

COUNTY: Delaware  
SECTION 31, T 89 N, R 5 W  
ALIQUOT PART: SE 1/4-SW 1/4  
  
CITY: Manchester  
SURVEY: Houlihan Ag Subdivision  
BLOCK: LOTS: 1-7  
PROPRIETOR: Margaret Earlene Houlihan, Revocable Trust  
Margaret Earlene Houlihan, Trustee  
REQUESTED BY: John Houlihan  
SURVEYOR: Randy Rattenborg  
COMPANY: BURRINGTON, GROUP, INC.  
105 W. MAIN STREET, MANCHESTER, IA 52057  
INFO@BURRINGTONGROUP.COM 563-927-2434

FILED  
Delaware Co. Assessor

FEB 19 2019

FILED  
Delaware Co. Auditor

FEB 19 2019



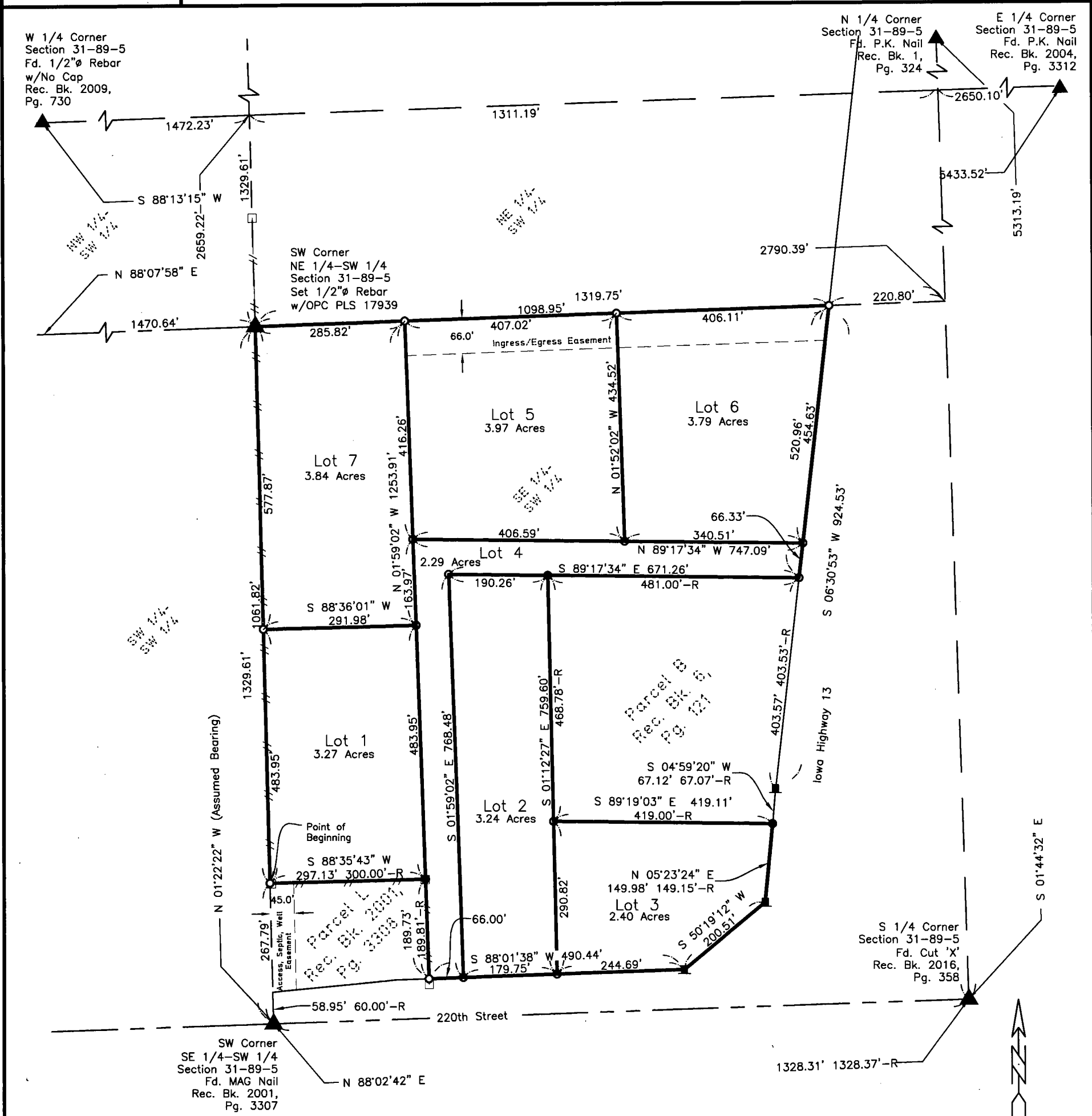
Book 2019 Page 348

Document 2019 348 Type 06 002 Pages 9  
Date 2/19/2019 Time 3:25:52PM  
Rec Amt \$47.00

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

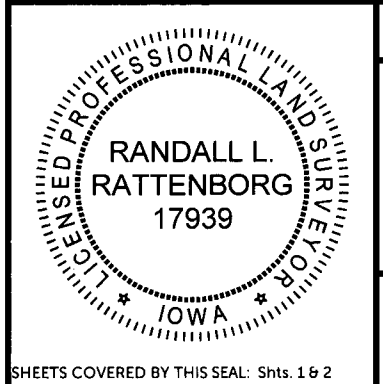
FINAL  
PLAT

Houlihan Ag Subdivision in the Southeast Quarter of the Southwest Quarter Section 31,  
Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa



SURVEYED ON: December 20, 2018  
SURVEY REQUESTED BY: John Houlihan

Q:\Civil3D\_Survey\Manchester\18-169\18-169.dwg



|                                                                                                                                                                                                                                                       |               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| PROPRIETORS: Margaret Earlene Houlihan, Revocable Trust<br>Margaret Earlene Houlihan, Trustee                                                                                                                                                         |               |
| 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<br>MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019                                                                                                                                                              | DATE 12/26/18 |
| BURRINGTON GROUP, INC.<br>Civil Engineering   Land Surveying<br>105 W. Main Street Manchester, Iowa 52057 burringtongroup.com                                                                                                                         |               |
