

COUNTY: DELAWARE
SECTION 3, T 88 N, R 5 W
ALIQUOT PART: SE 1/4 - SW 1/4, SW 1/4 - SE 1/4
CITY:
SURVEY: BENNETT FAMILY SECOND SUBDIVISION
BLOCK: LOTS: 1 - 3
PROPRIETOR: Sara W. Bennett and Rebecca A. Dolan
Co-Trustees of the Survivor's Trust under the Bennett Revocable Trust
REQUESTED BY: TROY LOUWAGIE, HERTZ FARM MANAGEMENT
SURVEYOR: RANDALL L. RATTENBORG
COMPANY: BURRINGTON GROUP, INC.
105 W. MAIN STREET, MANCHESTER, IA 52057
INFO@BURRINGTONGROUP.COM 563-927-2434



Book 2026 Page 2406
Document 2026 2406 Type 06 002 Pages 6
Date 8/17/2026 Time 10:39:25AM
Rec Amt \$32.00

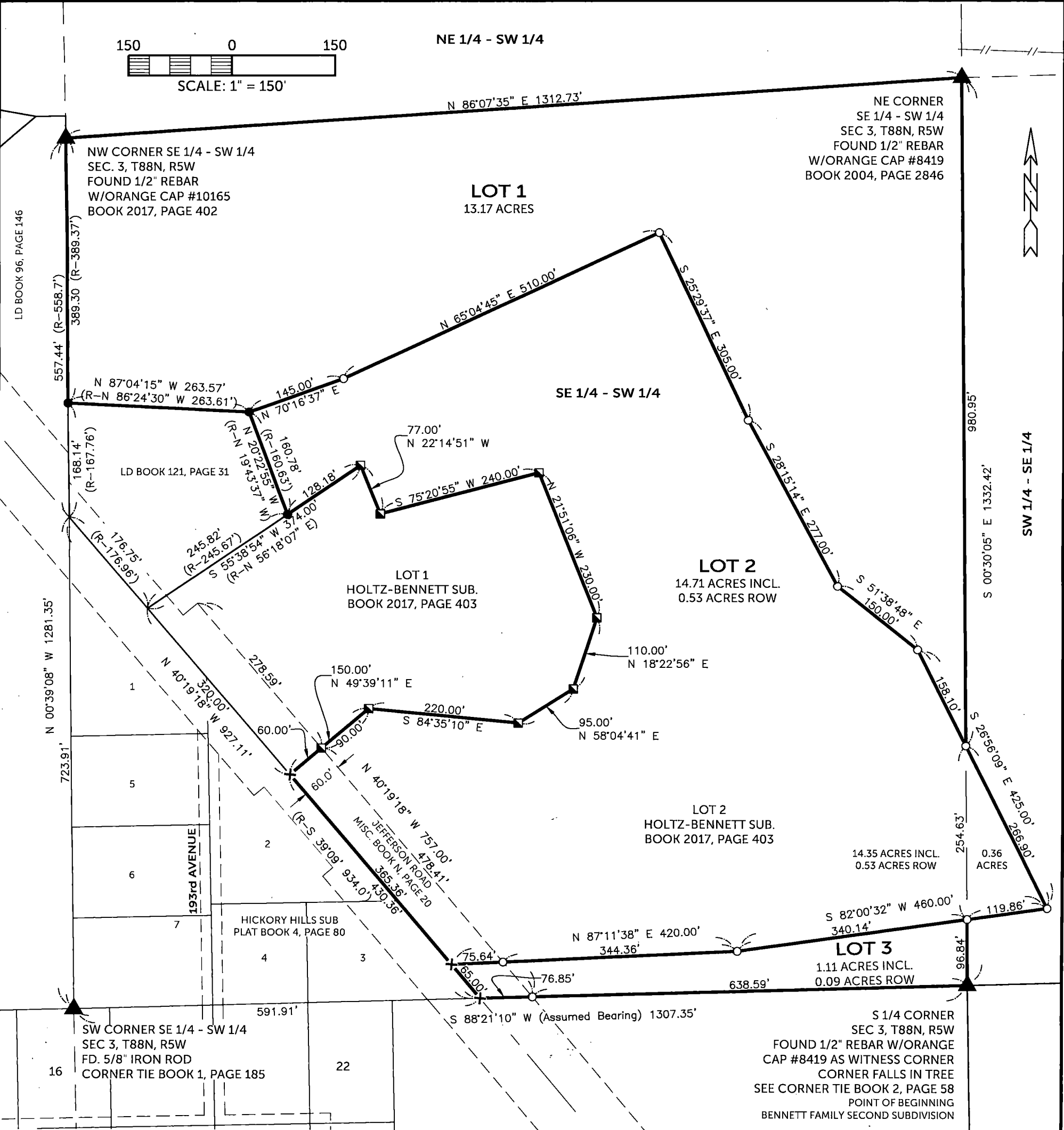
FILED
Delaware Co. Auditor
AUG 17 2026

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PLAT OF SURVEY

BENNETT FAMILY SECOND SUBDIVISION

A SUBDIVISION OF PART OF THE SE 1/4 - SW 1/4 AND PART OF THE SW 1/4 - SE 1/4
SECTION 3, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEYED ON: 3/26, 4/17, 5/13, 6/2/2026
SURVEY REQUESTED BY: TROY LOUWAGIE, HERTZ FARM MANAGEMENT

Q:\Civil3D_Survey\GPS Box 37\GPS Box 37 2017.dwg

	PROPRIETORS: Sara W. Bennett and Rebecca A. Dolan Co-Trustees of the Survivor's Trust under the Bennett 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 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027	DATE: 7/9/2026
	BURRINGTON GROUP, INC. Civil Engineering Land Surveying 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com	
	PROJECT NO. 26-037 SCALE: 1" = 150' DATE: 7/9/2026 DRAWN BY: RLR/DM CHECKED BY: DDK GPS BOX: 37 SHEET 1 OF 2	

LEGEND

- ▲ SECTION CORNER
- FOUND 1/2" REBAR
- FOUND 1/2" REBAR w/
ORANGE CAP PLS 17939
- SET 1/2" REBAR w/
ORANGE CAP PLS 17939
- ✕ SET CUT "X"
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- FENCE LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- LOT/PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
RECORDED

BENNETT FAMILY SECOND SUBDIVISION
A SUBDIVISION OF PART OF THE SE 1/4 - SW 1/4 AND PART OF THE SW 1/4 - SE 1/4
SECTION 3, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

