

COUNTY: Delaware
SECTION 22 & 27, T89N, R5W
ALIQUOT PART: N 1/2 - NE 1/4, SECTION 27
SW 1/4 - SE 1/4, SE 1/4-SE 1/4 EX. N 540' - E 278' - SECTION 22
CITY:
SURVEY: THE LOECKE SISTERS SUBDIVISION
BLOCK: LOTS:
PROPRIETOR: JEANNE T. FREKING LIVING TRUST

REQUESTED BY: MIKE LOECKE
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
JUN 08 2026

FILED
Delaware Co. Auditor
JUN 08 2026

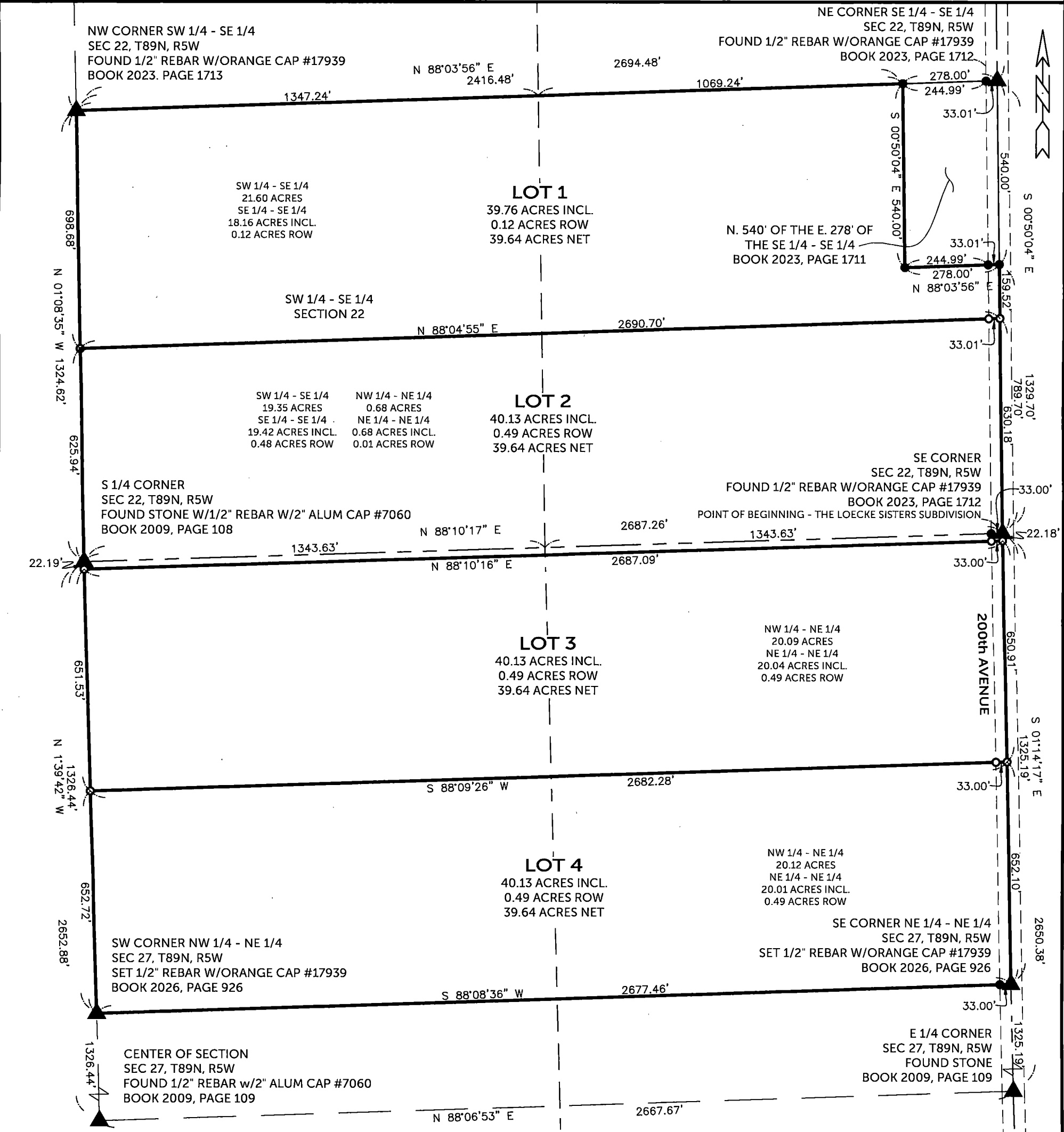


Book 2026 Page 1547
Document 2026 1547 Type 06 002 Pages 6
Date 6/08/2026 Time 2:32:10PM
Rec Amt \$32.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

