

COUNTY: DELAWARE
SECTION 30, T 89 N, R 5 W
ALIQUOT PART: NW 1/4 - SE 1/4

CITY:
SURVEY: DEER FIELD FOURTH ADDITION
BLOCK: LOTS: LOT 1, LOT 2, NORTH 13th STREET
PROPRIETOR: VONTALGE FAMILY PARTNERSHIP

REQUESTED BY: GARY VONTALGE
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
AUG 06 2019

Book 2019 Page 2084
2019 2084 Type 06 002 Pages 7
Date 8/06/2019 Time 12:43:01PM
Rec Amt \$37.00

FILED
Delaware Co. Auditor
AUG 06 2019

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FINAL
PLAT

DEER FIELD FOURTH ADDITION
PART OF THE NW 1/4 OF THE SE 1/4
SEC. 30, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

DEER FIELD FOURTH ADDITION, Part of the NW 1/4 of the SE 1/4 of Section Thirty (30), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 0.731 acres, divided into Lot 1, Lot 2 and North 13th Street, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Northwest Corner of Deer Field Third Addition, as recorded in Book 2008, Page 1882;

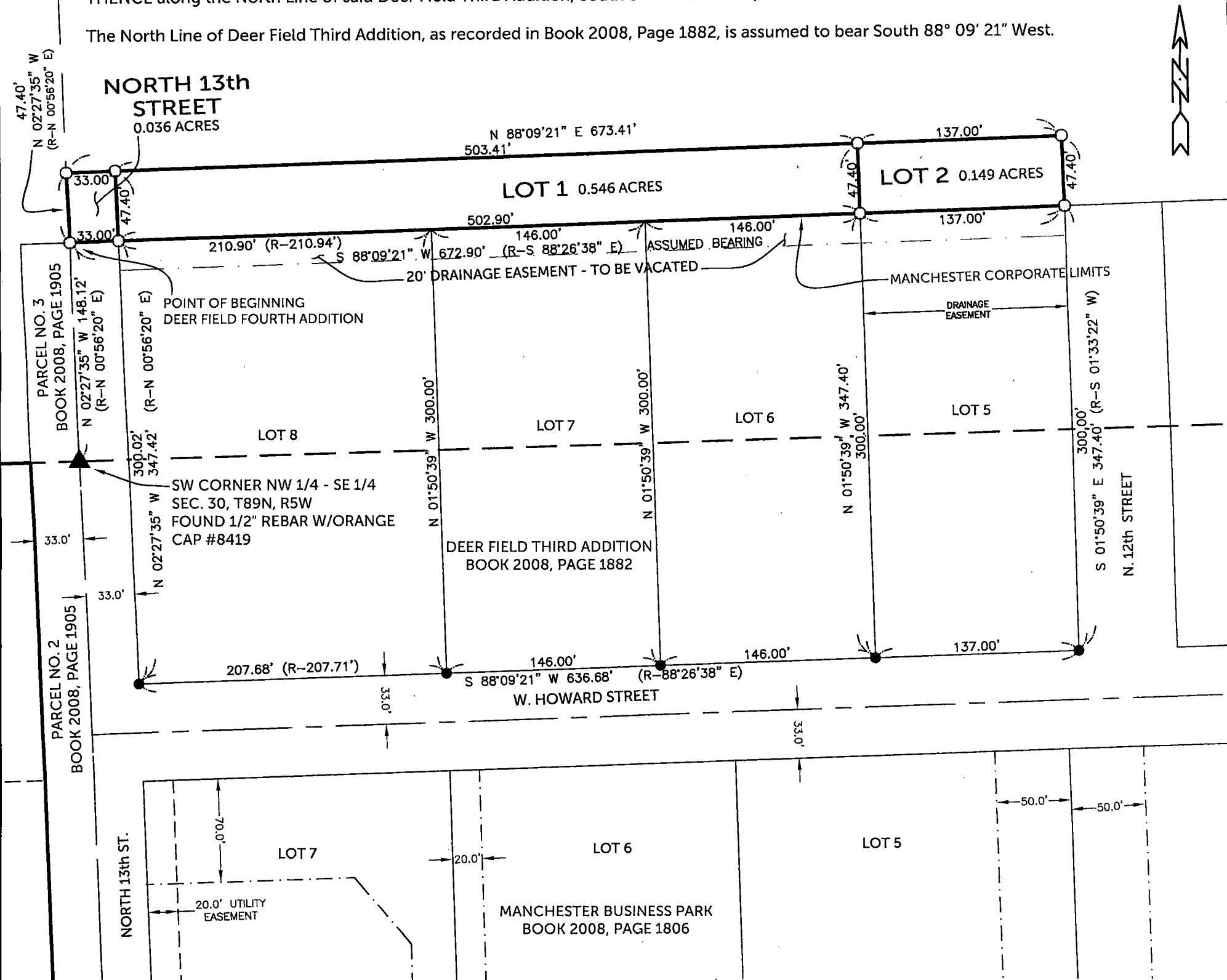
THENCE along a Northerly extension of the West Line of said Deer Field Third Addition, North 02° 27' 35" West, 47.40 feet;