| PROJECT NO. 18-169<br>SCALE: 1" = 200'<br>DATE: December 26, 2018<br>DRAWN BY: dm<br>CHECKED BY: ddk/rr<br>GPS BOX: Manchester<br>SHEET 1 OF 2                                                                                                        |               |

**LEGEND**

- ▲ SECTION CORNER
- FOUND 1/2"Ø REBAR w/ ORANGE CAP PLS 17939
- IDOT ROW RAIL
- CORNER POST
- 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
- ORANGE PLASTIC CAP
- RED PLASTIC CAP
- RECORDED

200 0 200

SCALE: 1" = 200'

**Houlihan Ag Subdivision** in the Southeast Quarter of the Southwest Quarter Section 31, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Commencing at the Southwest Corner of the Southeast Quarter of the Southwest Quarter of said Section;

Thence **North 01°22'22" West (Assumed Bearing), 267.79 feet** along the West Line of said Quarter-Quarter Section and to the Point of Beginning;

Thence continuing **North 01°22'22" West, 1061.82 feet** along said Line to the North Line of said Quarter-Quarter;

Thence **North 88°07'58" East, 1098.95 feet** to the West Right-of-Way Line of Iowa Highway 13;

Thence **South 06°16'38" West, 520.96 feet** to the North Line of Parcel B Recorded in Book 6, Page 121 on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence **North 89°17'34" West, 481.00 feet** along said Line to the West Line of said Parcel;

Thence **South 01°12'27" East, 468.78 feet** along said Line to South of said Parcel;

Thence **South 89°19'03" East, 419.00 feet** along said Line to the said West Right-of-Way Line;

Thence **South 05°23'24" West, 149.98 feet** along said Line;

Thence **South 50°19'12" West, 200.51 feet** along said West Right-of-Way Line of said highway to the North Right-of-Way Line of 220th Street (County Road);

Thence **South 88°01'38" West, 490.44 feet** along said Line to the East Line of said Parcel L;

Thence **North 01°59'02" West, 189.73 feet** along said Line to the North Line of said Parcel;

Thence **South 88°35'43" West, 297.13 feet** along said Line to the Point of Beginning.

