COUNTY: DELAWARE SECTION 30, T 89 N, R 5 W ALIQUOT PART: SW 1/4 - NW 1/4 SEC. 29 NE 1/4-NE 1/4, SE 1/4-SE 1/4, SW 1/4-NE 1/4, NE 1/4-SE 1/4, SEC. 30 CITY: MANCHESTER SURVEY: DEER FIELD FIFTH ADDITION LOTS: 1 BLOCK: PROPRIETOR: VONTALGE FAMILY PARTNERSHIP REQUESTED BY: GARY VONTALGE SURVEYOR: RANDALL L. RATTENBORG COMPANY: BURRINGTON, GROUP, INC.

FILED Delaware Co. Assessor JUL 21 2022

FILED Delaware Co. Auditor

JUL 21 2022

Book 2022 Page 2206

Document 2022 2206 Type 06 002 Pages 12 Date 7/21/2022 Time 8:35:57AM Rec Amt \$62.00

Daneen Schindler, RECORDER/REGISTRAR DELAWARE COUNTY IOWA

FINAL PLAT

105 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434

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

LEGAL DESCRIPTION:

DEER FIELD 5th ADDITION, A subdivision of part of the NE 1/4, part of the NE 1/4 of the SE 1/4 of Section 30, and part of the SW 1/4 of the NW 1/4 of Section 29, all in T89N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing a total of 85.68 acres, divided into two lots, numbered Lot 1 and Lot 2, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the Northwest corner of the NE 1/4 of the NE 1/4 of Section 30, T89N, R5W of the 5th Principal Meridian, Delaware County, Iowa;

THENCE along the Northerly line of the NE 1/4 of the NE 1/4 of said Section 30, South 87° 29' 00" East, 1127.49 feet, more or less, to a line representing the Easterly bank of the Maquoketa River, being the Westerly line of a parcel recorded in Land Deed Book 61, Page 454;

THENCE along the Westerly line of said parcel, along a line representing the Easterly Bank of the Maquoketa River, South 06° 09' 47" West, 185.00 feet, more or less;

THENCE continuing along the Westerly line of said parcel, along a line representing the Easterly Bank of the Maquoketa River, South 19° 14' 43" West, 330.00 feet, more or less;

THENCE continuing along the Westerly line of said parcel, along a line representing the Easterly Bank of the Maquoketa River, South 17° 48' 22" East, 175.00 feet, more or less, to the Northerly line of Parcel 2017-05, as recorded in Book 2017, Page 625;

THENCE along the Northerly line of said Parcel 2017-05, South 88° 54' 27" West, 70.00 feet, more or less, to the center line of the Maquoketa River, also being the Westerly line of said Parcel 2017-05

THENCE along the center line of the Maquoketa River, also being the Westerly line of said Parcel 2017-05, South 16° 30' 44" East, 202.67 feet, more or less;

THENCE continuing along the center line of the Maquoketa River, also being the Westerly line of said Parcel 2017-05, South 16° 45' 33" West, 160.45 feet, more or less;

THENCE continuing along the center line of the Maquoketa River, also being the Westerly line of said Parcel 2017-05, South 25° 32' 05" East, 81.29 feet, more or less;

THENCE continuing along the center line of the Maquoketa River, also being the Westerly line of said Parcel 2017-05, South 57° 27' 08" East, 250.81 feet, more or less;

THENCE continuing along the center line of the Maquoketa River, also being the Westerly line of said Parcel 2017-05, South 04° 20' 15" East, 214.40 feet, more or less;

THENCE continuing along the center line of the Maquoketa River, also being the Westerly line of said Parcel 2017-05, South 47° 23' 52" East, 114.01 feet, more or less, to the Southerly line Parcel 2014-73, as recorded in Book 2014, Page 2576;

THENCE continuing along the center line of the Maquoketa River, also being the Southerly line of said Parcel 2014-73, along a circular curve concave Northeasterly, having an arc length of 39.06 feet, more or less, a radius of 287.83 feet, a central angle of 07° 46' 31", a chord length of 39.03 feet more or less, and a chord bearing of South 43° 41' 53" East;

THENCE continuing along the center line of the Maquoketa River, also being the Southerly line of said Parcel 2014-73, South 47° 35' 08" East, 147.52 feet, more or less;

