

COUNTY: DELAWARE  
SECTION 32, T 89 N, R 5 W  
ALIQUOT PART: NE 1/4 - NE 1/4, SE 1/4 - NE 1/4

CITY: MANCHESTER  
SURVEY: SHERMAN'S FARM SUBDIVISION  
BLOCK: LOTS: 1 & 2  
PROPRIETOR: SCOTT C. HERMANSON & SARAH D. HERMANSON  
N7 FARMS, LLC  
REQUESTED BY: SCOTT AND SARAH HERMANSON  
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 26 2026



Book 2026 Page 1741  
Document 2026 1741 Type 06 002 Pages 9  
Date 6/26/2026 Time 2:07:20PM  
Rec Amt \$47.00

FILED  
Delaware Co. Auditor  
JUN 26 2026

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

FINAL  
PLAT

SHERMAN'S FARM SUBDIVISION

A SUBDIVISION OF PART OF THE NE 1/4 - NE 1/4 AND PART OF LOT 4 OF W.C. MAWE SUBDIVISION IN THE SE 1/4 - NE 1/4, SECTION 32, T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

**SHERMAN'S FARM SUBDIVISION**, A subdivision of part of the NE 1/4 of the NE 1/4 and part of Lot 4 of W. C. Mawe Subdivision in the SE 1/4 of the NE 1/4, Section 32, T89N, R5W of the 5th Principal Meridian, City of Manchester, Delaware County, Iowa, containing 27.15 acres, divided into two lots numbered Lot 1 and Lot 2, subject to easements of record, and more particularly described by meets and bounds as follows;

**BEGINNING** at the E 1/4 Corner of Section 32, T89N, R5W, of the 5th Principal Meridian, Delaware County, Iowa, being the southeast corner of Lot 4 of W.C. Mawe Subdivision, as recorded in Plat Book 4, Page 144;

**THENCE** along the southerly line of said Lot 4, South 89° 32' 42" W, 418.53 feet;

**THENCE** continuing along the southerly line of said Lot 4, South 89° 20' 35" West, 346.94 feet, to the westerly line of said Lot 4;

**THENCE** along the westerly line of said Lot 4, North 00° 03' 47" West, 281.50 feet to the boundary of a parcel recorded in Town Lot Deed Book 47, Page 181;

**THENCE** along the boundary of said parcel, South 89° 42' 16" East, 94.99 feet;

**THENCE** continuing along the boundary of said parcel, North 00° 35' 49" West, 330.00 feet;

**THENCE** continuing along the boundary of said parcel, North 89° 44' 46" West, 62.00 feet, to the westerly line of said Lot 4, being on the easterly line of said AR Loomis Addition, as recorded in Land Deed Book 15, Page 410;

**THENCE** along the westerly boundary of said Lot 4 and easterly line of AR Loomis Addition, North 00° 35' 49" West, 716.90 feet, to the northwest corner of Lot 4, being on the northerly line of said AR Loomis Addition, also being on the southerly line of the NE 1/4 of the NE 1/4 of said Section 32;

**THENCE** along with the northerly line of said AR Loomis Addition and southerly line of said NE 1/4 of the NE 1/4, South 89° 28' 52" West, 68.65 feet, to the westerly line of a parcel recorded in Land Deed Book 128, Page 66;

**THENCE** along said westerly line, North 00° 30' 49" West, 281.66 feet, to the southerly right of way line of the Chicago Central and Pacific Railroad Company;

**THENCE** along said southerly right of way line, North 89° 25' 40" East, 798.02 feet, to the easterly line of the NE 1/4 of the NE 1/4, being on the westerly line of Lot 3 of said W.C. Mawe Subdivision;

**THENCE** along the easterly line of the NE 1/4 of the NE 1/4, being on the westerly line of said Lot 3, South 00° 36' 00" East, 282.41 feet, to the northeast corner of the SE 1/4 of the NE 1/4 of said Section 32;

**THENCE** along the easterly line of said Lot 4 and of said SE 1/4 of the NE 1/4 and westerly line of said Lot 3, South 00° 36' 00" East, 1327.51 feet, to the **POINT OF BEGINNING**;

