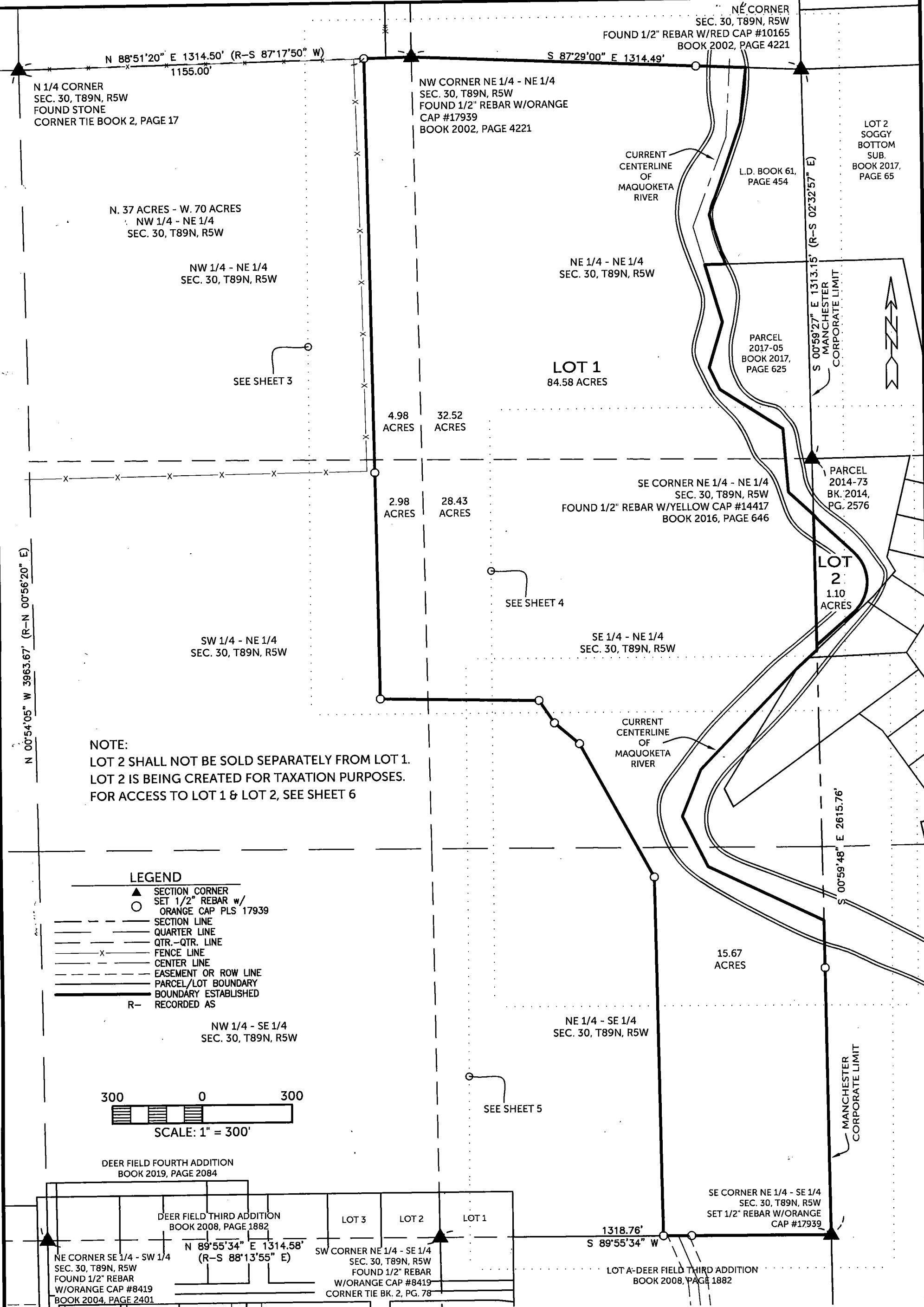


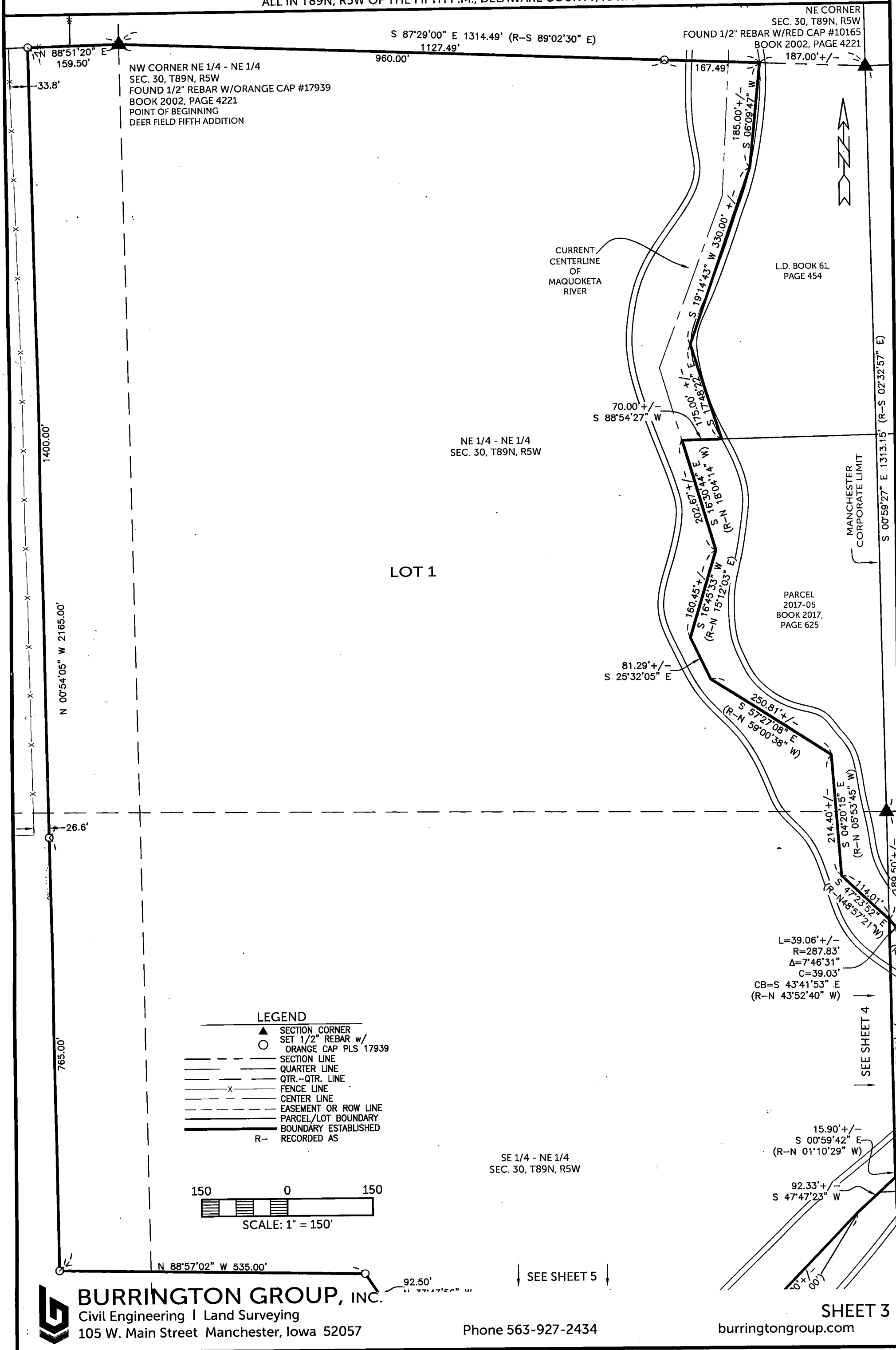
DEER FIELD FIFTH ADDITION

A SUBDIVISION OF PART OF THE NE 1/4, PART OF THE NE 1/4 - SE 1/4 OF SECTION 30, AND PART OF THE SW 1/4 - NW 1/4 OF SECTION 29
ALL IN T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



