Recorder's Index

County: Delaware
Subdivision: Broghammer Subdivision
Section: Sec. 7, Township 89 North, Range 5 West, 5th P.M.
Lot & Aliquot Part: Subdivision of Parcel 2016-60 in the Frl. NW1/4-NW1/4

Proprietor(s): John C. Broghammer and Mary D. Broghammer
Requested by: John C. Broghammer

FILED
NOV 09 2016
DELAWARE
COUNTY ASSESSOR

FILED
NOV 9 2016
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

Book 2016 Page 3127
Document 2016 3127 Type 06 002 Pages 6
Date 11/09/2016 Time 3:04:32PM
Rec Amt $32.00

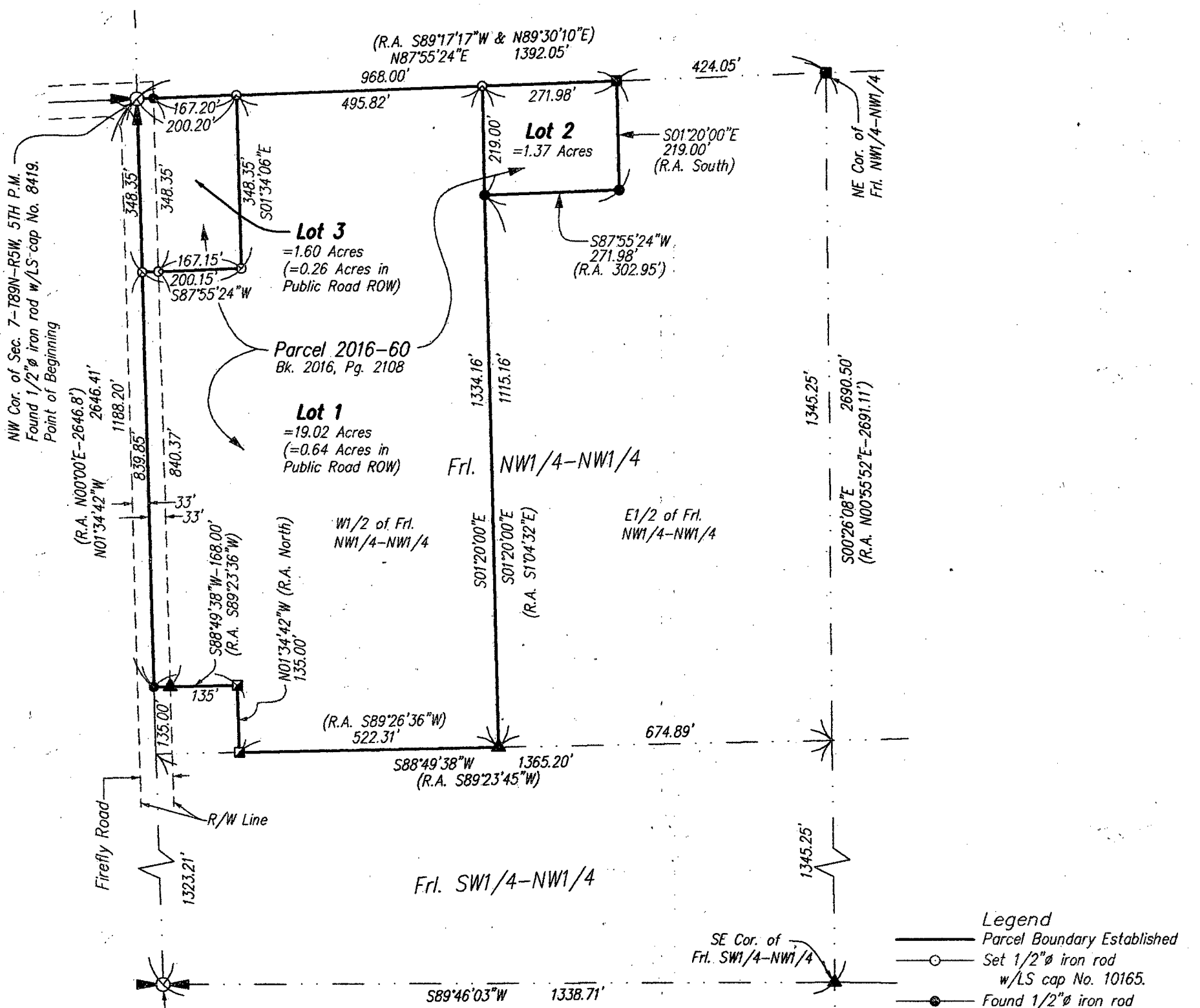
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

• • MOHN SURVEYING, INC. • ROGER R. MOHN • 1890 GREAT RIVER ROAD • LANSING, IOWA 52151 • 563-538-4067 • •

PLAT OF

BROGHAMMER SUBDIVISION

A SUBDIVISION OF PARCEL 2016-60 IN THE FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER (FRL. NW1/4-NW1/4) OF SECTION 7, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA.