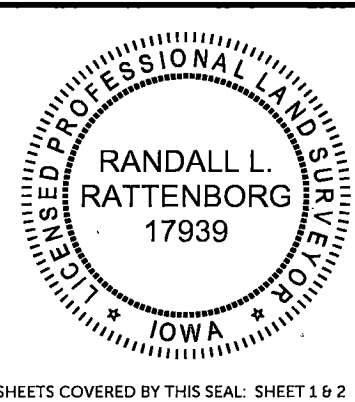
SUBDIVISION
PLAT

THE LOECKE SISTERS SUBDIVISION
A SUBDIVISION OF THE SW 1/4-SE 1/4 & PART OF THE SE 1/4 - SE 1/4 IN SECTION 22, AND THE N 1/2 OF THE NE 1/4, SECTION 27
ALL IN T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEYED ON: 5/4/2026
SURVEY REQUESTED BY: MIKE LOECKE

Q:\Civil3D_Survey\GPS Box 28\GPS Box 28 2015.dwg



SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

PROPRIETORS: JEANNE T. FREKING LIVING 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 5/3/2026
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027

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

PROJECT NO. 26-063

SCALE: 1" = 300'

DATE: 5/3/2026

DRAWN BY: RLR

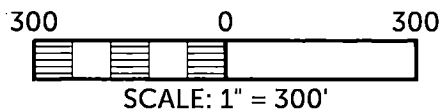
CHECKED BY: DDK

GPS BOX: 28

SHEET 1 OF 2

LEGEND

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



THE LOECKE SISTERS SUBDIVISION

A SUBDIVISION OF THE SW 1/4-SE 1/4 & PART OF THE SE 1/4 - SE 1/4 IN SECTION 22, AND THE N 1/2 OF THE NE 1/4, SECTION 27
ALL IN T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

THE LOECKE SISTERS SUBDIVISION, A subdivision of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SE 1/4 in Section 22, and the N 1/2 of the NE 1/4 of Section 27, all in T89N, R5W of the Fifth Meridian, Delaware County, Iowa, 160.15 acres, including 1.59 acres of public road right of way, divided into 4 lots numbered lot 1 through lot 4, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Northeast Corner of Section 27, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the easterly line of the NE 1/4 of said Section 27, South 01° 14' 17" East, 1325.19 feet, to the southerly line of the N 1/2 of the NE 1/4 of said Section 27;

THENCE along the southerly line of the N 1/2 of the NE 1/4 of said Section 27, South 88° 08' 36" West, 2677.46 feet, to the westerly line of the NE 1/4 of said Section 27;

THENCE along the westerly line of the NE 1/4 of said Section 27, North 01° 39' 42" West, 1326.44 feet, to the Southwest Corner of the SW 1/4 of the SE 1/4 of Section 22, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the westerly line of the SW 1/4 of the SE 1/4 of said Section 22, North 01° 08' 35" West, 1324.62 feet, to the northerly line of the SW 1/4 of the SE 1/4 of said Section 22;

THENCE along the northerly line of the SW 1/4 of the SE 1/4 of said Section 22, and the northerly line of the SE 1/4 of the SE 1/4 of said Section 22, North 88° 03' 56" East, 2416.48 feet, to the boundary of the North 540 feet of the East 278 feet of the SE 1/4 of the SE 1/4 of said Section 22, as recorded in Book 2023, Page 1711;

THENCE along the boundary of North 540 feet of the East 278 feet, South 00° 50' 04" East, 540.00 feet;

THENCE continuing along the boundary of the North 540 feet of the East 278 feet, North 88° 03' 56" East, 278.00 feet, to the easterly line of the SE 1/4 of the SE 1/4 of said Section 22;

THENCE along the easterly line of the SE 1/4 of the SE 1/4 of said Section 22, South 00° 50' 04" East, 789.70 feet to the **POINT OF BEGINNING**;

The easterly line of the NE 1/4 of Section 27, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear South 01° 14' 17" East.



