

COUNTY: DELAWARE
SECTION 17, T 88 N, R 4W
ALIQUOT PART: NW 1/4 - SW 1/4
CITY:
SURVEY: SUBDIVISION OF PART OF THE NW 1/4 OF THE SW 1/4 - PLAT NO. 3
BLOCK: LOTS: LOT 7 & LOT 8
PROPRIETOR: MARK SANDS & DIANE SANDS
REQUESTED BY: MARK SANDS
SURVEYOR: RANDALL RATTENBORG
COMPANY: BURRINGTON, GROUP, INC.
105 W. MAIN STREET, MANCHESTER, IA 52057
INFO@BURRINGTONGROUP.COM 563-927-2434

FILED
Delaware Co. Assessor

JUN 04 2019

FILED
Delaware Co. Auditor

JUN 04 2019



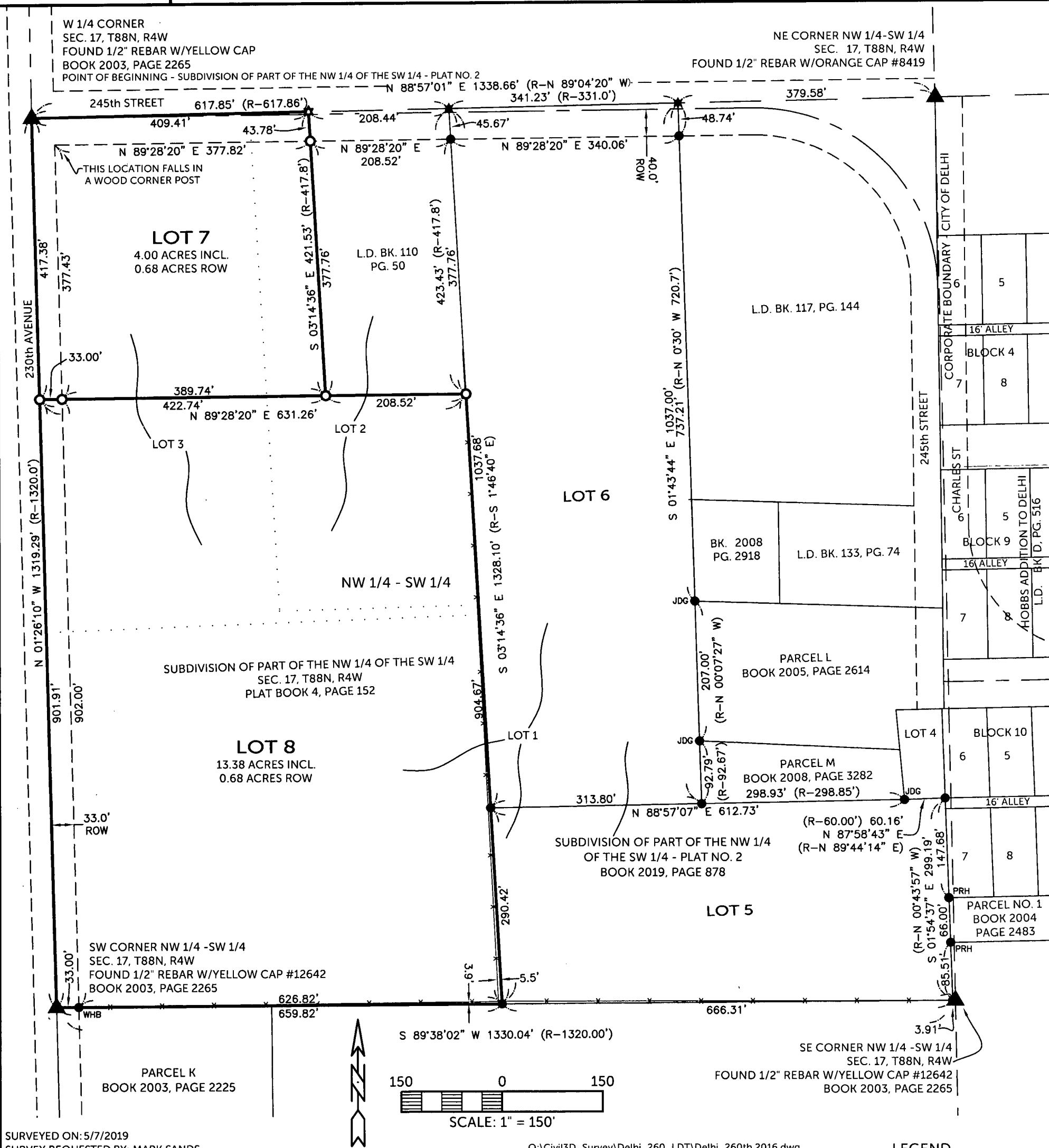
Book 2019 Page 1379

2019 1379 Type 06 002 Pages 7
Date 6/04/2019 Time 10:07:50AM
Rec Amt \$37.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SUBDIVISION
PLAT