SURVEYED ON: 3/18 & 3/19/2026  
SURVEY REQUESTED BY: SCOTT AND SARAH HERMANSON

Q:\Civil3D\_Survey\Manchester\Manchester laRCS 2022.dwg



<b>PROPRIETORS: SCOTT C. HERMANSON &amp; SARAH D. HERMANSON</b> <b>N7 FARMS, LLC</b> 413 S. WAYNE STREET, MANCHESTER, IA 52057	
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.	PROJECT NO. 26-029 SCALE: 1" = 100' DATE: 5/11/2026 DRAWN BY: RLR CHECKED BY: DDK GPS BOX: MANCHESTER SHEET 1 OF 2
 RANDALL L. RATTENBORG P.L.S. LIC. #17939 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027	DATE: 5/11/2026
 <b>BURRINGTON GROUP, INC.</b> Civil Engineering   Land Surveying 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com	

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

N 89°25'40" E 798.02' (R-12 CHAINS=792')

LD BOOK 57  
PAGE 220

**LOT 1**  
0.71 ACRES

SOUTH ROW LINE  
CHICAGO CENTRAL & PACIFIC  
RAILROAD COMPANY

NE 1/4 - NE 1/4

LD BOOK 128, PAGE 66

S 89°28'52" W 798.44' (R-12 CHAINS=792')

687.94'  
729.79' (R-N 89°41'50" E 729.79')

NE CORNER SE 1/4 - NE 1/4  
SEC 32, T89N, R5W  
SET 1/2" REBAR W/ORANGE CAP #17939

**SHERMAN'S FARM SUBDIVISION**  
A SUBDIVISION OF PART OF THE NE 1/4 - NE 1/4 AND PART OF  
LOT 4 OF W.C. MAWE SUBDIVISION IN THE SE 1/4 - NE 1/4,  
SECTION 32, T89N, R5W OF THE FIFTH P.M., CITY OF  
MANCHESTER, DELAWARE COUNTY, IOWA

**LOT 2**  
26.44 ACRES  
4.45 ACRES NE 1/4 - NE 1/4  
21.99 ACRES SE 1/4 - NE 1/4

SE 1/4 - NE 1/4

LOT 4  
WC MAWE SUBDIVISION  
PLAT BOOK 4, PAGE 144

LOT 3  
WC MAWE SUBDIVISION  
PLAT BOOK 4, PAGE 144

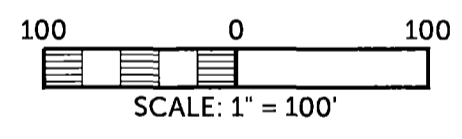
S 00°36'00" E 1609.92' (R-N 00°26'10" W 1608.98')  
S 00°36'00" E 1327.51' (R-1326.57')

burringtongroup.com

Phone 563-927-2434

105 W. Main Street Manchester, Iowa 52057

**BURRINGTON GROUP, INC.**  
Civil Engineering | Land Surveying



**LEGEND**

- ▲ SECTION CORNER
- FOUND 1/2"Ø REBAR w/ ALUM CAP PLS 5227
- FOUND 1/2"Ø REBAR w/ ORANGE CAP PLS 10165
- FOUND 1/2"Ø REBAR w/ SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SET CUT 'X'
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- RAILROAD RIGHT OF WAY
- CENTER LINE
- EASEMENT OR ROW LINE
- LOT LINES
- BOUNDARY ESTABLISHED
- R RECORDED

POINT OF BEGINNING  
SHERMAN'S FARM SUBDIVISION  
E 1/4 CORNER  
SEC 32, T89N, R5W  
FOUND CONCRETE MONUMENT  
BOOK 2001, PAGE 1696

