FILED
Delaware Co. Auditor
OCT - 5 2017

FILED
Delaware Co. Assessor
OCT - 5 2017

Book 2017 Page 2769

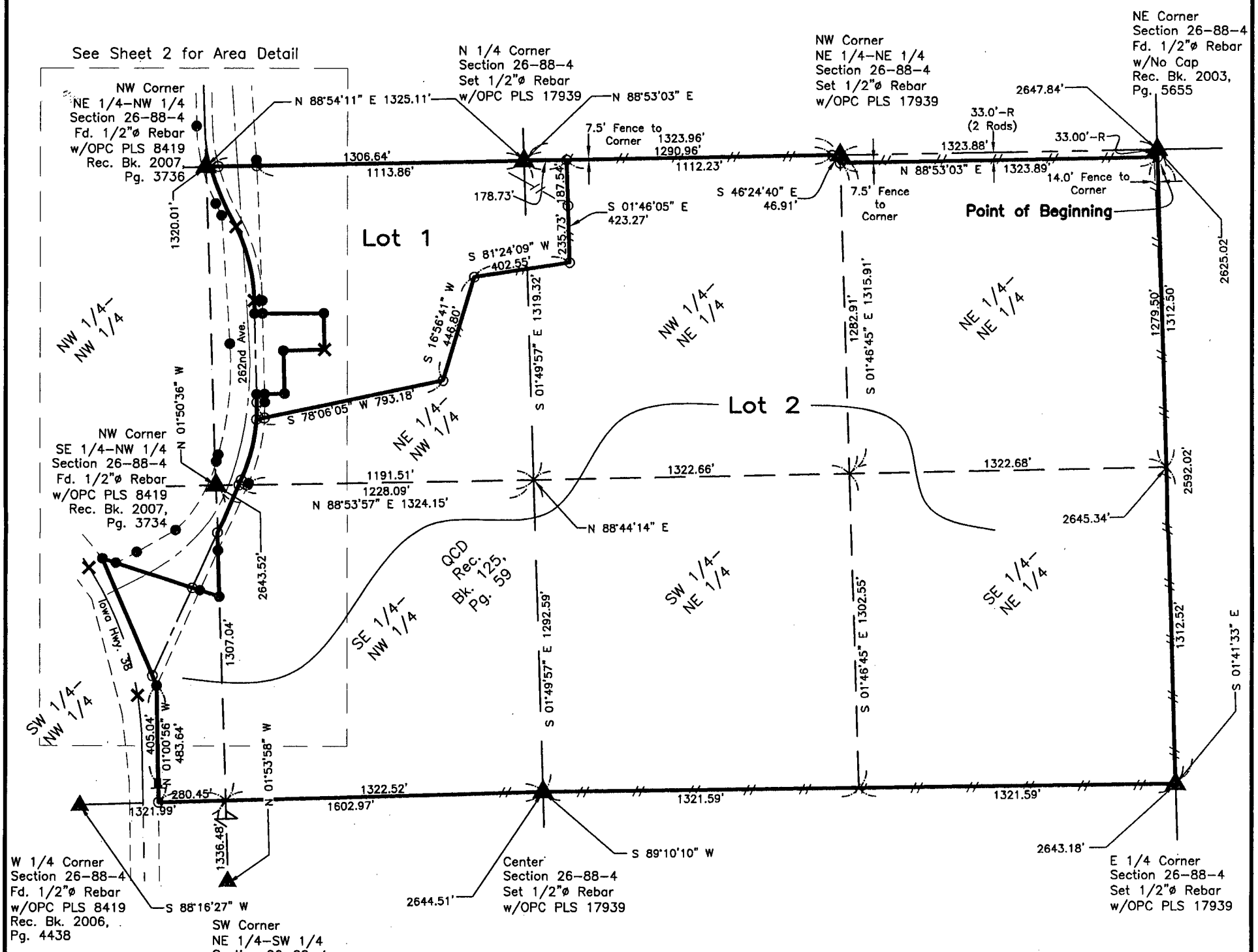
Document 2017 2769 Type 06 002 Pages 7
Date 10/05/2017 Time 8:26:39AM
Rec Amt $37.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

