

COUNTY: DELAWARE
 SECTION 31, T 89 N, R 5 W
 ALIQUOT PART: NW 1/4 - SE 1/4
 CITY:
 SURVEY: HOULIHAN AG SUBDIVISION #3
 BLOCK: LOTS: LOT 1
 PROPRIETOR: MARGARET EARLENE HOULIHAN, TRUSTEE
 MARGARET EARLENE HOULIHAN REVOCABLE TRUST
 REQUESTED BY: JOHN HOULIHAN
 SURVEYOR: RANDALL L. RATTENBORG
 COMPANY: BURRINGTON, GROUP, INC.
 105 W. MAIN STREET, MANCHESTER, IA 52057
 INFO@BURRINGTONGROUP.COM 563-927-2434

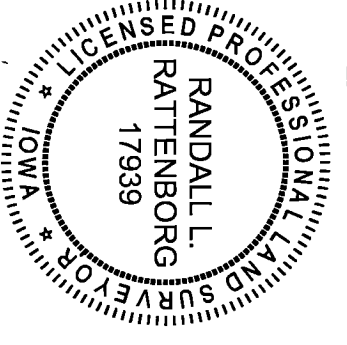
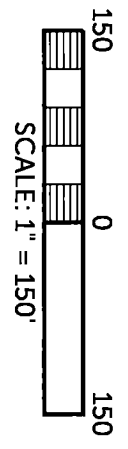
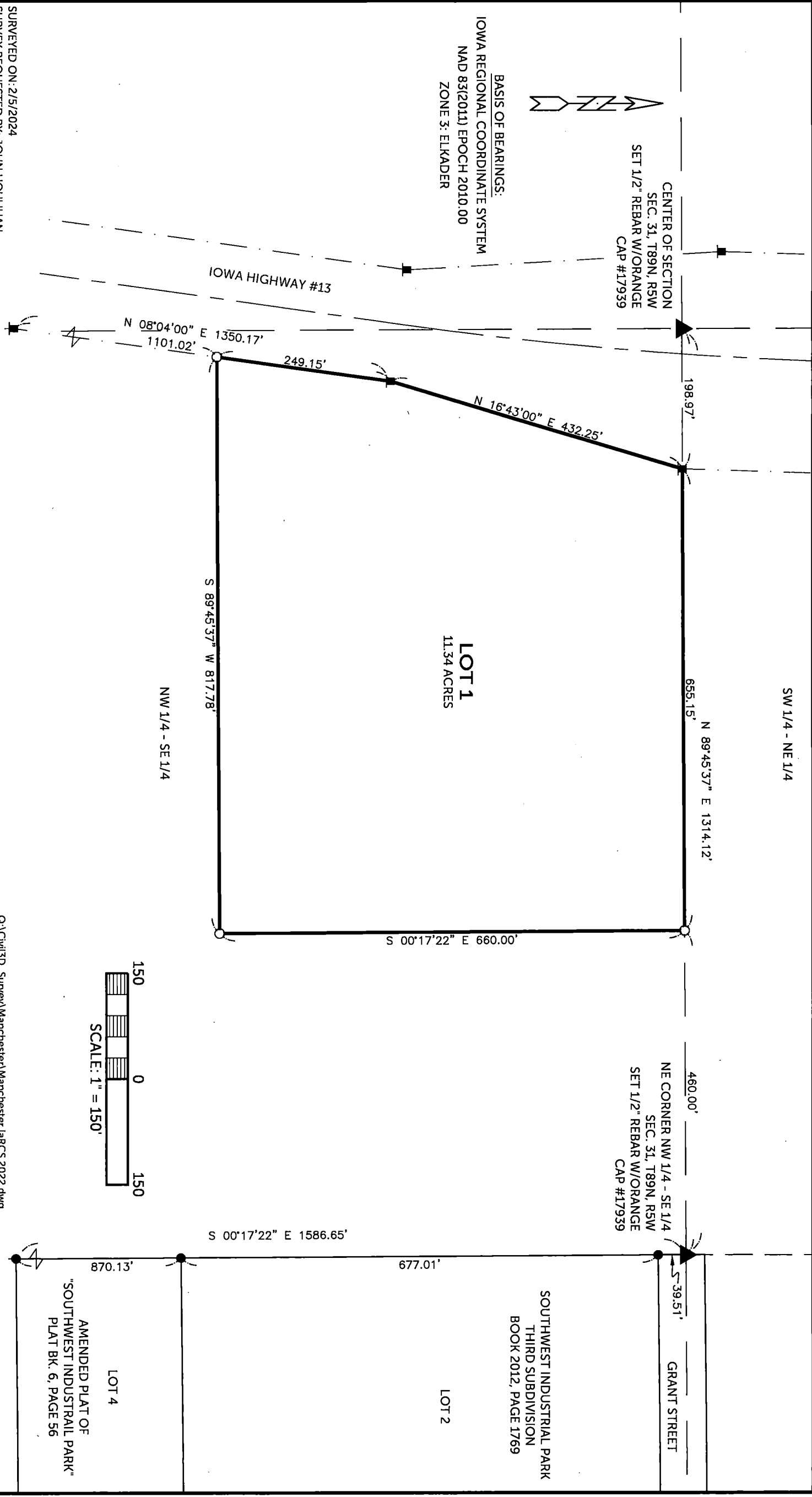
FILED
 Delaware Co. Assessor
 SEP 30 2024

