Book 2014 Page 2454

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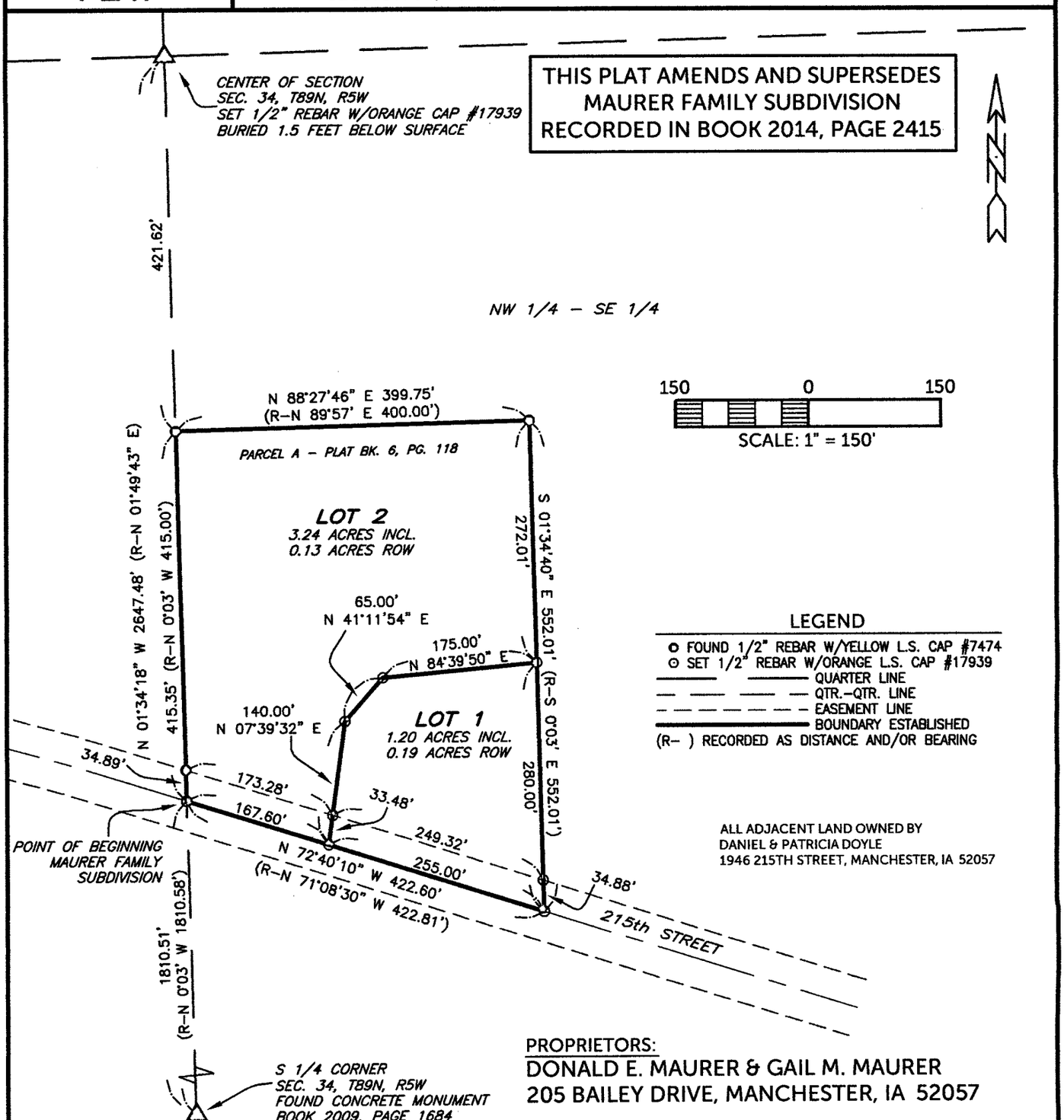
DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

SUBDIVISION PLAT

MAURER FAMILY SECOND SUBDIVISION

A SUBDIVISION OF PARCEL A IN THE NW 1/4 OF THE SE 1/4
SECTION 34, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY,IOWA



PROPRIETORS:
DONALD E. MAURER & GAIL M. MAURER
205 BAILEY DRIVE, MANCHESTER, IA 52057

CURTIS D. MAURER & MARY A. MAURER
1918 215th STREET, MANCHESTER, IA 52057

SURVEY REQUESTED BY: CURT MAURER

SURVEYED ON: 8/6/2014

PROPRIETORS: SEE ABOVE

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: 1-2

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.

