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Date 1/28/2015 Time 3:53:15PM
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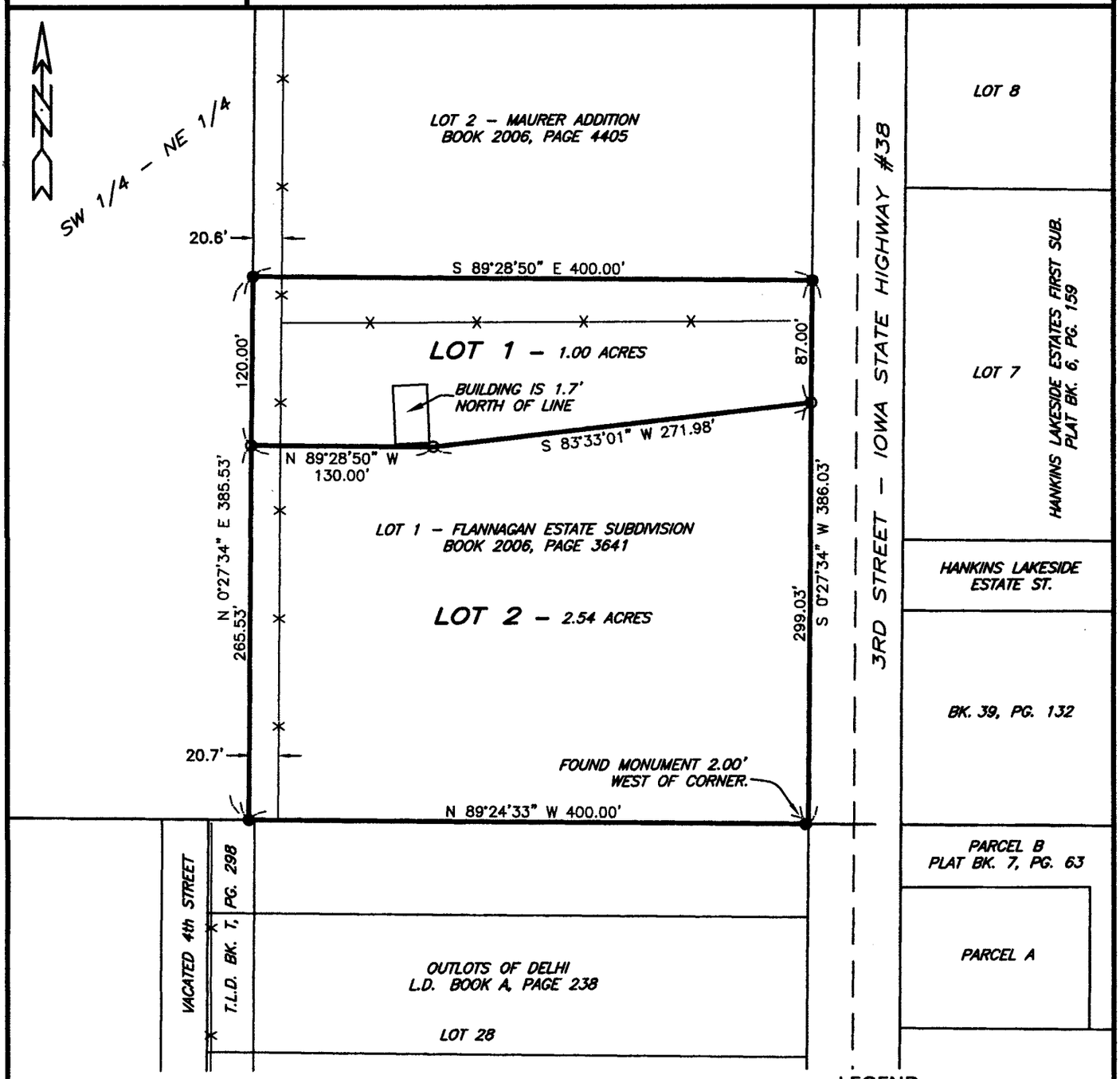
DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

SUBDIVISION PLAT

BILLINGS SUBDIVISION

A SUBDIVISION OF LOT 1 OF FLANNAGAN ESTATE SUBDIVISION PART OF THE SW 1/4-NE 1/4 SEC. 17, T88N, R4W OF THE FIFTH P.M., CITY OF DELHI, DELAWARE COUNTY, IOWA



100 0 100
SCALE: 1" = 100'

LEGEND

- ● FD. 1/2" REBAR W/ORANGE L.S. CAP #8419
- ⊙ SET 1/2" REBAR W/ORANGE L.S. CAP #17939
- QUARTER LINE
- QTR.-QTR. LINE
- FENCE LINE
- EXISTING LOT LINE
- LOT LINE ESTABLISHED
- BOUNDARY ESTABLISHED
- (R-) RECORDED AS DISTANCE AND/OR BEARING

SURVEY REQUESTED BY: ANGELA J. BILLINGS

SURVEYED ON: 1/9/2015

PROPRIETORS: ANGELA J. BILLINGS

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.

