COUNTY: DELAWARE
SECTION 2 , T 88 N, R 5 W
ALIQUOT PART: SW 1/4 - SE 1/4
CITY:
SURVEY: PARCEL 2026-70
BLOCK: LOTS:
PROPRIETOR: Sara W. Bennett and Rebecca A. Dolan
Co-Trustees of the Survivor's Trust under the Bennett Revocable Trust
REQUESTED BY: TROY LOUWAGIE, HERTZ FARM MANAGEMENT
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
AUG 14 2026

FILED
Delaware Co. Auditor
AUG 14 2026

Book 2026 Page 2387
Document 2026 2387 Type 06 002 Pages 2
Date 8/14/2026 Time 11:03:05AM
Rec Amt $12.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

PARCEL 2026-70

PART OF THE SW 1/4 - SE 1/4 OF SECTION 2, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

Parcel 2026-70; in the Southwest Quarter of the Southeast Quarter of Section 2, Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Beginning at the South Quarter Corner of said Section;

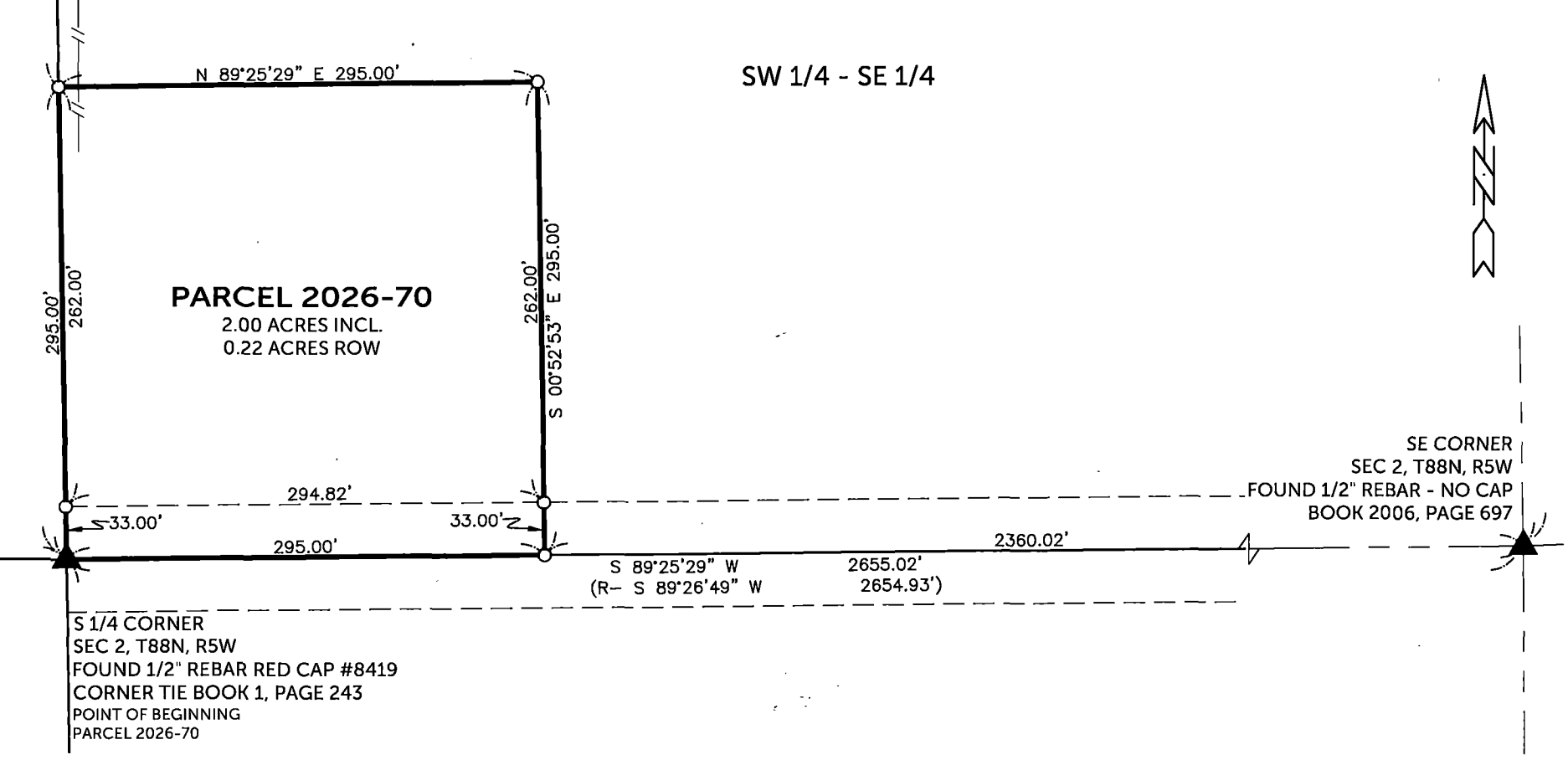
Thence North 00° 52' 53" West (Assumed Bearing), 295.00 feet along the West Line of said Quarter-Quarter Section;