COUNTY: Delaware
SECTION 26, T 88 N, R 4W
ALIQUOT PART: NE 1/4-NE 1/4, NW 1/4-NE 1/4, SE 1/4-NW 1/4,
NE 1/4-NW 1/4, SW 1/4-NW 1/4, SW 1/4- NE 1/4 and SE 1/4-NE 1/4
CITY:
SURVEY: Huber Subdivision
BLOCK: LOTS: Lot 1 and Lot 2
PROPRIETOR: Douglas K. Huber
Christine M. Huber
REQUESTED BY: Doug Huber
SURVEYOR: Randy Rattenborg
COMPANY: BURRINGTON, GROUP, INC. 105 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434

SUBDIVISION PLAT

HUBER SUBDIVISION, Part of the Northeast Quarter, Part of the Southeast Quarter of the Northwest Quarter, Part of the Northeast Quarter of the Northwest Quarter, and Part of the Southwest Quarter of the Northwest Quarter Section 26, Township 88 North, Range 4 West of the 5th P.M. Delaware County Iowa



Lot 1

23.13 Acres
21.35 Acres in the NE 1/4–NW 1/4,
& 1.78 Acres in the NW 1/4–NE 1/4
Including 1.35 Acres of Right–of–Way
(262nd Avenue)

Lot 2

215.02 Acres
38.91 Acres in the NE 1/4–NE 1/4,
& 38.23 Acres in the NW 1/4–NE 1/4,
& 39.38 Acres in the SW 1/4–NE 1/4,
& 39.68 Acres in the SE 1/4–NE 1/4,
& 12.82 Acres in the NE 1/4–NW 1/4,
& 39.26 Acres in the SE 1/4–NW 1/4,
& 6.74 Acres in the SW 1/4–NW 1/4

Including 2.68 Acres of Right–of–Way
(262nd Avenue)
2.28 Acres in the SW 1/4–NW 1/4,
& 0.19 Acre in the SE 1/4–NW 1/4,
& 0.21 Acre in the NE 1/4–NW 1/4

500 0 500
SCALE: 1" = 500'

LEGEND
- ▲ SECTION CORNER
- R RECORDED
- ● FOUND 1/2"ø REBAR w/ ORANGE CAP PLS 17939
- FOUND ROW RAIL
- × FOUND CUT "X"
- ○ SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SECTION LINE
- QUARTER LINE
- QTR.–QTR. LINE
- FENCE LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- BOUNDARY ESTABLISHED
- OPC ORANGE PLASTIC CAP
- RPC RED PLASTIC CAP
- YPC YELLOW PLASTIC CAP

SURVEYED ON: July 20, 2017
SURVEY REQUESTED BY: Doug Huber
Q:\Civil3D_Survey\Delhi_260_LDT\Delhi_260th 2016.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: Shts. 1-3

PROPRIETORS: Douglas K. Huber
Christine M. Huber

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.

10/4/17

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. 17-098
SCALE: as noted
DATE: July 24, 2017
DRAWN BY: dm
CHECKED BY: ddk/rr
GPS BOX: Delhi 260th
SHEET 1 OF 4

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ ANGLE	CHORD	CHORD BEARING
C1	255.26'	1100.32'	13°17'31"	254.69'	N 23°34'50" W
C2	271.19'	1133.32'	13°42'37"	270.55'	N 23°19'01" W
C3	317.30'	731.10'	24°52'00"	314.82'	N 14°02'25" W
C4	332.71'	764.10'	24°56'52"	330.09'	N 14°04'51" W
C5	260.55'	731.10'	20°25'08"	259.17'	N 14°12'12" E
C6	281.69'	764.10'	21°07'20"	280.09'	N 13°51'06" E
C7	65.31'	764.10'	04°53'51"	65.29'	N 00°50'31" E
C8	71.47'	731.10'	05°36'03"	71.44'	N 01°11'37" E
C9	332.01'	731.10'	26°01'11"	329.17'	N 11°24'11" E