1/10/15

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.	15-002
SCALE:	1"=100'
DATE:	1/10/2015
DRAWN BY:	RLR
CHECKED BY:	DDK/JAW
GPS BOX:	DELHI 260th
SHEET	1 OF 7

LEGAL DESCRIPTION:

BILLINGS SUBDIVISION; *A SUBDIVISION OF LOT 1 OF FLANNAGAN ESTATE SUBDIVISION, PART OF THE SW 1/4 OF THE NE 1/4, SECTION SEVENTEEN (17), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF DELHI, DELAWARE COUNTY, IOWA, containing a total of 3.54 acres, divided into two (2) lots numbered Lot 1 and Lot 2, and subject to easements of record.*

OWNER'S ACKNOWLEDGMENT

I Angela J. Billings 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.

Angela J. Billings

State of Iowa)
)
County of Delaware) ss:

On this 28th day of January 2015, before me a Notary Public in and for said State, personally appeared Angela J. Billings 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
My Commission Expires
8-16-15

APPROVAL OF AUDITOR

I, **Carla 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 ***BILLINGS SUBDIVISION***, a subdivision in the City of Delhi, Delaware County, Iowa.

Carla Becker, Delaware County Auditor

State of Iowa)
)
County of Delaware)

On this 28th day of January, 2015, before me Anne Rave a Notary Public in and for the State of Iowa, personally appeared **Carla 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

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 ***BILLINGS SUBDIVISION,*** City of Delhi, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.

Carolyn A. Wilson 1-28-15
Carolyn A. Wilson, County Treasurer Date

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 ***Billings Subdivision,*** Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, P.L.S. dated January 10, 2015.

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 9th day of January, A.D., 2015, at the hour of 8 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 Angela J. Billings subject to a mortgage in favor of Community Savings Bank dated August 13, 2012, filed August 22, 2012 in Book 2012, Page 2806.

Dated at Manchester, Iowa, in said County, this 19th day of January, 2015.

Steven E Carr

Attorney at Law

MORTGAGE HOLDERS ACKNOWLEDGMENT

The Community 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.

By _____
Linda A. Bessey

By _____
Rachel L. Leytem

STATE OF IOWA, Delaware County, Iowa, Ss:

On this 27th day of January, 2015, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Linda A. Bessey and Rachel L. Leytem, to me personally known, who being duly sworn, did say that they are the VP/Sr Mtg Officer and Mtg Loan Administrator respectively, of Community Savings Bank executing the within and foregoing instrument to which this is attached, that (~~no seal has been procured by~~) (the seal affixed hereto is the seal of) Community Savings Bank; that said instrument was signed (and sealed) on behalf of Community Savings Bank by authority of its Board of Directors; and that Linda A. Bessey and Rachel L. Leytem as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of Community Savings Bank, by it and by them voluntarily executed.

_____
Notary Public in and for said State

SUE R. GALLAGHER
Commission Number 784813
My Commission Expires
2/23/17

RESOLUTION APPROVING FINAL PLAT

WHEREAS, the plat of ***Billings Subdivision***, City of Delhi, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated January ~~13, 2014~~ 10, 2015 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 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;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Delhi, Delaware County, Iowa, that

1. One acre on the North side will be sold to Tom McAreavy and the rest will be sold to Mark and Laura Schulte.

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 10th day of January, 2015.

Terry Harbach
, Mayor

ATTEST:

Lori Tucker
, City Clerk

STATE OF IOWA)
) ss.
COUNTY OF DELAWARE)

On this 12th day of January, ~~2007~~ 2015, before me, Linda Jay, a Notary Public in and for the State of Iowa, personally appeared Terry Harbach 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 02-2015 adopted by the City Council on the 10th day of October, 2007, and that Terry Harbach 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.

Linda J. Jay
, Notary Public.

NOTARIAL SEAL IOWA
LINDA J. JAY
Commission Number 129134
MY COMMISSION EXPIRES
February 18, 2017