

Recorder's Index

County: Delaware
Section: Sec. 1, T89N, R6W, 5TH P.M.
Lot & Aliquot Part: Lot 1, Lot 2, and Lot 3 of Broghammer Second Subdivision being a subdivision of Parcel 2017-15 in the SE1/4-SE1/4 and in the SW1/4-SE1/4
Proprietor(s): John C. Broghammer and Mary D. Broghammer
Requested by: John C. Broghammer
Surveyor and Return To: Roger R. Mohn, Iowa P.E. & P.L.S. No. 10165
Mohn Surveying, Inc.
1890 Great River Road, Lansing, Iowa 52151
Telephone No.: (563) 538-4067 Email: mohnsurveying@gmail.com

FILED
Delaware Co. Assessor

JUN 20 2018

FILED
Delaware Co. Auditor

JUN 20 2018



Book 2018 Page 1726

Document 2018 1726 Type 06 002 Pages 6
Date 6/20/2018 Time 3:36:01PM
Rec Amt \$37.00*

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

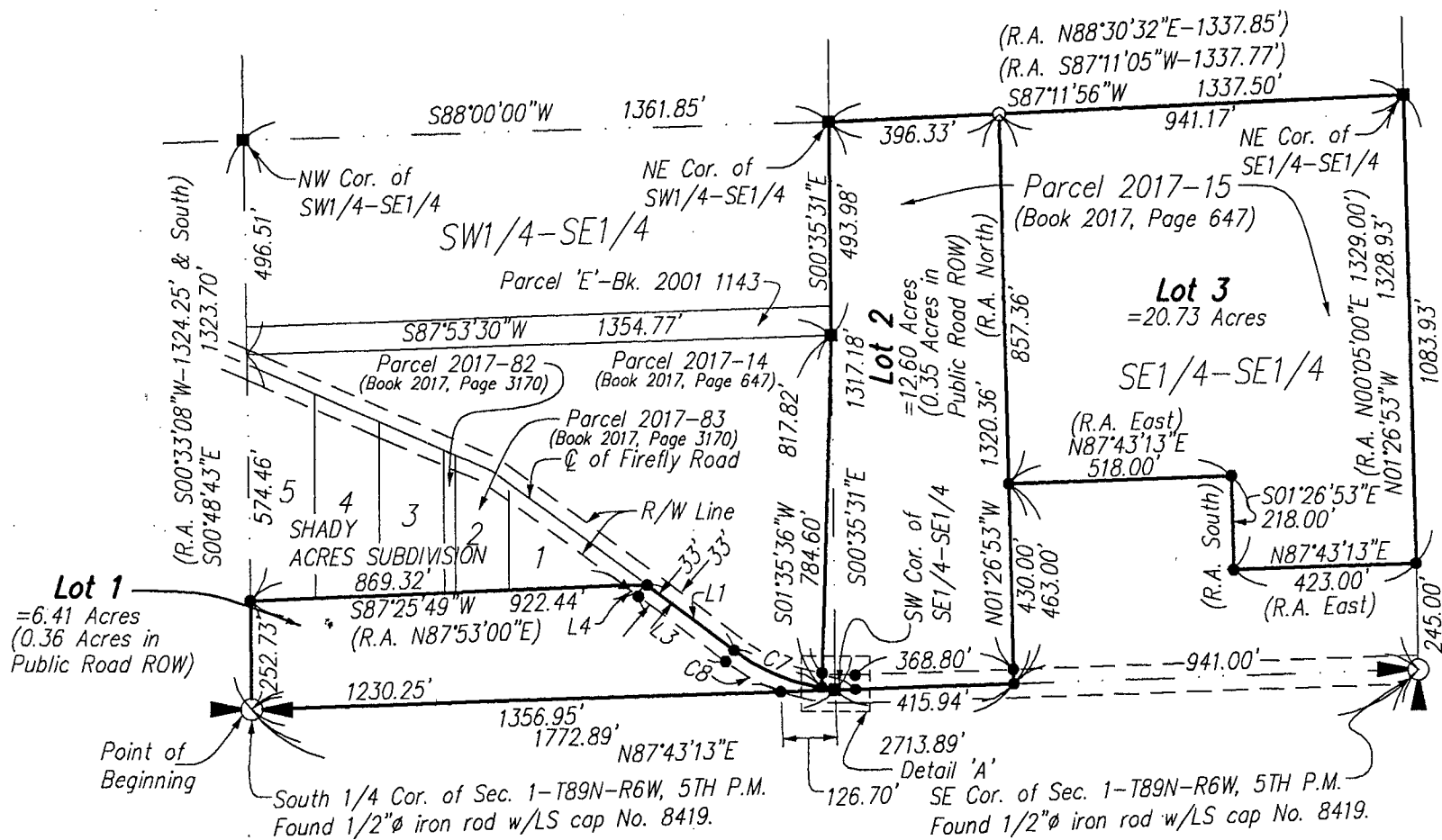
• MOHN SURVEYING, INC. • ROGER R. MOHN • 1890 GREAT RIVER ROAD • LANSING, IOWA 52151 • 563-538-4067 •

