Recorder's Index	
County:	Delaware
City:	City of Delhi
Subdivision:	Koopmann Second Addition — Lots: Lot 1, Lot 2, Lot 3, and Lot 4
Section:	Sec. 17, T88N, R4W, 5th P.M.
Lot and Aliquot Part:	Lot 10 of Koopman Addition and part of the SE1/4-SW1/4
Section:	Sec. 20, T88N, R4W, 5th P.M.
Lot and Aliquot Part:	part of NE1/4-NW1/4
Proprietor(s):	John P. & LaRae A. Koopmann — Requested by: John P. Koopmann
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
NOV 25 2020

FILED
Delaware Co. Auditor
NOV 25 2020

Book 2020 Page 4379

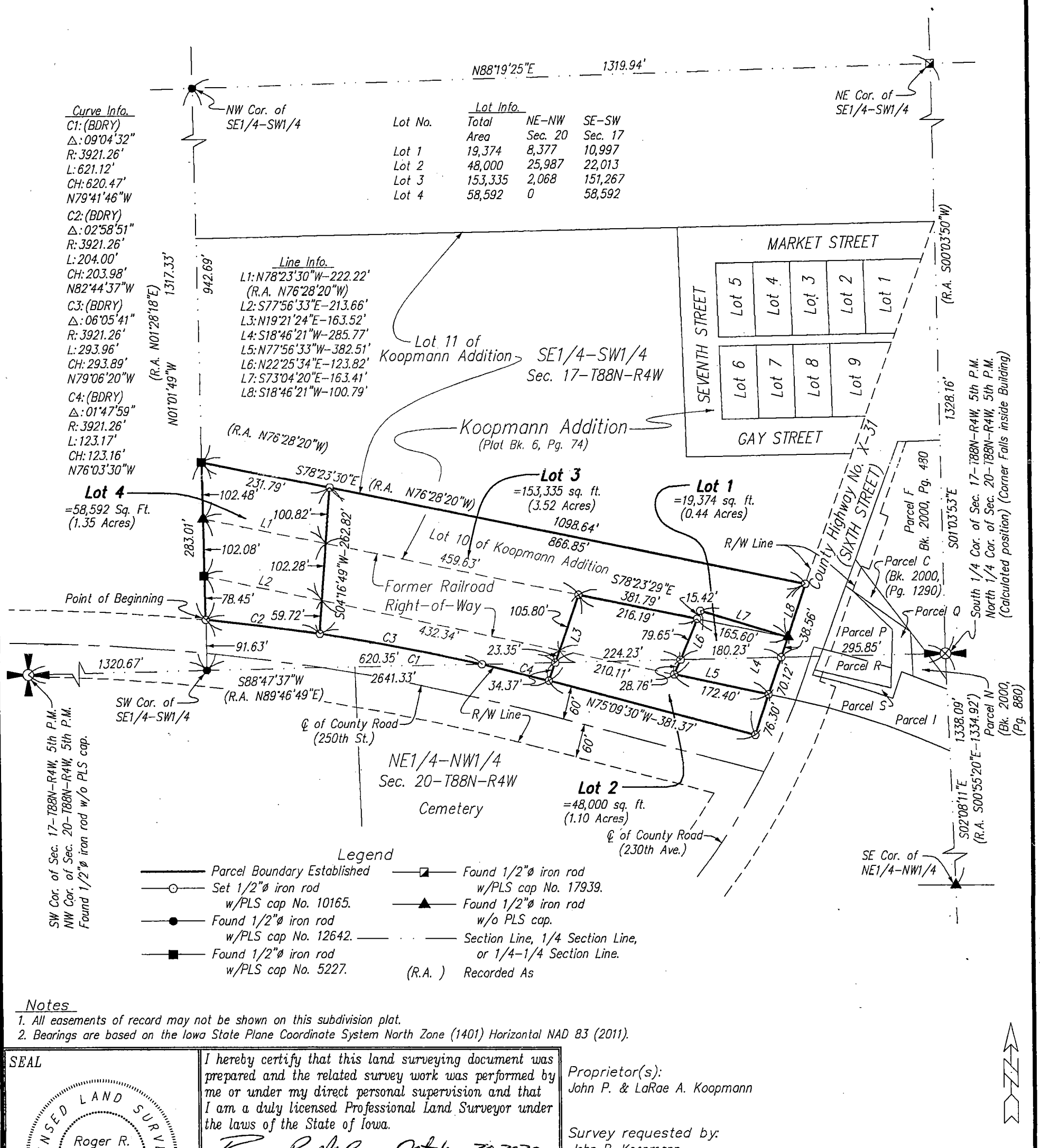
Document 2020 4379 Type 06 002 Pages 6
Date 11/25/2020 Time 2:40:21PM
Rec Amt $32.00

