COUNTY: DELAWARE
SECTION 21, T 88 N, R 4 W
ALIQUOT PART: NW 1/4 - NW 1/4, SECTION 21
SW 1/4 - SW 1/4 & SE 1/4 - SW 1/4, SECTION 16
CITY: CITY OF DELHI
SURVEY: SILVER LAKE SUBDIVISION
BLOCK: LOTS:
PROPRIETOR: GRANT D. GUETZKO & TANA C. GUETZKO
REQUESTED BY: GRANT D. GUETZKO & TANA C. GUETZKO
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
JAN 21 2021

FILED
Delaware Co. Auditor
JAN 21 2021

Book 2021 Page 286

Document 2021 286 Type 06 002 Pages 7
Date 1/21/2021 Time 2:41:07PM
Rec Amt $37.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

SILVER LAKE SUBDIVISION

PART OF THE S 1/2 OF THE SW 1/4 OF SECTION 16 AND PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 21, ALL IN T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

SILVER LAKE SUBDIVISION, PART OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION SIXTEEN (16) AND PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION TWENTY-ONE (21), ALL IN TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 10.96 acres, more or less, including 1.74 acres of public road right of way, subject to easements of record, divided into Lots 1 through 6 and Lot A, and more particularly described by metes and bounds as follows;

BEGINNING at the Northeast Corner of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-one (21), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Easterly Line of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section Twenty-one (21), South 01° 58' 59" East, 700.00 feet to the Northerly Line of Parcel 2020-22, as recorded in Book 2020, Page 552;

THENCE along the Northerly Line of said Parcel 2020-22, South 87° 34' 05" West, 144.90 feet to a meander line representing the normal high water line of Silver Lake, (actual distance to the normal high water line is 146.38 feet, more or less);

THENCE along said meander line, North 10° 58' 53" West, 25.00 feet;

THENCE continuing along said meander line, North 71° 59' 28" West, 120.00 feet;

THENCE continuing along said meander line, North 00° 41' 48" West, 130.00 feet;

THENCE continuing along said meander line, North 46° 36' 49" West, 125.00 feet;

THENCE continuing along said meander line, North 00° 00' 00" East, 102.00 feet;

THENCE continuing along said meander line, North 34° 26' 51" East, 105.00 feet;

THENCE continuing along said meander line, North 05° 19' 39" West, 100.00 feet;

THENCE continuing along said meander line, North 13° 33' 02" East, 136.00 feet;

THENCE continuing along said meander line, North 48° 47' 29" West, 110.00 feet;

THENCE continuing along said meander line, North 17° 06' 20" East, 100.00 feet;

THENCE continuing along said meander line, North 39° 50' 33" East, 145.00 feet;

THENCE continuing along said meander line, North 31° 37' 09" East, 175.00 feet;

THENCE continuing along said meander line, North 16° 46' 37" West, 105.00 feet;

THENCE continuing along said meander line, North 53° 22' 04" West, 80.00 feet;

THENCE continuing along said meander line, North 83° 03' 04" West, 185.00 feet;

THENCE continuing along said meander line, South 88° 54' 58" West, 181.50 feet to the Easterly Line of Auditor's Plat No. 4 – Cramer Lakeside Subdivision as recorded in Plat Book 6, Page 185;

THENCE along the Easterly Line of said Auditor's Plat No. 4 – Cramer Lakeside Subdivision from said meander line, North 04° 04' 07" East, 63.44 feet to the Southerly Line of Iowa State Highway #38, being the Northerly Line of said Auditor's Plat No. 4 – Cramer Lakeside Subdivision (actual distance to the normal high water line is 70.94 feet, more or less);

THENCE along the Southerly Line of Iowa State Highway #38, being the Northerly Line of said Auditor's Plat No. 4 – Cramer Lakeside Subdivision, South 89° 08' 34" West, 356.32 feet;

THENCE continuing along the Southerly Line of Iowa State Highway #38, being the Northerly Line of said Auditor's Plat No. 4 – Cramer Lakeside Subdivision, North 85° 09' 08" West, 100.76 feet;

THENCE continuing along the Southerly Line of Iowa State Highway #38, being the Northerly Line of said Auditor's Plat No. 4 – Cramer Lakeside Subdivision, South 89° 08' 32 West, 285.69 feet to the Westerly Line of the South One-half (S 1/2) of the Southwest Quarter of said Section Sixteen (16);

THENCE along the Westerly Line of the South One-half (S 1/2) of the Southwest Quarter of said Section Sixteen (16), North 01° 12' 00" West, 40.00 feet to the centerline of said Iowa State Highway #38;