THENCE along a line parallel with the North Line of said Deer Field Third Addition, North 88° 09' 21" East, 673.41 feet a northerly extension of the easterly line of Lot 5 of said Deer Field Third Addition;

THENCE along a northerly extension of the easterly line of Lot 5 of said Deer Field Third Addition, South 01° 50' 39" East, 47.40 feet to the North Line of said Deer Field Third Addition;

THENCE along the North Line of said Deer Field Third Addition, South 88° 09' 21" West, 672.90 feet to the POINT OF BEGINNING;

The North Line of Deer Field Third Addition, as recorded in Book 2008, Page 1882, is assumed to bear South 88° 09' 21" West.

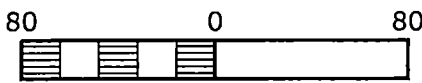


SURVEYED ON: 6/7/2019
SURVEY REQUESTED BY: GARY VONTALGE

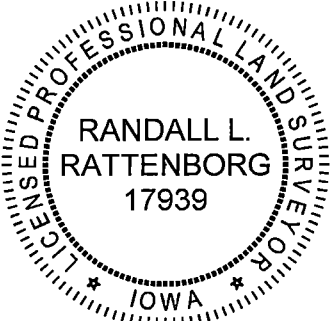
Q:\Civil3D_Survey\Manchester\Manchester 2018.dwg

LEGEND

- ▲ SECTION CORNER
- FOUND 1/2" REBAR w/ ORANGE CAP PLS 8419
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- QUARTER LINE
- QTR.-QTR. LINE
- DRAINAGE EASEMENT
- CENTER LINE
- EASEMENT OR ROW LINE
- LOT BOUNDARY
- BOUNDARY ESTABLISHED
- R RECORDED



SCALE: 1" = 80'



PROPRIETORS: VONTALGE FAMILY PARTNERSHIP
913 TANGLEWOOD TRAIL, 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.

RANDALL L. RATTENBORG P.L.S. LIC. #17939
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019
DATE 5/30/19

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

PROJECT NO. 19-054

SCALE: 1" = 80'

DATE: 05/30/2019

DRAWN BY: RLR

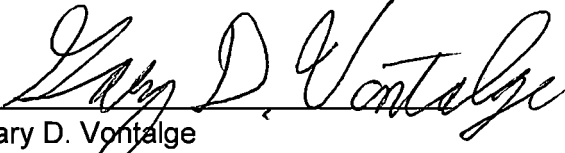
CHECKED BY: DM/DDK

GPS BOX: MANCHESTER

SHEET 1 OF 7

OWNER'S ACKNOWLEDGMENT

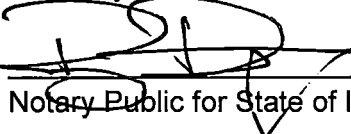
I Gary D. Vontalge of the Vontalge Family Partnership of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with my free consent, and in accordance with our desire.



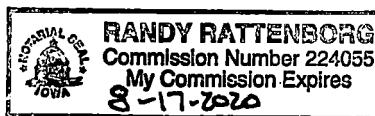
Gary D. Vontalge

State of Iowa)
)
County of Delaware) ss:

On this 24th day of JULY, 2019, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Gary D. Vontalge to me personally known, who being by me duly sworn, did say that the person is one of the partners of the Vontalge Family Partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.



