm. Exp. 02-28-2022

OWNER'S CONSENT (Cont.):

I (We), Wesley D. Schulte and Jamie K. Schulte, of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat of Survey, is made with my (our) free consent and in accordance with my (our) desire.

Wesley D. Schulte

Jamie K. Schulte

STATE OF IOWA, Delaware County SS.
On this 6 day of August A.D., 2020 before me, a Notary Public in and for said County, personally appeared Wesley D. Schulte and Jamie K. Schulte of said County, to me personally known to be the identical person(s) whose name(s) is (are) affixed to the foregoing statement, and acknowledge the same to be their voluntary act and deed.

Witness my hand and seal

M HELLE A. RIES
Commission Number 825111
My Commission Expires
5/6/2023

Notary Public in and for said County

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

Edward M. McCusker

Katie M. McCusker

STATE OF IOWA, Delaware County SS.
On this 6 day of August A.D., 2020 before me, a Notary Public in and for said County, personally appeared Edward M. McCusker and Katie M. McCusker of said County, to me personally known to be the identical person(s) whose name(s) is (are) affixed to the foregoing statement, and acknowledge the same to be their voluntary act and deed.

Witness my hand and seal

PEGGY S. PETLON
COMMISSION NO. 753551
MY COMMISSION EXPIRES

Notary Public in and for said County

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:

Oak Valley Subdivision being a subdivision of Parcel 'J' being part of the Fractional Northwest Quarter of the Northwest Quarter (Frl. NW1/4-NW1/4) and part of the Fractional Southwest Quarter of the Northwest Quarter (Frl. SW1/4-NW1/4) of Section 19, Township 89 North, Range 5 West of the Fifth Principal Meridian and of Parcel 'D' being part of the Northeast Quarter of the Northeast Quarter (NE1/4-NE1/4) of Section 24, Township 89 North, Range 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.

DELAWARE CO TREASURER SEAL IOWA

Dated: August 5, 2020

Pam Klein
Pam Klein
Delaware County Treasurer

STATE OF IOWA, Delaware County SS.
On this 5 day of August A.D., 2020 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(s) whose name is affixed to the foregoing statement and did say that she is the Treasurer of Delaware County, Iowa, and acknowledge the same to be her voluntary act and deed.

Witness my hand and seal.

NOTARIAL SEAL IOWA
MICHELE R AFRICA
Commission Number 742822
My Commission Expires
7-14-21

Michele R. Africa
Notary Public in and for said County

APPROVAL OF AUDITOR

I, the undersigned, 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 Amended Final Plat of Oak Valley Subdivision, Delaware County, Iowa, a subdivision of:

Parcel 'J' being part of the Fractional Northwest Quarter of the Northwest Quarter (Frl. NW1/4-NW1/4) and part of the Fractional Southwest Quarter of the Northwest Quarter (Frl. SW1/4-NW1/4) of Section 19, Township 89 North, Range 5 West of the Fifth Principal Meridian and of Parcel 'D' being part of the Northeast Quarter of the Northeast Quarter (NE1/4-NE1/4) of Section 24, Township 89 North, Range 6 West of the Fifth Principal Meridian, Delaware County, Iowa.

Date: August 5, 2020

Carla K. Becker
Carla K. Becker

STATE OF IOWA, Delaware County SS.
On this 5 day of August A.D., 2020 before me, a Notary Public in and for said County, personally appeared Carla K. Becker of said County, to me personally known to be the identical person(s) whose name is affixed to the foregoing statement and did say that she is the Auditor of Delaware County, Iowa, and acknowledge the same to be her voluntary act and deed.

Witness my hand and seal.

NOTARIAL SEAL IOWA
PEGGY A. HILDEBRAND
Commission Number 707482
My Commission Expires
December 26, 2021

Peggy A. Hildebrand
Notary Public in and for said County

R-116-2020

RESOLUTION APPROVING AMENDED FINAL PLAT (OAK VALLEY SUBDIVISION)

WHEREAS, the Amended Final Plat of **Oak Valley Subdivision**, Delaware County, Iowa, affecting the premises more specifically described in the Surveyor's Certificate of Roger R. Mohn, dated July 27, 2020, and further described as:

> *A SUBDIVISION OF Parcel J being part of the Fractional Northwest Quarter of the Northwest Quarter (Frl. NW ¼ -NW ¼) and part of the Fractional Southwest Quarter of the Northwest Quarter (Frl. SW ¼ -NW ¼) of Section 19, Township 89 North, Range 5 West of the Fifth Principal Meridian and of Parcel D being part of the Northeast Quarter of the Northeast Quarter (NE ¼ - NE ¼) of Section 24, Township 89 North, Range 6 West of the Fifth Principal Meridian, Delaware County, Iowa,*

has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa and has been acknowledged and approved by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, who have recommended acceptance; and