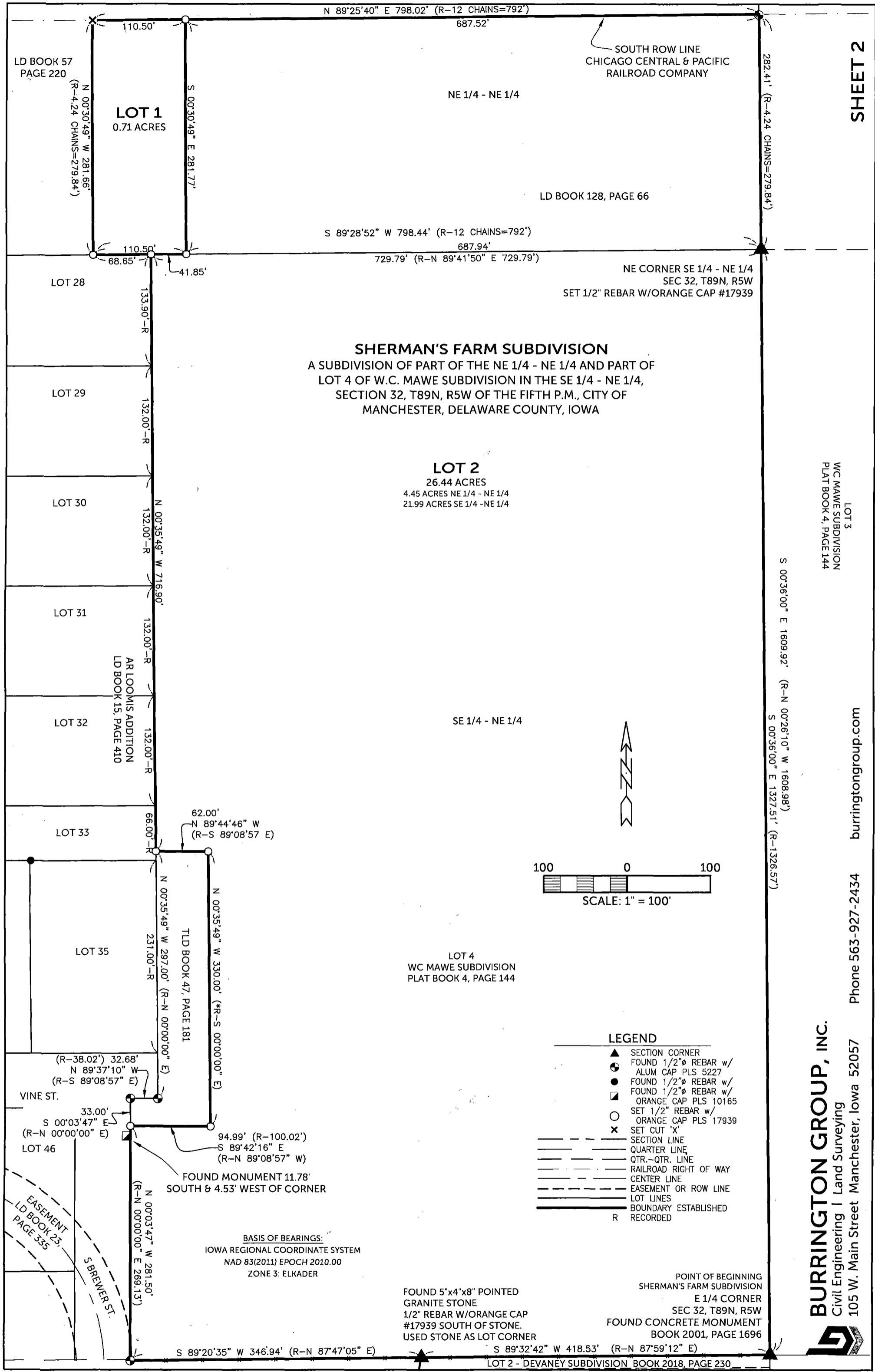
FOUND 5"x4"x8" POINTED  
GRANITE STONE  
1/2" REBAR W/ORANGE CAP  
#17939 SOUTH OF STONE.  
USED STONE AS LOT CORNER

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

FOUND MONUMENT 11.78'  
SOUTH & 4.53' WEST OF CORNER


S 89°20'35" W 346.94' (R-N 87°47'05" E)

