FILED
DEC 22 2009
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

FILED
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CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

Book 2009 Page 4734

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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

SUBDIVISION PLAT

LOESCHE FAMILY SUBDIVISION

PART OF THE SW ¼–SE ¼ AND PART OF THE SE ¼–SW ¼ OF SECTION 17, AND PART OF THE NE ¼–NW ¼ OF SECTION 20, ALL IN T89N, R5W OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

LOESCHE FAMILY SUBDIVISION: PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) AND PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION SEVENTEEN (17), AND PART OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION TWENTY (20), ALL IN TOWNSHIP EIGHTY–NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 56.48 acres, including 1.15 acres of public road right of way, divided into Seven (7) Lots numbered Lot 1 through Lot 7, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the South Quarter Corner of Section Seventeen (17), Township Eighty–nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Southerly Line of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of said Section Seventeen (17), also being the Northerly Line of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section Twenty (20), Township Eighty–nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, South 87° 18' 11" West, to the Westerly Line of Lux Trust Subdivision, as recorded in Plat Book 6, Page 212 in the Office of the Delaware County Recorder, 652.49 feet, the POINT OF BEGINNING;

THENCE along the Westerly Line of said Lux Trust Subdivision, South 02° 02' 22" East, 595.21 feet;

THENCE continuing along the Westerly Line of said Lux Trust Subdivision, South 02° 35' 50" East, to the Northerly Line of a 1.00 acre Parcel, as recorded in Plat Book 5, Page 52 in the Office of the Delaware County Recorder, 130.62 feet;

THENCE along the Northerly Line of said 1.00 acre parcel, North 72° 19' 29" West, to the Westerly Line of said 1.00 acre parcel, being the Easterly right of way line of Iowa State Highway #13, 465.81 feet;

THENCE along the Westerly Line of said 1.00 acre parcel, being the Easterly right of way line of Iowa State Highway #13 along a circular curve, said curve being concave Northeasterly and having an arc length of 172.12 feet, a radius of 1382.69 feet, a central angle of 07° 07' 56", a chord length of 172.01 feet, and a chord bearing of South 35° 13' 23" East, to the Southerly Line of said 1.00 acre parcel, being on the Northerly Line of the former Jones Road;

THENCE continuing along the Easterly right of way Line of Iowa State Highway #13, being the Southerly Line of said 1.00 acre Parcel, and also being the Northerly Line of said former Jones Road, South 72° 19' 29" East, 10.90 feet;

THENCE continuing along the Easterly right of way line of Iowa State Highway #13, South 43° 32' 22" East, to the centerline of the former Jones Road, 68.53 feet;

THENCE along the centerline of the former Jones Road, North 72° 19' 29" West, to the centerline of Iowa State Highway #13, 111.53 feet;

THENCE along the centerline of Iowa State Highway #13 along a circular curve, said curve being concave Northeasterly and having an arc length of 692.72 feet, a radius of 1432.69 feet, a central angle of 27° 42' 12", a chord length of 685.99 feet, and a chord bearing of North 24° 18' 52" West, to the Westerly Line of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section Twenty (20);

THENCE along the Westerly Line of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section Twenty (20), North 02° 51' 10" West, to the Southwest Corner of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of said Section Seventeen (17), 87.73 feet;

THENCE along the Westerly Line of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of said Section Seventeen (17), North 03° 44' 44" West, 300.05 feet;

THENCE North 87° 18' 11" East, to the Westerly Line of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of said Section Seventeen (17), 1307.41 feet;

SURVEY REQUESTED BY: JEANNE RINIKER & BARB RECKER

SURVEYED ON: 10/27, 10/30, & 11/18/2009

LICENSED LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1–3

PROPRIETORS: *ANDREW & MELAINE LOESCHE REVOCABLE TRUST*
MELAINE B. LOESCHE TRUST

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

11/23/09

RANDALL L. RATTENBORG L.S. LIC. #17939 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2009

GIBBS ENGINEERING & SURVEYING
105 WEST MAIN STREET
MANCHESTER, IA 52057

PROJECT NO. 09–41
SCALE: 1"=300'
DATE: 11/17/2009
DRAWN BY: RLR
CHECKED BY: JDG
GPS: 22
REVISED
SHEET 1 OF 7

LOESCHE FAMILY SUBDIVISION

PART OF THE SW ¼–SE ¼ AND PART OF THE SE ¼–SW ¼ OF SECTION 17, AND PART OF THE NE ¼–NW ¼ OF SECTION 20, ALL IN T89N, R5W OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA