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
KOOPMANN SECOND ADDITION

A SUBDIVISION OF LOT 10 OF KOOPMANN ADDITION TO THE CITY OF DELHI, PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4-SW1/4) OF SECTION 17, AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4-NW1/4) OF SECTION 20; ALL IN TOWNSHIP 88 NORTH, RANGE 4 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF DELHI, DELAWARE COUNTY, IOWA.



Legend

- Parcel Boundary Established
- Set 1/2"ø iron rod w/PLS cap No. 10165.
- Found 1/2"ø iron rod w/PLS cap No. 12642.
- Found 1/2"ø iron rod w/PLS cap No. 5227.
- Found 1/2"ø iron rod w/PLS cap No. 17939.
- Found 1/2"ø iron rod w/o PLS cap.
- Section Line, 1/4 Section Line, or 1/4-1/4 Section Line.
- (R.A.) Recorded As

Notes

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

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 October 20, 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 3 through 3 of 3.

Proprietor(s):
John P. & LaRae A. Koopmann

Survey requested by:
John P. Koopmann

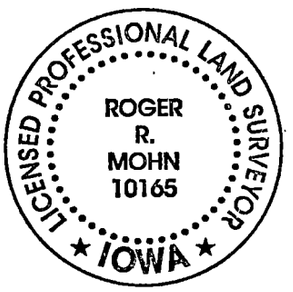
Sheet No. 1 of 3
Surveyed: May-Oct., 2020 (367, 135-140)
October 20, 2020 Drawn By: JJM ARL RRM
S:\Drawings\Surveys\2020\Delaware\JKoopmann\Koopmann1.dwg

0 180 360
Scale 1" = 180'

LEGAL DESCRIPTION OF **KOOPMANN SECOND ADDITION**:

Koopmann Second Addition being a subdivision of Lot 10 of Koopmann Addition to the City of Delhi, part of the Southeast Quarter of the Southwest Quarter (SE1/4-SW1/4) of Section Seventeen (17), and part of the Northeast Quarter of the Northwest Quarter (NE1/4-NW1/4) of Section Twenty (20); All in Township 88 North, Range 4 West of the Fifth Principal Meridian, Delaware County, Iowa, consisting of Lot One (1), Lot Two (2), Lot Three (3), and Lot Four (4) containing 19,374 square feet, 48,000 square feet, 153,335 square feet, and 58,592 square feet, respectively, more or less. The exterior boundary of Koopman Second Addition is more particularly described by metes and bounds as follows:

Commencing at the Southwest Corner of Section 17, Township 88 North, Range 4 West of the 5th P.M.; thence N 88°-47'-37" E, 1320.67 feet along the south line of the SW1/4 of said Section 17; thence N 01°-01'-49" W, 91.63 feet along the west line of the SE1/4-SW1/4 of said Section 17 to the Point of Beginning; thence N 01°-01'-49" W, 283.01 feet along the west line of the SE1/4-SW1/4 of said Section 17; thence S 78°-23'-30" E, 1098.64 feet; thence S 18°-46'-21" W, 285.77 feet along the westerly right-of-way line of County Highway No. X-31 (Sixth Street in the City of Delhi, Iowa); thence N 75°-09'-30" W, 381.37 feet along the northerly right-of-way line of 250th Street; thence 621.12 feet along the northerly right-of-way line of 250th Street which is on the arc of a 3921.26 foot radius curve concave southerly with a central angle of 09°-04'-32" and a long chord which bears N 79°-41'-46" W, 620.47 feet to the Point of Beginning. Said described parcel contains a total of 279,307 square feet (6.41 acres), more or less. Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (2011).



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 Professional Land Surveyor under the laws of the State of Iowa.

Roger R. Mohn October 20, 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 3 through 3 of 3.