S 89°32'42" W 418.53' (R-N 87°59'12" E)  
LOT 2 - DEVANEY SUBDIVISION BOOK 2018, PAGE 230



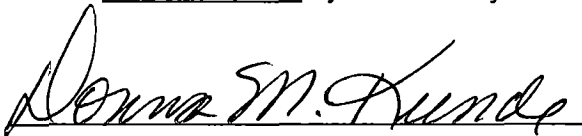
**OWNER'S ACKNOWLEDGMENT**

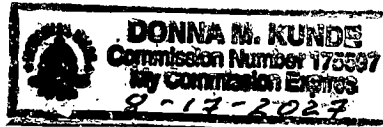
I, Sarah D. Hermanson of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

  
Sarah D. Hermanson

State of Iowa            )  
                                  )  
County of Delaware    )   Ss:

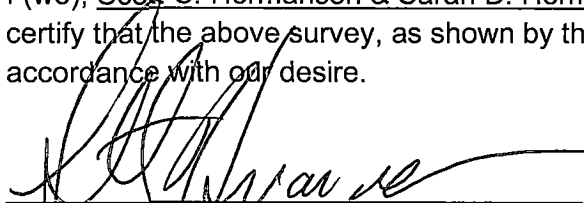
On this 12<sup>th</sup> day of May, 2026, before me, a Notary Public in and for said County, personally appeared Sarah D. Hermanson, to me personally known, who being by me duly sworn or affirmed, did say that that person is the Registered Agent of N7 Farms, LLC and that said instrument was signed on behalf of said N7 Farms, LLC by authority of its managers and the said Registered Agent acknowledged the execution of said instrument to be the voluntary act and deed of said N7 Farms, LLC by it voluntarily executed.


  
Notary Public in and for said County



**OWNER'S ACKNOWLEDGMENT**


I (we), Scott C. Hermanson & Sarah D. Hermanson 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.

  
\_\_\_\_\_  
Scott C. Hermanson

  
\_\_\_\_\_  
Sarah D. Hermanson

State of Iowa                    )  
  )  
County of Delaware        ) ss:

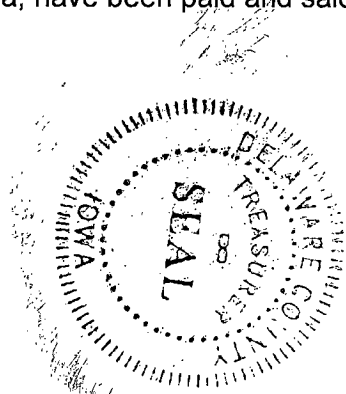
On this 12<sup>th</sup> day of May A.D. 2026, before me a Notary Public in and for said State, personally appeared Scott C. Hermanson & Sarah D. Hermanson to me known to be the person(s) named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

  
\_\_\_\_\_  
Notary Public in and for said State



## CERTIFICATE OF TREASURER

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



Robby Kramer Deputy 6/26/26  
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 **SHERMAN'S FARM SUBDIVISION**, a subdivision in Delaware County, Iowa.



Brittany Rius - Deputy Auditor  
Carla K. Becker, Delaware County Auditor

## ATTORNEY'S OPINION

I, Jane E. Hanson, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstracts of title to the land included in *Sherman's Farm Subdivision*, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, P.L.S. dated MAY 11, 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 15<sup>th</sup> day of May, 2026, 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 N7 Farms, LLC, subject to:

Mortgage to United States of America, acting through the Farm Service Agency, United States Department of Agriculture, dated April 27, 2022 and filed April 28, 2022 in Book 2022, Page 1356 of the records of the Delaware County Recorder.

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 15<sup>th</sup> day of May, 2026, 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 Scott C. Hermanson and Sarah D. Hermanson, as husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, subject to:

Deed of Trust to Citizens State Bank, dated April 1, 2022 and filed April 4, 2022 in Book 2022, Page 1089 of the records of the Delaware County Recorder.