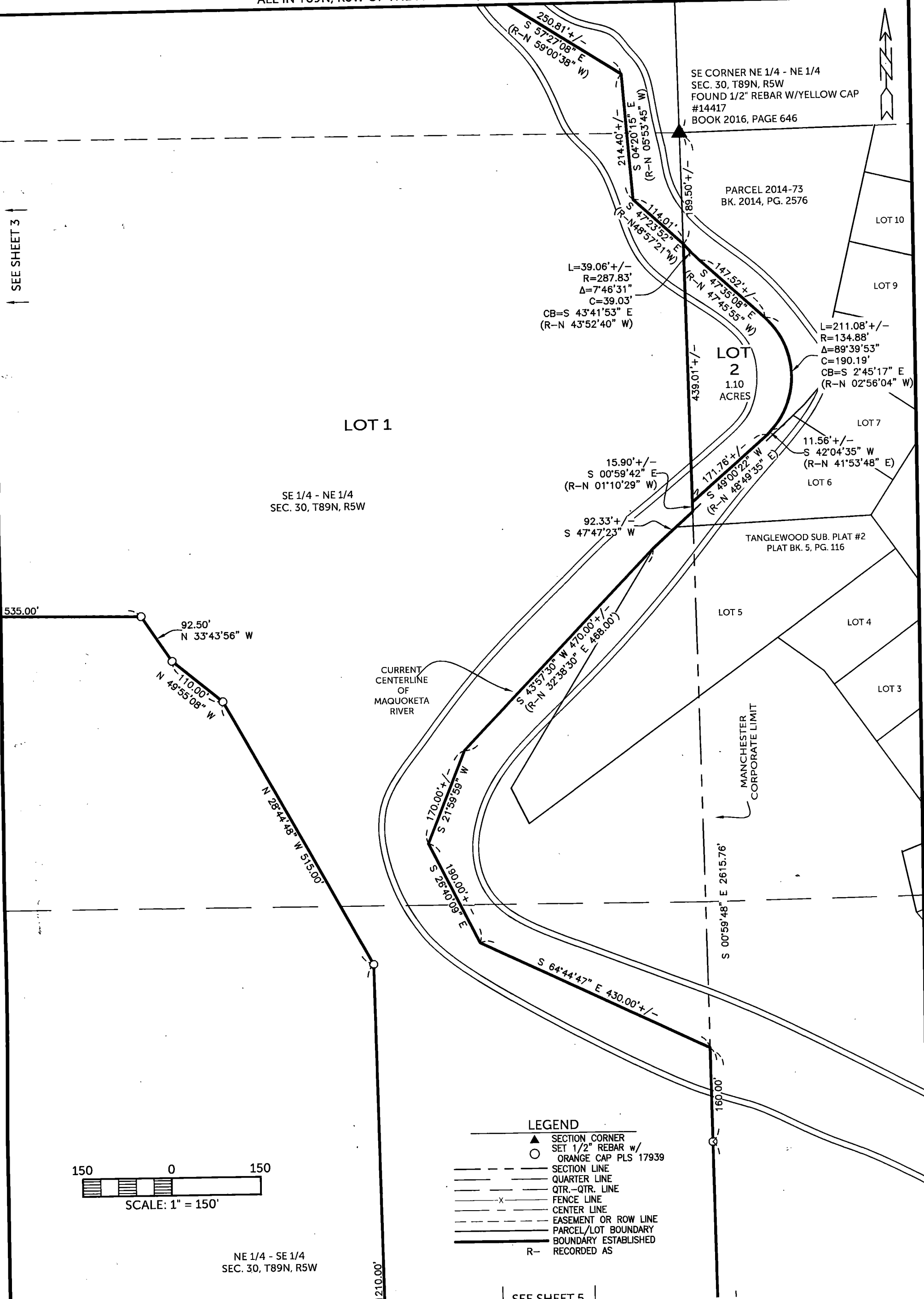
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