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 and amended 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; and

WHEREAS, the subdividers, Daniel A. Schulte and Ann L. Schulte, have entered into an agreement and waiver regarding alternate systems for water, sewer and private drives with the City of Manchester which is attached hereto as Exhibit A; and

WHEREAS, Section 180.33 of Chapter 180 Subdivision Regulations of the City of Manchester allows variances with regard to minimum improvements (Section 180.09) and drive standards (Section 180.17); and

WHEREAS, the Manchester Planning and Zoning Commission has recommended to the City Council that they accept the amended plat of **Oak Valley Subdivision**, Delaware County, Iowa as presented with the following declarations and conditions:

a. That plans and specifications shall be submitted to the City for approval for any private sewage disposal systems prior to development of any lot to be served by said system.
b. That Lot 18 and Lot 19 shall share a single driveway that shall be centered on the lot line between said Lot 18 and Lot 19.
c. That Lot 20 and Lot 21 shall share a single driveway that shall be centered on the lot line between said Lot 20 and Lot 21.
d. No determination has been made as to compliance with the subdivision and platting requirements which are set forth in the Code of Iowa.
e. Sidewalks will be installed as the property is developed.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said amended Final Plat of **Oak Valley Subdivision**, Delaware County, Iowa, be, and the same is hereby acknowledged, approved 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 plat as by law provided.

Passed this 24th day of August, 2020.

Milt L. Kramer, Mayor

ATTEST:

Erin Learn, City Clerk

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 25th day of August, 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 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, and adopted by the City Council of Manchester, Iowa on the 24th day of August, 2020, and that Milt L. Kramer and Erin Learn acknowledged the execution of the instrument to be their voluntary act and deed of the corporation, by it voluntarily executed.

Laura K. Thomas, Notary Public

NOTARIAL SEAL IOWA

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

PLANNING & ZONING RESOLUTION APPROVING AMENDED FINAL PLAT OAK VALLEY SUBDIVISION

WHEREAS, the Amended Final Plat of **Oak Valley Subdivision,** Delaware County, Iowa affecting premises more specifically described in the Surveyor's Certificate of Roger R. Mohn, dated July 27, 2020, has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa; and

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; and

WHEREAS the subdivision and amended 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; and

WHEREAS, the subdividers, Daniel A. Schulte and Ann L. Schulte, have entered into an agreement and waiver regarding alternate systems for water, sewer and private drives with the City of Manchester which is attached hereto as Exhibit A; and

WHEREAS, Section 180.33 of Chapter 180 Subdivision Regulations of the City of Manchester allows variances with regard to minimum improvements (Section 180.09) and drive standards (Section 180.17); and

WHEREAS, the Manchester Planning & Zoning Commission is recommending to the City Council that they accept the Amended Final Plat of said Oak Valley Subdivision, a SUBDIVISION OF Parcel J being part of the Fractional Northwest Quarter of the Northwest Quarter (Frl. NW ¼ -NW ¼) and part of the Fractional Southwest Quarter of the Northwest Quarter (Frl. SW ¼ -NW ¼) of Section 19, Township 89 North, Range 5 West of the Fifth Principal Meridian and of Parcel D being part of the Northeast Quarter of the Northeast Quarter (NE ¼ - NE ¼) of Section 24, Township 89 North, Range 6 West of the Fifth Principal Meridian, Delaware County, Iowa, as presented with the following variances, declarations and conditions:

a. That plans and specifications shall be submitted to the City for approval for any private sewage disposal systems prior to development of any lot to be served by said system.
b. That Lot 18 and Lot 19 shall share a single driveway that shall be centered on the lot line between said Lot 18 and Lot 19.
c. That Lot 20 and Lot 21 shall share a single driveway that shall be centered on the lot line between said Lot 20 and Lot 21.
d. No determination has been made as to compliance with the subdivision and platting requirements which are set forth in the Code of Iowa.
e. Sidewalks will be installed as the property is developed.

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said the Amended Final Plat of **Oak Valley Subdivision**, Delaware County, Iowa, be approved and accepted on the part of the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, and the Commission hereby recommend to the City Council the acceptance of the same and the Chairperson and Secretary are hereby authorized and directed to certify this resolution of approval and affix the same to said plat as provided by law.

Adopted and passed this 13th day of August, A.D. 2020.

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

PLANNING AND ZONING COMMISSION
CITY OF MANCHESTER, IOWA

By: _____
Dave Smith, Chairperson

By: Laura Thomas
Laura Thomas, Recording Secretary

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 13th day of August, 2020, before me, JulieSchmitz, a Notary Public in and for the State of Iowa, personally appeared Dave 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 13th day of August, 2020, and that Dave Smith and Laura Thomas 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.

Julie A. Schmitz
, Notary Public

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