Dated at Manchester, Delaware County, Iowa, in said County, this 20<sup>th</sup> day of May, 2026.



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Jane E. Hanson  
Attorney at Law

**MORTGAGE HOLDERS ACKNOWLEDGMENT**

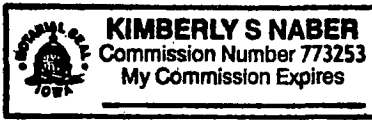
I, Cathy Greif, of the Farm Service Agency, United States Department of Agriculture, does hereby certify that the subdivision plat of SHERMAN'S FARM SUBDIVISION, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated May 11, 2026, has been prepared with the free consent of and in accordance with the desire of, the Farm Service Agency, United States Department of Agriculture, as mortgage holder of a portion of the premises described herein.

Cathy Greif  
By: Cathy Greif, Farm Loan Manager  
United States Department of Agriculture  
Farm Service Agency

State of Iowa                    )  
  )  
County of Delaware        )    ss:

On this 22<sup>nd</sup> day of June, 2026 A.D., before me, a Notary Public in and for the above named county and state, personally appeared Cathy Greif, to be known to me as the same person whose name is subscribed to the foregoing instrument, and acknowledged that she executed the instrument as her free and voluntary act for the uses and purposes set forth.

(Seal)



My Commission Expires:

06-04-2027

Kimberly S. Naber  
Notary Public

**MORTGAGE HOLDERS ACKNOWLEDGMENT**

The Citizens State Bank, 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.

Daniel Kunley  
By: D. Kunley, President

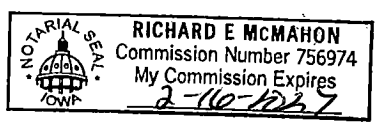
Andrey G. Savage  
By: Andrey G. Savage, CEO

State of Iowa )

County of Delaware ) Ss:

On this 25<sup>th</sup> day of June, 2016, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Daniel Kunley and Andrey G. Savage to me personally known, who being duly sworn, did say that they are the President and CEO respectively, of the Citizens State Bank executing the within and foregoing instrument to which this is attached, that (no seal has been procured by the) (~~the seal affixed hereto is the seal of the~~) Citizens State Bank; that said instrument was signed (and sealed) on behalf of the Citizens State Bank by authority of its Board of Directors; and that Daniel Kunley and Andrey G. Savage as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the Citizens State Bank, by it and by them voluntarily executed.

[Signature]  
Notary Public in and for said County



**RESOLUTION 065-2026**  
**SHERMAN'S FARM SUBDIVISION**

WHEREAS, the subdivision plat of **SHERMAN'S FARM SUBDIVISION**, City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated May 11, 2026, has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa;

WHEREAS, the City Council has fully considered the same and found the same to be in accordance with the ordinances of the City of Manchester, Iowa, relating to plats and additions to cities or within a two mile radius of the City;

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;

WHEREAS, the Manchester Planning and Zoning Commission has recommended to the Council that they accept the subdivision plat of **SHERMAN'S FARM 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.
- b. This subdivision complies with all the criteria of Manchester City Code 170.22 Minor Subdivision Requirements
- a. The construction of sidewalks is deferred according to Resolution No. R-006- 2003, Resolution Regarding Procedures and Guidelines for Implementation of Sidewalk Construction Program, under Item No. 4 (a) ("streets developed as a rural cross section").

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said **SHERMAN'S FARM SUBDIVISION**, Delaware County, Iowa, be, and exhibits attached thereto, 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 Preliminary plat as by law provided.

Passed this 26<sup>th</sup> day of May, A.D., 2026.





Connie Behnken, Mayor

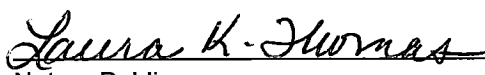
ATTEST:



Erin Learn, City Clerk

STATE OF IOWA                    )  
  ) SS.  
COUNTY OF DELAWARE        )

On this 27<sup>th</sup> 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 R-065-2026 adopted by the City Council on the 26<sup>th</sup> 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.

