

COUNTY: DELAWARE  
SECTION 31, T 89 N, R 5 W  
ALIQOT PART: NE 1/4 - SW 1/4  
CITY:  
SURVEY: HOULIHAN AG SUBDIVISION #2  
BLOCK: LOTS: LOT 8  
PROPRIETOR: MARGARET EARLENE HOULIHAN, TRUSTEE  
MARGARET EARLENE HOULIHAN REVOCABLE TRUST  
REQUESTED BY: JOE HILDEBRAND  
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

OCT 06 2023



Book 2023 Page 2514

Document 2023 2514 Type 06 002 Pages 6  
Date 10/06/2023 Time 2:02:43PM  
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FILED  
Delaware Co. Auditor

OCT 06 2023

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**SUBDIVISION  
PLAT**

**HOULIHAN AG SUBDIVISION #2**

A SUBDIVISION IN THE NE 1/4- SW 1/4, SEC. 31, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

**LEGAL DESCRIPTION:**

**HOULIHAN AG SUBDIVISION #2**, A subdivision in the NE 1/4 - SE 1/4 of Section 31, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, containing 6.14 acres, subject to easements of record, and more particularly described by metes and bounds as follows;

**BEGINNING** at the Southwest Corner of the NE 1/4 - SE 1/4 of Section 31, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, being the Northwest Corner of Houlihan Ag Subdivision, as recorded in Book 2019, Page 348;

**THENCE** along the westerly Line of the NE 1/4 - SE 1/4 of said Section 31, North 00° 11' 09" East, 180.00 feet;

**THENCE** North 76° 47' 36" East, 410.00 feet;

**THENCE** South 87° 06' 17" East, 272.00 feet;

**THENCE** South 85° 44' 05" East, 460.00 feet to the Westerly Line of Iowa State Highway #13;

**THENCE** along the Westerly Line of Iowa State Highway #13, South 08° 02' 42" West, 222.00 feet to the Southerly Line of the NE 1/4 - SE 1/4 of said Section 31, being the Northerly line of said Houlihan Ag Subdivision;

**THENCE** along the Southerly Line of the NE 1/4 - SE 1/4 of said Section 31, being the Northerly line of said Houlihan Ag Subdivision, South 89° 41' 32" West, 1099.07 feet to the **POINT OF BEGINNING**;

The westerly Line of the NE 1/4 - SE 1/4 of Section 31, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear North 00° 11' 09" East.

SURVEYED ON: 7/25/2023

SURVEY REQUESTED BY: JOE HILDEBRAND

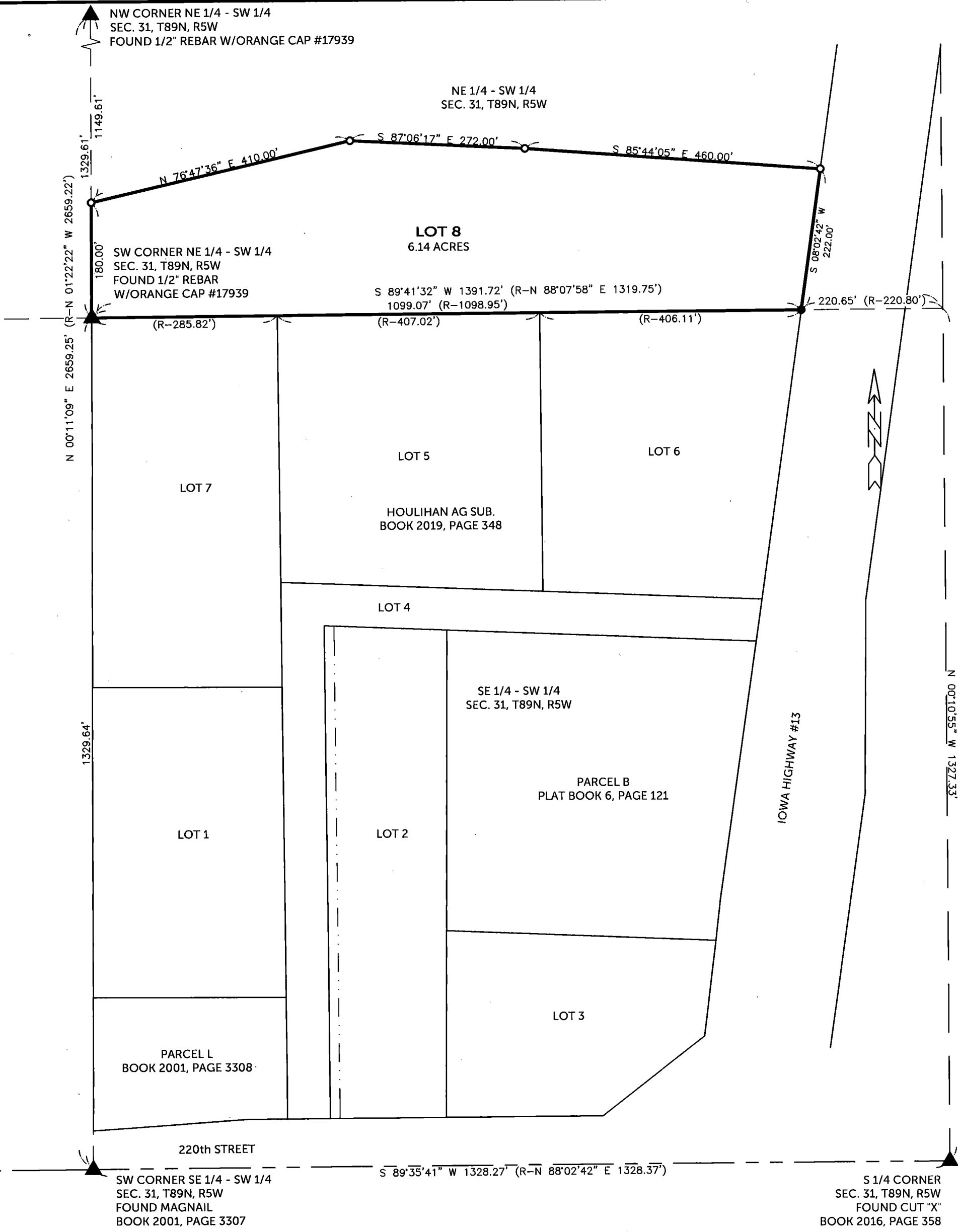
Q:\Civil3D\_Projects\Manchester\23-059 Hildebrand Hwy 13 Condo\Hildebrand Hwy 13 Condo.dwg