THENCE along the Westerly Line of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of said Section Seventeen (17), North 03° 31' 08" West, to the Northwest Corner of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of said Section Seventeen (17), 1031.71 feet;

THENCE along the Northerly Line of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of said Section Seventeen (17), North 85° 44' 24" East, to the Northeast Corner of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of said Section Seventeen (17), 1312.25 feet;

THENCE along the Easterly Line of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of said Section Seventeen (17), South 03° 23' 58" East, to the Southeast Corner of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of said Section Seventeen (17), 1337.29 feet;

THENCE along the Southerly Line of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of said Section Seventeen (17), South 85° 58' 52" West, to the Easterly Line of Lot 4 of said Lux Trust Subdivision, 649.36 feet;

THENCE along the Easterly Line of said Lot 4, North 03° 33' 28" West, to the Northeast Corner of Lot 4 of said Lux Trust Subdivision, 66.00 feet;

THENCE along the Northerly Line of Lot 4 of said Lux Trust Subdivision, South 85° 58' 52" West, to the Northwest Corner of Lot 4 of said Lux Trust Subdivision, being on the Westerly Line of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of said Section Seventeen (17), 660.00 feet;

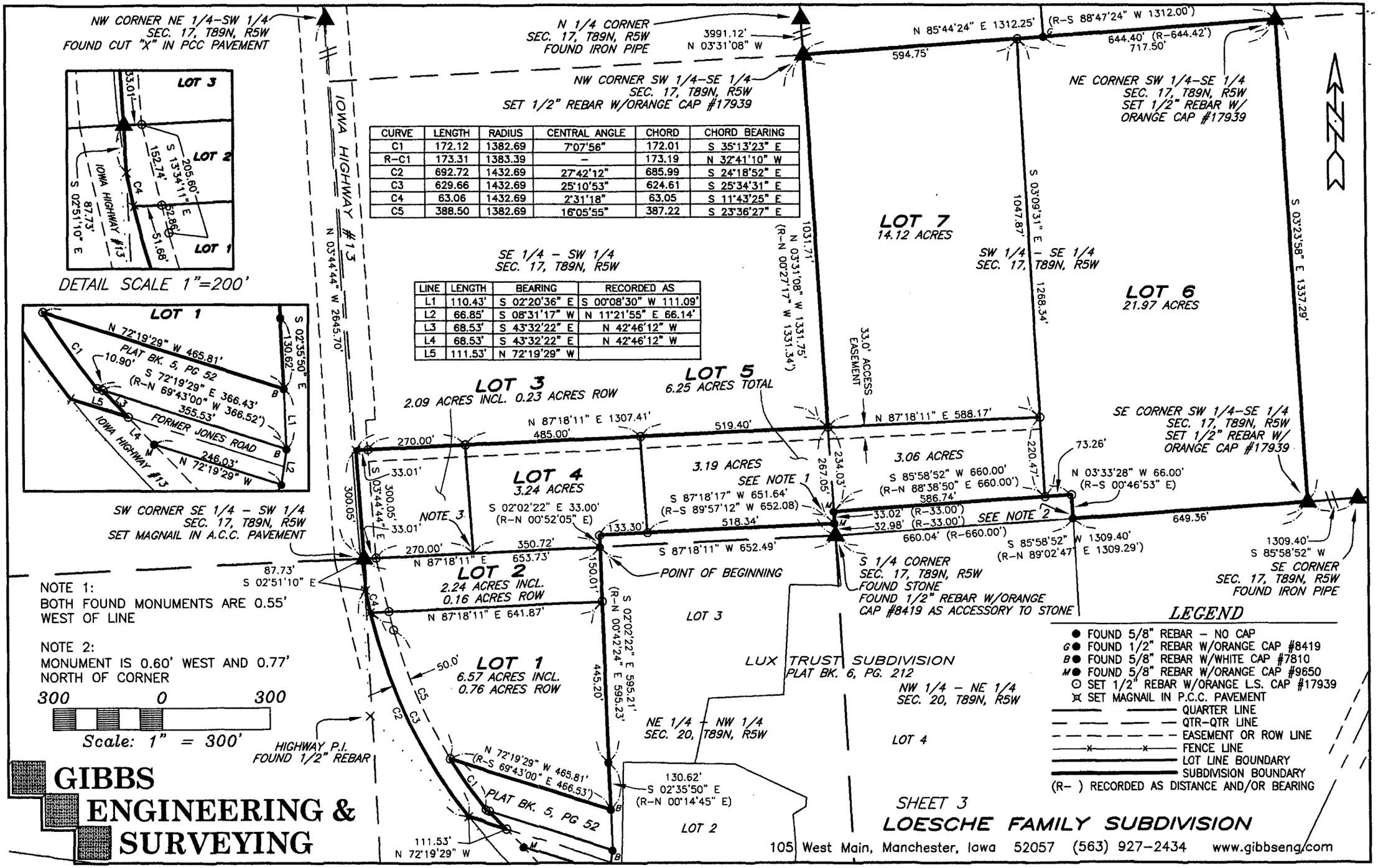
THENCE along the Westerly Line of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of said Section Seventeen (17), and the Westerly Line of Lot 4 of said Lux Trust Subdivision, South 03° 31' 08" East, to the Northeast Corner of Lot 3 of said Lux Trust Subdivision, 33.02 feet;