THENCE continuing along the center line of the Maquoketa River, also being the Southerly line of said Parcel 2014-73 along a circular curve concave Westerly, and having an arc length of 211.08 feet, more or less, a radius of 134.88 feet, a central angle of 89° 39′ 53″, a chord length of 190.19 feet, and a chord bearing of South 02° 45′ 17″ East;

THENCE continuing along the center line of the Maquoketa River, also being the Southerly line of said Parcel 2014-73, South 42° 04' 35" West, 11.56 feet, more or less;

THENCE continuing along the center line of the Maquoketa River, also being the Southerly line of said Parcel 2014-73, South 49° 00' 22" West, 171.76 feet, more or less;

THENCE continuing along the center line of the Maquoketa River, also being the Southerly line of said Parcel 2014-73, South 00° 59' 42" East, 15.90 feet, more or less, to the Westerly boundary of Tanglewood Subdivision Plat #2, as recorded in Plat Book 5, Page 116;

THENCE continuing along the center line of the Maquoketa River, also being the Westerly boundary of said Tanglewood Subdivision Plat #2, South 47° 47' 23" West, 92.33 feet, more or less;

THENCE continuing along the center line of the Maquoketa River, South 43° 57' 30" West, 470.00 feet, more or less;

THENCE continuing along the center line of the Maquoketa River, South 21° 59' 59" West, 170.00 feet, more or less;

THENCE continuing along the center line of the Maquoketa River, South 26° 40' 09" East, 190.00 feet, more or less;

THENCE continuing along the center line of the Maquoketa River, South 64° 44′ 47" East, 430.00 feet, more or less, to the Easterly line of the NE 1/4 of the SE 1/4 of said Section 30;

THENCE along the Easterly line of the NE 1/4 of the SE 1/4 of said Section 30, South 00° 59' 48" East, 1060.00 feet, more or less, to the Southerly line of the NE 1/4 of the SE 1/4 of said

THENCE along the Southerly line of the NE 1/4 of the SE 1/4 of said Section 30, South 89° 55' 34" West, 565.00 feet;

THENCE North 01° 07' 22" West, 1210.00 feet;

THENCE North 28° 44' 48" West, 515.00 feet;

THENCE North 49° 55' 08" West, 110.00 feet;

THENCE North 33° 43' 56" West, 92.50 feet;

THENCE North 88° 57' 02" West, 535.00 feet;

THENCE North 00° 54' 05" West, 2165.00 feet to the Northerly line of the NW 1/4 of the NE 1/4 of said Section 30;

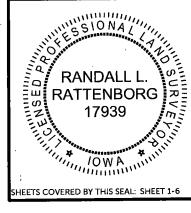
THENCE along the Northerly line of the NW 1/4 of the NE 1/4 of said Section 30, North 88° 51' 20" East, 159.50 feet to the POINT OF BEGINNING;

The Easterly line of the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 30, T89N, R5W of the 5th Principal Meridian, Delaware County, Iowa, is assumed to bear South 00° 59' 48" East.

The distances and bearings are based on the Iowa Regional Coordinate System, Zone 3, referencing the NAD 83(2011) epoch 2010.00 realization.

SURVEYED ON: 05/09/2022 SURVEY REQUESTED BY: GARY VONTALGE

Q:\Civil3D_Survey\Manchester\Manchester laRCS 2022.dwg PROPRIETORS: VONTALGE FAMILY PARTNERSHIP



913 TANGLEWOOD TRAIL, MANCHESTER, IA 52057 I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND PROJECT NO. 22-033 THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR LINDER THE LAWS OF THE STATE OF IOWA.

RANDALL L. RATTENBORG P.L.S. LIC. #1793 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023 LIC. #17939