	<b>PROPRIETORS: MARGARET EARLENE HOULIHAN, TRUSTEE</b> <b>MARGARET EARLENE HOULIHAN REVOCABLE TRUST</b>	
	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.	
		8/2/2023
	RANDALL L. RATTENBORG P.L.S. LIC. #17939 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023	DATE
	<b>BURRINGTON GROUP, INC.</b> Civil Engineering   Land Surveying 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com	
PROJECT NO. 23-059 SCALE: 1" = 150' DATE: 8/2/2023 DRAWN BY: RLR CHECKED BY: DM GPS BOX: MANCHESTER SHEET 1 OF 6		

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

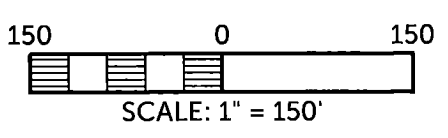
**HOULIHAN AG SUBDIVISION #2**

A SUBDIVISION IN THE NE 1/4 - SW 1/4, SEC. 31, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



**LEGEND**

- ▲ SECTION CORNER
- FOUND 1/2" REBAR w/ ORANGE CAP #17939
- SET 1/2" REBAR w/ ORANGE CAP #17939
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- LOT DIVISION LINE
- LOT LINE
- BOUNDARY ESTABLISHED RECORDED



BASIS OF BEARINGS:  
IOWA REGIONAL COORDINATE SYSTEM  
NAD 83(2011) EPOCH 2010.00  
ZONE 3: ELKADER

**OWNER'S ACKNOWLEDGMENT**

I, Margaret Earlene Houlihan, Trustee, of the Margaret Earlene Houlihan 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.

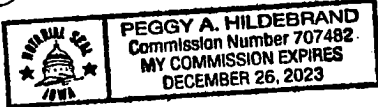
Margaret Earlene Houlihan

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

State of Iowa            )  
                                  )  
County of Delaware    ) ss:

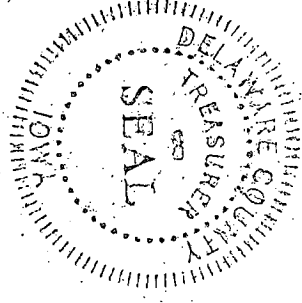
On this 12<sup>th</sup> day of September A.D. 2023, before me a Notary Public in and for said County, personally appeared Margaret Earlene Houlihan, Trustee, of the Margaret Earlene Houlihan Revocable Trust to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Peggy A. Hildebrand  
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 #2, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Pam Klein

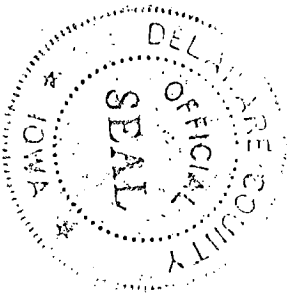
Pam Klein, County Treasurer

8/2/23

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 HOULIHAN AG SUBDIVISION #2, 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 HOULIHAN AG SUBDIVISION #2, 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 **HOULIHAN AG SUBDIVISION #2**, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, P.L.S. dated AUGUST 2, 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 25<sup>th</sup> day of September, 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 Margaret Earlene Houlihan, Trustee of the Margaret Earlene Houlihan Revocable Trust dated June 10, 2013, subject to:

NONE

Dated at Manchester, Delaware County, Iowa, in said County, this 4<sup>th</sup> day of October, 2023.



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Jane E. Hanson  
Attorney at Law

RESOLUTION APPROVING SUBDIVISION PLAT

WHEREAS, the Subdivision Plat of HOULIHAN AG SUBDIVISION #2, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated August 2, 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 HOULIHAN AG SUBDIVISION #2, 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 HOULIHAN AG SUBDIVISION #2, 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

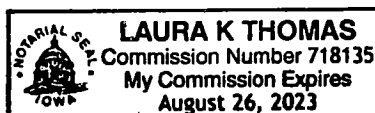
ATTEST:

*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-069-2023 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