Book 2015 Page 2287

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Rec Amt $32.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FILED
AUG 21 2015
DELAWARE COUNTY AUDITOR

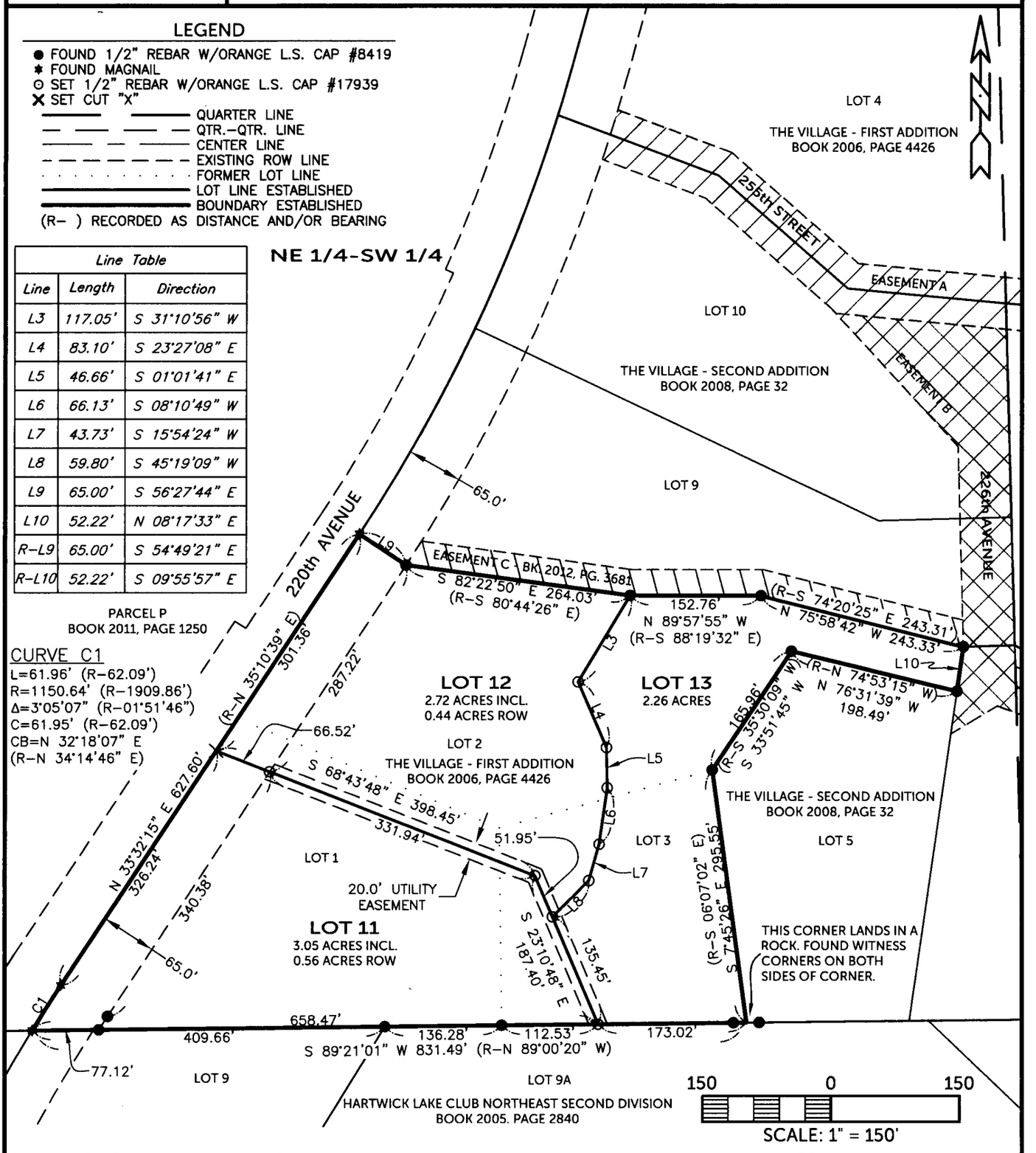
FILED
AUG 21 2015
DELAWARE COUNTY ASSESSOR

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

SUBDIVISION PLAT

THE VILLAGE - THIRD ADDITION

A RE-SUBDIVISION OF LOTS 1, 2, & 3 OF THE VILLAGE - FIRST ADDITION
PART OF THE SW 1/4 - SEC. 19, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