SCALE: 1" = 300' & 100' DATE: 6/14/2022

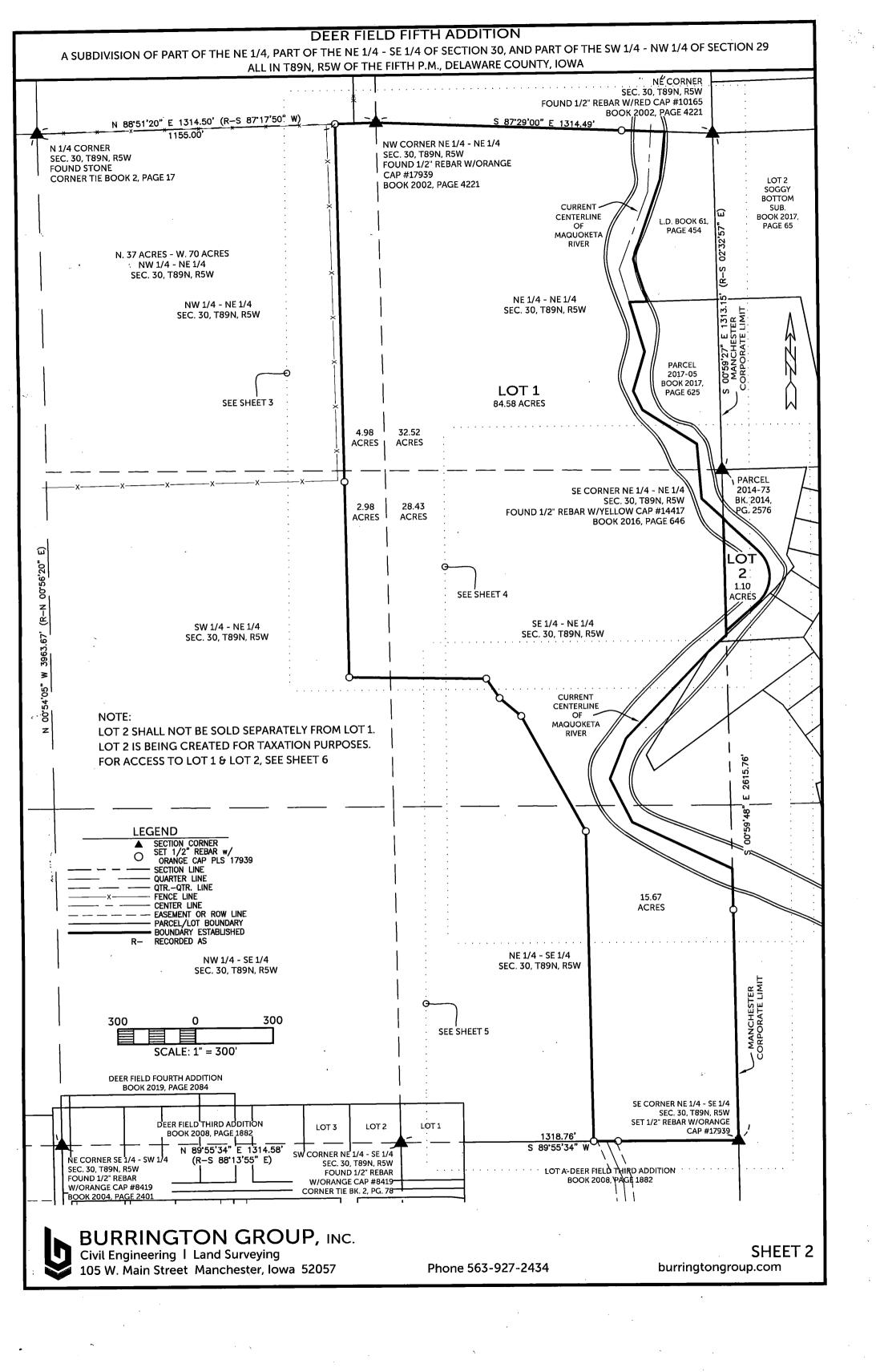