SUBDIVISION PLAT

OF

BROGHAMMER SECOND SUBDIVISION

A SUBDIVISION OF PARCEL 2017-15 IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4-SE1/4) AND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4-SE1/4) OF SECTION 1, TOWNSHIP 89 NORTH, RANGE 6 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA.



Curve Info.

C1 (CL)	C2 (ROW)
Δ: 10°23'27"	Δ: 10°55'06"
R: 436.62'	R: 403.62'
L: 79.18'	L: 76.91'
CH: 79.07'	CH: 76.80'
N87°16'19"W	N87°00'57"W

C3 (ROW)	C4 (ROW)
Δ: 04°17'34"	Δ: 06°37'32"
R: 403.62'	R: 403.62'
L: 30.24'	L: 46.67'
CH: 30.23'	CH: 46.65'
N83°42'10"W	N89°09'44"W

C5 (Bdry)	C6 (CL)	C7 (Bdry)
Δ: 04°07'57"	Δ: 06°15'30"	Δ: 29°14'08"
R: 436.62'	R: 436.62'	R: 436.62'
L: 31.49'	L: 47.69'	L: 222.79'
CH: 31.48'	CH: 47.67'	CH: 220.38'
N84°08'34"W	N89°20'17"W	N67°27'32"W

C8 (ROW)	C9 (BDRY)
Δ: 10°23'27"	Δ: 33°22'05"
R: 436.62'	R: 436.62'
L: 79.18'	L: 254.28'
CH: 79.07'	CH: 250.70'
S87°16'19"E	N69°31'30"W

Area Breakdown for Parcel 2018-??

Area in SE1/4-SE1/4 = 12.30 Acres
(0.32 Acres in Public Road ROW)
Area in SW1/4-SE1/4 = 0.30 Acres
(0.03 Acres in Public Road ROW)

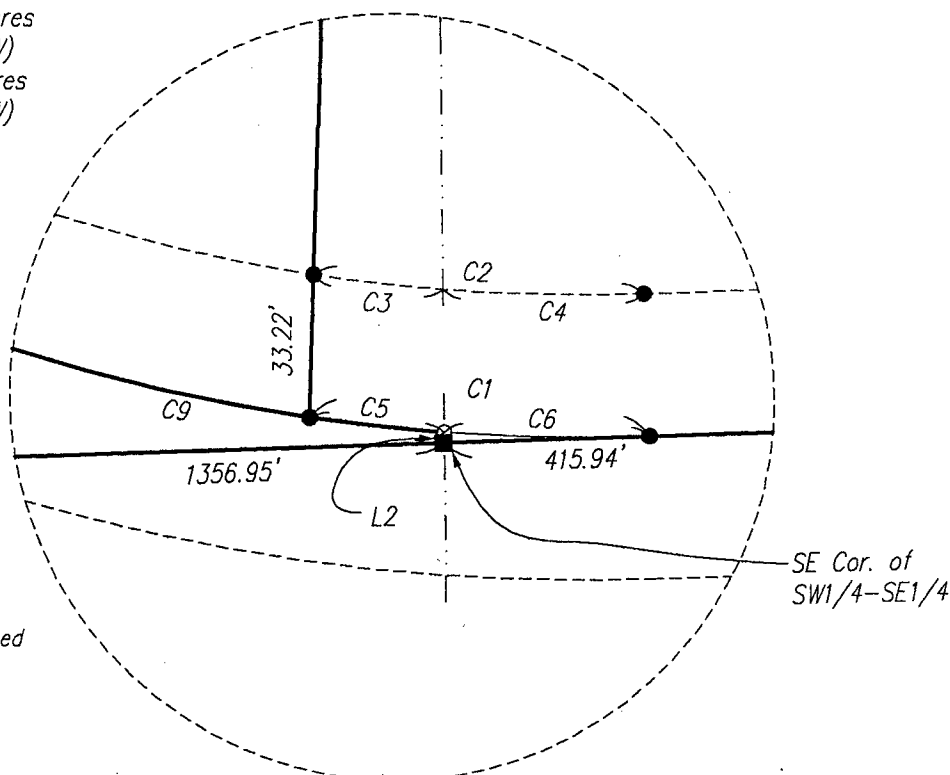
Line Info.