Legend

- Parcel Boundary Established
- Set 1/2"ø iron rod w/LS cap No. 10165.
- Found 1/2"ø iron rod w/LS cap No. 10165.
- Found 1/2"ø iron rod w/LS cap No. 7060.
- Found 1/2"ø iron rod w/LS cap No. 8419.
- Found 1/2"ø iron rod w/LS cap No. 5227.
- Section Line, 1/4 Section Line, or 1/4-1/4 Section Line.
- (R.A.) Recorded As

Owner and Subdivider:
John C. and Mary D. Broghammer
1715 162nd Ave.
Manchester, IA. 52057
(563) 920-8446

Surveyor:
Roger R. Mohn, PLS No. 10165
Mohn Surveying, Inc.
1067 Great River Road
Lansing, Iowa 52151
(563) 538-4067

Notes

1. All easements of record may not be shown on this plat of survey.
2. Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (1996).

SEAL

LICENSED LAND SURVEYOR
Roger R. Mohn
10165
IOWA

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.

Roger R. Mohn September 29, 2016
Roger R. Mohn Date
License Number 10165
My license renewal date is December 31, 2016
Pages or sheets covered by this seal: Sheet 1 of 2 through 2 of 2.

Survey requested by:
John C. Broghammer

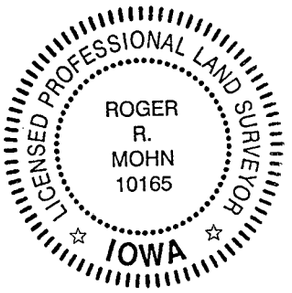
Sheet No. 1 of 2
Surveyed: September 2016 (322, 117-120)
Sept. 27, 2016 Drawn By: JJM RRM
S:\Drawings\Surveys\2016\Delaware\HLorenz\Lorenz1.dwg

0 250 500
Scale 1" = 250'

LEGAL DESCRIPTION OF **BROGHAMMER SUBDIVISION**:

A subdivision of Parcel 2016-60 in the Fractional Northwest Quarter of the Northwest Quarter (Frl. NW1/4-NW1/4) of Section Seven (7), Township Eighty-nine (89) North, Range Five (5) West of the Fifth Principal Meridian, Delaware County, Iowa, consisting of Lot One (1) through Lot Three (3) containing 19.02 acres, 1.37 acres, and 1.60 acres, respectively, more or less. The exterior boundary of said subdivision is more particularly described by metes and bounds as follows:

Commencing at the Northwest Corner of Section 7, Township 89 North, Range 5 West of the 5th P.M. which is the Point of Beginning; thence N 87°-55'-24" E, 968.00 feet along the north line of the Frl. NW1/4 of said Section 7; thence S 01°-20'-00" E, 219.00 feet; thence S 87°-55'-24" W, 271.98 feet; thence S 01°-20'-00" E, 1115.16 feet; thence S 88°-49'-38" W, 522.31 feet along the south line of the Frl. NW1/4-NW1/4 of said Section 7; thence N 01°-34'-42" W, 135.00 feet; thence S 88°-49'-38" W, 168.00 feet; thence N 01°-34'-42" W, 1188.20 feet along the west line of the Frl. NW1/4-NW1/4 of said Section 7 to the Point of Beginning. Said described parcel contains a total of 21.99 acres, more or less. Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (1996).



I hereby certify that this land surveying document was prepared and 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.

Roger R. Mohn September 29, 2016

Roger R. Mohn *Date*

License Number 10165

My license renewal date is December 31, 2016.

Pages or sheets covered by this seal:

Sheet No. 1 of2 through 2 of 2.

The attached subdivision plat represents a survey of **Broghammer Subdivision** being a subdivision of Parcel 2016-60 in the Fractional Northwest Quarter of the Northwest Quarter (Frl. NW1/4-NW1/4) of Section 7, Township 89 North, Range 5 West of the Fifth Principal Meridian, Delaware County, Iowa.