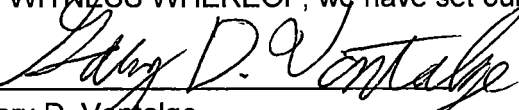
Notary Public for State of Iowa



DEDICATION

The undersigned owners of the land described in the foregoing surveyor's certificate have caused said tract to be surveyed and subdivided in the manner shown on the above plat, which shall hereafter be known as Deer Field Fourth Addition, Delaware County, Iowa. All streets shown upon the plat and survey are hereby dedicated to public use forever for street purposes including North 13th Street.

IN WITNESS WHEREOF, we have set our hands this 24th day of JULY, 2019.



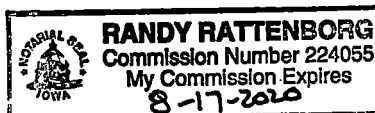
Gary D. Vontalge

State of Iowa)
)
County of Delaware) ss:

On this 24th day of JULY, 2019, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Gary D. Vontalge to me personally known, who being by me duly sworn, did say that the person is one of the partners of the Vontalge Family Partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

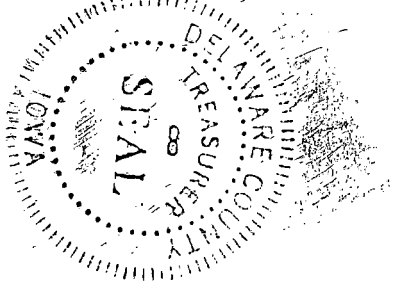


Notary Public for State of Iowa



CERTIFICATE OF TREASURER

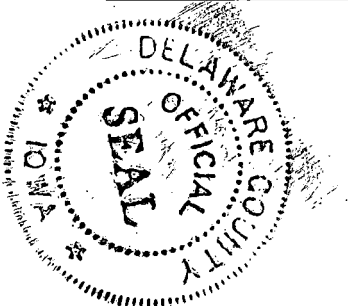
I, the undersigned, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against **Deer Field Fourth Addition**, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Pam Klein July 25, 2019
Pam Klein, 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 **Deer Field Fourth Addition**, 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 **Deer Field Fourth Addition**, 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
Michael Corkery – Coordinator
Delaware County E-911 Board

MORTGAGE HOLDERS ACKNOWLEDGEMENT

The undersigned for Farm Credit Services of America, FLCA, of Omaha, Nebraska, does hereby certify that the attached Plat of Survey of **Deer Field Fourth Addition, Delaware County, IA** is made with our free consent and in accordance with our desire as lien holder and mortgagee.

(seal)

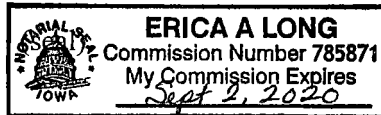


Farm Credit Services of America, FLCA

by Kelly Andereg
Kelly Andereg
Assistant Corporate Secretary

State of Iowa)
) ss:
County of Delaware)

On this 6th day of August, 2019, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared Kelly Andereg, being by me personally known and duly sworn, did say that he is Assistant Corporate Secretary of the corporation, a corporation organized and existing under the laws of the United States; that the seal affixed to the instrument is the seal of the corporation; that the instrument was signed and sealed on behalf of the corporation by authority of its board of directors; and acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by him/her voluntarily executed.



Erica A. Long
Erica A. Long
Notary Public in and for the State of Iowa

My commission expires September 2, 2020

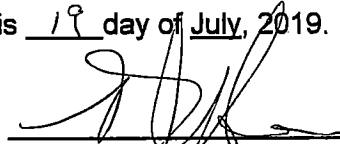
ATTORNEY'S OPINION

I, Thomas J. Hanson, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in Manchester, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated MAY 30, 2019.

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 July, A.D., 2019, 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 Vontalge Family Partnership. Title is subject to a real estate mortgage to Farm Credit Services of America, FLCA dated March 25, 2014 and filed March 27, 2014 in Book 2014, Page 681 of the records of the Delaware County Recorder.

Dated at Delaware, Iowa, in said County, this 19 day of July, 2019.