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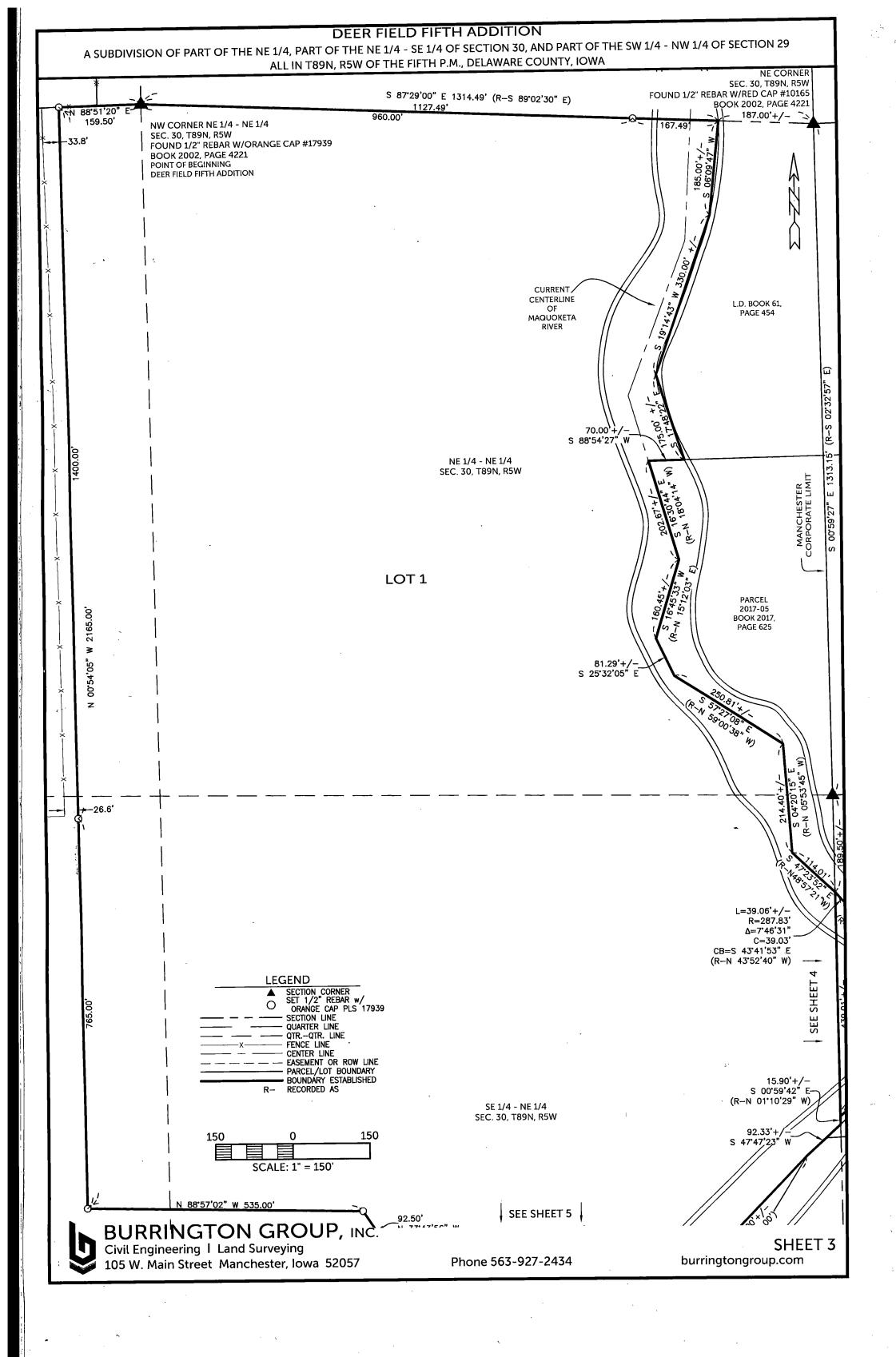
BURRINGTON GROUP, INC.