Thence North 89° 25' 29" East, 295.00 feet;

Thence South 00° 52' 53" East, 295.00 feet to the South Line of said Quarter-Quarter Section and the Center Line of County Road (230th Street)

Thence South 89° 25' 29" West, 295.00 feet along said South Line to the Point of Beginning.

Containing **2.00 Acres**, including 0.22 Acre of County Road (230th Street) Right-of-Way and subject to Easements of Record.



100 0 100
SCALE: 1" = 100'

SURVEYED ON: 3/26, 4/17, 5/13, 6/2/2026
SURVEY REQUESTED BY: TROY LOUWAGIE, HERTZ FARM MANAGEMENT
Q:\Civil3D_Survey\GPS Box 37\GPS Box 37 2017.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: THIS SHEET

PROPRIETORS: Sara W. Bennett and Rebecca A. Dolan
Co-Trustees of the Survivor's Trust under the Bennett Revocable Trust

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.

8/13/2026

RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027

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

PROJECT NO. 26-037
SCALE: 1"= 150'
DATE: 7/9/2026
DRAWN BY: RLR/DM
CHECKED BY: DDK
GPS BOX: 37
SHEET 1 OF 1

LEGEND

- ▲ SECTION CORNER
- ● FOUND 1/2" REBAR
- ○ SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- × SET CUT "X"
- SECTION LINE
- QUARTER LINE
- QTR.–QTR. LINE
- FENCE LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- LOT/PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- R RECORDED

R-093-2026
RESOLUTION WAIVING RIGHT TO REVIEW PLAT OF SURVEY, PARCEL 2026-70

WHEREAS, a Plat of Survey, Parcel 2026-70, Delaware County, Iowa, affecting the premises specifically described in the Surveyor's Certificate of Randy Rattenborg, dated 8/13/2026 has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa is described as follows:

> ***Parcel 2026-70,*** *in the Southwest Quarter of the Southeast Quarter of Section 2, Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa*

WHEREAS, said Parcel 2026-70 is located on the fringes of the two mile radius of the current city limits, and outside the Urban Growth Area; and

WHEREAS, it is unlikely that the city limits will extend to include this parcel; and

WHEREAS, Parcel 2026-70, Delaware County, Iowa, qualifies for review by the City Manager as specified in Section 170.22 of the Manchester Code of Ordinances. Plat of Survey, Parcel 2026-70 does not require review or approval by the Planning and Zoning Commission; and

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 Plat of Survey, Parcel 2026-70 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 Manchester City Manager has recommended to the City Council that they accept the Plat of Survey, Parcel 2026-70.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said Plat of Survey, Parcel 2026-70, 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 Plat of Survey, as by law provided.

Passed this 10th day of August, A.D., 2026.

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 11th day of August, 2026, 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-093-2026, adopted by the City Council on the 10th day of August, 2026, 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, 2029