COUNTY: DELAWARE
SECTION 28, T 89 N, R 5 W
ALIQUOT PART: SE 1/4 - SE 1/4
CITY: MANCHESTER
SURVEY: MEADOW BROOK TRAIL ADDITION NO. 2
BLOCK: 2 LOTS: 11, 12, 13, 14
PROPRIETOR: WESLEY D. SCHULTE
REQUESTED BY: WESLEY D. SCHULTE
SURVEYOR: RANDALL L. RATTENBORG
COMPANY: BURRINGTON, GROUP, INC. 105 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434

FILED
Delaware Co. Assessor
MAR 04 2022

FILED
Delaware Co. Auditor
MAR 04 2022

Book 2022 Page 765

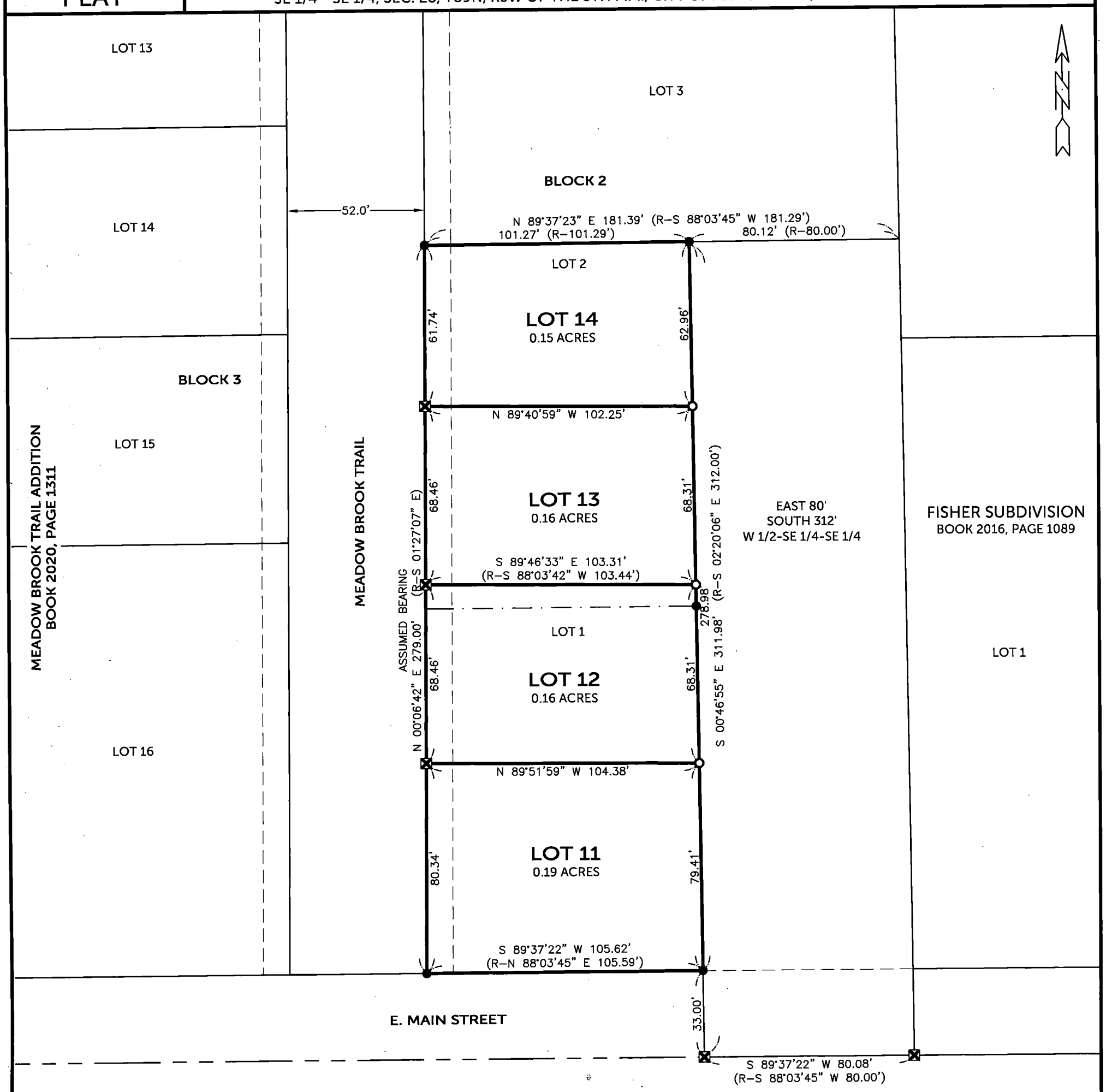
Document 2022 765 Type 06 002 Pages 7
Date 3/04/2022 Time 3:41:10PM
Rec Amt $37.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FINAL PLAT

MEADOW BROOK TRAIL ADDITION NO. 2

A SUBDIVISION OF LOT 1 AND LOT 2 OF BLOCK 2 OF MEADOW BROOK TRAIL ADDITION
SE 1/4 - SE 1/4, SEC. 28, T89N, R5W OF THE 5TH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



SURVEYED ON:
SURVEY REQUESTED BY: WESLEY D. SCHULTE

Q:\Civil3D_Survey\Manchester\Manchester IaRCS 2022.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: SHEETS 1 & 2

PROPRIETORS: **WESLEY D. SCHULTE**
100 1/2 E.MAIN STREET, 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.

