

COUNTY: DELAWARE  
SECTION 23, T 89 N, R 5 W  
ALIQUOT PART: SE 1/4 - NE 1/4  
CITY:  
SURVEY: HOSTERT'S SUBDIVISION  
BLOCK: LOTS:  
PROPRIETOR:  
MARY A. HOSTERT, TRUSTEE MARY A. HOSTERT REVOCABLE TRUST  
REQUESTED BY: BOB HOSTERT  
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 30 2023

Book 2023 Page 2116  
Document 2023 2116 Type 06 002 Pages 5  
Date 8/30/2023 Time 12:43:43PM  
Rec Amt \$27.00

FILED  
Delaware Co. Auditor  
AUG 30 2023

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**SUBDIVISION  
PLAT**

**HOSTERT'S SUBDIVISION**

PART OF THE SE 1/4 - NE 1/4 OF SECTION 23, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

**LEGAL DESCRIPTION:**

**HOSTERT'S SUBDIVISION**, A subdivision of part of the SE 1/4 of the NE 1/4 of Section 23, T89N, R5W of the Fifth P.M., Delaware County, Iowa, containing a total of 2.05 acres, including 0.12 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

**COMMENCING** at the east quarter corner of Section 23, T89N, R5W of the Fifth p.m., Delaware County, Iowa;

**THENCE** along the Easterly Line of the SE 1/4 of said Section 23, North 00° 59' 52" West, 717.00 feet to the **POINT OF BEGINNING**;

**THENCE** North 89° 23' 21" West, 168.00 feet;

**THENCE** South 00° 05' 17" East, 133.00 feet;

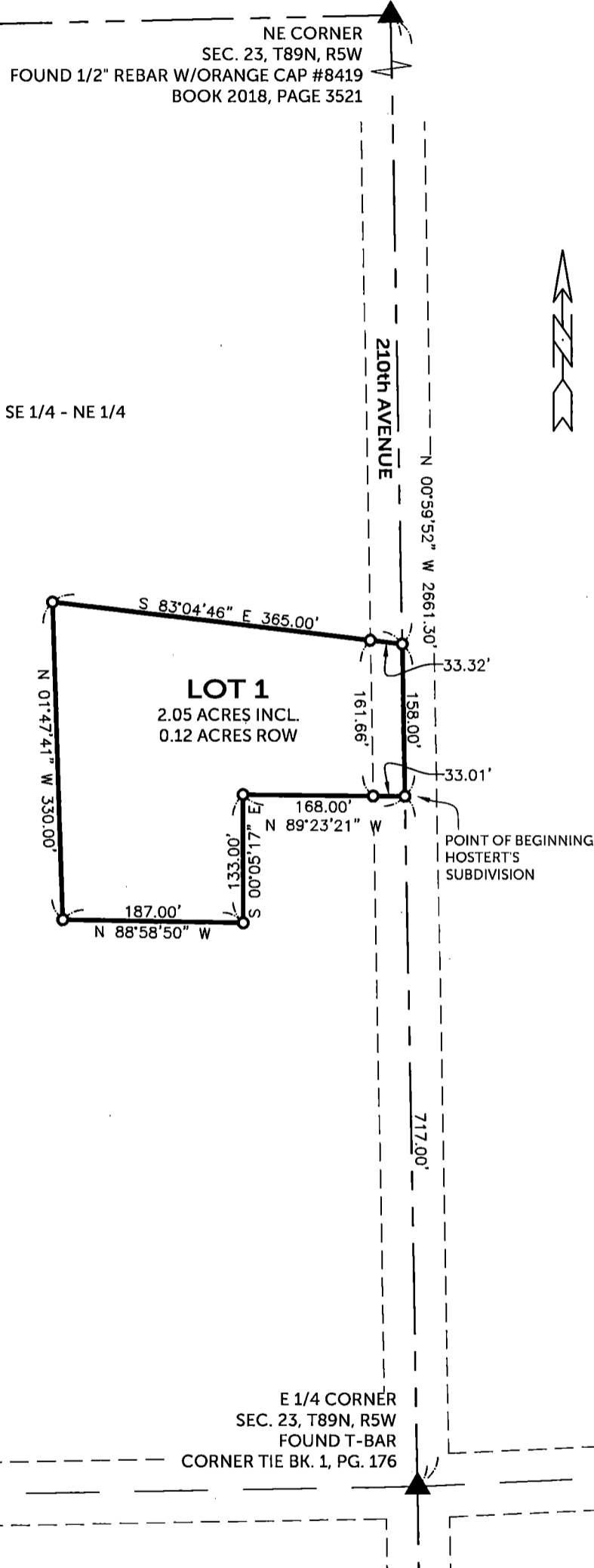
**THENCE** North 88° 58' 50" West, 187.00 feet;

**THENCE** North 01° 47' 41" West, 330.00 feet;

**THENCE** South 83° 04' 46" East, 365.00 feet, to the Easterly Line of the SE 1/4 of said Section 23;

**THENCE** along the Easterly Line of the SE 1/4 of said Section 23, South 00° 59' 52" East, 158.00 feet to the **POINT OF BEGINNING**;

The Easterly Line of the SE 1/4 of Section 23, T89N, R5W of the Fifth P.M., Delaware County, Iowa is assumed to bear North 00° 59' 52" West.



