COUNTY: DELAWARE
SECTION 28, T 89 N, R 5W
ALIQUOT PART: NE 1/4 - SW 1/4
CITY: MANCHESTER
SUBDIVISION: K & L ROBINSON ESTATE SECOND SUBDIVISION
BLOCK:
LOTS: LOT 3 & LOT 4
PROPRIETOR: NEUHAUS CONSTRUCTION & CONCRETE, INC.
REQUESTED BY: PHIL NEUHAUS

FILED
Delaware Co. Assessor
APR 19 2021

FILED
Delaware Co. Auditor
APR 19 2021

Book 2021 Page 1400

Document 2021 1400 Type 06 002 Pages 5
Date 4/19/2021 Time 2:03:27PM
Rec Amt $27.00

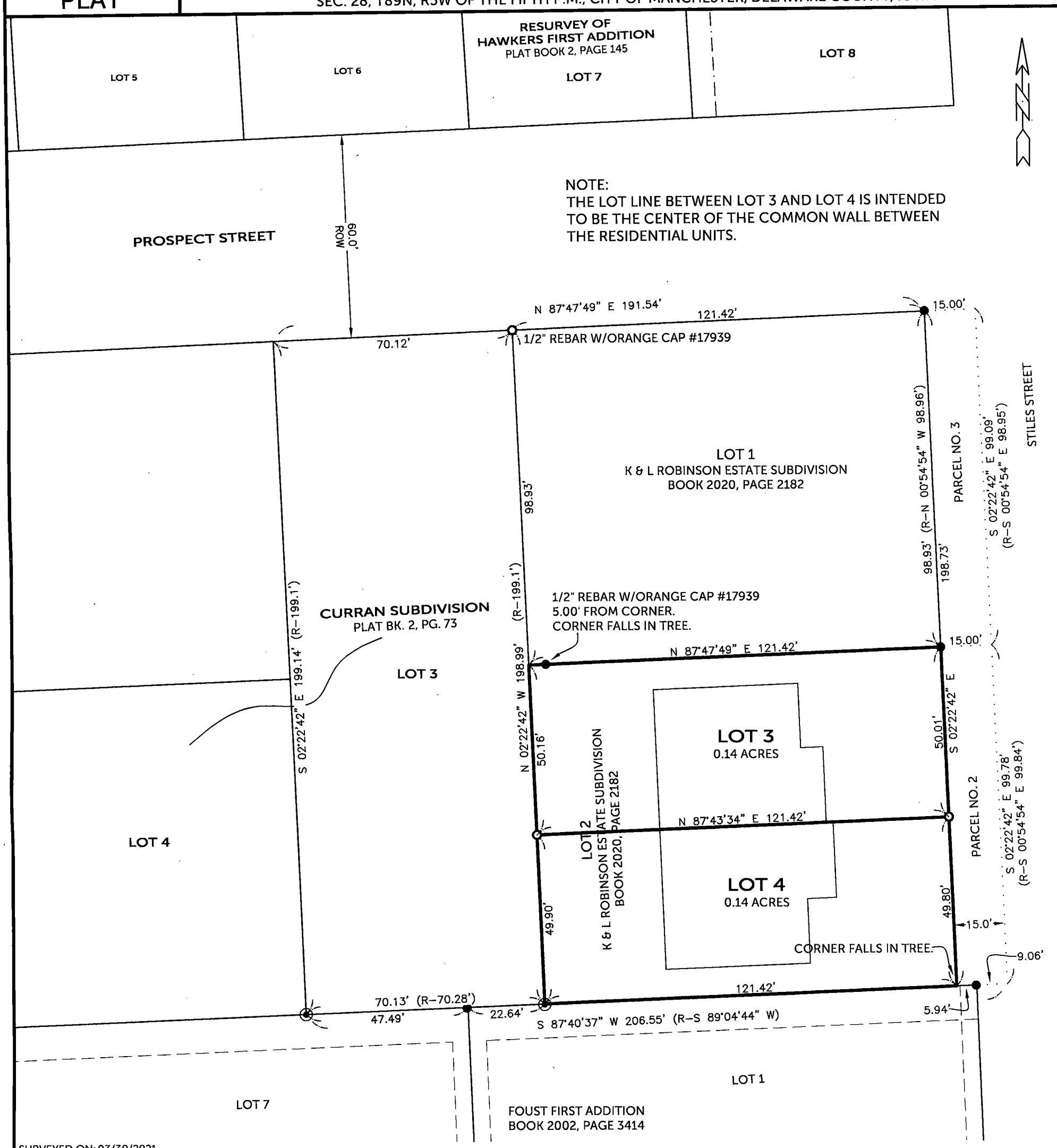
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARED BY/RETURN TO: RANDALL L. RATTENBORG 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

FINAL PLAT

K & L ROBINSON ESTATE SECOND SUBDIVISION

A SUBDIVISION OF LOT 2 OF K & L ROBINSON ESTATE SUBDIVISION
SEC. 28, T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



SURVEYED ON: 03/30/2021
SURVEY REQUESTED BY: PHIL NEUHAUS

Q:\Civil3D_Survey\Manchester\Manchester 2018.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

PROPRIETORS: NEUHAUS CONSTRUCTION & CONCRETE, INC.
2278 185th AVENUE, MANCHESTER, IOWA 52057

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.