L1: N53°33'21"W 252.41'
L2: N00°35'31"W 2.45'
L3: N53°33'21"W 252.11'
L4: N53°53'06"W 41.12'

Legend

- Parcel Boundary Established
- Set 1/2" iron rod w/LS cap No. 10165.
- Found 1/2" iron rod w/LS cap No. 10165.
- Found 1/2" iron rod w/LS cap No. 14417.
- Section Line, 1/4 Section Line, or 1/4-1/4 Section Line.

(R.A.) Recorded As

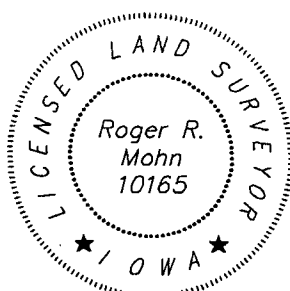


Detail 'A'

Notes

- All easements of record may not be shown on this plat of survey.
- Bearings are based on the Iowa State Plane Coordinate System North Zone (1401) Horizontal NAD 83 (2011).

SEAL



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.

Roger R. Mohn June 14, 2018

Roger R. Mohn

Date

License Number 10165

My license renewal date is December 31, 2018

Pages or sheets covered by this seal:

Sheet 1 of 2 through 2 of 2.

Owner and Subdivider:

John C. and Mary D. Broghammer
1715 162nd Ave.
Manchester, Iowa 52057
(563) 920-8446

Surveyor:

Roger R. Mohn
Mohn Surveying, Inc.
1890 Great River Road
Lansing, Iowa 52151
(563) 538-4067

Survey requested by:

John C. Broghammer

Sheet No. 1 of 2

Surveyed: February 2017 (327, 63-66)
May 18, 2018 Drawn By: JJM RRM LFG

S: Drawings\Surveys\2016\
Delaware\HLOrenz\Lorenz1.dwg

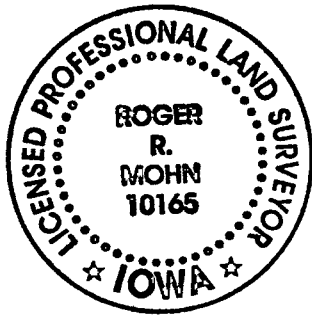
0 450 900

Scale 1" = 450'

LEGAL DESCRIPTION OF BROGHAMMER SECOND SUBDIVISION:

A subdivision of Parcel 2017-15 being part of the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4) and part of the Southwest Quarter of the Southeast Quarter (SW1/4-SE1/4) of Section One (1), Township Eighty-nine (89) North, Range Six (6) West of the Fifth Principal Meridian, Delaware County, Iowa, consisting of Lot One (1) through Lot Three (3) containing 6.41 acres, 10.60 acres, and 20.73 acres, respectively, more or less. The exterior boundary of said subdivision is more particularly described by metes and bounds as follows:

Commencing at the South 1/4 Corner of Section 1, Township 89 North, Range 6 West of the 5th P.M. which is the Point of Beginning; thence N 87°-43'-13" E, 1772.89 feet along the south line of the SE1/4 of said Section 1; thence N 01°-26'-53" W, 463.00 feet; thence N 87°-43'-13" E, 518.00 feet; thence S 01°-26'-53" E, 218.00 feet; thence N 87°-43'-13" E, 423.00 feet; thence N 01°-26'-53" W, 1083.93 feet along the east line of the SE1/4-SE1/4 of said Section 1; thence S 87°-11'-56" W, 1337.50 feet along the north line of said SE1/4-SE1/4; thence S 00°-35'-31" E, 493.98 feet along the west line of said SE1/4-SE1/4; thence S 01°-35'-36" W, 817.82 feet; thence 222.79 feet along the centerline of Firefly Road which is along a 436.62 foot radius curve concave northeasterly with a central angle of 29°-14'-08" and a long chord which bears N 67°-27'-32" W, 220.38 feet; thence N 53°-33'-21" W, 252.41 feet along the centerline of Firefly Road; thence S 87°-25'-49" W, 922.44 feet; thence S 00°-48'-43" E, 252.73 feet along the west line of the SW1/4-SE1/4 of said Section 1 to the Point of Beginning. Said described parcel contains 39.74 acres, more or less. Bearings are based on the Iowa State Plane Coordinate system North Zone (1401) Horizontal NAD 83 (1996).



I hereby certify that this land surveying document was prepared and 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.

Roger R. Mohn June 14, 2018
 Roger R. Mohn Date

License Number 10165

My license renewal date is December 31, 2018.

Pages or sheets covered by this seal:

Sheet No. 1 of 2 through 2 of 2.

The attached subdivision plat represents a survey of **Broghammer Second Subdivision** being a subdivision of Parcel 2017-15 being part of the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4) and part of the Southwest Quarter of the Southeast Quarter (SW1/4-SE1/4) of Section 1, Township 89 North, Range 6 West of the Fifth Principal Meridian, Delaware County, Iowa.

OWNER'S ACKNOWLEDGMENT:

I (We), John C. Broghammer and Mary D. Broghammer, of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat of Survey, is made with my (our) free consent and in accordance with my (our) desire.

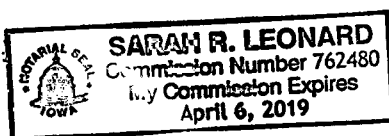
John C. Broghammer
 John C. Broghammer

Mary D. Broghammer
 Mary D. Broghammer

STATE OF IOWA, Delaware County SS.

On this 19th day of June A.D., 2018 before me, a Notary Public in and fore said County, personally appeared John C. Broghammer and Mary D. Broghammer of said County, to me personally known to be the identical person(s) whose name(s) is (are) affixed to the foregoing statement, and acknowledge the same to be their voluntary act and deed.

Witness my hand and seal.



Sarah R. Leonard

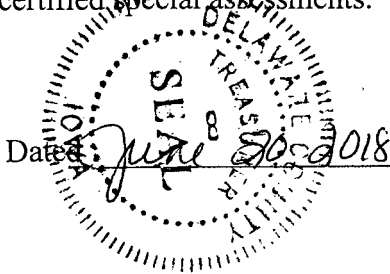
Notary Public in and for said County

CERTIFICATE OF TREASURER

I, the undersigned, Pam Klein, state that I am the Delaware County Treasurer and have examined the records in our office for the lands legally described as follows:

Parcel 2017-15 being part of the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4) and part of the Southwest Quarter of the Southeast Quarter (SW1/4-SE1/4) of Section 1, Township 89 North, Range 6 West of the Fifth Principal Meridian, Delaware County, Iowa.

and pursuant to Iowa Code section 354.11, the property is free from delinquent taxes and certified special assessments.



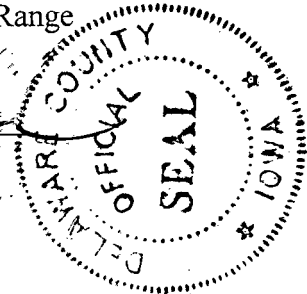
Pam Klein

~~Carolyn Wilson~~ Pam Klein
Delaware County Treasurer

APPROVAL OF SUBDIVISION PLAT NAME BY DELAWARE COUNTY 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 the subdivision name of Broghammer Second Subdivision, a subdivision of Parcel 2017-15 being part of the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4) and part of the Southwest Quarter of the Southeast Quarter (SW1/4-SE1/4) of Section 1, Township 89 North, Range 6 West of the Fifth Principal Meridian, Delaware County, Iowa.