THENCE along the Northerly Line of Lot 3 of said Lux Trust Subdivision, South 87° 18' 17" West, to the Northwest Corner of Lot 3 of said Lux Trust Subdivision, 651.64 feet;

THENCE along the Westerly Line of Lot 3 of said Lux Trust Subdivision, South 02° 02' 22" East, 33.00 feet to the POINT OF BEGINNING;

Containing a total of 56.48 acres, including 1.15 acres of public road right of way, divided into Seven (7) Lots numbered Lot 1 through Lot 7, and subject to easements of record.

The Southerly Line of the Southeast Quarter (SE ¼) of Section Seventeen (17), Township Eighty–nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear South 85° 58' 52" West.


NW CORNER NE 1/4-SW 1/4
SEC. 17, T89N, R5W
FOUND CUT "X" IN PCC PAVEMENT
N 1/4 CORNER
SEC. 17, T89N, R5W
FOUND IRON PIPE
3991.12'
N 03°31'08" W
NW CORNER SW 1/4-SE 1/4
SEC. 17, T89N, R5W
SET 1/2" REBAR W/ORANGE CAP #17939
N 85°44'24" E 1312.25'
(R-S 88°47'24" W 1312.00')
644.40' (R-644.42')
717.50'
594.75'
NE CORNER SW 1/4-SE 1/4
SEC. 17, T89N, R5W
SET 1/2" REBAR W/
ORANGE CAP #17939
IOWA HIGHWAY #13
N 03°44'44" W 2645.70'
LOT 3
LOT 2
LOT 1
33.01'
S 13°34'11" E
205.60'
152.74'
52.86'
51.68'
S 02°51'10" E
87.73'
IOWA HIGHWAY #13
C4
DETAIL SCALE 1"=200'
CURVE | LENGTH | RADIUS | CENTRAL ANGLE | CHORD | CHORD BEARING
C1 | 172.12 | 1382.69 | 7°07'56" | 172.01 | S 35°13'23" E
R-C1 | 173.31 | 1383.39 | – | 173.19 | N 32°41'10" W
C2 | 692.72 | 1432.69 | 27°42'12" | 685.99 | S 24°18'52" E
C3 | 629.66 | 1432.69 | 25°10'53" | 624.61 | S 25°34'31" E
C4 | 63.06 | 1432.69 | 2°31'18" | 63.05 | S 11°43'25" E
C5 | 388.50 | 1382.69 | 16°05'55" | 387.22 | S 23°36'27" E
SE 1/4 – SW 1/4
SEC. 17, T89N, R5W
LINE | LENGTH | BEARING | RECORDED AS
L1 | 110.43' | S 02°20'36" E | S 00°08'30" W 111.09'
L2 | 66.85' | S 08°31'17" W | N 11°21'55" E 66.14'
L3 | 68.53' | S 43°32'22" E | N 42°46'12" W
L4 | 68.53' | S 43°32'22" E | N 42°46'12" W
L5 | 111.53' | N 72°19'29" W |
LOT 7
14.12 ACRES
SW 1/4 – SE 1/4
SEC. 17, T89N, R5W
1047.87'
S 03°09'31" E
1268.34'
LOT 6
21.97 ACRES
S 03°23'58" E 1337.29'
1031.71'
N 03°31'08" W 1331.75'
(R-N 00°27'17" W 1331.34')
33.0' ACCESS EASEMENT
LOT 1
N 72°19'29" W 465.81'
PLAT BK. 5, PG 52
S 72°19'29" E 366.43'
(R-N 69°43'00" W 366.52')
355.53'
FORMER JONES ROAD
246.03'
N 72°19'29" W
S 02°35'50" E