Bennett Family Second Subdivision; in the Southeast Quarter of the Southwest Quarter and in the Southwest Quarter of the Southeast Quarter of Section 3, Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Beginning at the South Quarter Corner of said Section 3;

Thence South 88° 21' 10" West (Assumed Bearing), 715.44 feet along the South Line of the Southeast Quarter of the Southwest Quarter to the Center Line of County Road (Jefferson Road)

Thence North 40° 19' 18" West, 430.36 feet along said centerline to the Boundary Line of Lot 1 of the Holtz-Bennett Subdivision recorded in Book 2017, Page 403 on file in the Delaware County Recorder's office in Manchester, Iowa;

Thence North 49° 39' 11" East, 150.00 feet along said Boundary Line;

Thence South 84° 35' 10" East, 220.00 feet;

Thence North 58° 04' 41" East, 95.00 feet;

Thence North 18° 22' 56" East, 110.00 feet;

Thence North 21° 51' 06" West, 230.00 feet;

Thence South 75° 20' 55" West, 240.00 feet;

Thence North 22° 14' 51" West, 77.00 feet;

Thence South 55° 38' 54" West, 128.18 feet all along said Boundary Line of said Lot 1 to the East Line of a Deed recorded in L.D. Book 121, Page 31 on file in the Delaware County Recorder's office in Manchester, Iowa;

Thence North 20° 22' 55" West, 160.78 feet along said East Line to the North Line of said Deed;

Thence North 87° 04' 15" West, 263.57 feet along said North Line to the West Line of said Southeast Quarter of the Southwest Quarter;

Thence North 00° 39' 08" West, 389.30 feet along said West Line to the North Line of said Southeast Quarter of the Southwest Quarter;

Thence North 86° 07' 35" East, 1312.73 feet along said North Line of said Southeast Quarter of the Southwest Quarter to the East Line of said Southeast Quarter of the Southwest Quarter;

Thence South 00° 30' 05" East, 980.95 feet along said East Line of said Southeast Quarter of the Southwest Quarter;

Thence South 26° 56' 09" East, 266.90 feet;

Thence South 82° 00' 32" West, 119.86 feet to the East Line of said Southeast Quarter of the Southwest Quarter;

Thence South 00° 30' 05" East, 96.84 feet along said East Line of said Southeast Quarter of the Southwest Quarter to the Point of Beginning.