THENCE along the centerline of said Iowa State Highway #38, North 89° 08' 34" East, 742.51 feet;

THENCE continuing along the centerline of said Iowa State Highway #38 along a circular curve concave Southerly and having an arc length of 462.21 feet; a radius of 1146.00 feet, a central angle of 23° 06' 31", a chord length of 459.08 feet, and a chord bearing of South 79° 18' 11" East;

THENCE continuing along the centerline of said Iowa State Highway #38, South 67° 44' 55" East, 386.76 feet;

THENCE South 26° 33' 35" West, 524.73 feet to the POINT OF BEGINNING;

The Northerly Line of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-one (21), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 88° 11' 52" East.

SURVEYED ON: 04/30 & 09/22/2020
SURVEY REQUESTED BY: GRANT D. GUETZKO & TANA C. GUETZKO

Q:\Civil3D_Survey\Delhi_260_LDT\Delhi_260th 2016.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

PROPRIETORS: GRANT D. GUETZKO & TANA C. GUETZKO

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.

7/29/2020

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. 20-029
SCALE: 1" = 150'
DATE: 7/29/2020
DRAWN BY: RLR
CHECKED BY: DM/DDK
GPS BOX: DELHI 260th
SHEET 1 OF 7

SILVER LAKE SUBDIVISION

PART OF THE S 1/2 OF THE SW 1/4 OF SECTION 16 AND PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 21, ALL IN T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

SW CORNER NW 1/4 - SW 1/4
SEC. 16, T88N, R4W
FOUND 1/2" REBAR W/ORANGE CAP #17939
BOOK 2013, PAGE 2722

N 01°12'00" W
589.95'

PARCEL D
BK 2012
PG 189

N 89°08'34" E 742.51'

MARKET STREET

DELHI CORPORATE LIMIT

SE 1/4 - SW 1/4
SEC. 16, T88N, R4W

L=462.21' R=1146.00' Δ=23°06'31"
C=459.08' CB=S 79°18'11" E

LOT A - 1.74 ACRES

LD BK. 66, PG. 203

40.00'

S 89°08'32" W 285.69'

N 85°09'08" W
100.76'

S 89°08'34" W 356.32'

70.94'
N 04°04'07" E

63.44'

L=442.04' R=1096.00'
C=439.05'

S 67°44'55" E 386.76'

IOWA HIGHWAY #38

N 67°44'55" W 382.99'

208.00'

50.14'

181.50
S 88°54'58" W

185.00
N 83°03'04" W

80.00'
N 53°22'04" W

105.00'
N 16°46'37" W

39.38'

UTILITY EASEMENT

LOT 1
1.82 ACRES

LOT 3

LOT 2

LOT 1

LOT 4

W 164.5'
OF LOT 4

AUDITOR'S PLAT NO. 4
CRAMER LAKESIDE SUBDIVISION
PLAT BOOK 6, PAGE 185

SW 1/4 - SW 1/4
SEC. 16, T88N, R4W

175.00'
N 31°37'09" E

135.62'

S 68°17'15" E 302.54'

280.00'

165.45'

524.73'

30.0' ACCESS

LOT 2
1.07 ACRES

145.00'
N 39°50'33" E

113.43'

S 74°00'42" E 333.48'

90.00'

220.05'

135.12'

S 26°33'35" W

110.00'

N 01°12'00" W 731.24'

LOT 5

100.00'
N 17°06'20" E

LOT 4
1.04 ACRES

LOT 3
0.69 ACRES

S 07°47'36" E

221.58'

174.02'

110.00'
N 48°47'29" W

164.40'

90.00'

103.73'

POINT OF BEGINNING
SILVER LAKE SUBDIVISION

250.00'
S 88°11'52" W 268.13'

NE CORNER NW 1/4 - NW 1/4
SEC. 21, T88N, R4W
FOUND 1/2" REBAR
W/ORANGE CAP #17939
BOOK 2017, PAGE 821

N 88°11'52" E 1302.24'

1034.10'

136.00'
N 13°33'02" E

15.0'

15.0'

LOT 5
1.51 ACRES

260.00'

NW CORNER
SEC. 21, T88N, R4W
FOUND 1/2" REBAR W/
YELLOW CAP #8419
C.T. BOOK 1, PAGE 60

N 05°19'39" W
100.00'

SILVER LAKE

11.80'

197.00'

78.00'

N 34°26'51" E
105.00'

288.32'
N 87°55'08" W 296.23'