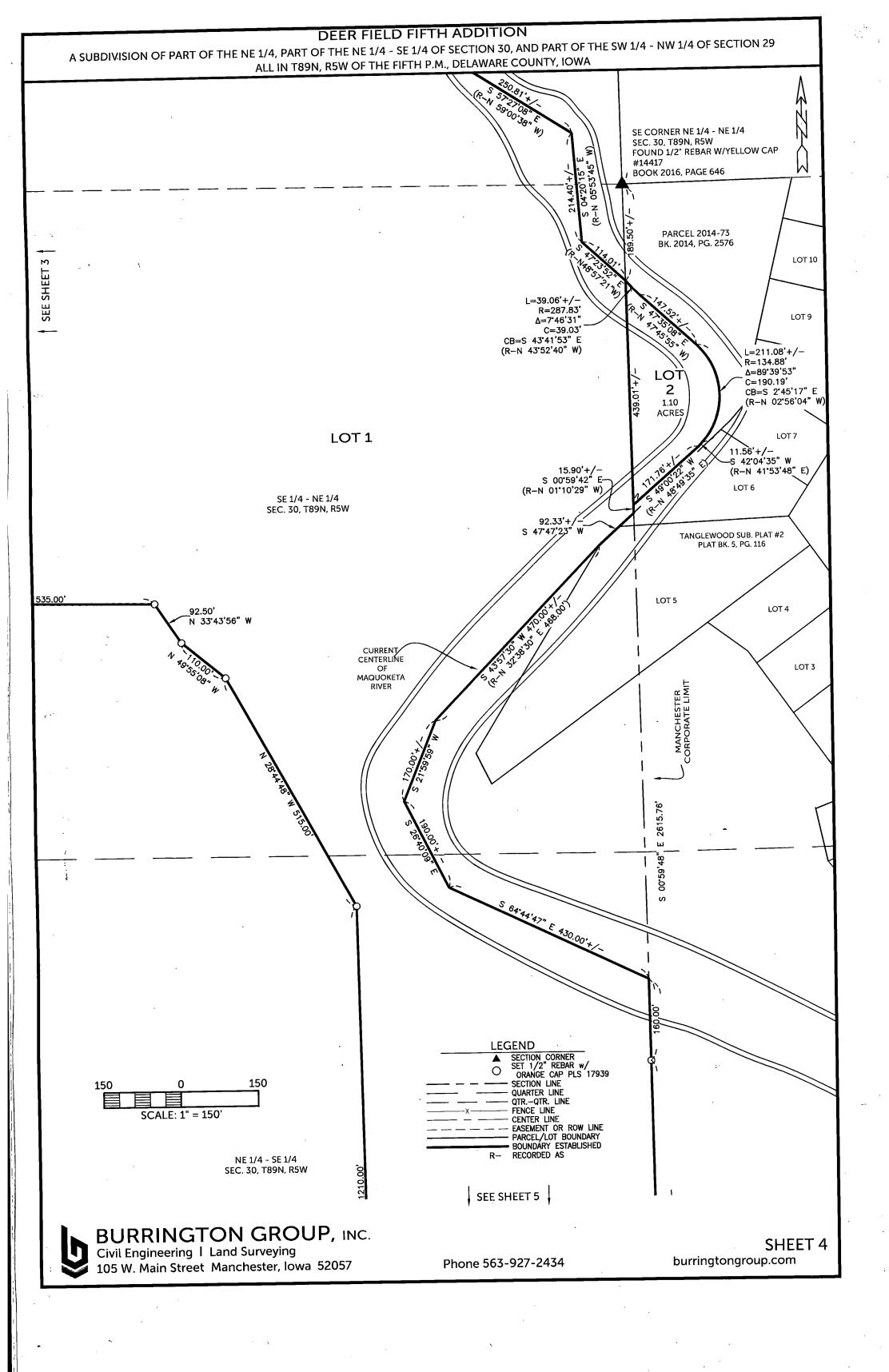
Civil Engineering | Land Surveying 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

