FILED

DEC 14 2012

CARLA K. BECKER
DELAWARE COUNTY AUDITOR

FILED

DEC 14 2012

CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

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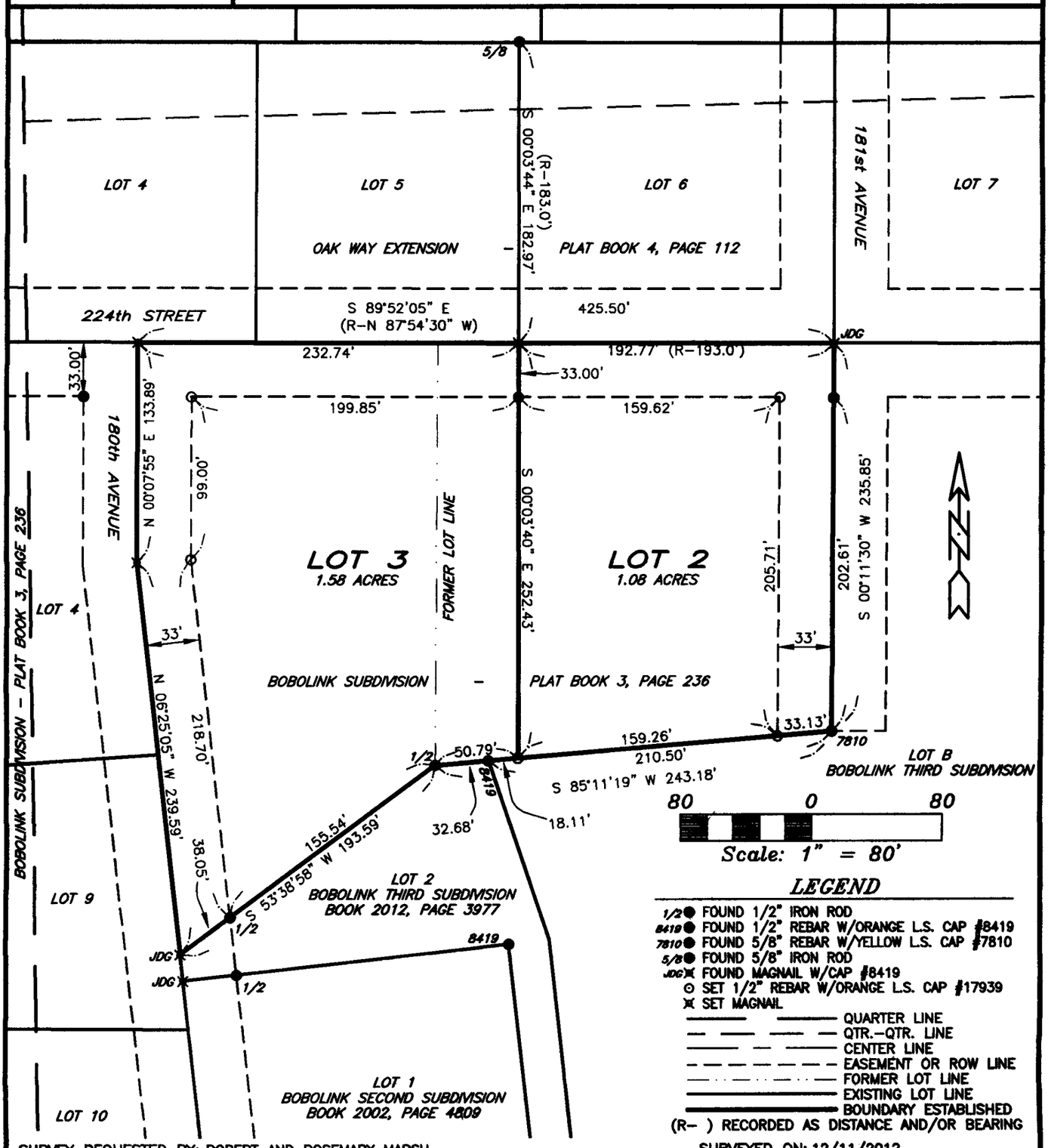
DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

SUBDIVISION PLAT

REPLAT OF LOT 2 AND LOT 3 – BOBOLINK SUBDIVISION

PART OF THE SE 1/4, SEC. 4, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



80 0 80

Scale: 1" = 80'

LEGEND

- 1/2● FOUND 1/2" IRON ROD
- 8419● FOUND 1/2" REBAR W/ORANGE L.S. CAP #8419
- 7810● FOUND 5/8" REBAR W/YELLOW L.S. CAP #7810
- 5/8● FOUND 5/8" IRON ROD
- JDG✕ FOUND MAGNAIL W/CAP #8419
- ⊙ SET 1/2" REBAR W/ORANGE L.S. CAP #17939
- ✕ SET MAGNAIL
- QUARTER LINE
- QTR.–QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- FORMER LOT LINE
- EXISTING LOT LINE
- BOUNDARY ESTABLISHED
- (R–) RECORDED AS DISTANCE AND/OR BEARING

SURVEY REQUESTED BY: ROBERT AND ROSEMARY MARSH

SURVEYED ON: 12/11/2012

LICENSED LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1

PROPRIETORS: ROBERT A. MARSH & ROSEMARY MARSH
18012 224th STREET MANCHESTER, IA 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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

11/16/12

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

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013

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

PROJECT NO. 12-59
SCALE: 1"=80'
DATE: 11/16/12
DRAWN BY: RLR
CHECKED BY: JDG
GPS: 38
REVISED
SHEET 1 OF

LEGAL DESCRIPTION:

REPLAT OF LOT 2 AND LOT 3 – BOBOLINK SUBDIVISION, *A REPLAT OF LOT 2 AND LOT 3 OF BOBOLINK SUBDIVISON, AS RECORDED IN PLAT BOOK 3, PAGE 236, IN SECTION FOUR (4), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing 2.66 acres, divided into two (2) lots, numbered Lot 2 and Lot 3, and subject to easements of record.