2/14/2022

RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

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

PROJECT NO. 22-015
SCALE: 1" = 40'
DATE: 2/14/2022
DRAWN BY: RLR
CHECKED BY: DM/DDK
GPS BOX: MANCHESTER
SHEET 1 OF 7

LEGEND

- FD. 1/2"ø REBAR w/ ORANGE CAP PLS 10165
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SET CUT "X"
- SECTION LINE
- EASEMENT OR ROW LINE
- FORMER LOT LINE
- LOT LINE
- BOUNDARY ESTABLISHED
- R– RECORDED AS

40 0 40

SCALE: 1" = 40'

LEGAL DESCRIPTION:

MEADOW BROOK TRAIL ADDITION NO. 2, A SUBDIVISION OF LOT 1 AND LOT 2 OF BLOCK 2 OF MEADOW BROOK TRAIL ADDITION IN THE SE 1/4 - SE 1/4, SEC. 28, T89N, R5W OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, as recorded in Book 2020, Page 1311 in the Delaware County Recorder's Office, divided into 4 lots named Lot 11, Block 2, Lot 12, Block 2, Lot 13, Block 2, and Lot 14, Block 2, containing 0.66 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Southwest Corner of Lot 1, Block 2 of said Meadow Brook Trail Addition;

THENCE along the Westerly Line of said Block 2, North 00° 06' 42" East, 279.00 feet to the Northwest Corner of Lot 2 of said Block 2;

THENCE along the Northerly Line of said Lot 2, North 89° 37' 23" East (assumed bearing), 101.27 feet to the Easterly Line of said Block 2;

THENCE along the Easterly Line of said Block 2, South 00° 46' 55" East, 278.98 feet to the Southerly Line of said Block 2, being the Northerly Line of East Main Street;

THENCE along the Southerly Line of said Block 2, being the Northerly Line of East Main Street, South 89° 37' 22" West, 105.62 feet to the **POINT OF BEGINNING**.

OWNER'S ACKNOWLEDGMENT

I Wesley D. Schulte 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 my desire.

Wesley D. Schulte

State of Iowa)
)
County of Delaware) ss:

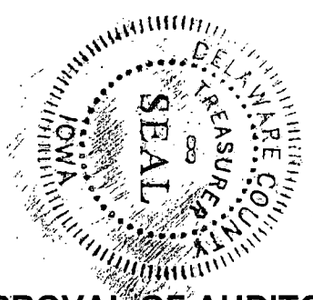
On this 4th day of ~~February~~ MARCH A.D. 2022, before me a Notary Public in and for said State, personally appeared Wesley D. Schulte to me known to be the person(s) named and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Notary Public in and for said State

RANDY RATTENBORG
Commission Number 224035
My Commission Expires
8-17-2023

CERTIFICATE OF TREASURER

I, the undersigned, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***MEADOW BROOK TRAIL ADDITION NO. 2,*** Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Pam Klein 3/4/2022

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 ***MEADOW BROOK TRAIL ADDITION NO. 2***, a subdivision in Delaware County, Iowa.

Carla K. Becker

Carla K. Becker, Delaware County Auditor

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 MEADOW BROOK TRAIL ADDITION NO. 2 of Manchester, Delaware County, Iowa on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated FEBRUARY 14, 2022.

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 February, A.D., 2022, 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 Wesley D. Schulte subject to the following:

Open-End Mortgage dated March 8, 2021, filed March 12, 2021 in Book 2021, Page 904.

Open-End Mortgage dated March 8, 2021, filed March 12, 2021 in Book 2021, Page 905.

Dated at Manchester, Iowa in said County, this 4th day of March, 2022.

S. E. Carr

Steven E. Carr
Attorney at Law

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: Keith A. Kramer, Executive Vice President

By: Tirzah Wedewer, Executive Vice President, CFO

State of Iowa)
)
County of Delaware) Ss:

On this 15th day of February, 2022, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Keith A Kramer and Tirzah Wedewer to me personally known, who being duly sworn, did say that they are the Executive Vice President and Executive Vice President, CFO respectively, of the Farmers & Merchants Savings 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~~) Farmers & Merchants Savings Bank; that said instrument was signed (and sealed) on behalf of the Farmers & Merchants Savings Bank by authority of its Board of Directors; and that Keith A. Kramer and Tirzah Wedewer as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the Farmers & Merchants Savings Bank, by it and by them voluntarily executed.

NOTARIAL SEAL IOWA
ANGELA K WENDT
Commission Number 824418
My Commission Expires
3-20-23

Notary Public in and for said County of Delaware

R-018-2022
RESOLUTION APPROVING FINAL PLAT

WHEREAS, the final plat of ***MEADOW BROOK TRAIL ADDITION NO. 2***, Delaware County, Iowa affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated February 14, 2022, 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; and

WHEREAS, the 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; and

WHEREAS, the subdivision plat of ***MEADOW BROOK TRAIL ADDITION NO. 2***, City of Manchester, Delaware County, Iowa, is presented with the following variances, declarations and conditions;

a. No new street or improvements are necessary at this time.
b. No new well or septic system is necessary and therefore construction of said utilities is not being authorized by the approval of final plat.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that

Said ***MEADOW BROOK TRAIL ADDITION NO. 2***, City of Manchester, Delaware County, Iowa, be, 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 final plat as by law provided.

Passed this 14th day of February, A.D., 2022.

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

Connie Behnken

Connie Behnken, Mayor

ATTEST:

Erin Learn

Erin Learn, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 15th day of February, 2022, before me, Laura K. Thomas, a Notary Public in and for the State of Iowa, personally appeared Connie Behnken 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-018-2022 adopted by the City Council on the 14th day of February, 2022, and that Connie Behnken 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, 2023