OWNER'S CONSENT:

The attached subdivision plat represents an amended survey of **KOOPMANN SECOND ADDITION** being a subdivision of Lot 10 of Koopmann Addition to the City of Delhi, part of the Southeast Quarter of the Southwest Quarter (SE1/4-SW1/4) of Section Seventeen (17), and part of the Northeast Quarter of the Northwest Quarter (NE1/4-NW1/4) of Section Twenty (20); All in Township 88 North, Range 4 West of the Fifth Principal Meridian, Delaware County, Iowa.

I (We), John P. Koopmann and LaRae A. Koopmann, 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.

John P. Koopmann LaRae A. Koopmann

STATE OF IOWA, Delaware County, SS.
On this 25 day of November A.D., 2020 before me, a Notary Public in and fore said County, personally appeared John P. Koopmann and LaRae A. Koopmann 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

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 Meadow Brook Trail Addition, in the City of Manchester, Delaware County, Iowa, a subdivision of:

KOOPMANN SECOND ADDITION being a subdivision of Lot 10 of Koopmann Addition to the City of Delhi, part of the Southeast Quarter of the Southwest Quarter (SE1/4-SW1/4) of Section Seventeen (17), and part of the Northeast Quarter of the Northwest Quarter (NE1/4-NW1/4) of Section Twenty (20); All in Township 88 North, Range 4 West of the Fifth Principal Meridian, Delaware County, Iowa.

Date: 11/25/2020 Carla K. Becker

STATE OF IOWA, Delaware County SS.
On this 25 day of December 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

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 10 of Koopmann Addition to the City of Delhi;

All that part of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company's 100 foot wide property in the Southeast Quarter of the Southwest Quarter (SE1/4-SW1/4) of Section 17 and in the Northeast Quarter of the Northwest Quarter (NE1/4-NW1/4) of Section 20 lying westerly of County Road X-31;

All that part of the Southeast Quarter of the Southwest Quarter (SE1/4-SW1/4) of Section 17 lying northerly of 250th Street;

All that part of the Northeast Quarter of the Northwest Quarter (NE1/4-NW1/4) of Section 20 lying northerly of 250th Street and lying westerly of County Road X-31;

All in township 88 North, Range 4 West of the Fifth Principal Meridian, in the City of Delhi, Delaware County, Iowa.

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

Dated : November 25, 2020

Pam Klein

Pam Klein
Delaware County Treasurer

STATE OF IOWA, Delaware County SS.
On this 25 day of November 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.

Barb Robinson

Notary Public in and for said County

NOTARIAL SEAL IOWA
BARB ROBINSON
Commission Number 742821
My Commission Expires
9-14-21

RESOLUTION NO. 2020-33
RESOLUTION APPROVING PRELIMINARY & FINAL PLAT
KOOPMANN SECOND ADDITION

WHEREAS, the Preliminary & Final Plat of **KOOPMANN SECOND ADDITION,** Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Roger Mohn, dated October 20, 2020, has been filed with the City Clerk of the City of Delhi, Delaware County, Iowa;

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; and

WHEREAS, the Preliminary Plat & Final Plat of said **Koopmann Second Addition,** is a subdivision of Lot 10 of Koopmann Addition to the City of Delhi, part of the Southeast Quarter o the Southwest Quarter (SE1/4-SW1/4) of Section Seventeen (17), part of the Northeast Quarter of the Northwest Quarter (NE1/4-NW1/4) of Section Twenty (20); all in Township Eighty-eight (88) North, Range Four (4) West of the Fifth Principal Meridian, in the City of Delhi, Delaware County, Iowa.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Delhi, Delaware County, Iowa, that said Preliminary and Final Plat of **Koopmann Second Addition**, Delaware County, Iowa, be, and the same is hereby acknowledged, approved and accepted on the part of the City of Delhi, Delaware County, Iowa.

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

Passed this 9 day of November, 2020.

Greg Preussner
Greg Preussner, Mayor

ATTEST:

Lori Tucker
Lori Tucker, City Clerk

STATE OF IOWA)
SS)
COUNTY OF DELAWARE)

On this 9 day of November, 2020, before me, Larry Hillers, a Notary Public in and for the State of Iowa, personally appeared Greg Preussner and Lori Tucker to me personally known, and, who, being by me duly sworn, did say that they are Mayor and City Clerk, respectively, of the City of Delhi, 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 2020-33 adopted by the City Council on the 9 day of November, 2020, and that Greg Preussner and Lori Tucker 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. PRM

Larry R. Hillers
Notary Public

NOTARIAL SEAL IOWA
LARRY R. HILLERS
Commission Number 004824
My Commission Expires
April 07, 2023