Book 2020 Page 2136
Document 2020 2136 Type 06 002 Pages 8
Date 6/29/2020 Time 3:55:36PM
Rec Amt $42.00

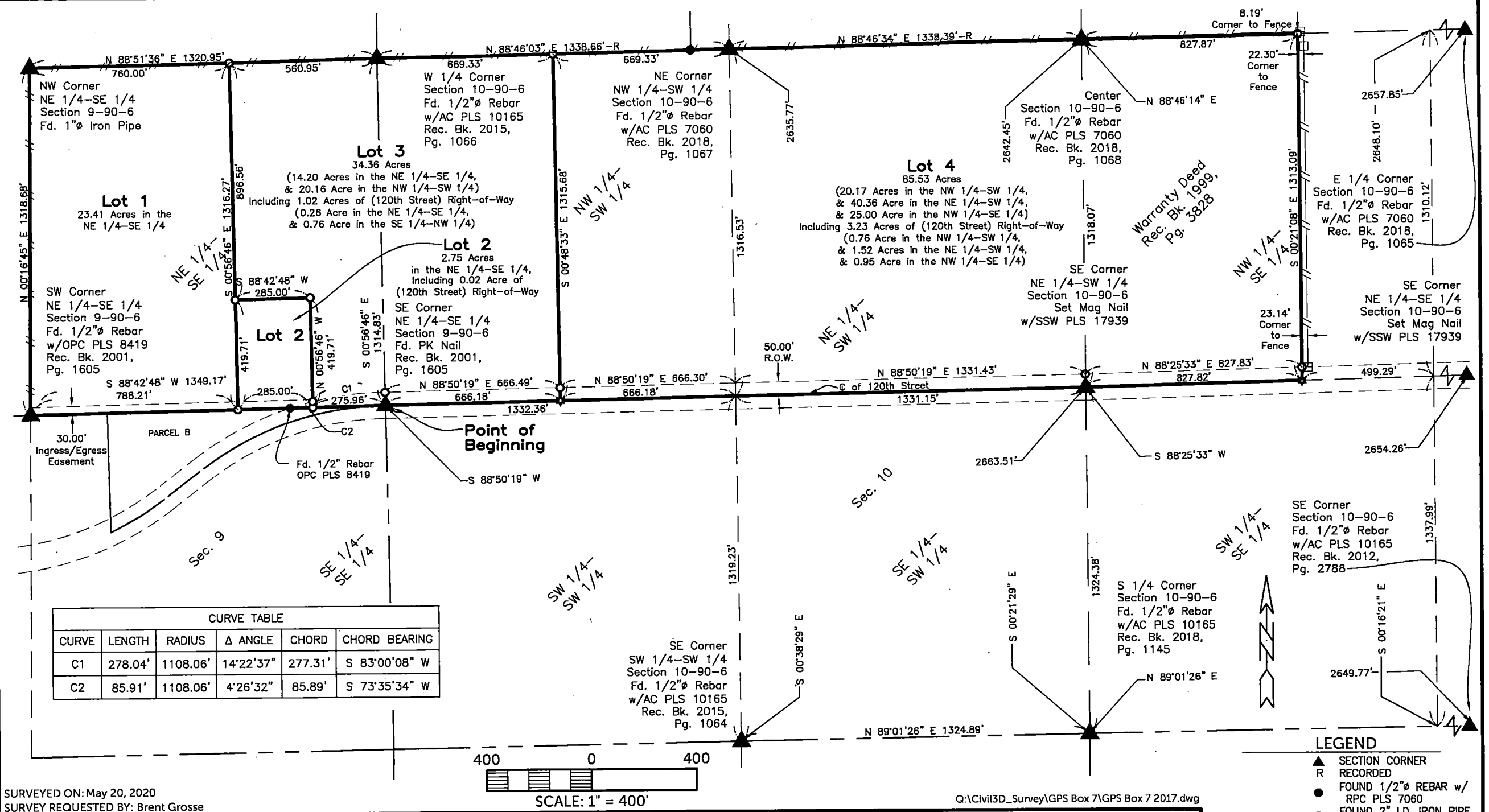
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FILED
Delaware Co. Assessor
JUN 29 2020

FILED
Delaware Co. Auditor
JUN 29 2020

SUBDIVISION PLAT

Circle B Subdivision; in the Northeast Quarter of the Southeast Quarter Section 9 and in the Northwest Quarter of the Southwest Quarter and in the Northeast Quarter of the Southwest Quarter and in the Northwest Quarter of the Southeast Quarter Section 10, Township 90 North, Range 6 West of the 5th P.M., Delaware County, Iowa



CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ ANGLE	CHORD	CHORD BEARING
C1	278.04'	1108.06'	14°22'37"	277.31'	S 83°00'08" W
C2	85.91'	1108.06'	4°26'32"	85.89'	S 73°35'34" W