SURVEYED ON: AUGUST 1, 2023  
SURVEY REQUESTED BY: BOB HOSTERT

Q:\Civil3D\_Survey\GPS Box 28\GPS Box 28 2015.dwg

**RANDALL L. RATTENBORG**  
17939  
LICENSED PROFESSIONAL LAND SURVEYOR  
IOWA

SHEETS COVERED BY THIS SEAL: THIS SHEET

PROPRIETORS: **MARY A. HOSTERT, TRUSTEE MARY A. HOSTERT REVOCABLE TRUST**  
PO BOX 98 RYAN, IA 52330

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, 2023

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

PROJECT NO. 23-056  
SCALE: 1" = 150'  
DATE: AUGUST 1, 2023  
DRAWN BY: RLR  
CHECKED BY: DDK  
GPS BOX: 28  
SHEET 1 OF

**LEGEND**

- ▲ SECTION CORNER
- R RECORDED
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SECTION LINE
- QUARTER LINE
- EASEMENT OR ROW LINE
- BOUNDARY ESTABLISHED

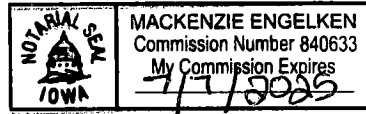
150 0 150  
SCALE: 1" = 150'

**OWNER'S ACKNOWLEDGMENT**

I, Mary A. Hostert, Trustee, of the Mary A. Hostert Revocable Trust 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.

Mary A. Hostert  
Mary A. Hostert, Trustee of the Mary A. Hostert Revocable Trust

State of Iowa )  
County of Delaware ) ss:

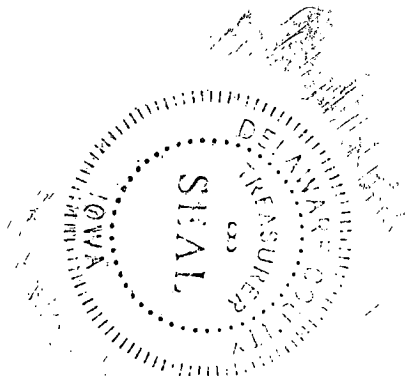


On this 25 day of August A.D. 2023, before me a Notary Public in and for said County, personally appeared Mary A. Hostert, Trustee, of the Mary A. Hostert Revocable Trust to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Mackenzie Engelken  
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 HOSTERT'S SUBDIVISION, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Pam Klein

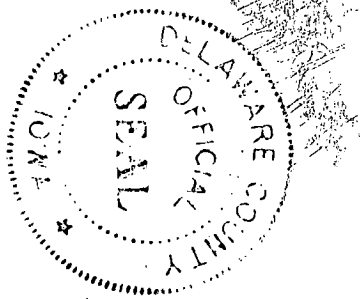
Pam Klein, County Treasurer

8/2/2023

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 HOSTERT'S SUBDIVISION, a subdivision in Delaware County, Iowa.



Carla K. Becker

Carla K. Becker, Delaware County Auditor

## DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of HOSTERT'S 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 6<sup>th</sup> day of August, 1996

Michael Corkery

Michael Corkery - Coordinator  
Delaware County E-911 Board

8-2-23

## 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 **HOSTERT'S SUBDIVISION**, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, P.L.S. dated AUGUST 1, 2023.

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 2<sup>nd</sup> day of August, 2023, 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 Mary A. Hostert, as Trustee of the Mary A. Hostert Revocable Trust Agreement dated July 2, 2018, subject to:

NONE

Dated at Manchester, Delaware County, Iowa, in said County, this 9<sup>th</sup> day of August, 2023.



---

Jane E. Hanson  
Attorney at Law

RESOLUTION APPROVING SUBDIVISION PLAT

WHEREAS, the Subdivision Plat of HOSTERT'S SUBDIVISION, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated August 1, 2023 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 City of Manchester has jurisdiction to review subdivision plats or plats of survey for divisions or subdivisions outside the city's boundaries within two miles of its Corporate Limits and will consider acceptance of the Subdivision Plat of HOSTERT'S SUBDIVISION, Delaware County, Iowa, as presented 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.

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

said HOSTERT'S 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 14<sup>th</sup> day of August, 2023.

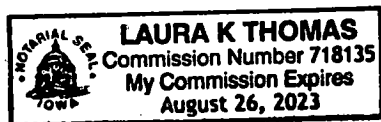


*Connie Behnken*  
 \_\_\_\_\_  
 Connie Behnken, Mayor

ATTEST:  
*Erin Learn*  
 \_\_\_\_\_  
 Erin Learn, City Clerk

STATE OF IOWA            )  
                                       ) SS.  
 COUNTY OF DELAWARE    )

On this 18<sup>th</sup> day of August, 2023, 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-070-2023 adopted by the City Council on the 14<sup>th</sup> day of August, 2023, 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