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



STATE OF IOWA, Delaware County SS.

On this 20th day of June, A.D., 2018 before me, a Notary Public in and for said County, personally appeared Carla K. Becker of said County, to me personally known to be the identical person(s) whose name(s) is (are) affixed to the foregoing statement, and acknowledge the same to be her voluntary act and deed.

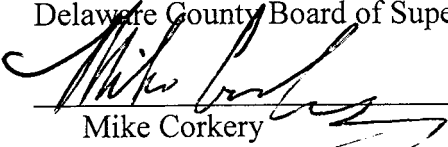
Witness my hand and seal.

Peggy A. Hildebrand
Notary Public in and for said County



DELAWARE COUNTY E-911 BOARD

The foregoing plat of **Broghammer Second Subdivision**, being a subdivision of Parcel 2017-15 being part of the Southeast Quarter of the Southeast Quarter (SE1/4-SE1/4) and part of the Southwest Quarter of the Southeast Quarter (SW1/4-SE1/4) of Section 1, Township 89 North, Range 6 West of the Fifth Principal Meridian, Delaware County, Iowa, 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 8th day of July, 1996.

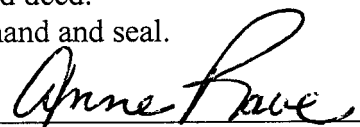

Mike Corkery

STATE OF IOWA, Delaware County SS.

On this 20 day of June A.D., 2018 before me, a Notary Public in and fore said County, personally appeared Mike Corkery of said County, to me personally known to be the identical person whose name is affixed to the foregoing statement, and acknowledge the same to be his voluntary act and deed.

Witness my hand and seal.




Notary Public in and for said County

CONSENT TO PLAT

RE: BROGHAMMER SECOND SUBDIVISION BEING A
SUBDIVISION OF PARCEL 2017-15 BEING PART OF THE
SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4-
SE1/4) AND PART OF THE SOUTHWEST QUARTER OF THE
SOUTHEAST QUARTER (SW1/4-SE1/4) OF SECTION 1,
TOWNSHIP 89 NORTH, RANGE 6 WEST OF THE FIFTH
PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA.

Citizens State Bank is the holder of a Deed of Trust affecting the above-described real estate. Said Deed of Trust is dated August 29, 2016 and filed August 29, 2016 in Book 2016, Page 2304 of the records of the Delaware County Recorder. Citizens State Bank hereby consents to the subdivision plat of the above-described real estate.

June 18, 2018
Date

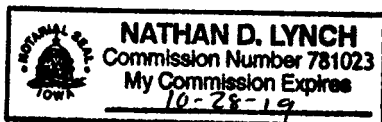
By *Garrett J Softe*
Its Assistant Vice President

STATE OF IOWA, DELAWARE COUNTY, ss:

This instrument acknowledged before me on June 18, 2018, by ^{8 PM}

Garrett J Softe

Nathan D. Lynch
Notary Public, State of Iowa



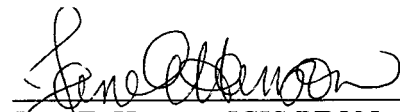
ATTORNEY'S OPINION

I, Jane E. 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 Roger R. Mohn, dated June 14,
2018.

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 8th day of June, A.D., 2018, at the hour of 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 John C. Broghammer and Mary D. Broghammer, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common. Title is subject to a Deed of Trust to Citizens State Bank dated April 5, 2017 and filed April 6, 2017 in Book 2017, Page 960 of the records of the Delaware County Recorder.

Dated at Delaware, Iowa, in said County, this 14th day of June, 2018.



Jane E. Hanson, ICIS PIN No: AT0012697

Hanson Law Office

401 E Main Street

Manchester, Iowa 52057

Telephone: (563) 927-5920

Fax: (563) 927-4841

Email: jane@hansonlawia.com