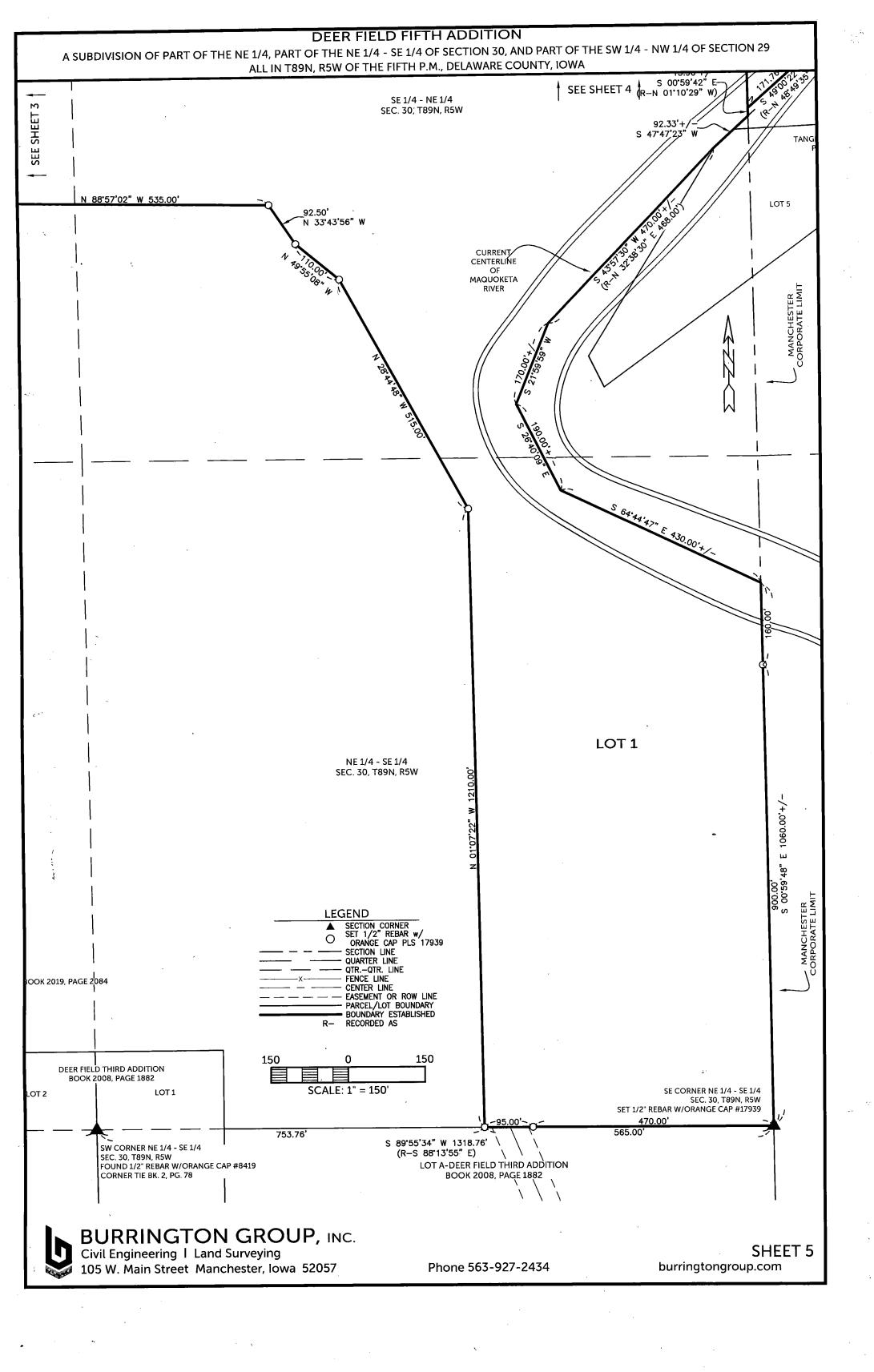
CHECKED BY: DM/DDK **GPS BOX: MANCHESTER**