Thomas J. Hanson, ICIS PIN No: AT0003249
Hanson Law Office
401 E Main Street
Manchester, Iowa 52057
Telephone: 563-927-5920
Fax: 563-927-4841
Email: tom@hansonlawia.com

PLANNING AND ZONING COMMISSION RESOLUTION APPROVING FINAL PLAT
Deer Field Fourth Addition

WHEREAS, the Final Plat of **Deer Field Fourth Addition**, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randy Rattenborg, dated MAY 30 2019, has been filed with the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa; and

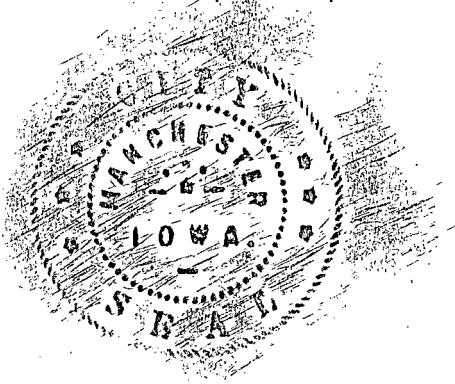
WHEREAS, Section ^{170.44}~~127.33~~ of Chapter ^{170.44}~~127~~ Subdivision Regulations of the City of Manchester allows variances with regard to minimum improvements (Section ^{170.44}~~127.09~~); and

WHEREAS, the Final Plat of **Deer Field Fourth Addition**, should be approved with the following variances, declarations and conditions;

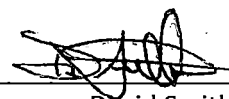
- a. No determination has been made as to compliance with this subdivision and platting requirements which are set forth in the Code of Iowa.
- b. 20-foot Drainage Easement across the north side of Lots 5, 6, 7, 8 of Deer Field 3rd Addition is to be vacated.
- c. Lot 1 and Lot 2 is non-buildable unto itself.
- d. Sidewalks will not be required at this time.
- e. North 13th Street is dedicated and accepted as City Street

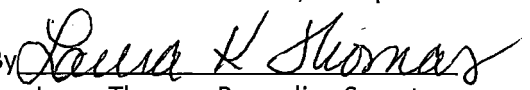
NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said Final Plat of **Deer Field Fourth Addition**, be, and the same is hereby acknowledged, approved and accepted on the part of the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, and exhibits attached thereto, subject to all conditions as presented and representations referred to above, and the Commission hereby recommends to the City Council the acceptance of the same and the Chairperson and the Recording Secretary are hereby authorized and directed to certify this resolution of approval and affix the same to said plat and all attachments referred to herein as provided by law.

Adopted and passed this 12th day of June, 2019.



PLANNING & ZONING COMMISSION CITY OF MANCHESTER, IOWA

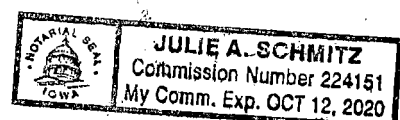
By 
David Smith, Chairperson

By 
Laura Thomas, Recording Secretary

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 12th day of June, 2019, before me, Julie A. Schmitz, a Notary Public in and for the State of Iowa, personally appeared David Smith and Laura Thomas, to me personally known, and, who, being by me duly sworn, did say that they are the Chairperson and Recording Secretary, respectively, of the Planning and Zoning Commission 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 Planning and Zoning Commission, as contained in Resolution adopted by the Planning and Zoning Commission on the 12th day of June, 2019, and that David Smith and Laura Thomas 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



R-071-2019
RESOLUTION APPROVING FINAL PLAT

WHEREAS, the Final Plat of **Deer Field Fourth Addition**, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated MAY 30, 2019, 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 Manchester Planning & Zoning Commission has recommended to the City Council that they accept the Final Plat of said **Deer Field Fourth Addition** 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. 20-foot Drainage Easement across the north side of Lots 5, 6, 7, 8 of Deer Field 3rd Addition is to be vacated.
- c. Lot 1 and Lot 2 is non-buildable unto itself.
- d. Sidewalks will not be required at this time.
- e. North 13th Street is dedicated and accepted as City Street

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that

said **Deer Field Fourth Addition**, 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 24th day of June, 2019.

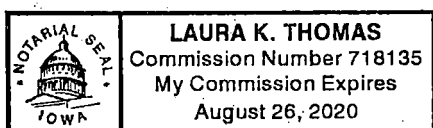


Milt L. Kramer
Milt L. Kramer, Mayor

ATTEST:
Erin Learn
Erin Learn, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 1 day of July, 2019, before me, Laura K. Thomas, a Notary Public in and for the State of Iowa, personally appeared Milt L. Kramer 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-071-019 adopted by the City Council on the 24 day of June, 2019, and that Milt L. Kramer 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