OWNER'S ACKNOWLEDGMENT

I Robert A. Marsh and Rosemary Marsh 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.

Robert A. Marsh

Rosemary Marsh

State of Iowa)
)
County of Delaware) ss:

On this 13th day of December A.D. 2012, before me a Notary Public in and for said State, personally appeared Robert A. Marsh and Rosemary Marsh 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 175597
My Commission Expires
8/15/13

MORTGAGE HOLDERS ACKNOWLEDGMENT

The Farmers & Merchants Savings 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.

Farmers & Merchants Savings Bank

Teresa Greve

By: Teresa Greve, Vice President

Diane C. Hammell

By: Diane C. Hammell, CFO Cashier

State of Iowa)
)
County of Delaware) Ss:

On this 14th day of December, 2012, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Teresa Greve and Diane C. Hammell to me personally known, who being duly sworn, did say that they are the Vice President and CFO & Cashier respectively, of the Farmers & Merchants Savings 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) Corporation; that said instrument was signed (and sealed) on behalf of the Corporation by authority of its Board of Directors; and that Teresa Greve and Diane C. Hammell as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the Corporation, by it and by them voluntarily executed.

Jane T. Rubner

Notary Public in and for said County

NOTARIAL SEAL IOWA

Jane T. Rubner
COMMISSION NUMBER 197882
My Commission Expires
08-12-2013



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 ***REPLAT OF LOT 2 AND LOT 3 – BOBOLINK SUBDIVISION***, a subdivision in Delaware County, Iowa.

Carla K. Becker, Delaware County Auditor

State of Iowa)
)
County of Delaware)

On this 14th day of December, 2012, before me Donna M. Kunde a Notary Public in and for the State of Iowa, personally appeared Carla K. Becker, to me personally known, and, who, being duly sworn, did say that she is the Auditor of Delaware County, Iowa.

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
8-16-15

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 ***REPLAT OF LOT 2 AND LOT 3 – BOBOLINK SUBDIVISION,*** Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.

IOWA DELAWARE COUNTY TREASURER SEAL

Carolyn A. Wilson 12-14-12
Carolyn A. Wilson, County Treasurer Date

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of ***REPLAT OF LOT 2 AND LOT 3 – BOBOLINK 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 14th day of December, 2012, before me Donna M. Kunde 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
Commission Number 175597
My Commission Expires
8-16-15

Notary Public

ATTORNEY'S OPINION

I, Thomas J. Hanson, a practicing attorney at law in Delaware, County, Iowa, have examined the abstract of title to the land included in *REPLAT OF LOT 2 AND LOT 3 – BOBOLINK SUBDIVISION,* Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated November 16, 2012.

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 26 day of November, A.D., 2012, 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 Robert A. Marsh and Rosemary Marsh, Husband and Wife as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common*

Dated at Manchester, Iowa, in said County, this 30 day of November, 2012.

Attorney at Law Date

Thomas J. Hanson

*Title is subject to aMortgage to Farmers & Merchants Savings Bank filed December 29, 2010 in Book 2010, page 4276

R-170-2012
RESOLUTION APPROVING SUBDIVISION PLAT

WHEREAS, the Subdivision Plat of ***REPLAT OF LOT 2 AND LOT 3 – BOBOLINK SUBDIVISION,*** Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated November 16, 2012, 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; and

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;

WHEREAS, the Manchester City Council will accept the Subdivision Plat of ***REPLAT OF LOT 2 AND LOT 3 – BOBOLINK SUBDIVISION,*** Delaware County, Iowa, as presented with the following variances, declarations, and conditions;

a. In the event this subdivision is annexed into the City of Manchester, the recommendation on zoning status would be residential for Lots 2 and 3
b. Sidewalks shall not be required at this time. The Owner or Owners of record of Lots 1, 2 and 3, if voluntarily annexed to the City, may be required to construct sidewalks at a future date as required by the City of Manchester.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said Subdivision Plat of ***REPLAT OF LOT 2 AND LOT 3 – BOBOLINK SUBDIVISION***, and exhibits attached thereto, subject to all conditions and representations and referred to above, be, 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 plat as and all attachments referred to herein by law provided.

Passed this 10th day of December, A.D., 2012.

Milt L. Kramer

Milt L. Kramer, Mayor

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

ATTEST:

Erin Learn

Erin Learn, City Clerk

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 11th day of December, 2012, 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 R-170-2012 adopted by the City Council on the 10th day of December, 2012, and that Milt L. Kramer and Erin Learn acknowledged 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, 2014