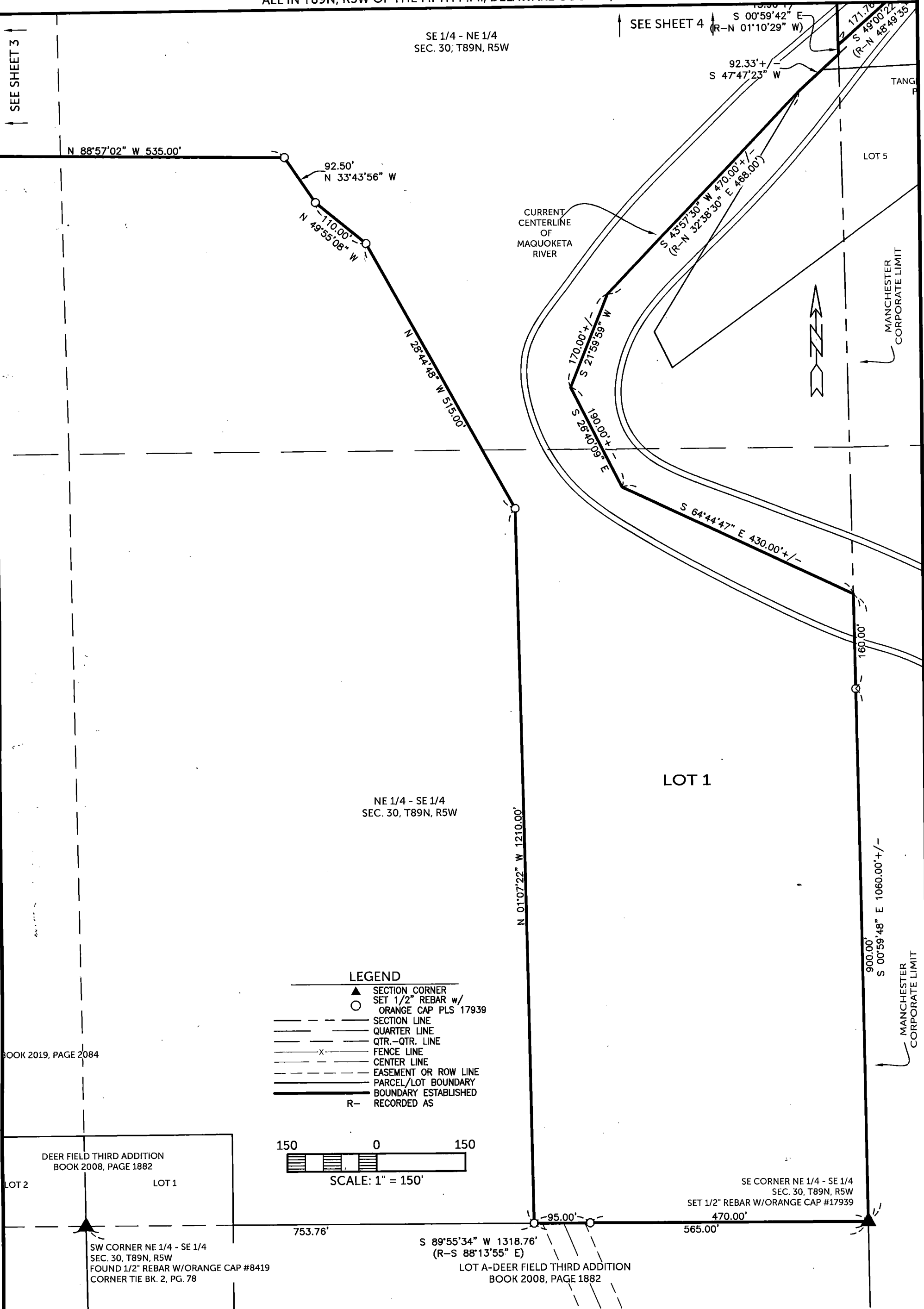
BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057