130.62'
10.90'
C1
L1
L2
L3
L4
L5
IOWA HIGHWAY #13
LOT 3
2.09 ACRES INCL. 0.23 ACRES ROW
LOT 5
6.25 ACRES TOTAL
N 87°18'11" E 1307.41'
485.00'
519.40'
N 87°18'11" E 588.17'
270.00'
33.01'
300.05'
N 03°44'44" E
300.05'
33.01'
LOT 4
3.24 ACRES
S 02°02'22" E 33.00'
(R-N 00°52'05" E)
NOTE 3
3.19 ACRES
SEE NOTE 1
S 87°18'17" W 651.64'
(R-S 89°57'12" W 652.08)
518.34'
3.06 ACRES
S 85°58'52" W 660.00'
(R-N 88°38'50" E 660.00')
586.74'
N 03°33'28" W 66.00'
(R-S 00°46'53" E)
73.26'
220.47'
234.03'
267.05'
SEE NOTE 2
649.36'
33.02' (R-33.00')
32.98' (R-33.00')
660.04' (R-660.00')
S 85°58'52" W 1309.40'
(R-N 89°02'47" E 1309.29')
1309.40'
S 85°58'52" W
SE CORNER
SEC. 17, T89N, R5W
FOUND IRON PIPE
SE CORNER SW 1/4-SE 1/4
SEC. 17, T89N, R5W
SET 1/2" REBAR W/
ORANGE CAP #17939
SW CORNER SE 1/4 – SW 1/4
SEC. 17, T89N, R5W
SET MAGNAIL IN A.C.C. PAVEMENT
87.73'
S 02°51'10" E
LOT 2
2.24 ACRES INCL.
0.16 ACRES ROW
N 87°18'11" E 641.87'
270.00'
N 87°18'11" E
653.73'
350.72'
133.30'
S 87°18'11" W 652.49'
POINT OF BEGINNING
150.01'
S 02°02'22" E 595.21'
(R-N 00°42'24" E 595.23')
445.20'
S 1/4 CORNER
SEC. 17, T89N, R5W
FOUND STONE
FOUND 1/2" REBAR W/ORANGE
CAP #8419 AS ACCESSORY TO STONE
LOT 1
6.57 ACRES INCL.
0.76 ACRES ROW
50.0'
C2
C3
C5
LOT 3
LUX TRUST SUBDIVISION
PLAT BK. 6, PG. 212
NW 1/4 – NE 1/4
SEC. 20, T89N, R5W
NE 1/4 – NW 1/4
SEC. 20, T89N, R5W
LOT 4
N 72°19'29" W 465.81'
(R-S 69°43'00" E 466.53')
PLAT BK. 5, PG 52
130.62'
S 02°35'50" E
(R-N 00°14'45" E)
111.53'
N 72°19'29" W
LOT 2
HIGHWAY P.I.
FOUND 1/2" REBAR
NOTE 1:
BOTH FOUND MONUMENTS ARE 0.55'
WEST OF LINE
NOTE 2:
MONUMENT IS 0.60' WEST AND 0.77'
NORTH OF CORNER
300 0 300
Scale: 1" = 300'
LEGEND
FOUND 5/8" REBAR – NO CAP
FOUND 1/2" REBAR W/ORANGE CAP #8419
FOUND 5/8" REBAR W/WHITE CAP #7810
FOUND 5/8" REBAR W/ORANGE CAP #9650
SET 1/2" REBAR W/ORANGE L.S. CAP #17939
SET MAGNAIL IN P.C.C. PAVEMENT
QUARTER LINE
QTR-QTR LINE
EASEMENT OR ROW LINE
FENCE LINE
LOT LINE BOUNDARY
SUBDIVISION BOUNDARY
(R-) RECORDED AS DISTANCE AND/OR BEARING
GIBBS ENGINEERING & SURVEYING
SHEET 3
LOESCHE FAMILY SUBDIVISION
105 West Main, Manchester, Iowa 52057 (563) 927-2434 www.gibbseng.com

OWNER'S ACKNOWLEDGMENT

I (we) Barbara A. Recker, Trustee, and Jeanne L Rinker Trustee, 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.