3/30/2021

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. 21-039
SCALE: 1"=30'
DATE: 03/30/2021
DRAWN BY: RLR
CHECKED BY: DDK/DM
GPS BOX: MANCHESTER
SHEET 1 OF 5

LEGEND

- ● FOUND 1/2"ø REBAR w/ RED CAP PLS 7060
- ◉ FOUND 1" I.D. IRON PIPE (UNLESS NOTED)
- ○ SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- . . . . . FORMER LOT LINE
- — — — — EASEMENT OR ROW LINE
- ——— LOT LINE
- ▬▬▬ BOUNDARY ESTABLISHED
- R RECORDED

30 0 30
SCALE: 1" = 30'

LEGAL DESCRIPTION

K & L ROBINSON ESTATE SECOND SUBDIVISION, A SUBDIVISION OF LOT 2 OF K & L ROBINSON ESTATE SUBDIVISION IN SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTY-NINE (89) NORTH, RANGE FIVE (5) WEST OF FIFTH PRINCIPAL MERIDIAN, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, as recorded in Book 2020, Page 2182 in the office of the Delaware County Recorder, Delaware County, Iowa, divided into two lots numbered Lot 3 and Lot 4, containing a total of 0.28 acres and subject to easements of record.

OWNER'S ACKNOWLEDGMENT

I Phillip A. Neuhaus, President of Neuhaus Construction & Concrete, Inc. 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.

Phillip A. Neuhaus

State of Iowa)
)
County of Delaware) Ss:

On this 16th day of April, 2021, before me, a Notary Public in and for said County, personally appeared Phillip A. Neuhaus to me personally known, who being by me duly sworn or affirmed, did say that that person is President of said Neuhaus Construction & Concrete, Inc. and that said instrument was signed on behalf of said Neuhaus Construction & Concrete, Inc. by authority of its managers and the said President acknowledged the execution of said instrument to be the voluntary act and deed of said Neuhaus Construction & Concrete, Inc. by it voluntarily executed.

Donna M. Kunde
Notary Public in and for said County

DONNA M. KUNDE
Commission Number 176007
My Commission Expires
8/16/21

CERTIFICATE OF TREASURER

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

DELAWARE COUNTY TREASURER'S SEAL IOWA

Pam Klein, County Treasurer — April 19 2021 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 ***K & L ROBINSON ESTATE SECOND SUBDIVISION,*** a subdivision in Delaware County, Iowa.

DELAWARE CO. OFFICIAL SEAL IOWA

Carla K. Becker, Delaware County Auditor

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 **K & L Robinson Estate Second Subdivision**, Delaware County, Iowa on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated MARCH 30, 2021.

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 5th day of April, A.D., 2021, 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 Neuhaus Construction & Concrete, Inc. an Iowa Corporation, subject to the following:

None

Dated at Manchester, Iowa in said County, this 7th day of April, 2021.

S E Carr

Steven E. Carr
Attorney at Law

R-036-2021
RESOLUTION APPROVING FINAL PLAT

WHEREAS, the final subdivision plat of ***K & L ROBINSON ESTATE SECOND SUBDIVISION,*** City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated MARCH 30, 2021, 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 final 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 final subdivision plat and its attachments conform to Chapter 170 – Subdivision Regulations of the Manchester City Ordinances 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 Manchester, Delaware County, Iowa, that said ***K & L ROBINSON ESTATE SECOND 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 Final plat as by law provided.

Passed this 12th day of April, 2021.

CITY OF MANCHESTER
CITY SEAL
MANCHESTER, IOWA

Milt L. Kramer
Milt L. Kramer, Mayor

ATTEST:

Erin Learn
Erin Learn, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 19th day of April, 2021, 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 036-2021 adopted by the City Council on the 12th day of April, 2021, 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.

Laura K. Thomas
Laura K. Thomas, Notary Public

NOTARIAL SEAL IOWA
LAURA K THOMAS
Commission Number 718135
My Commission Expires
August 26, 2023