OWNER'S ACKNOLEDGMENT:

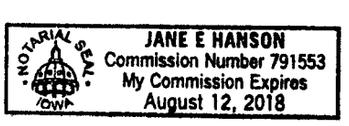
I (We), John C. Broghammer and Mary D. Broghammer, of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat of Survey, is made with my (our) free consent and in accordance with my (our) desire.

John C. Broghammer Mary D. Broghammer

STATE OF IOWA, Delaware County SS.

On this 13 day of October A.D., 2016 before me, a Notary Public in and fore said County, personally appeared John C. Broghammer and Mary D. Broghammer of said County, to me personally known to be the identical person(s) whose name(s) is (are) affixed to the foregoing statement, and acknowledge the same to be their voluntary act and deed.

Witness my hand and seal.



Notary Public in and for said County

CERTIFICATE OF TREASURER

I, the undersigned, Carolyn Wilson, state that I am the Delaware County Treasurer and have examined the records in our office for the lands legally described as follows:

Parcel 2016-60 in the Fractional Northwest Quarter of the Northwest Quarter (Frl. NW1/4-NW1/4) of Section 7, Township 89 North, Range 5 West of the Fifth Principal Meridian, Delaware County, Iowa.

and pursuant to Iowa Code section 354.11, the property is free from delinquent taxes and certified special assessments.

Dated: 11/4/16

Carolyn A. Wilson

Carolyn Wilson
Delaware County Treasurer

APPROVAL OF SUBDIVISION PLAT NAME BY DELAWARE COUNTY 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 the subdivision name of Broghammer Subdivision, a subdivision of Parcel 2016-60 in the Fractional Northwest Quarter of the Northwest Quarter (Frl. NW1/4-NW1/4) of Section 7, Township 89 North, Range 5 West of the Fifth Principal Meridian, Delaware County, Iowa.

Carla K. Becker

Carla K. Becker,
Delaware County, Iowa Auditor

STATE OF IOWA, Delaware County SS.
On this 8 day of November A.D., 2016 before me, a Notary Public in and fore said County, personally appeared Carla K. Becker of said County, to me personally known to be the identical person(s) whose name(s) is (are) affixed to the foregoing statement, and acknowledge the same to be her voluntary act and deed.

Witness my hand and seal.

Jane E Hanson

Notary Public in and for said County

JANE E HANSON
Commission Number 791553
My Commission Expires
August 12, 2018

DELAWARE COUNTY E-911 BOARD

The foregoing plat of **Broghammer Subdivision,** being a subdivision of Parcel 2016-60 in the Fractional Northwest Quarter of the Northwest Quarter (Frl. NW1/4-NW1/4) of Section 7, Township 89 North, Range 5 West of the Fifth Principal Meridian, Delaware County, Iowa, 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 8th day of July, 1996.

Mike Corkery

STATE OF IOWA, Delaware County SS.
On this 8 day of November A.D., 2016 before me, a Notary Public in and fore said County, personally appeared Mike Corkery of said County, to me personally known to be the identical person whose name is affixed to the foregoing statement, and acknowledge the same to be his voluntary act and deed.

Witness my hand and seal.

JANE E HANSON
Commission Number 791553
My Commission Expires
August 12, 2018

Notary Public in and for said County

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 Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Roger R. Mohn, dated September 29, 2016.

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 24th day of October, 2016 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 John C. Broghammer and Mary D. Broghammer, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common. Title is subject to a Deed of Trust to Citizens State Bank dated August 29, 2016 and filed August 29, 2016 in Book 2016, Page 2304 of the records of the Delaware County Recorder.

Dated at Manchester, Delaware County, Iowa, in said County, this 28th day of October, 2016.

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

CONSENT TO PLAT

RE: BROGHAMMER SUBDIVISION BEING A SUBDIVISION OF PARCEL 2016-60 IN THE FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER (FRL. NW1/4-NW1/4) OF SECTION 7, TOWNSHIP 89 NORTH, RANGE 5 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA.

Citizens State Bank is the holder of a Deed of Trust affecting the above-described real estate. Said Deed of Trust is dated August 29, 2016 and filed August 29, 2016 in Book 2016, Page 2304 of the records of the Delaware County Recorder. Citizens State Bank hereby consents to the subdivision plat of the above-described real estate.

11/8/16
Date

By _____

Its Assistant Vice President
Citizens State Bank

STATE OF IOWA, DELAWARE COUNTY, ss:

This instrument acknowledged before me on November 8, 2016, by Garrett J. Soppe-Assistant Vice President-Citizens State Bank

Laurie A. Wiskus
Notary Public, State of Iowa

LAURIE A. WISKUS
Commission Number 742053
My Commission Expires
8-2-2018