COUNTY: DELAWARE
SECTION 27, T 89 N, R5W
ALIQUOT PART: NE 1/4 - SW 1/4, SE 1/4 - SW 1/4
CITY:
SUBDIVISION: BENNETT FAMILY SUBDIVISION
BLOCK:
LOTS: 1 & 2
PROPRIETOR: BENNETT FAMILY FARMS LIMITED PARTNERSHIP,
AN IOWA LIMITED PARTNERSHIP
REQUESTED BY: MIKE LOECKE

FILED

DEC 13 2016

CARLA K. BECKER
DELAWARE COUNTY AUDITOR

FILED

DEC 13 2016

DELAWARE
COUNTY ASSESSOR

Book 2016 Page 3430

Document 2016 3430 Type 06 002 Pages 6
Date 12/13/2016 Time 3:29:38PM
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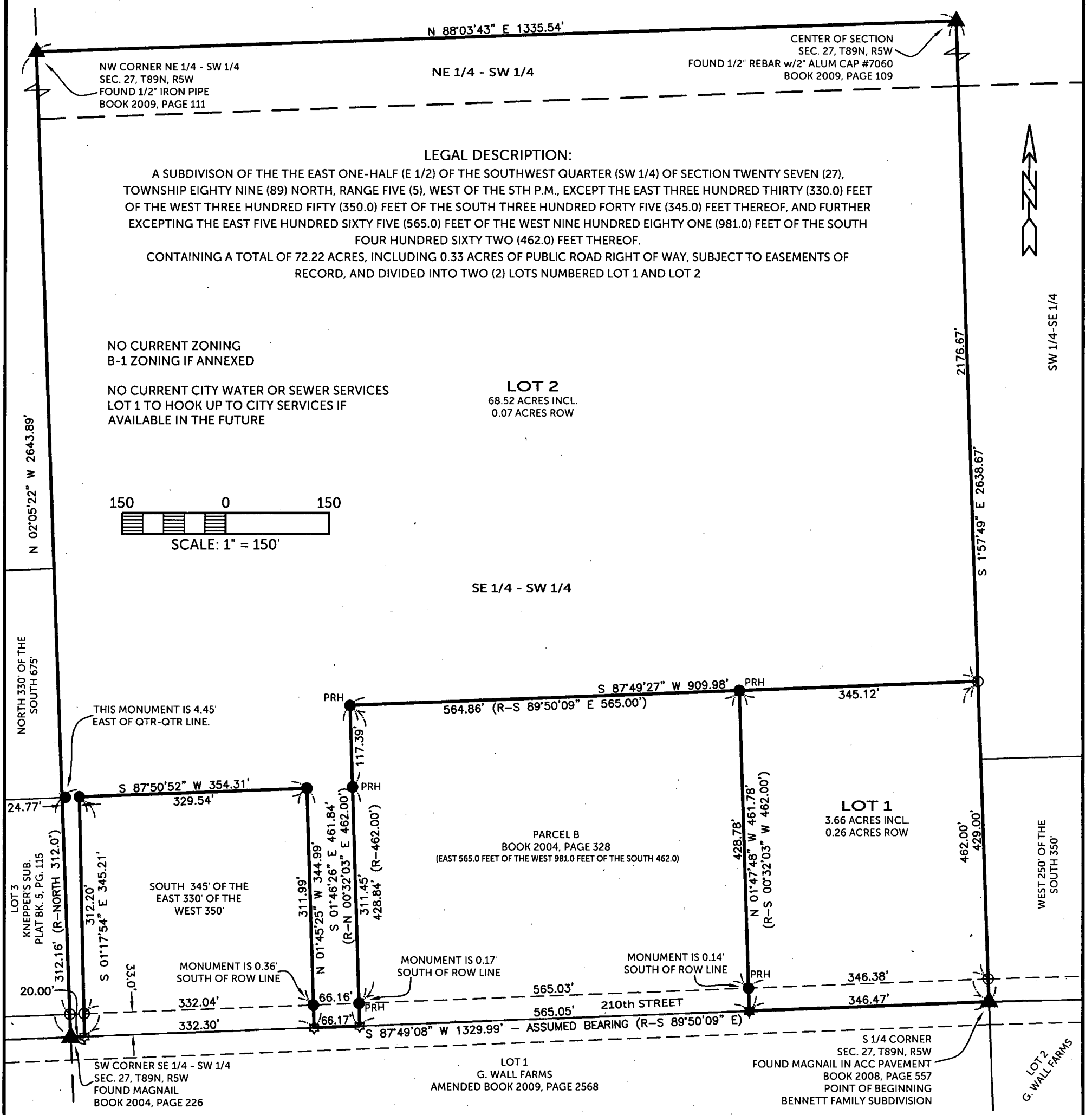
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

SUBDIVISION PLAT

BENNETT FAMILY SUBDIVISION

A SUBDIVISION OF PART OF THE THE E 1/2 OF THE SW 1/4
SECTION 27, T89N, R5W OF THE FIFTH P.M. DELAWARE COUNTY, IOWA.



SURVEYED ON: 10/31/2016
SURVEY REQUESTED BY: MIKE LOECKE

Q:\Civil3D_Survey\Manchester\Manchester 2015 Revised.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: THIS PAGE

PROPRIETORS: BENNETT FAMILY FARMS LIMITED PARTNERSHIP, AN IOWA LIMITED PARTNERSHIP
c/o PAT DOLAN PO BOX 456, MANCHESTER, IOWA 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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

9/27/16

RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017

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

PROJECT NO. 16-133
SCALE: 1"=150'
DATE: 11/17/2016
DRAWN BY: RLR
CHECKED BY: DDK/DM
GPS BOX: MANCHESTER
SHEET 1 OF 6

LEGEND

- FOUND 5/8"ø IRON ROD
- PRH FOUND 1/2"ø REBAR w/ RED CAP PLS 15525
- FOUND 2" I.D. IRON PIPE (UNLESS NOTED)
- FOUND MAGNAIL
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SET MAG NAIL w/SSW PLS 17939
- SECTION LINE
- QUARTER LINE
- QTR.–QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- OPC ORANGE PLASTIC CAP
- RPC RED PLASTIC CAP
- R RECORDED

OWNER'S ACKNOWLEDGMENT

I Rebecca A. Dolan of Bennett Family Farms Limited Partnership, an Iowa Limited Partnership of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with my free consent, and in accordance with our desire.