OWNER'S ACKNOWLEDGMENT

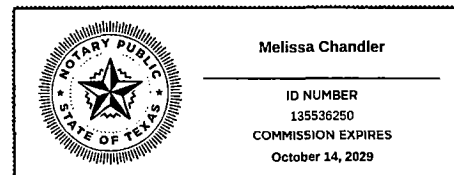
I (we) John P. Freking, Trustee, of Chesterfield County, State of Virginia, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

John P. Freking
John P. Freking, Trustee of the Jeanne T. Freking Living Trust

State of Texas)
)
County of Brazoria) ss:

This instrument was acknowledged before me on 06/03/2026 by John P. Freking, Trustee.
This notarial act involved the use of communication technology.

Melissa Chandler
Notary Public in and for said County
135536250



Electronically signed and notarized online using the Proof platform.

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 **THE LOECKE SISTERS SUBDIVISION**, Delaware County, Iowa on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated MAY 3, 2026.

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 15th day of May, A.D., 2026, 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 name of The Jeanne T. Freking Living Trust dated March 23, 2015

Dated at Manchester, Iowa in said County, this 3rd day of June, 2026.



Steven E. Carr
Attorney at Law

RESOLUTION 066-2026
WAIVING RIGHT TO REVIEW PLAT THE LOECKE SISTERS SUBDIVISION

WHEREAS, a Subdivision Plat is located on the premises described as:

THE LOECKE SISTERS SUBDIVISION, A SUBDIVISION OF THE SW 1/4-SE 1/4 & PART OF THE SE 1/4 - SE 1/4 IN SECTION 22, AND THEN N 1/2 OF THE NE 1/4, SECTION 27, ALL IN T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

WHEREAS, said plat falls under Manchester Code Chapter 170.23 Plats Required and Exemptions Allowed under item 3. *"A division of property where all new lots or parcels are for agricultural purposes, all lots will be greater than 35 acres and no street, road, highway opening or widening or easement of any kind is required by these regulations."*

WHEREAS, all the lots in this subdivision have a net acreage of 39.64 acres, and

WHEREAS, the owner of the property, the Jeanne T. Freking Living Trust has requested the City waive their right to review this property division, and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Manchester, Iowa that the City Council of the City of Manchester, Iowa hereby waives it's right to review the plat of **THE LOECKE SISTERS SUBDIVISION**, and that the Mayor and City Clerk are hereby authorized and directed to certify this resolution and affix the same to said plat as provided by law.

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 26th day of May, 2026.



CITY OF MANCHESTER, IOWA



Connie Behnken, Mayor

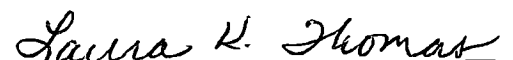
ATTEST:



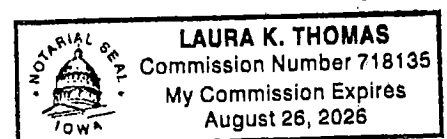
Erin Learn, City Clerk

STATE OF IOWA)
) ss.
COUNTY OF DELAWARE)

On this 27th day of May, 2026, 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 066-2026 adopted by the City Council on the 26th day of May, 2026, 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.

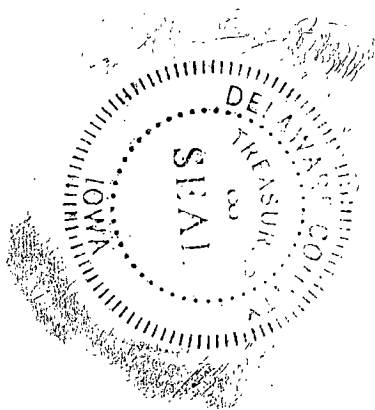


Notary Public



CERTIFICATE OF TREASURER

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



Jenny Eschen 6.8.26
Jenny Eschen, County Treasurer

APPROVAL OF AUDITOR

I, Carla 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 **THE LOECKE SISTERS SUBDIVISION**, a subdivision in Delaware County, Iowa.



Carla Becker
Carla Becker, Delaware County Auditor