Book 2024 Page 2428
 Document 2024 2428 Type 06 002 Pages 6
 Date 9/30/2024 Time 3:32:14PM
 Rec Amt \$32.00

FILED
 Delaware Co. Auditor
 SEP 30 2024

Daneen Schindler, RECORDER/REGISTRAR
 DELAWARE COUNTY IOWA

SUBDIVISION PLAT
HOULIHAN AG SUBDIVISION #3
 A SUBDIVISION IN THE NW 1/4 - SE 1/4
 SEC. 31, T89N, R5W OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA



SURVEYED ON: 2/15/2024
 SURVEY REQUESTED BY: JOHN HOULIHAN
 PROPRIETORS: **MARGARET EARLENE HOULIHAN, TRUSTEE**
MARGARET EARLENE HOULIHAN REVOCABLE TRUST
 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 DATE 2/15/2024 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
BURRINGTON GROUP, INC.
 Civil Engineering | Land Surveying
 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

PROJECT NO. 23-145
 SCALE: 1" = 150'
 DATE: 2/2/2024
 DRAWN BY: RLR
 CHECKED BY: DDK
 GPS BOX: MANCHESTER
 SHEET 1 OF 6

- LEGEND**
- ▲ SECTION CORNER
 - FOUND 1/2" REBAR w/ RED CAP PLS #7060
 - ROW RAIL
 - SET 1/2" REBAR w/ ORANGE CAP PLS 17939
 - SECTION LINE
 - QUARTER LINE
 - QTR-QTR. LINE
 - CENTER LINE
 - EASEMENT OR ROW LINE
 - PARCEL BOUNDARY
 - BOUNDARY ESTABLISHED
 - R RECORDED

LEGAL DESCRIPTION:

HOULIHAN AG SUBDIVISION #3, A subdivision in the NW 1/4 - SE 1/4 of Section 31, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, containing 11.34 acres, divided into one lot, subject to easements to record, and more particularly described by metes and bounds as follows;

COMMENCING at the Center of Section 31, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Northerly Line of the NW 1/4 - SE 1/4 of said Section 31, North 89° 45' 37" East, 198.97 feet, to the intersection of said line with the easterly right of way line of Iowa State Highway #13, the **POINT OF BEGINNING**;

THENCE continuing along the Northerly Line of the NW 1/4 - SE 1/4 of said Section 31, North 89° 45' 37" East, 655.15 feet;

THENCE South 00° 17' 22" East, 660.00 feet;

THENCE South 89° 45' 37" West, 817.78 feet, to the easterly right of way line of Iowa State Highway #13;

THENCE along the easterly right of way line of Iowa State Highway #13, North 08° 04' 00" East, 249.15 feet;

THENCE continuing along the easterly right of way line of Iowa State Highway #13, North 16° 43' 00" East, 432.25 feet to the **POINT OF BEGINNING**;

The Northerly Line of the NW 1/4 - SE 1/4 of Section 31, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear North 89° 45' 37" East.

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:

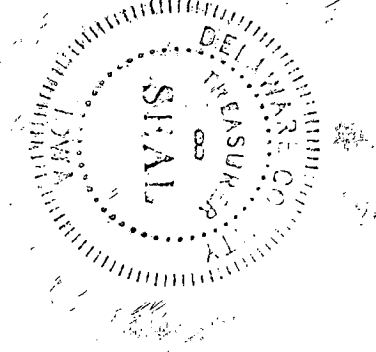
On this 7th day of April, A.D. 2024, before me a Notary Public in and for said County, personally appeared Margaret Earlene Houlihan, Trustee, of the Margaret Earlene Houlihan Revocable Trust to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Donna M. Kunde
Notary Public in and for said County



CERTIFICATE OF TREASURER

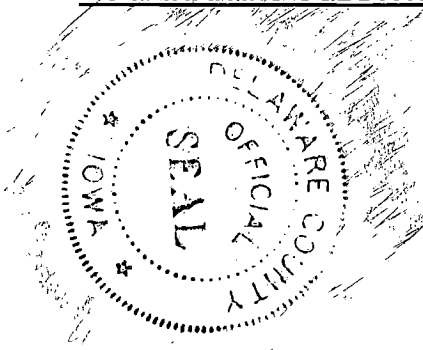
I, the undersigned, Jenny Eschen, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against **HOULIHAN AG SUBDIVISION #3**, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Jenny Eschen 7.18.24
Jenny Eschen, County Treasurer 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 #3**, 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 #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 7-18-24
Michael Corkery – Coordinator
Delaware County E-911 Board

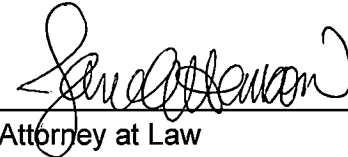
ATTORNEY'S OPINION

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 #3**, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated FEBRUARY 2, 2024.

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 19th day of September, 2024 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.

Dated at Manchester, Delaware County, Iowa, this 27th day of September, 2024.



Attorney at Law

09/27/2024
Date

RESOLUTION APPROVING SUBDIVISION PLAT FOR HOULIHAN AG SUBDIVISION #3

WHEREAS, the Subdivision Plat of HOULIHAN AG SUBDIVISION #3, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated February 2, 2024 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 #3, 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 #3, City of Manchester, 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 12th day of February, 2024.



Connie Behnken

Connie Behnken, Mayor

ATTEST:

Erin Learn

Erin Learn, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 12th day of FEBRUARY, 2024, 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 026-2024 adopted by the City Council on the 12th day of February, 2024, 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

Notary Public