Rebecca A. Dolan

Rebecca A. Dolan

State of Iowa)
)
County of Delaware) Ss:

On this 7th day of December A.D 2016 before me , the undersigned, a Notary Public in and for the State of Iowa, personally appeared Rebecca A. Dolan to me personally known, who being by me duly sworn, did say that the person is one of the partners of Bennett Family Farms Limited Partnership, an Iowa Limited Partnership, a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

Donna M. Lunde

Notary Public for State of Iowa

DONNA M. LUNDE
Commission Number 178597
My Commission Expires
8-16-18

CERTIFICATE OF TREASURER

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

DELAWARE COUNTY TREASURER SEAL IOWA

Carolyn A. Wilson 12-12-16
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 ***BENNETT FAMILY SUBDIVISION***, a subdivision in Delaware County, Iowa.

Carla K. Becker
Carla K. Becker, Delaware County Auditor

State of Iowa)
)
County of Delaware)

On this 12th day of December, 2016, before me Peggy A. Hildebrand 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.

Peggy A. Hildebrand
Notary Public

PEGGY A. HILDEBRAND
NOTARIAL SEAL IOWA
Commission Number 707482
My Commission Expires
12-20-2018

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of **BENNETT FAMILY 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

Michael Corkery – Coordinator
Delaware County E-911 Board

State of Iowa)
)
County of Delaware) Ss:

On this 12th day of December, 2016, before me Peggy A. Hildebrand, a Notary Public in and for the State of Iowa, personally appeared Michael Corkery, to me personally known, and, who, being me duly sworn, did say that he is the Coordinator for the Delaware County E-911 Board.

Peggy A. Hildebrand
Notary Public

PEGGY A. HILDEBRAND
NOTARIAL SEAL IOWA
Commission Number 707482
My Commission Expires
12-20-2018

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 Randall L. Rattenborg dated SEPTEMBER 27, 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 29th day of November, 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 Bennett Family Farms Limited Partnership; subject to Real Estate Contract to Michael F. Loecke as to the South 462 feet of the East 347.82 feet of the surveyed parcel.

Dated at Manchester, Delaware County, Iowa, in said County, this 2nd day of December, 2016.

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

R-116-2016

RESOLUTION APPROVING FINAL PLAT (BENNETT FAMILY SUBDIVISION)

WHEREAS, the Preliminary Subdivision Plat of *BENNETT FAMILY SUBDIVISION,* City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated September 27, 2016, 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 Preliminary 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 Planning and Zoning Commission has recommended to the Council that they accept the Preliminary Subdivision Plat of *BENNETT FAMILY SUBDIVISION*, Delaware County, Iowa, as presented with the following variances, declarations and conditions;

a. No determination has been made as to compliance with this subdivision and platting requirements which are set forth in the Code of Iowa.
b. 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")
c. When/if the City of Manchester has provided a public water main and public sanitary sewer main to this subdivision, the owner/owners of Lot 1 of this subdivision will annex this property into the City of Manchester and will be required to utilize these services upon a reasonable timeframe. The normal hook-up fee will be required.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said *BENNETT FAMILY 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 28th day of November, 2016.

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

Milt L. Kramer

Milt L. Kramer, Mayor

ATTEST:

Erin Learn

Erin Learn, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 2nd day of December, 2016, 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-116-2016 adopted by the City Council on the 28th day of November, 2016, 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

PLANNING & ZONING COMMISSION FINAL PLAT RESOLUTION
BENNETT FAMILY SUBDIVISION

WHEREAS, the Final Subdivision Plat of ***BENNETT FAMILY SUBDIVISION,*** City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated September 27, 2016, has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa;

WHEREAS, the Planning and Zoning Commission 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 Final 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 Planning and Zoning Commission is recommending to the Council that they accept the Final Subdivision Plat of ***BENNETT FAMILY SUBDIVISION***, Delaware County, Iowa, as presented with the following variances, declarations and conditions;

a. No determination has been made as to compliance with this subdivision and platting requirements which are set forth in the Code of Iowa.
b. 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")
c. When/if the City of Manchester has provided a public water main and public sanitary sewer main to this subdivision, the owner/owners of Lot 1 of this subdivision will annex this property into the City of Manchester and will be required to utilize these services upon a reasonable timeframe. The normal hook-up fee will be required.

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said Final Plat of the ***BENNETT FAMILY 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 Chairperson and Secretary are hereby directed to certify this approval and affix the same to said Final plat as by law provided.

Passed this 18th day of November, A.D., 2016.

Becky Dolan
Becky Dolan, Chairperson

Laura K Thomas
Laura K. Thomas, Recording Secretary

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 17th day of December 2016, before me, Julie Schmitz, a Notary Public in and for the State of Iowa, personally appeared Becky Dolan and Laura Thomas, to me personally known, and, who, being by me duly sworn, did say that they are the Chairperson and Recording Secretary, respectively, of the Planning and Zoning Commission 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, and that Becky Dolan and Laura Thomas, 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.

Julie Schmitz, Notary Public.

JULIE A. SCHMITZ
Commission Number 224151
My Commission Expires
September 14, 2017