Phone 563-927-2434

SHEET 4
burringtongroup.com

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66' ACCESS EASEMENT FOR LOT 1 OF DEER FIELD FIFTH ADDITION

19, PAGE 2084

DEER FIELD THIRD ADDITION
BOOK 2008, PAGE 1882

LOT 1

LOT 1

SE CORNER NE 1/4 - SE 1/4
SEC. 30, T89N, R5W
SET 1/2" REBAR W/ORANGE CAP #17939

SW CORNER NE 1/4 - SE 1/4
SEC. 30, T89N, R5W
FOUND 1/2" REBAR W/ORANGE CAP #8419
CORNER TIE BK. 2, PG. 78

LOT A-DEER FIELD THIRD ADDITION
BOOK 2008, PAGE 1882

LOT 2

SE 1/4-SE 1/4

MANCHESTER
CORPORATE LIMIT

IOWA DEPARTMENT
OF TRANSPORTATION
PLAT BK. 2, PG. 89

PLAT BK. 3, PG. 198

LEGAL DESCRIPTION:

CENTERLINE OF A 66 FOOT ACCESS EASEMENT FOR LOT 1 OF DEERFIELD FIFTH ADDITION

COMMENCING at the northwest corner of Lot 1 of Deer Field Addition as recorded in
Plat Book 8, Page 79;

THENCE along the northerly line of said Lot 1, North 89° 44' 22" East, 33.00 feet to the
POINT OF BEGINNING;

THENCE North 03° 28' 03" West, 285.34 feet;

THENCE North 69° 46' 11" West, 90.00 feet;

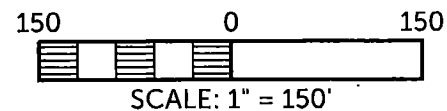
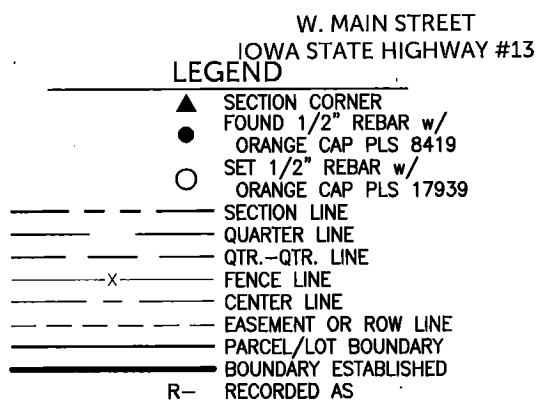
THENCE North 16° 26' 49" West, 95.00 feet;

THENCE North 42° 32' 19" West, 155.00 feet;

THENCE North 05° 47' 23" West, 160.00 feet;

THENCE North 23° 19' 58" West, 163.00 feet to the north line of Lot A of Deer Field
Third Addition as recorded in Book 2008, Page 1882, the **POINT OF TERMINATION**.

*This easement passes through Lot A of Deer Field Third Addition and is subject to
change if Lot A is developed in the future.*



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.

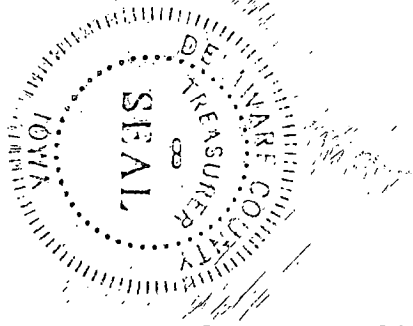
State of Iowa)
)
County of Delaware) ss:

Donna M. Phinde
Notary Public for State of Iowa



CERTIFICATE OF TREASURER

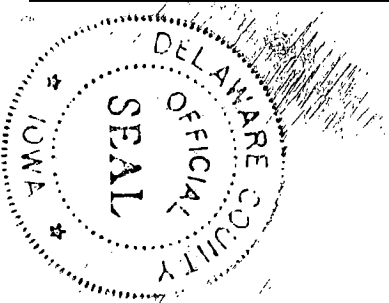
I, the undersigned, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against **Deer Field Fifth Addition**, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Pam Klein 7-12-2022
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 Fifth 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 Fifth 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

Mike Corkery
Michael Corkery – Coordinator
Delaware County E-911 Board

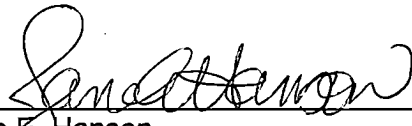
ATTORNEY'S OPINION

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 ***Deer Field Fifth Addition***, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, P.L.S. dated JUNE 14, 2022.