Containing **23.40 Acres**,  
Subject to Easements of Record.



**BURRINGTON GROUP, INC.**

Civil Engineering | Land Surveying

105 W. Main Street Manchester, Iowa 52057

Phone 563-927-2434

[burringtongroup.com](http://burringtongroup.com)

## OWNER'S ACKNOWLEDGMENT

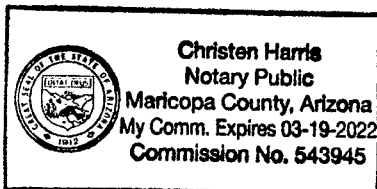
I Margaret Earlene Houlihan, Trustee, of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

Margaret Earlene Houlihan  
Margaret Earlene Houlihan, Trustee of the  
Margaret Earlene Houlihan, Revocable Trust

State of Arizona )  
County of Maricopa ) ss:

On this 13th day of February, 2019 before me a Notary Public in and for said County, personally appeared Margaret Earlene Houlihan, Trustee, 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.

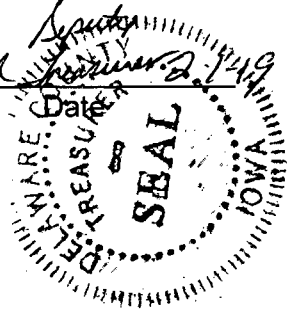
Christen Harris  
Notary Public in and for said County



## CERTIFICATE OF TREASURER

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

Pam Klein  
Pam Klein, County Treasurer



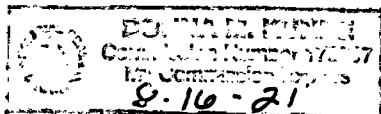
## APPROVAL OF AUDITOR

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 Houlihan Ag Subdivision, a subdivision in Delaware County, Iowa.

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

State of Iowa )  
County of Delaware ) ss:

On this 1st day of February, 2019, 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

## DELAWARE COUNTY E-911 BOARD

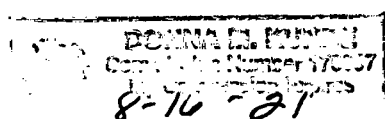
Delaware County, Iowa

The foregoing plat of Houlihan Ag 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  
Michael Corkery - Coordinator  
Delaware County E-911 Board

State of Iowa )  
County of Delaware ) ss:

On this 1st day of February, 2019, 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

PLANNING AND ZONING COMMISSION RESOLUTION APPROVING PRELIMINARY PLAT
HOULIHAN AG SUBDIVISION

WHEREAS, the Preliminary Plat of Houlihan Ag Subdivision; in the Southeast Quarter of the Southwest Quarter Section 31, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randy Rattenborg, dated 12/26/18, has been filed with the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa; and

WHEREAS, Section 127.33 of Chapter 127 Subdivision Regulations of the City of Manchester allows variances with regard to minimum improvements (Section 127.09); and

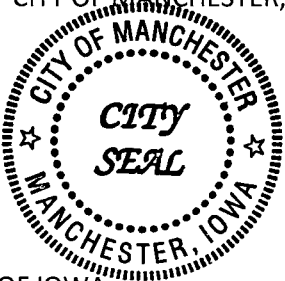
WHEREAS, the Preliminary Plat of Houlihan Ag Subdivision, should be approved with the following variances, declarations and conditions;

- a. No determination has been made as to compliance with this subdivision and platting requirements which are set forth in the Code of Iowa.
b. Access to Lot 1 will be through the Parcel L.
c. Access to Lot 7 will be through 66 foot wide ingress/egress easement along the north line of subdivision.
d. Sidewalks will be installed as the property is developed.
e. Streets will be installed with any future sale of Lots 2 - 7 or any part thereof.
f. Water and Sanitary Sewer will be installed with any future sale of Lots 2 - 7 or any part thereof.
g. Storm water will be installed with any future sale of Lots 2 - 7 or any part thereof.