LEGEND

- ▲ SECTION CORNER
- R RECORDED
- ● FOUND 1/2"ø REBAR w/ RPC PLS 7060
- ◉ FOUND 2" I.D. IRON PIPE (UNLESS NOTED)
- ⊡ CORNER POST
- ○ SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- ✡ SET MAG NAIL w/SSW PLS 17939
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- FENCE LINE
- EASEMENT OR ROW LINE
- BOUNDARY ESTABLISHED
- OPC ORANGE PLASTIC CAP
- RPC RED PLASTIC CAP
- AC ALUMINUM CAP
- SSW STAINLESS STEEL WASHER

SURVEYED ON: May 20, 2020
SURVEY REQUESTED BY: Brent Grosse

Q:\Civil3D_Survey\GPS Box 7\GPS Box 7 2017.dwg

PROPRIETORS: **Brad Ohl and Cheryl Ohl**
Bradley L. Ohl & Cheryl K. Ohl (SW NW SW)

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.

RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE 5/20/2020 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG 17939
IOWA

SHEETS COVERED BY THIS SEAL: Shts. 1 & 2

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

PROJECT NO.	20-061
SCALE:	1" = 400'
DATE:	May 20, 2020
DRAWN BY:	dm
CHECKED BY:	ddk/rr
GPS BOX:	7
SHEET	1 OF 2

COUNTY:	DELAWARE
SECTION	, T 90 N, R 6 W, Sec. 9 & 10
ALIQUOT PART:	NE 1/4-SE 1/4, Sec. 9, NW 1/4-SW 1/4 Sec. 10
	NE 1/4-SW 1/4, NW 1/4-SE 1/4 Sec. 10
CITY:	
SURVEY:	Circle B Subdivision
BLOCK:	LOTS: 1 through 4
PROPRIETOR:	Brad Ohl and Cheryl Ohl
	Bradley L. Ohl & Cheryl K. Ohl (SW NW SW)
REQUESTED BY:	Brent Grosse
SURVEYOR:	Randy Rattenborg
COMPANY:	BURRINGTON, GROUP, INC.
	105 W. MAIN STREET, MANCHESTER, IA 52057
	INFO@BURRINGTONGROUP.COM 563-927-2434

Circle B Subdivision; in the Northeast Quarter of the Southeast Quarter of Section 9 and in the Northwest Quarter of the Southwest Quarter and in the Northeast Quarter of the Southwest Quarter and in the Northwest Quarter of the Southeast Quarter Section 10, Township 90 North, Range 6 West of the 5th P.M., Delaware County, Iowa and more particularly described as follows:

Beginning at the Southeast Corner of the Northeast Quarter of the Southeast Quarter of Section 9;

Thence South 88°42'48" West, 1349.17 feet along the South Line of said Quarter–Quarter Section to the West Line of said Quarter–Quarter Section;

Thence North 00°16'45" East, 1318.68 feet along said Line to the North Line of said Quarter–Quarter Section;

Thence North 88°51'36" East, 1320.95 feet along said Line to the North Line of the Northwest Quarter of the Southwest Quarter of Section 10;

Thence North 88°46'03" East, 1338.66 feet along said Line to the North Line of the Northeast Quarter of the Southwest Quarter;

Thence North 88°46'34" East, 1338.39 feet along said Line to the North Line of the Northwest Quarter of the Southeast Quarter and the North Line of a Warranty Deed Recorded in Book 1999, Page 3828 on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence North 88°46'14" East, 827.87 feet along said Line to the East Line of said deed Line;

Thence South 00°21'08" East, 1313.09 feet along said Line to the South Line of said Deed and said Northwest Quarter of the Southeast Quarter;

Thence South 88°25'33" West, 827.82 feet along said Line to the South Line of the Northeast Quarter of the Southwest Quarter;

Thence South 88°50'19" West, 1331.15 feet along said Line to the South Line of the Northwest Quarter of the Southwest Quarter of said Section 10;

Thence South 88°50'19" West, 1332.36 feet along said Line to the Point of Beginning.

Containing **146.05 Acres**, including 4.29 Acres of County Road (120th Street) Right–of–Way,
Subject to Easements of Record.

Note:
30 Foot Wide Ingress Egress Easement; The South 30 Feet of Lot 1 and Lot 2 of Circle B Subdivision. Providing access to the NW 1/4–SE 1/4 of Section 9, T90N, R6W, Delaware County, Iowa.

OWNER'S ACKNOWLEDGMENT

We Bradley L Ohl and Cheryl K Ohl 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.

Bradley L. Ohl

Cheryl K Ohl

State of Iowa)

)

County of Buchanan) ss:

On this 9th day of June A.D. 2020, before me a Notary Public in and for said State, personally appeared Bradley Ohl and Cheryl Ohl 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.

Julie Decker

Notary Public in and for said State

JULIE DECKER
Notarial Seal - Iowa
Commission Number 801528
My Commission Expires Feb 2, 2023

CERTIFICATE OF TREASURER

I, the undersigned, Pam Klein , Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against Parcel No's. 100090000700, 100100000600, 100100000630, and 100100000640, 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

Pam Klein June 16, 2020

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

Circle B Subdivision , a subdivision in Delaware County, Iowa.