PARCEL 2017-17
BOOK 2017, PAGE 845

S 01°58'59" E 700.00'

N 00°00'00" E
102.00'

PARCEL 2020-23
BOOK 2020, PAGE 552

NW 1/4 - NW 1/4
SEC. 21, T88N, R4W

N 46°36'49" W
125.00'

LOT 6
3.09 ACRES

440.00'

NE 1/4 - NW 1/4
SEC. 21, T88N, R4W

N 00°41'48" W
130.00'

DELHI CORPORATE LIMIT

N 71°59'28" W
120.00'

S 87°34'05" W
146.38'

25.00'
N 10°58'53" W

120.00'
144.90'

25.00'
N 10°58'53" W

PARCEL 2020-22
BOOK 2020, PAGE 552

LEGEND

- SECTION CORNER
- FOUND 1/2"ø REBAR w/ ORANGE CAP #17939 (UNLESS NOTED)
- FOUND MAGNAIL
- FOUND ROW RAIL
- CALCULATED POINT
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SET MAGNAIL
- SECTION LINE
- QUARTER LINE
- QTR.–QTR. LINE
- NORMAL HIGH WATER LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- MEANDER LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- R RECORDED

150 0 150

SCALE: 1" = 150'

SHEET 2

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

OWNER'S ACKNOWLEDGMENT & DEDICATION

I (we), Grant D. Guetzko and Tana C. Guetzko 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. I (we), Grant D. Guetzko and Tana C. Guetzko also dedicate Lot A (Market Street) to the City of Delhi for right of way purposes

Grant D. Guetzko

Tana C. Guetzko

Grant D. Guetzko

Tana C. Guetzko

State of Iowa)
)
County of Delaware) Ss:

On this 6th day of January A.D. 2021, before me a Notary Public in and for said State, personally appeared Grant D. Guetzko and Tana C. Guetzko 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.

Cynthia L. Orr

Notary Public in and for said State

NOTARIAL SEAL IOWA

CYNTHIA L. ORR
Commission Number 171430
MY COMMISSION EXPIRES
OCTOBER 6, 2023

CERTIFICATE OF TREASURER

I, the undersigned, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***SILVER LAKE 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: Jan 21, 2021

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 ***SILVER LAKE 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 ***SILVER LAKE 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

MORTGAGE HOLDERS ACKNOWLEDGMENT

Heritage 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: Tamara L Danover, President

State of Iowa)
)
County of Linn) ss:

On this 4th day of January, 2021, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Tamara L Danover, to me personally known, who being duly sworn, did say that she is the President respectively, of Heritage Bank, executing the within and foregoing instrument to which this is attached, that the seal affixed hereto is the seal of the Heritage Bank; that said instrument was signed (and sealed) on behalf of Heritage Bank by authority of its Board of Directors; and that Tamara L Danover as an officer acknowledged the execution of the foregoing instrument to be the voluntary act and deed of Tamara L Danover, President by it and by her voluntarily executed.

Notary Public in and for said County

NOTARIAL SEAL IOWA
JUSTIN NESS
Commission Number 764324
My Commission Expires
August 23, 2022

HERITAGE BANK
HB

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 Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated JULY, 29 ~~2021~~. 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 12th day of January, A.D., 2021, 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 Grant D. Guetzko and Tana C. Guetzko, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common. Subject however to the following:

> Open-End Real Estate Mortgage to Heritage Bank dated December 4, 2020 and filed December 7, 2020 in Book 2020, Page 4505 of the records of the Delaware County Recorder.

Dated at Delaware, Iowa, in said County, this 18 day of January, 2021.

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

CITY COUNCIL RESOLUTION 2020-19

WHEREAS, the subdivision plat of ***SILVER LAKE SUBDIVISION***, City of Delhi, Delaware County, Iowa, affecting premises more specifically described in the Subdivision Plat of Randall L. Rattenborg, dated July 29, 2020, has been filed with the City Clerk of the City of Delhi, 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 Delhi, Iowa, relating to plats and additions to cities;

WHEREAS, the subdivision plat and its attachments conforms to the City of Delhi Subdivision Regulations (Title VI, Chapter 9);

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;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Delhi, Delaware County, Iowa, that said ***SILVER LAKE 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 Delhi, 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 10th day of August, 2020.

Greg Preussner, Mayor

ATTEST:

Lori Tucker, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 10th day of August, 2020, before me, Larry R. 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 the 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 2020-19 adopted by the City Council on the 10th day of August, 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.

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

Notary Public.