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said Preliminary Plat of HOULIHAN AG SUBDIVISION, be, and the same is hereby acknowledged, approved and accepted on the part of the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, and exhibits attached thereto, subject to all conditions as presented and representations referred to above, and the Commission hereby recommends to the City Council the acceptance of the same and the Chairperson and the Recording Secretary are hereby authorized and directed to certify this resolution of approval and affix the same to said plat and all attachments referred to herein as provided by law.

Adopted and passed this 23rd day of January, 2019.

PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA



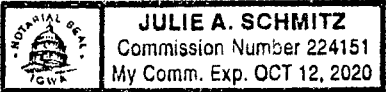
By [Signature]
David Smith, Chairperson

By [Signature]
Laura Thomas, Recording Secretary

STATE OF IOWA )
) ss:
COUNTY OF DELAWARE )

On this 23rd day of January, 2019, before me, Julie A. Schmitz, a Notary Public in and for the State of Iowa, personally appeared David Smith and Laura Thomas, to me personally known, and, who, being by me duly sworn, did say that they are the Chairperson and Recording Secretary, respectively, of the Planning and Zoning Commission 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 Planning and Zoning Commission, as contained in Resolution adopted by the Planning and Zoning Commission on the 23rd day of January, 2019, and that David Smith and Laura Thomas 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.

[Signature]
Notary Public



**PLANNING AND ZONING COMMISSION RESOLUTION APPROVING FINAL PLAT  
HOULIHAN AG SUBDIVISION**

WHEREAS, the Final Plat of **Houlihan Ag Subdivision**; in the Southeast Quarter of the Southwest Quarter Section 31, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randy Rattenborg, dated 12/26/18, has been filed with the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa; and

WHEREAS, Section 127.33 of Chapter 127 Subdivision Regulations of the City of Manchester allows variances with regard to minimum improvements (Section 127.09); and

WHEREAS, the Final Plat of **Houlihan Ag Subdivision**, should be approved with the following variances, declarations and conditions;

- a. No determination has been made as to compliance with this subdivision and platting requirements which are set forth in the Code of Iowa.
- b. Access to Lot 1 will be through the Parcel L.
- c. Access to Lot 7 will be through 66 foot wide ingress/egress easement along the north line of subdivision.
- d. Sidewalks will be installed as the property is developed.
- e. Streets will be installed with any future sale of Lots 2 – 7 or any part thereof.
- f. Water and Sanitary Sewer will be installed with any future sale of Lots 2 – 7 or any part thereof.
- g. Storm water will be installed with any future sale of Lots 2 – 7 or any part thereof.

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said Final Plat of **HOULIHAN AG SUBDIVISION**, be, and the same is hereby acknowledged, approved and accepted on the part of the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, and exhibits attached thereto, subject to all conditions as presented and representations referred to above, and the Commission hereby recommends to the City Council the acceptance of the same and the Chairperson and the Recording Secretary are hereby authorized and directed to certify this resolution of approval and affix the same to said plat and all attachments referred to herein as provided by law.

Adopted and passed this 23rd day of January, 2019.

PLANNING & ZONING COMMISSION  
CITY OF MANCHESTER, IOWA



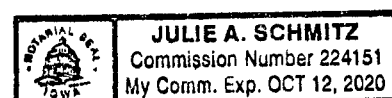
By [Signature]  
David Smith, Chairperson

By [Signature]  
Laura Thomas, Recording Secretary

STATE OF IOWA )  
 ) ss:  
COUNTY OF DELAWARE )

On this 23rd day of January, 2019, before me, Julie A. Schmitz, a Notary Public in and for the State of Iowa, personally appeared David Smith and Laura Thomas, to me personally known, and, who, being by me duly sworn, did say that they are the Chairperson and Recording Secretary, respectively, of the Planning and Zoning Commission 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 Planning and Zoning Commission, as contained in Resolution adopted by the Planning and Zoning Commission on the 23rd day of January, 2019, and that David Smith and Laura Thomas 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.