NW Corner
NE 1/4–NW 1/4
Section 26–88–4
Fd. 1/2"ø Rebar
w/OPC PLS 8419
Rec. Bk. 2007,
Pg. 3736

18.47'
1306.64'
158.75'
34.03'
Current Centerline of
262nd Avenue
Former Centerline of
262nd Avenue
C1
C2
C3
C4
N 02°26'19" W 557.13'

Lot 1
23.13 Acres
21.35 Acres in the NE 1/4–NW 1/4,
& 1.78 Acres in the NW 1/4–NE 1/4
Including 1.35 Acres of Right–of–Way
(262nd Avenue)

N 01°36'25" W
53.72'
S 89°38'59" W
288.00'
254.99'
N 01°36'25" W
53.00'
33.01'
Parcel G
Rec.
Bk. 2008,
Pg. 288
N 01°36'25" W
150.00'
N 88°23'35" E
172.00'
262nd Ave.
N 01°36'25" W
178.00'
N 88°23'35" E
115.93'
33.00'
82.93'
N 01°36'25" W
33.28'
N 01°36'25" W
33.28'
S 78°06'05" W 793.18'
C8
C7
34.25'
C9
C5
C6
Parcel 21
Rec.
Bk. 2005,
Pg. 347
33.0'
R.O.W.

NW 1/4–
NW 1/4

NE 1/4–
NW 1/4

NW Corner
SE 1/4–NW 1/4
Section 26–88–4
Fd. 1/2"ø Rebar
w/OPC PLS 8419
Rec. Bk. 2007,
Pg. 3734

22.85'
7.08'
1191.51'
1228.09'
N 88°53'57" E 1324.15'

Lot 2
215.02 Acres
38.91 Acres in the NE 1/4–NE 1/4,
& 38.23 Acres in the NW 1/4–NE 1/4,
& 39.38 Acres in the SW 1/4–NE 1/4,
& 39.68 Acres in the SE 1/4–NE 1/4,
& 12.82 Acres in the NE 1/4–NW 1/4,
& 39.26 Acres in the SE 1/4–NW 1/4,
& 6.74 Acres in the SW 1/4–NW 1/4

Including 2.68 Acres of Right–of–Way
(262nd Avenue)
2.28 Acres in the SW 1/4–NW 1/4,
& 0.19 Acre in the SE 1/4–NW 1/4,
& 0.21 Acre in the NE 1/4–NW 1/4

196.11'
N 24°24'46" E 239.53'
215.85'
298.45'
73.79'
74.54'–R
251.99'
182.30'
192.69'
N 01°53'58" W
266.48'
1307.04'

SW 1/4–
NW 1/4

58.80'
140.10'
33.21'
454.04'–R
194.90'
S 71°57'34" E 512.85'
85.84'
–R
Iowa Hwy 38.
529.61'
N 23°13'56" W
514.26'
400.52'
434.29'–R
N 24°24'46" E 922.12'
Parcel 22
Rec.
Bk. 2005,
Pg. 348
Parcel A
Rec.
Bk. 2,
Pg. 118
44.66'

SE 1/4–
NW 1/4

N

LEGEND
- ▲ SECTION CORNER
- R RECORDED
- ● FOUND 1/2"ø REBAR w/ ORANGE CAP PLS 17939
- FOUND ROW RAIL
- × FOUND CUT "X"
- ○ SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SECTION LINE
- QUARTER LINE
- QTR.–QTR. LINE
- FENCE LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- BOUNDARY ESTABLISHED
- OPC ORANGE PLASTIC CAP
- RPC RED PLASTIC CAP
- YPC YELLOW PLASTIC CAP

150 0 150
SCALE: 1" = 150'

BURRINGTON GROUP, INC.
Civil Engineering I Land Surveying
105 W. Main Street Manchester, Iowa 52057
Phone 563-927-2434
burringtongroup.com

HUBER SUBDIVISION, Part of the Northeast Quarter, Part of the Southeast Quarter of the Northwest Quarter, Part of the Northeast Quarter of the Northwest Quarter, and Part of the Southwest Quarter of the Northwest Quarter, Section 26, Township 88 North, Range 4 West of the 5th P.M. Delaware County Iowa, as more particularly described as follows:

Commencing at the Northeast Corner of said Section;

Thence **South 01° 41' 33" East** (Assumed Bearing), **33.00 feet** along the East Line of said Section to the South Line of a Warranty Deed Recorded in Book 130, Page 43 on file in the Delaware County Recorder's office in Manchester, Iowa of said Quarter Section to the Point of Beginning;

Thence continuing **South 01° 41' 33" East, 2592.01 feet** along said Line to the South Line of said Southeast Quarter of the Northeast Quarter;

Thence **South 89° 10' 10" West, 2643.18 feet** along said Line to the South Line of the Northwest Quarter;

Thence **South 88° 16' 27" West, 1602.97 feet** along said Line to the East Right–of–Way Line of Iowa State Highway 38 and the West Line of Parcel A Recorded in Book 2 Page 118 on file in the Delaware County Recorder's office in Manchester, Iowa

Thence **North 01° 00' 56" West, 483.64 feet** along said Line to the West Line of Parcel Number 22–Project Number L–G–04(01)––73–28 Recorded in Book 2005, Page 348 on file in the Delaware County Recorder's office in Manchester, Iowa;

Thence **North 23° 13' 56" West, 574.26 feet** along said Line to the North Line of said Parcel 22;

Thence **South 71° 57' 34" East, 512.85 feet** along said Line to the West Line of the said Southeast Quarter of the Northwest Quarter;

Thence **North 01° 53' 58" West, 266.40 feet** along said line to the former Center Line of 262nd Avenue, being the Westerly Line of Parcel Number 21–Project Number L–G–04(01)––73–28 Recorded in Book 2005, Page 385 on file in the Delaware County Recorder's office in Manchester, Iowa;

Thence **North 24° 24' 46" East, 239.53 feet** along said former Center Line;

Thence **Northeasterly along a 731.10 foot** radius curve concave Northwesterly **332.01 feet,** (said Curve having a Long chord of **North 11° 24' 11" East, 329.17 feet**) along said former Center Line;

Thence **North 01° 36' 25" West, 33.28 feet** along said former Center Line of said 262nd Avenue to the South Line of Parcel G Recorded in Book 2008, Page 288 on file in the Delaware County Recorder's office in Manchester, Iowa;

Thence **North 88° 23' 35" East, 115.93 feet** along said Line to a Easterly Line of said Parcel;

Thence **North 01° 36' 25" West, 178.00 feet** along said Line to a Southerly Line of said Parcel;

Thence **North 88° 23' 35" East, 172.00 feet** along said Line to a Easterly Line of said Parcel;

Thence **North 01° 36' 25" West, 150.00 feet** along said Line to the North Line of said Parcel;

Thence **South 89° 38' 59" West, 288.00 feet** along said Line to the said Former Center Line;

Thence **North 01° 36' 25" West, 53.00 feet** along said former Center Line;

Thence **Northeasterly along a 731.10 foot** radius curve concave Southwesterly **317.30 feet,** (said Curve having a Long chord of **North 14° 02' 25" West, 314.82 feet**) along said former Center Line;

Thence **Northeasterly along a 1133.32 foot** radius curve concave Southwesterly **271.19 feet,** (said Curve having a Long chord of **North 23° 19' 01" West, 270.55 feet**) along said former Center Line to the North Line of the Northeast Quarter of the Northwest Quarter;

Thence **North 88° 54' 11" East, 1306.64 feet** along said Line to the North Line of the Northwest Quarter of the Northeast Quarter;

Thence **North 88° 53' 30" East, 1290.96 feet** along said Line to a point that is two rods west of the Northwest Corner of the Northeast Quarter of the Northeast Quarter of said Section and the westerly corner of said Warranty Deed Recorded in Book 130 page 43;

Thence **South 46° 24' 40" East, 46.91 feet** to the South Line of said Warranty Deed;

Thence **North 88° 53' 03" East, 1323.89 feet** along said Line to the East Line of the Northeast Quarter of the Northeast Quarter of said Section and the Point of Beginning;

Containing **238.15 Acres,** including 4.03 Acres of County Road (262nd Avenue) Right–of–Way, Subject to Easements of Record

OWNER'S ACKNOWLEDGMENT

I Douglas K Huber 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.