Containing **28.99 Acres**, including 0.62 Acre of County Road (Jefferson Road) Right-of-Way,
Subject to Easements of Record.



OWNER'S ACKNOWLEDGMENT

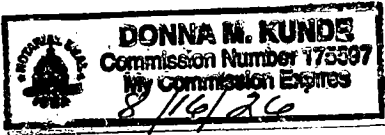
I, Rebecca A. Dolan, Trustee, of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

Rebecca Dolan, trustee
Trustee of the Survivors Trust under the Bennett Revocable Trust

State of Iowa)
County of Delaware) ss:

On this 23rd day of July A.D.2026, before me a Notary Public in and for said County, personally appeared Rebecca A. Dolan, Trustee 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



ATTORNEY'S OPINION

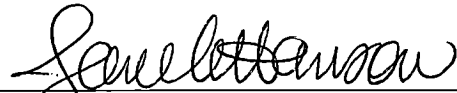
I, Jane E. Hanson, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstracts of title to the land included in ***Bennett Family Second Subdivision***, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, P.L.S. dated JUL 9, 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 13th day of July, 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 Sara W. Bennett and Rebecca A. Dolan, Co-Trustees of the Survivor's Trust under the Bennett Revocable Trust dated June 30, 2006, subject to:

NONE

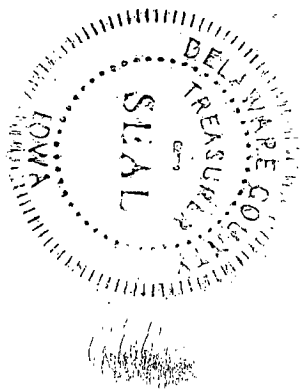
Dated at Manchester, Delaware County, Iowa, in said County, this 22nd day of July, 2026.

A handwritten signature in cursive script, reading "Jane E. Hanson", written in dark ink over a horizontal line.

Jane E. Hanson
Attorney at Law

CERTIFICATE OF TREASURER

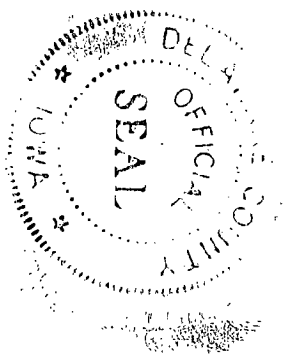
I, the undersigned, Jenny Eschen, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against **BENNETT FAMILY SECOND SUBDIVISION**, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Jenny Eschen
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 **BENNETT FAMILY SECOND SUBDIVISION**, a subdivision in Delaware County, Iowa.



Carla Becker
Carla Becker, Delaware County Auditor

RESOLUTION WAIVING RIGHT TO REVIEW PLAT OF SURVEY, BENNETT FAMILY SECOND SUBDIVISION

WHEREAS, a Plat of Survey, Bennett Family Second Subdivision, Delaware County, Iowa, affecting the premises specifically described in the Surveyor's Certificate of Randy Rattenborg, dated 7/9/2026 has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa is described as follows:

Bennett Family Second Subdivision, A subdivision of part of the SE ¼ -SW ¼ and part of the SW ¼ -SE ¼, Section 3, Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa

WHEREAS, the Plat of Survey, Bennett Family Second Subdivision 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, said Bennett Family Second Subdivision is located within the two (2) mile jurisdictional radius of the current city limits, and outside the Urban Growth Area and it is unlikely that the city limits will extend to include this parcel; and

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; and

WHEREAS, said plat falls under Manchester Code Chapter 170.23 Plats Required and Exemptions Allowed under item 2. "A division of property through the probate of an estate, or by order of a court of law;" and

WHEREAS, the owner of the property, Sara W. Bennett (deceased) and Rebecca Dolan, Co Trustees of the Survivor's Trust under the Bennett Revocable 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, Delaware County, Iowa, that said Plat of Survey, Bennett Family Second 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 Plat of Survey, as by law provided.

Passed this 10th day of August, A.D., 2026.



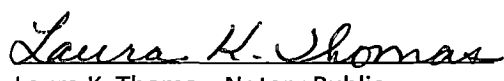

Connie Behnken, Mayor

ATTEST:


Erin Learn, City Clerk

STATE OF IOWA)
) ss.
COUNTY OF DELAWARE)

On this 11th day of August, 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-091-2026, adopted by the City Council on the 10th day of August, 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.


Laura K. Thomas, Notary Public.