Line Table		
Line	Length	Direction
L3	117.05'	S 31°10'56" W
L4	83.10'	S 23°27'08" E
L5	46.66'	S 01°01'41" E
L6	66.13'	S 08°10'49" W
L7	43.73'	S 15°54'24" W
L8	59.80'	S 45°19'09" W
L9	65.00'	S 56°27'44" E
L10	52.22'	N 08°17'33" E
R-L9	65.00'	S 54°49'21" E
R-L10	52.22'	S 09°55'57" E

PARCEL P
BOOK 2011, PAGE 1250

CURVE C1
L=61.96' (R=62.09')
R=1150.64' (R=1909.86')
Δ=3°05'07" (R=01°51'46")
C=61.95' (R=62.09')
CB=N 32°18'07" E
(R-N 34°14'46" E)

SURVEY REQUESTED BY: EVAN R. HUGHES

SURVEYED ON: 6/1/2015

PROPRIETORS: EVAN R. HUGHES

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.

7/21/15

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

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: 1-2

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

PROJECT NO. 15-081
SCALE: 1"=150'
DATE: 6/16/2015
DRAWN BY: RLR
CHECKED BY: DDK/DDM
GPS BOX: LAKE DELHI
SHEET 1 OF 6

LEGAL DESCRIPTION:

***THE VILLAGE – THIRD ADDITION**; A RE-SUBDIVISION OF LOTS 1, 2, & 3 OF THE VILLAGE – FIRST ADDITION, PART OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION NINETEEN (19), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 8.03 acres, including 1.00 acre of public road right of way, divided into three (3) Lots numbered Lot 11 through Lot 13, and subject to easements of record.

OWNER'S ACKNOWLEDGMENT

I Evan R. Hughes 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.

Evan R. Hughes

State of Iowa)
)
County of Delaware) ss:

On this 21ST day of July A.D. 2015, before me a Notary Public in and for said State, personally appeared Evan R. Hughes 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
8-1-2017

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 **THE VILLAGE – THIRD ADDITION**, a subdivision in Delaware County, Iowa.

Carla K. Becker, Delaware County Auditor Date

State of Iowa)
)
County of Delaware)

On this 12th day of August, 2015, 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

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of **THE VILLAGE – THIRD ADDITION**, 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 - Coordinator
Delaware County E-911 Board

State of Iowa)
)
County of Delaware) Ss:

On this 12th day of August, 2015, 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

CERTIFICATE OF TREASURER

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

Carolyn A. Wilson, County Treasurer Date 8/21/15

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 **THE VILLAGE – THIRD ADDITION,** Delaware County, Iowa on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, P.L.S. dated July 21, 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 22nd day of July, A.D., 2015, at the hour of 8:00 A.M.

My examination of said abstract shows good and merchantable title on the date and hour of the certification to be in Evan R. Hughes subject to the following:

1. An Open-End Real Estate Mortgage to First State Bank dated March 23, 2007, filed March 26, 2007, in Book 2007, Page 883.

2. A Deed of Trust to First State Bank dated November 6, 2009, filed November 9, 2009, in Book 2009, Page 4210.

3. An Open-End Real Estate Mortgage to GNB Bank dated March 27, 2013, filed March 27, 2013, in Book 2013, Page 1078.

4. A Reservation of ¼ of all oil and gas and mineral rights to certain predecessors in title.

Dated at Manchester, Iowa, in said County, this 31st day of July, 2015.

Steven E. Carr
Attorney at Law

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.

By: ERIC C ANDERSON, MARKET PRESIDENT

By: DAVID SMITH, SENIOR LENDER



State of IOWA)
)
County of DELAWARE) Ss:

On this 22ND day of JULY, 2015, before me, the undersigned, a Notary Public in and for the State of IOWA, personally appeared ERIC C ANDERSON and DAVID SMITH to me personally known, who being duly sworn, did say that they are the MARKET PRESIDENT and SENIOR LENDER respectively, of the GNB 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) GNB BANK; that said instrument was signed (and sealed) on behalf of the GNB BANK by authority of its Board of Directors; and that ERIC C ANDERSON and DAVID SMITH as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the GNB BANK, by it and by them voluntarily executed.

Notary Public in and for said County

JOANN HEFFERNAN
Notarial Seal - Iowa
Commission # 221059
My Commission Expires 2-19-2017