COUNTY: DELAWARE
SECTION 23, T 88 N, R 5 W
ALIQUOT PART: SE 1/4
CITY:
SURVEY: LEDGE VIEW SUBDIVISION
BLOCK: LOTS: 1 - 6
PROPRIETOR: PHILIP A. NEUHAUS
REQUESTED BY: PHILIP A. NEUHAUS
SURVEYOR: RANDALL L. RATTENBORG
COMPANY: BURRINGTON, GROUP, INC. 105 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434

FILED
Delaware Co. Assessor
SEP 11 2020

FILED
Delaware Co. Auditor
SEP 10 2020

Book 2020 Page 3099

Document 2020 3099 Type 06 002 Pages 5
Date 9/11/2020 Time 8:56:26AM
Rec Amt $27.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FINAL PLAT

LEDGE VIEW SUBDIVISION

A SUBDIVISION OF LOT 5, LOT 6, LOT 7, LOT 8, & LOT 9 OF THE SUBDIVISION OF LOT 121 OF CLAIR-VIEW ACRES AND OF PARCEL 2019-86 IN THE SE 1/4 OF SECTION 23, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

LEDGE VIEW SUBDIVISION, A SUBDIVISION OF LOT 5, LOT 6, LOT 7, LOT 8, & LOT 9 OF THE SUBDIVISION OF LOT 121 OF CLAIR-VIEW ACRES AS RECORDED IN BOOK 2010, PAGE 3174 AND OF PARCEL 2019-86, AS RECORDED IN BOOK 2019, PAGE 3065 AND AMENDED IN BOOK 2019, PAGE 3091, IN THE SE 1/4 OF SECTION 23, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA, CONTAINING A TOTAL OF 4.048 ACRES, DIVIDED INTO FIVE (5) LOTS NUMBERED LOT 1 THROUGH LOT 5, AND SUBJECT TO EASEMENTS OF RECORD.

OWNER'S ACKNOWLEDGMENT

I Philip A. Neuhaus 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.

Philip A. Neuhaus

State of Iowa)
)
County of Delaware) ss:

On this 10th day of September A.D. 2020, before me a Notary Public in and for said State, personally appeared Philip A. Neuhaus 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.

Notary Public in and for said State

DONNA M. KUNDE
Commission Number 175567
My Commission Expires
8/16/2021

SURVEYED ON:
SURVEY REQUESTED BY: PHILIP A. NEUHAUS

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

PROPRIETORS: **PHILIP A. NEUHAUS**

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.

RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE 8/3/2020
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. 20-086
SCALE: 1" = 50'
DATE: 08/03/2020
DRAWN BY: RLR
CHECKED BY: DM/DDK
GPS BOX: LAKE DELHI
SHEET 1 OF 5

LEDGE VIEW SUBDIVISION

A SUBDIVISION OF LOT 5, LOT 6, LOT 7, LOT 8, & LOT 9 OF THE SUBDIVISION OF LOT 121 OF CLAIR-VIEW ACRES AND OF PARCEL 2019-86 IN THE SE 1/4 OF SECTION 23, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

50 0 50

SCALE: 1" = 50'

N

MAQUOKETA RIVER (LAKE DELHI)

NORMAL HIGH WATER LINE

LOT 1
0.654 ACRES

LOT 2
0.584 ACRES

LOT 3
0.820 ACRES

LOT 4
1.000 ACRES

LOT 5
0.991 ACRES

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 122
CLAIR-VIEW ACRES

LOT 125
CLAIR-VIEW ACRES

LOT 120
CLAIR-VIEW ACRES

CLAIR-VIEW ACRES
PLAT BOOK 2, PAGE 200

SUBDIVISION OF LOT 121 OF CLAIR-VIEW ACRES
BOOK 2010, PAGE 3174

PARCEL H
PLAT BK. 7,
PG. 125

PARCEL 2019-86
BOOK 2019, PAGE 3065

PARCEL 2019-33
BOOK 2019, PAGE 3065

FREDDY'S BEACH ROAD 1st ADDITION
LOT 49
BOOK 2009, PAGE 3100

FREDDY'S BEACH ROAD 1st ADDITION
LOT 50

LEDGE DRIVE

210th AVENUE

30' x 20' WELL & UTILITY EASEMENT AREA

40.0' UTILITY & ACCESS EASEMENT

10.0' STORM WATER EASEMENT

S 57°14'08" E 123.25' (R–S 55°49'13" E 123.11')

N 34°59'20" E 83.33' (R–N 35°23'07" E 83.15')

N 37°39'34" E 80.06' (R–N 36°04'42" E 80.12')

30.00'

50.12'

N 39°41'51" E 72.12' (R–N 36°27'21" E 72.22')

81.44'

N 55°28'15" W 221.44'

140.00'

40.14'

407.61'

120.05'

S 75°54'47" E 355.85' (R–S 74°29'02" E 355.84')

235.80'

159.41'

179.88'

23.36' (R–23.48')
S 34°55'46" W
(R–S 36°31'28" W)