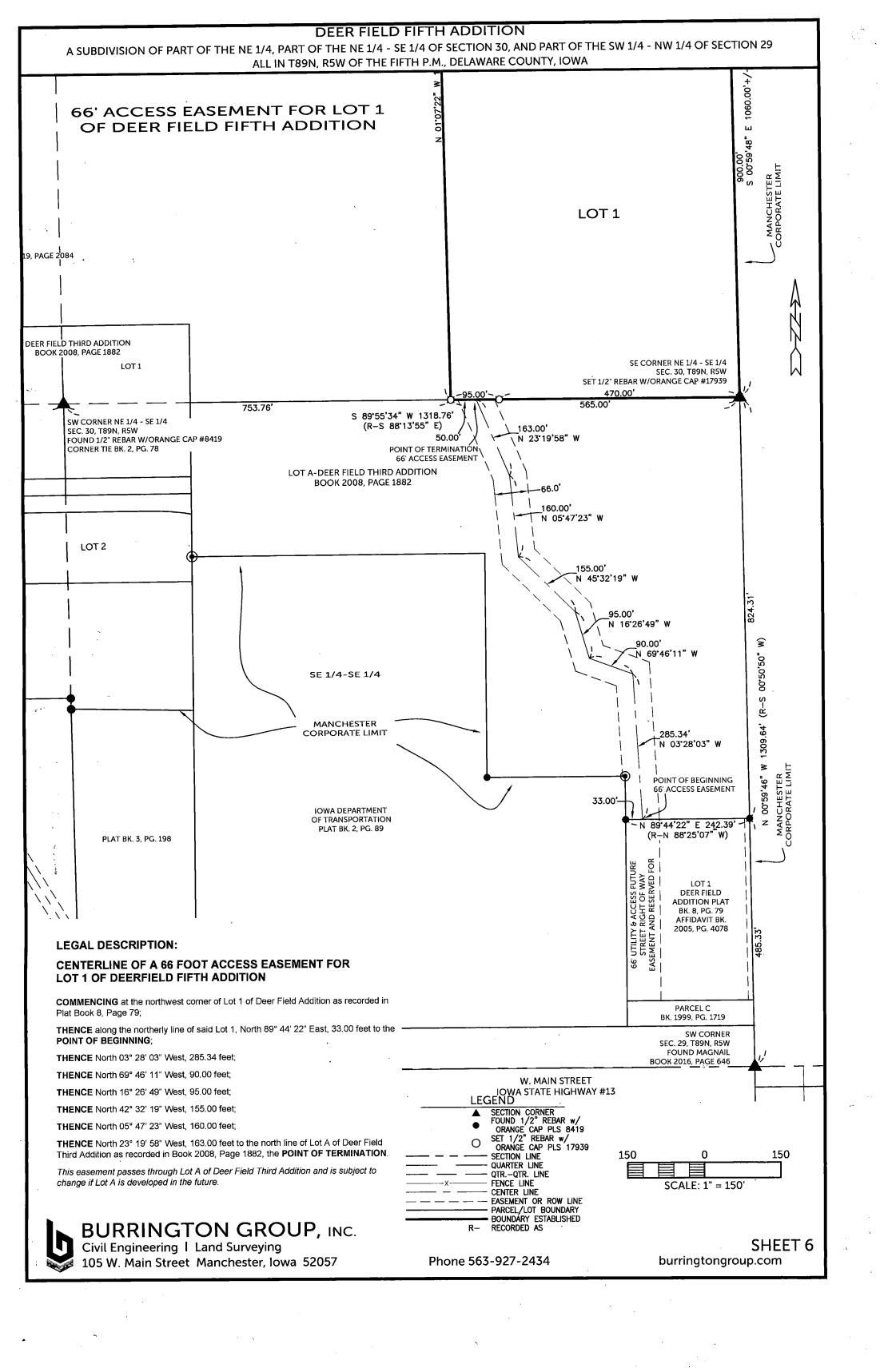
SHEET 1 OF 12











OWNER'S ACKNOWLEDGMENT

	and in accordance with our desire.
	Sery D. Wontalge Gary D. Wontalge
	State of Iowa)
	County of Delaware) ss:
,	On this
-	Notary Public for State of Iowa ONNA M. KUNDS Commission Number 176597 My Commission Expres

I <u>Gary D. Vontalge of the Vontalge Family Partnership</u> 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,

CERTIFICATE OF TREASURER

I, the undersigned, <u>Pam Klein</u> , Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against <u>Deer Field Fifth Addition</u> , Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.						
lowa, have been paid and said real estate is free and clear of all taxes as of this date. January 1-12-2022 Pam Klein, County Treasurer Date						
APPROVAL OF AUDITOR						
I, <u>Carla K. Becker</u> , Auditor of Delaware County, lowa, 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 <u>Deer Field Fifth Addition</u> , a subdivision in Delaware County, Iowa. Carla K. Becker, Delaware County Auditor						
DELAWARE COUNTY E-911 BOARD						
Delaware County, Iowa						
The foregoing plat of						

ATTORNEY'S OPINION

I, <u>Jane E. Hanson</u>, a practicing attorney at law in Manchester, <u>Delaware County</u>, lowa, 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 <u>JVNE 14</u>, 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.

	CHARTERED CHARTERED	by Kye Kolp	in Operations	_
State of Iowa)	e 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
Notarial Seal - lowa
Commission Number 767296
My Commission Expires May 4, 2023

Notary Public in and for the State of Iowa

My commission expires 5-4-3023

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 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

David Smith, Chairperson

Laura Thomas, Recording Secretary

STATE OF IOWA

) ss:

)

)

COUNTY OF DELAWARE

On this 7th day of July 2022, before me, Julie A. Shunta a Notary Public in and for the State of Iowa, personally appeared <u>David Smith</u> and <u>Laura Thomas</u>, 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 <u>David Smith</u> and <u>Laura Thomas</u> 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-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 <u>JUNE</u>, 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 lowa Code and therefore can be approved pursuant to 354.8 of the lowa 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:

Frin 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-090-202adopted 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