DELAWARE COUNTY OFFICIAL SEAL IOWA

Carla K. Becker, Delaware County Auditor

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of Circle B 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

MORTGAGE HOLDERS ACKNOWLEDGMENT

The Iowa Bankers Mortgage Corporation, 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: Lorna Goeldner, Sr. Vice President

By: Jane Sexton, Assistant Vice President

State of Iowa)
)
County of Delaware) ss:

On this 26th day of June, 2020, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Lorna Goeldner and Jane Sexton to me personally known, who being duly sworn, did say that they are the Sr. Vice President and Assistant Vice President respectively, of Iowa Bankers Mortgage Corporation 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)~~; that said instrument was signed ~~(and sealed)~~ on behalf of Iowa Bankers Mortgage Corporation by authority of its Board of Directors; and that Lorna Goeldner and Jane Sexton as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of Iowa Bankers Mortgage Corporation by it and by them voluntarily executed.

Notary Public in and for said County

NOTARIAL SEAL IOWA
MINDY GREEN
Commission Number 751793
My Commission Expires
2-26-23

MORTGAGE HOLDERS ACKNOWLEDGMENT

The Northeast Security 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: Brian K. Meyer, Market President/CCO

By: Stephanie A. Berns, Vice President

State of Iowa)
)
County of ~~Delaware~~ Buchanan) ss:

On this 26 day of June, 2020, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Brian K. Meyer and Stephanie A. Berns to me personally known, who being duly sworn, did say that they are the Market President/CCO and Vice President respectively, of Northeast Security 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)~~; that said instrument was signed ~~(and sealed)~~ on behalf of Northeast Security Bank by authority of its Board of Directors; and that Brian K. Meyer and Stephanie A. Berns as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of Northeast Security Bank by it and by them voluntarily executed.

Notary Public in and for said County

JAN SCOTT
Commission Number 148704
My Commission Expires
7-12-2021

Daryl E. Roberts, Partner
DRoberts@RobertsEddy.com
Licensed to Practice Law in the State of Iowa

Jeremy B. Hahn, Associate
JHahn@RobertsEddy.com
Licensed to Practice Law in the State of Iowa



ROBERTS & EDDY, P.C.
ATTORNEYS AT LAW

Brian C. Eddy, Partner
BEddy@RobertsEddy.com
Licensed to Practice Law in the States of Iowa and Minnesota

Stephanie A. Sailer, Associate
SSailer@RobertsEddy.com
Licensed to Practice Law in the State of Iowa

Title Opinion

I have examined an abstract of title to the following described real estate, which is certified to the 18th day of May, 2020 at 8:00 AM by the Delaware County Abstract Company:

The Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Nine (9), and the North one-half (N½) of the Southwest Quarter (SW¼), and the West twenty-five (25) acres of the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) of Section Ten (10), all in Township Ninety (90) North, Range Six (6) West of the Fifth Principal Meridian, except the West one-half (W½) of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of said Section Ten (10),

AND

The West one-half (W½) of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section Ten (10), Township Ninety (90) North, Range Six (6), West of the Fifth P.M.

I find fee simple title to the above described property described in Bradley L. Ohl and Cheryl K. Ohl, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, and that the land platted is free from encumbrance, except for the following:

(1) At Entry No. 86, there appears a Deed of Trust from Bradley L. Ohl and Cheryl K. Ohl, husband and wife, to Security State Bank, dated September 17, 2013, filed September 18, 2013, in Book 2013, Page 2988, in the records of the Delaware County, Iowa Recorder. At Entry No. 87, there appears a Partial Release of Deed of Trust, dated December 7, 2016, filed December 7, 2016, in Book 2016, Page 3369, in the records of the Delaware County, Iowa Recorder. Thus, this mortgage encumbers the following described real estate:

The Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Nine (9), and the North one-half (N½) of the Southwest Quarter (SW¼), and the West twenty-five (25) acres of the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) of Section Ten (10), all in Township Ninety (90) North, Range Six (6) West of the Fifth Principal Meridian, EXCEPT the West one-half (W½) of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of the Southwest Quarter

(SW¼) of said Section Ten (10), and EXCEPT the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section Ten (10) Township Ninety (90) North, Range Six (6), West of the Fifth P.M.

(2) At Entry No. 90, there appears a Mortgage from Bradley L. Ohl and Cheryl K. Ohl, husband and wife, to Security State Bank, dated December 10, 2016, filed December 19, 2016, in Book 2016, Page 3490, in the records of the Delaware County, Iowa Recorder. At Entry No. 91, there appears an Assignment of Mortgage by Security State Bank to Mortgage Electronic Registration Systems, Inc., dated December 10, 2016, filed December 19, 2016, in Book 2016, Page 3491, in the records of the Delaware County, Iowa Recorder. This mortgage encumbers the following described real estate:

The Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section Ten (10), Township Ninety (90) North, Range Six (6), West of the Fifth P.M.

Sincerely,
ROBERTS & EDDY, P.C.

Brian C. Eddy
BCE:sas