S 43°22'14" W 98.18'
(R–S 44°49'19" W 98.12')

S 41°35'30" W 102.72'
(R–S 43°02'10" W 102.74')

8.48'

11.88'

20.14'

S 33°54'38" W 111.55'
(R–S 35°21'18" W 111.57')

99.67'

36.45' (R–36.88')
N 75°33'32" W
(R–S 74°17'40" E)

66.04'
(R–66.08')
S 17°00'15" W
(R–N 18°27'17" E)

L=67.18'(R–67.74')
R=759.44'
Δ=5°04'05" (R–5°06'37")
C=67.16' (R–67.71')
CB=S 26°48'35" W
(R–S 28°34'56" W)

25.03' (R–24.96')
S 76°25'55" E
(R–N 74°16'18" W)

N 62°58'04" W 210.10'

20.0'

93.08'

20.47'

S 30°20'15" W 59.30'

90.08'

13.00'
N 53°03'16" E

85.79'

N 67°27'04" W 225.79'

140.00'

45.00'

17.49'

(R–N 39°14'01" E 74.89')
N 37°37'21" E 74.98'

57.49'

N 35°52'03" E 102.40'
(R–N 37°19'26" E 102.40')

(R–52.11')
52.08'
N 33°30'19" E
(R–N 34°57'56" E)

47.90'
N 11°53'03" E

N 56°26'45" W 104.25'
(R–S 54°56'20" E 104.37')

35.00'
S 10°43'07" W

52.46'

114.91'

58.82'

10.72'
S 41°32'27" W

226.27'
S 56°55'54" W

N 39°20'48" E
155.00'

227.61'

N 75°42'51" W 379.63' (R–N 74°16'18" W 264.73')

LEGEND

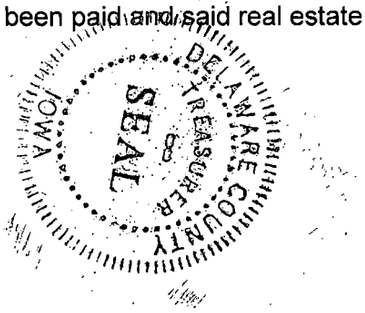
- FOUND 1/2"ø REBAR w/ YELLOW CAP PLS 12642
- FOUND 2" I.D. IRON PIPE (UNLESS NOTED)
- FOUND MAGNAIL
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- QUARTER–QUARTER LINE
- FORMER LOT LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- LOT LINE
- BOUNDARY ESTABLISHED
- R RECORDED

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

SHEET 2

CERTIFICATE OF TREASURER

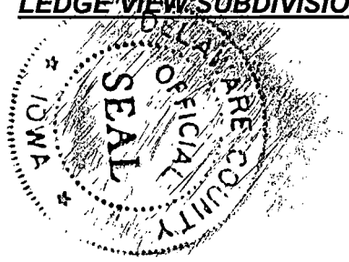
I, the undersigned, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***LEDGE VIEW SUBDIVISION***, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Pam Klein, County Treasurer — Date: Sept 11, 2020

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 ***LEDGE VIEW SUBDIVISION***, a subdivision in Delaware County, Iowa.



Carla K. Becker, Delaware County Auditor

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of ***LEDGE VIEW 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

MORTGAGE HOLDERS ACKNOWLEDGMENT

The F & M 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.

KEITH A. KRAMER

By: Keith A Kramer E.V.P.

TIRZAH N. WEDEWER

By: Tirzah N Wedewer EVP & CFO

State of Iowa)
)
County of Delaware) ss:

On this 21st day of August, 2020, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Keith A. Kramer and Tirzah N. Wedewer to me personally known, who being duly sworn, did say that they are the EVP and EVP & CFO respectively, of F & M Bank executing the within and foregoing instrument to which this is attached, that (no seal has been procured by the) (~~the seal affixed hereto is the seal of the~~) F & M Bank; that said instrument was signed (and sealed) on behalf of F & M Bank by authority of its Board of Directors; and that Keith A. Kramer and Tirzah N. Wedewer as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of F & M Bank by it and by them voluntarily executed.

Katie A. Hubbard
Notary Public in and for said County

KATIE A. HUBBARD
Commission Number 766866
My Comm. Exp 02-28-2023

ATTORNEY'S OPINION

I, Steven E. Carr, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in **Ledge View Subdivision**, Delaware County, Iowa on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated 8/3/2020.

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 11th day of August, A.D., 2020, at the hour of eight 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 the name of Philip A. Neuhaus, subject to the following:

1. Open-End Mortgage in favor of Farmers & Merchants Savings Bank dated November 22, 2019, filed November 25, 2019 in Book 2019, Page 3340.

2. Dissolution of Marriage in the District Court of Delaware County, Iowa Case No. CDDM007244 wherein the decree filed November 21, 2011 ordered child support and property settlement payments to be paid by Philip A. Neuhaus.

Dated at Manchester, Iowa in said County, this 21st day of August, 2020.

Steven E. Carr
Attorney at Law