SUBDIVISION OF PART OF THE NW 1/4 OF THE SW 1/4 - PLAT NO. 3
PART OF LOTS 1, 2, & 3 OF THE SUBDIVISION OF PART OF THE NW 1/4 OF THE SW 1/4
SECTION 17, T88N, R4W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEYED ON: 5/7/2019
SURVEY REQUESTED BY: MARK SANDS

Q:\Civil3D_Survey\Delhi_260_LDT\Delhi_260th 2016.dwg

LEGEND

- ▲ SECTION CORNER
- FD. 1/2" REBAR w/ORANGE CAP #17939
- JDG ● FD. 1/2" REBAR w/ORANGE CAP #8419
- PRH ● FD. 1/2" REBAR w/RED CAP #15525
- WHB ● FD. 1/2" REBAR w/YELLOW CAP #12642
- SET 1/2" REBAR w/ORANGE CAP #17939
- * FOUND MAGNAIL * SET MAGNAIL
- — — SECTION LINE
- — — QUARTER LINE
- — — QTR.-QTR. LINE
- — — FENCE LINE
- — — CENTER LINE
- — — EASEMENT OR ROW LINE
- — — FORMER BOUNDARY LINE
- — — PARCEL/LOT BOUNDARY
- — — BOUNDARY ESTABLISHED
- R— BOUNDARY ESTABLISHED

PROPRIETORS: MARK SANDS & DIANE SANDS
2480 230TH AVENUE, DELHI, IA 52223

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
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019

5/7/19
DATE

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

PROJECT NO. 18-115
SCALE: 1" = 150'
DATE: 5/7/2019
DRAWN BY: RLR
CHECKED BY: DDK/DM
GPS BOX: DELHI-260
SHEET 1 OF 7



LEGAL DESCRIPTION

SUBDIVISION OF PART OF THE NW 1/4 OF THE SW 1/4 - PLAT NO. 3 IN SECTION SEVENTEEN (17), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 17.38 acres, including 1.36 acres of public road right of way, divided into two lots, numbered Lot 7 and Lot 8, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the West Quarter Corner of Section Seventeen (17), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Northerly Line of the NW 1/4 of the SW 1/4 of said Section Seventeen (17), being the Northerly Line of the Subdivision of Part of the NW 1/4 of the SW 1/4, as recorded in Plat Book 4, Page 152, North 88° 57' 01" East, 409.41 feet to the Westerly Line of a parcel recorded in Land Deed Book 110, Page 50;

THENCE along the Westerly Line of said parcel, South 03° 14' 36" East, 421.53 feet to the Southerly Line of said parcel;

THENCE along the Southerly Line of said parcel, North 89° 28' 20" East, 208.52 feet to the Westerly Line of the Subdivision of Part of the NW 1/4 of the SW 1/4 – Plat No. 2, as recorded in Book 2019, Page 878;

THENCE along the Westerly Line of said Subdivision of Part of the NW 1/4 of the SW 1/4 – Plat No. 2, South 03° 14' 36" East, 904.67 feet to the Southerly Line of the said Subdivision of Part of the NW 1/4 of the SW 1/4, being the Southerly Line of the NW 1/4 of the SW 1/4 of said Section Seventeen (17);

THENCE along the Southerly Line of the said Subdivision of Part of the NW 1/4 of the SW 1/4, being the Southerly Line of the NW 1/4 of the SW 1/4 of said Section Seventeen (17), South 89° 38' 02" West, 659.82 feet to the Westerly Line of the said Subdivision of Part of the NW 1/4 of the SW 1/4, being the Westerly Line of the NW 1/4 of the SW 1/4 of said Section Seventeen (17);

THENCE along the Westerly Line of the said Subdivision of Part of the NW 1/4 of the SW 1/4, being the Westerly Line of the NW 1/4 of the SW 1/4 of said Section Seventeen (17), North 01° 26' 10" West, 1319.29 feet to the **POINT OF BEGINNING**;

The Northerly Line of the NW 1/4 of the SW 1/4 of said Section Seventeen (17), Township Eighty-eight North (T88N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa also being the Northerly Line of the Subdivision of Part of the NW 1/4 of the SW 1/4, as recorded in Plat Book 4, Page 152, is assumed to bear North 88° 57' 01" East.

OWNER'S ACKNOWLEDGMENT

I Mark Sands and Diane Sands 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.