[Signature]  
Notary Public



**R-014-2019 RESOLUTION APPROVING PRELIMINARY PLAT  
(HOULIHAN AG SUBDIVISION)**

WHEREAS, the Preliminary Plat of **HOULIHAN AG SUBDIVISION**, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randy Rattenborg, dated December 26, 2018, has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa;

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 Manchester Planning & Zoning Commission has recommended to the City Council that they accept the Preliminary Plat of said **Houlihan Ag Subdivision**; in the Southeast Quarter of the Southwest Quarter Section 31, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa:

- a. No determination has been made as to compliance with this subdivision and platting requirements which are set forth in the Code of Iowa.
- b. Access to Lot 1 will be through the Parcel L.
- c. Access to Lot 7 will be through 66 foot wide ingress/egress easement along the north line of subdivision.
- d. Sidewalks will be installed as the property is developed.
- e. Streets will be installed with any future sale of Lots 2 – 7 or any part thereof.
- f. Water and Sanitary Sewer will be installed with any future sale of Lots 2 – 7 or any part thereof.
- g. Storm water will be installed with any future sale of Lots 2 – 7 or any part thereof.

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

said **HOULIHAN AG SUBDIVISION, 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 Preliminary plat as by law provided.

Passed this 28<sup>th</sup> day of January, 2019.



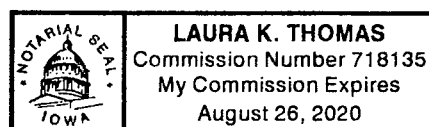
Milt L. Kramer, Mayor

ATTEST:  
  
Julie Schmitz, Deputy City Clerk

STATE OF IOWA            )  
                                      ) SS.  
COUNTY OF DELAWARE )

On this 28<sup>th</sup> day of January, 2019, before me, Laura Thomas, a Notary Public in and for the State of Iowa, personally appeared Milt L. Kramer and Julie Schmitz, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and Deputy 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 014-2019 adopted by the City Council on the 28<sup>th</sup> day of January, 2019, and that Milt L. Kramer and Julie Schmitz 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.

Notary Public.



**R-015-2019 RESOLUTION APPROVING FINAL PLAT  
(HOULIHAN AG SUBDIVISION)**

WHEREAS, the Final Plat of **HOULIHAN AG SUBDIVISION**, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randy Rattenborg, dated December 26, 2018, has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa;

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 Manchester Planning & Zoning Commission has recommended to the City Council that they accept the Final Plat of said **Houlihan Ag Subdivision**; in the Southeast Quarter of the Southwest Quarter Section 31, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa:

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

said **HOULIHAN AG SUBDIVISION, 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 28<sup>th</sup> day of January, 2019.



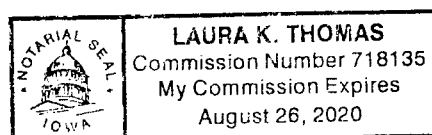
\_\_\_\_\_  
Milt L. Kramer, Mayor

ATTEST:  
  
\_\_\_\_\_  
Julie Schmitz, Deputy City Clerk

STATE OF IOWA                    )  
                                          ) SS.  
COUNTY OF DELAWARE        )

On this 28<sup>th</sup> day of January, 2019, before me, Laura Thomas, a Notary Public in and for the State of Iowa, personally appeared Milt L. Kramer and Julie Schmitz, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and Deputy 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 015-2019 adopted by the City Council on the 28<sup>th</sup> day of January, 2019, and that Milt L. Kramer and Julie Schmitz, 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.

\_\_\_\_\_  
Notary Public.



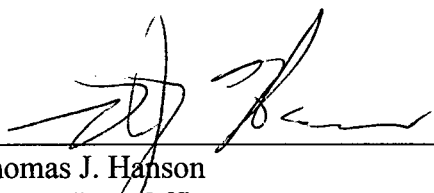
## ATTORNEY'S OPINION

I, Thomas J. 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 Randall L. Rattenborg, dated DEC. 26, 2018, 2019.

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 31st day of December, 2018 at 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 Margaret Earlene Houlihan, Trustee of the Margaret Earlene Houlihan Revocable Trust dated June 10, 2013.

Dated in said County, this 11<sup>th</sup> day of February, 2019.



---

Thomas J. Hanson  
Hanson Law Office  
Attorney at Law  
401 E Main Street  
Manchester, Iowa 52057  
(563) 927-5920