X Douglas K. Huber

State of Iowa)
)
County of Delaware) ss:

On this 24th day of August, 2017, before me, a Notary Public in and for said County, personally appeared Douglas K. Huber, to me personally known, ~~who being by me duly sworn or affirmed, did say that that person is _____ of said _____ and that said instrument was signed on behalf of said _____ by authority of its managers and the said _____ acknowledged the execution of said instrument to be the voluntary act and deed of said _____ by it voluntarily executed~~.

Keith A Kramer
Notary Public in and for said County

KEITH A. KRAMER
Commission Number 121093
My Commission Expires
02-19-19

OWNER'S ACKNOWLEDGMENT

I Christine M. Huber 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.

Christine M Huber

State of Iowa)
)
County of Delaware) ss:

On this 24th day of August, 2017, before me, a Notary Public in and for said County, personally appeared Christine M. Huber, to me personally known, ~~who being by me duly sworn or affirmed, did say that that person is _____ of said _____ and that said instrument was signed on behalf of said _____ by authority of its managers and the said _____ acknowledged the execution of said instrument to be the voluntary act and deed of said _____ by it voluntarily executed~~.

Keith A Kramer
Notary Public in and for said County

KEITH A. KRAMER
Commission Number 121093
My Commission Expires
02-19-19

MORTGAGE HOLDERS ACKNOWLEDGMENT

The Farmers & Merchants 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: TIRZAH Wadewon Senior Vice-President

By: Keith Kramer E.V.P.

State of Iowa)
)
County of Delaware) ss:

On this 8th day of September, 2017, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared TIRZAH Wadewon and Keith A Kramer to me personally known, who being duly sworn, did say that they are the Senior Vice-President and E.V.P. respectively, of F&M 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) F&M Bank; that said instrument was signed (and sealed) on behalf of F&M Bank by authority of its Board of Directors; and that TIRZAH Wadewon and Keith A Kramer as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of F&M Bank by it and by them voluntarily executed.

Katie A. Hubbard
Notary Public in and for said County

KATIE A. HUBBARD
Commission Number 766888
My Comm. Exp. 02-28-2020

CERTIFICATE OF TREASURER

I, the undersigned, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***Huber Subdivision***, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.

DELAWARE CO. TREASURER IOWA SEAL

Pam Klein 10/4/17

Pam Klein, 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 ***Huber Subdivision***, a subdivision in Delaware County, Iowa.

Carla K. Becker

Carla K. Becker, Delaware County Auditor

DELAWARE COUNTY OFFICIAL SEAL 10/4/17

State of Iowa)
)
County of Delaware) ss:

On this 28 day of September, 2017, 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

Notary Public

DONNA M. KUNDE Commission Number 175097 My Commission Expires 8-16-18

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of ***Huber 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 4th day of October, 2017, before me Donna M Kunde, 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.

Donna M. Kunde

Notary Public

DONNA M. KUNDE Commission Number 175097 My Commission Expires 8-16-18

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 in Delaware County, Iowa on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated OCTOBER 24, 2017.

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 25th day of August, A.D., 2017, at the hour of eight 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 the names of Douglas K. Huber and Christine M. Huber, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common subject to the following mortgages:

1. An Open-End Real Estate Mortgage to Farmers & Merchants Savings Bank dated November 8, 2010, filed November 8, 2010 in Book 2010, Page 3532.

2. A Mortgage to Farmers & Merchants Savings Bank dated February 8, 2013, filed February 14, 2013 in Book 2013, Page 630.

3. An Open-End Real Estate Mortgage to Farmers & Merchants Savings Bank dated September 10, 2013, filed September 16, 2013 in Book 2013, Page 2971.

Dated at Manchester, Iowa in said County, this 29th day of September, 2017.

Steven E. Carr
Attorney at Law