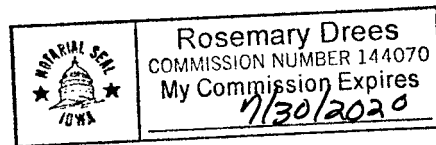
Mark A. Sands
Mark Sands

Diane Sands
Diane Sands

State of Iowa)
County of Delaware) ss:

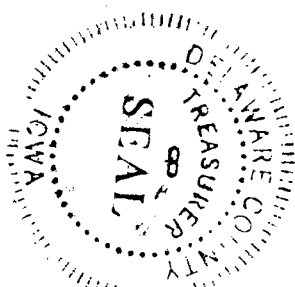
On this 24th day of May, 2019 before me a Notary Public in and for said County, personally appeared Mark Sands and Diane Sands to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Rosemary Drees
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 Subdivision of Part of the NW 1/4 of the SW 1/4 - Plat No. 3 Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.

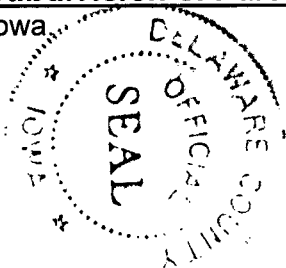


Pam Klein
Pam Klein, County Treasurer

June 4, 2019
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 Subdivision of Part of the NW 1/4 of the SW 1/4 - Plat No. 3 a subdivision in Delaware County, Iowa.



Peggy A. Hildebrand
Carla K. Becker, Delaware County Auditor
Deputy Auditor

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of Subdivision of Part of the NW 1/4 of the SW 1/4 - Plat No. 3 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

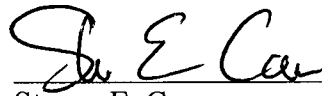
ATTORNEY'S OPINION

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 SUBDIVISION OF PART OF THE NW ¼ OF THE SW ¼ - PLAT NO. 3 PART OF LOTS 1, 2, & 3 OF THE SUBDIVISION OF PART OF THE NW ¼ OF THE SW ¼ SECTION 17, T88N, R4W OF THE FIFTH PM., Delaware County, Iowa on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated MAY 7, 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 29th day of May, A.D., 2019, 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 Mark Sands and Diane Sands, husband and wife as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common.

Dated at Manchester, Iowa in said County, this 31st day of May, 2019.

A handwritten signature in cursive script, reading "Steven E. Carr", written over a horizontal line.

Steven E. Carr
Attorney at Law

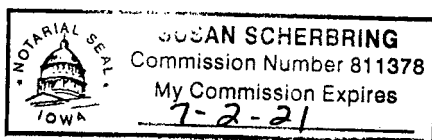
MORTGAGE HOLDERS ACKNOWLEDGMENT

The Farmers & Merchants, Manchester, 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.

 Farmers & Merchants Savings Bank
By: Scott R Wilson, Vice President
Rosemary Drees
By: Rosemary Drees, Vice President
State of Iowa
County of Delaware Ss:

On this 24th day of May, 2019, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Scott R Wilson and Rosemary Drees to me personally known, who being duly sworn, did say that they are the Vice President and Vice President respectively, 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 Scott R Wilson and Rosemary Drees 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.

Delaware - Susan Scherbring
Notary Public in and for said County



DELHI CITY COUNCIL

RESOLUTION APPROVING FINAL PLAT

WHEREAS, the Plat of **SUBDIVISION OF PART OF THE NW 1/4 OF THE SW 1/4 - PLAT NO. 3**, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randy Rattenborg, dated MAY 7, 2019, has been filed with the City Clerk of the City of Delhi, 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

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

said **SUBDIVISION OF PART OF THE NW 1/4 OF THE SW 1/4 - PLAT NO. 3**, Delaware County, Iowa, be, and the same is hereby acknowledged, approved and accepted on the part of the City of Delhi, Delaware County, Iowa.

with the following conditions:

- This subdivision is outside the current City of Delhi corporate limits and therefore there is no current zoning. If in the future this property is annexed into the City, zoning will be determined at that time.
- The City of Delhi waives the requirement of contours as per 6-9-6 (13) of the City of Delhi Subdivision Ordinance
- This subdivision plat will be considered both the Preliminary Plat and Final Plat.

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 13 day of May, 2019.

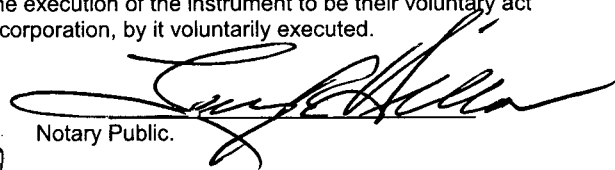

Greg Preussner, Mayor

ATTEST:


Lori Tucker, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 13th day of May, 2019, before me, Larry R. Hillers, a Notary Public in and for the State of Iowa, personally appeared Greg Preussner and Lori Tucker, 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 Delhi, 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 2019-9 adopted by the City Council on the 13 day of May, 2019, and that Greg Preussner and Lori Tucker 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.