9/22/14

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

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015

BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

PROJECT NO. 14-066
SCALE: 1"=150'
DATE: 8/13/2014
DRAWN BY: RLR
CHECKED BY: DDK/JAW
GPS BOX: MANCHESTER
SHEET 1 OF 7

LEGAL DESCRIPTION:

MAURER FAMILY SECOND SUBDIVISION, A SUBDIVISION OF PARCEL A IN THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 4.44 acres, including 0.32 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the South Quarter Corner of Section Thirty-four (34), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Westerly Line of the Southeast Quarter (SE ¼) of said Section Thirty-four (34), North 01° 34' 18" West, to the Southwest Corner of Parcel A, as recorded in Plat Book 6, Page 118, being on the centerline of 215th Street, 1810.51 feet, the **POINT OF BEGINNING**;

THENCE continuing along the Westerly Line of the Southeast Quarter (SE ¼) of said Section Thirty-four (34) and Westerly Line of said Parcel A, North 01° 34' 18" West, to the Northwest Corner of said Parcel A, 415.35 feet;

THENCE along the Northerly Line of said Parcel A, North 88° 27' 46" East, to the Northeast Corner of said Parcel A, 399.75 feet;

THENCE along the Easterly Line of said Parcel A, South 01° 34' 40" East, to the Southeast Corner of said Parcel A, being on the centerline of 215th Street, 552.01 feet;

THENCE along the Southerly Line of said Parcel A, being along the centerline of 215th Street, North 72° 40' 10" West, 422.60 feet to the **POINT OF BEGINNING**;

Containing a total of 4.44 acres, including 0.32 acres of public road right of way, and subject to easements of record.

The Westerly Line of the Southeast Quarter (SE ¼) of Section Thirty-four (34), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear North 01° 34' 18" West.

OWNER'S ACKNOWLEDGMENT

I, Donald E. Maurer & Gail M. Maurer 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.

Donald E. Maurer

Gail M. Maurer

State of Iowa)
)
County of Delaware) ss:

On this 18th day of SEPTEMBER A.D. 2014, before me a Notary Public in and for said State, personally appeared Donald E. Maurer & Gail M. Maurer 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

RANDY RATTENBORG
Commission Number 224055
My Commission Expires
8-17-2017

OWNER'S ACKNOWLEDGMENT

I, Curtis D. Maurer & Mary A. Maurer 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.

Curtis D. Maurer

Mary A. Maurer

State of Iowa)
)
County of Delaware) ss:

On this 18th day of SEPTEMBER A.D. 2014, before me a Notary Public in and for said State, personally appeared Curtis D. Maurer & Mary A. Maurer 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

RANDY RATTENBORG
Commission Number 224055
My Commission Expires
8-17-2017

CERTIFICATE OF TREASURER

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***MAURER FAMILY SECOND 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 9-29-14

Carolyn A. Wilson, County Treasurer 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 ***MAURER FAMILY SECOND SUBDIVISION***, a subdivision in Delaware County, Iowa.

Carla K. Becker, Delaware County Auditor

State of Iowa)
)
County of Delaware)

On this 29th day of September, 2014, before me Anne Rave 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.

ANNE RAVE
Commission Number 757587
MY COMMISSION EXPIRES
MARCH 25, 2015

Anne Rave

Notary Public

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of ***MAURER FAMILY SECOND 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 29th day of September, 2014, 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

Notary Public

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

ATTORNEY'S OPINION

I, Thomas A. Hanson, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in

MAURER FAMILY SECOND SUBDIVISION, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated September 22, 2014.

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 26th day of August, A.D., 2014, 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 *See Below

Dated at Manchester, Iowa, in said County, this 12 day of Sept, 2014.

Attorney at ~~Law~~ -Thomas J. Hanson

*Title to the premises as follows: Donald E. Maurer, Gail M. Maurer, Curtis D. Maurer and Mary A. Maurer, as joint tenants with full rights of survivorship, and not as tenants in commom. Title is subject to the following:

Real Estate Mortgage to First State Bank dated December 30, 1993 and filed March 16, 1994 in Book 122, L.M., Page 198 of the records of the Delaware County Recorder.

MORTGAGE HOLDERS ACKNOWLEDGMENT

The GNB 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.

GNB Bank

By: _____ SR V.P.

DAVID SMITH

GNB Bank

By: Tammy Eibey, Ag Loan Officer

TAMMY EIBEY

State of Iowa)
) ss:
County of Delaware)

On this 24th day of September 2014, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared David Smith and Tammy Eibey to me personally known, who being duly sworn, did say that they are the Sr VP and Ag Loan Officer respectively, of GNB Bank executing the within and foregoing instrument to which this is attached, that no seal has been procured by GNB Bank; that said instrument was signed on behalf of GNB Bank by authority of its Board of Directors; and that David Smith and Tammy Eibey as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of GNB Bank, by it and by them voluntarily executed.

JoAnn Heffernan

Notary Public in and for said County

JOANN HEFFERNAN
Notarial Seal - Iowa
Commission # 221059
My Commission Expires 2.19.2017

R-117-2014
RESOLUTION APPROVING SUBDIVISION PLAT

WHEREAS, the subdivision plat of ***MAURER FAMILY SECOND SUBDIVISION,*** Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated September 22, 2014, 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 construction of sidewalks is deferred according to Resolution No. R-006-2003, Resolution Regarding Procedures and Guidelines for Implementation of Sidewalk Construction Program, under Item No. 4 (a) ("streets developed as a rural cross section"); 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;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said ***MAURER FAMILY 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 Preliminary plat as by law provided.

Passed this 22nd day of September, A.D., 2014.

Milt L. Kramer

Milt L. Kramer, Mayor

ATTEST:

Erin Learn

Erin Learn, City Clerk

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 29th day of September, 2014, 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-117-2014 adopted by the City Council on the 22nd day of September, 2014, 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, 2017