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 20th day of May, A.D., 2022, 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, subject to:
Mortgage to Farm Credit Services of America, FLCA dated March 25, 2014 and filed March 27, 2014 in Book 2014, Page 681.

Dated at Manchester, Delaware County, Iowa, in said County, this 28th day of June, 2022.



Jane E. Hanson
Attorney at Law

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 Fifth Additional** is made with our free consent and in accordance with our desire as lien holder and mortgagee.

(seal)



Farm Credit Services of America, FLCA

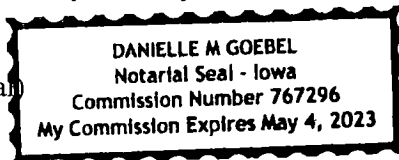
by

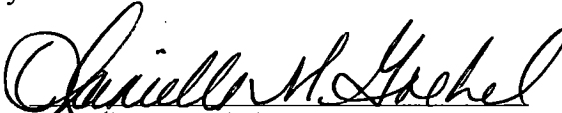

Kye Kolpin
RVP Retail Operations

State of Iowa)
) ss:
County of Delaware)

On this 20th day of July, 2022, before me, the undersigned, A Notary Public in and for the State of Iowa, personally appeared Kye Kolpin, being by me personally known and duly sworn, did say that he is RVP Retail Operations 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.

(seal)





Danielle M. Goebel
Notary Public in and for the State of Iowa

My commission expires 5-4-2023

**PLANNING AND ZONING COMMISSION RESOLUTION APPROVING
DEER FIELD FIFTH ADDITION PRELIMINARY & FINAL PLAT**

WHEREAS, the Preliminary & Final Plat of **Deer Field Fifth Addition**, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randy Rattenborg, dated JUNE 14 2022, has been filed with the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa; and

WHEREAS, Section 170.33 of Chapter 170 Subdivision Regulations of the City of Manchester allows variances with regard to minimum improvements (Section 170.09); and

WHEREAS, the Preliminary & Final Plat of **Deer Field Fifth 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.

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said Preliminary & Final Plat of **Deer Field Fifth 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 7th day of July 2022.

PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA



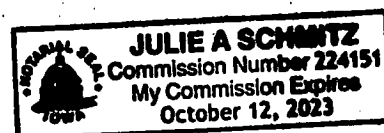
By [Signature]
David Smith, Chairperson

By [Signature]
Laura Thomas, Recording Secretary

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 7th day of July 2022, 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 7th day of July 2022 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.

[Signature]
Notary Public



R-090-2022

RESOLUTION APPROVING PRELIMINARY & FINAL PLAT (DEER FIELD FIFTH ADDITION)

WHEREAS, the Preliminary & Final Plat of **Deer Field Fifth Addition**, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated JUNE 14, 2022, 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 Preliminary & Final Plat of said **Deer Field Fifth 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.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said **Deer Field Fifth 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.

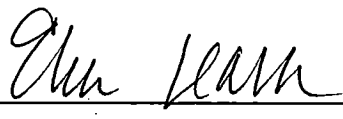
The Mayor and City Clerk are hereby directed to certify this approval and affix the same to said Preliminary & Final plat as by law provided.

Passed this 11th day of July, 2022.



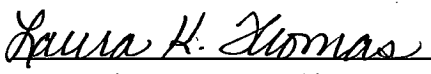

Connie Behnken, Mayor

ATTEST:


Erin Learn, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 12th day of July, 2022, 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-090-202 adopted by the City Council on the 11th day of July, 2022, 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