Barbara A. Recker
,Trustee

Jeanne L Rinker
,Trustee

State of Iowa)
)
County of Delaware) ss:

On this 16th day of December A.D. 2009, before me a Notary Public in and for said County, personally appeared Barbara A. Recker, Trustee, and Jeanne L. Rinker, Trustee, 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.

Donna M. Kunde
Notary Public in and for said County

NOTARIAL SEAL IOWA
DONNA M. KUNDE
Commission Number 170597
My Commission Expires
8/16/2012

APPROVAL OF AUDITOR

I, Anne Rave Deputy 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 **LOESCHE FAMILY SUBDIVISION**, a subdivision in Delaware County, Iowa.

Anne Rave
Deputy Auditor

State of Iowa)
)
County of Delaware)

On this 22nd day of December, 2009, before me Julia L. Hackbarth a Notary Public in and for the State of Iowa, personally appeared Anne Rave, to me personally known, and, who, being duly sworn, did say that she is the Deputy Auditor of Delaware County, Iowa.

JULIA L. HACKBARTH
Commission Number 169605
MY COMMISSION EXPIRES
MAY 24, 2011

Julia L. Hackbarth
Notary Public

CERTIFICATE OF TREASURER

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against **LOESCHE FAMILY SUBDIVISION**, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.

Carolyn A Wilson 12-22-09
Carolyn A. Wilson, County Treasurer Date

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of **LOESCHE FAMILY 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

Norman Wellman
Norman Wellman - Coordinator Delaware County
E-911 Board

State of Iowa)
)
County of Delaware) Ss:

On this 22nd day of December 2009, before me Norman Wellman, a Notary Public in and for the State of Iowa, personally appeared Norman Wellman, to me personally known, and, who, being me duly sworn, did say that he is the Coordinator for the Delaware County E-911 Board.

Donna M. Kunde
Notary Public

DONNA M. KUNDE
Commission Number 173597
My Commission Expires
8-16-2012

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 **Loesche Family Subdivision,** City of Manchester, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated 11-23, 2009.

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 20th day of August, 2009 at 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 the Trustees of the Andrew and Melaine Loesche Revocable Trust dated November 10, 1993, as to an undivided one-half interest; Trustees of the Melaine B. Loesche Trust, as to an undivided one-half interest.

Dated at Manchester, Delaware County, Iowa, in said County, this 10th day of December, 2009.

Thomas J. Hanson
Attorney at Law
401 E Main Street
Manchester, Iowa 52057
(563) 927-5920

RESOLUTION R-175-2009

RESOLUTION APPROVING FINAL PLAT

WHEREAS, a final plat of **LOESCHE FAMILY SUBDIVISION**: PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) AND PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION SEVENTEEN (17), AND PART OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION TWENTY (20), ALL IN TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FITH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, being within the two mile radius of the corporate limits of the City of Manchester has been filed with the City of Manchester, Delaware County, Iowa;

WHEREAS, **LOESCHE FAMILY SUBDIVISION** is being filed for the purpose of dividing the property through the probate of the estate and therefore falls under the Subdivision Regulations of the City of Manchester PLATS REQUIRED AND EXEMPTIONS ALLOWED, and is exempt from subdivision requirements pursuant to Section 180.23(2).

WHEREAS, the City Manager and City Council have 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;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANCHESTER, DELAWARE COUNTY, IOWA: that the final plat for **LOESCHE FAMILY SUBDIVISION** is hereby approved and accepted on the part of the City of Manchester, Delaware County, Iowa, in accordance with the City of Manchester Code of Ordinances.

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 23rd day of November, 2009.

Milt L. Kramer, Mayor

ATTEST:

Erin Rempe, City Clerk

CITY OF MANCHESTER IOWA SEAL

STATE OF IOWA)
) SS.
DELAWARE COUNTY)

On this 30th day of November, 2009, before me, Laura K. Thomas, a Notary Public in and for the State of Iowa, personally appeared Milt L. Kramer and Erin Rempe, 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 authority of its City Council, as contained in Resolution Number R-175-2009 adopted by the City Council on the 23rd day of November, 2009, and that Milt L. Kramer and Erin Rempe acknowledged the execution of the instrument to be their voluntary act and deed of the corporation, by it voluntarily executed.

NOTARIAL SEAL IOWA
LAURA K. THOMAS
Commission Number 718135
My Commission Expires
8-26-11

Laura K. Thomas, Notary Public