

COUNTY: DELAWARE
SECTION 21, T 89 N, R 5 W
ALIQUOT PART: SW 1/4 - SW 1/4
CITY: MANCHESTER
SURVEY: DELAWARE COUNTY FAIRGROUNDS ADDITION
BLOCK: LOTS: 1-3 AND STREETS
PROPRIETOR: MICHAEL J. BECK
REQUESTED BY: DELAWARE COUNTY FAIR SOCIETY
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
SEP 13 2022

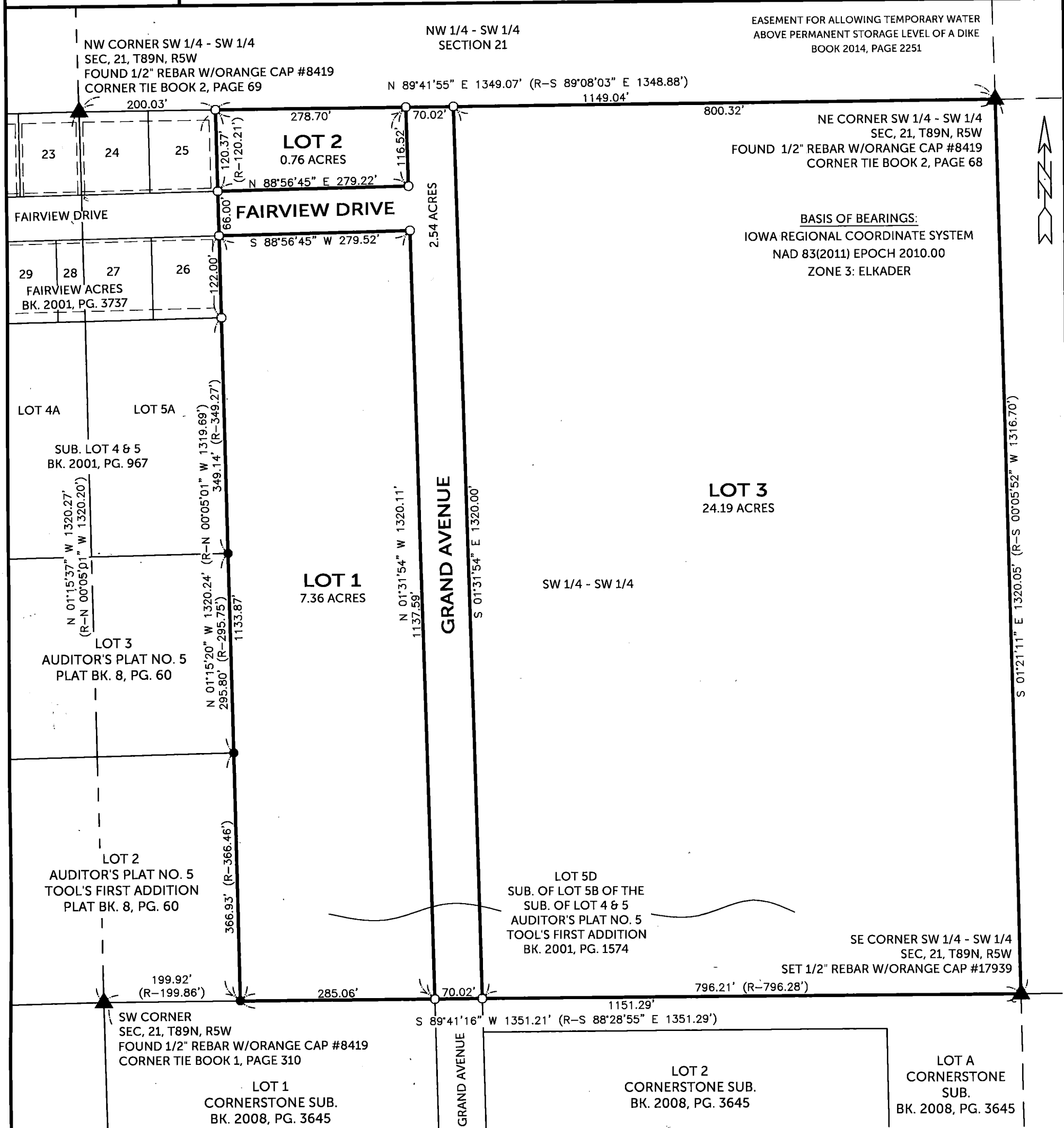
FILED
Delaware Co. Auditor
SEP 13 2022



Book 2022 Page 2752
Document 2022 2752 Type 06 002 Pages 7
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FINAL PLAT **DELAWARE COUNTY FAIRGROUNDS ADDITION**
A SUBDIVISION OF LOT 5D OF THE SUBDIVISION LOT 5B OF THE SUBDIVISION OF LOT 4 AND 5 OF AUDITOR'S PLAT NO. 5 - TOOL'S FIRST ADDITION IN THE SW 1/4 - SW 1/4, SECTION 21, T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



SURVEYED ON: 8/8 & 85/9/2022
SURVEY REQUESTED BY: DELAWARE COUNTY FAIR SOCIETY

RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

PROPRIETORS: **MICHAEL J. BECK**
PO BOX 98, CASCADE, IOWA 52033

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.L.C. LIC. #17939
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023

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

PROJECT NO. 22-108
SCALE: 1" = 150'
DATE: AUG. 10, 2022
DRAWN BY: RLR
CHECKED BY: DM
GPS BOX: MANCHESTER
SHEET 1 OF 2

LEGEND

- SECTION CORNER
- FOUND 1/2" REBAR w/ ORANGE CAP #8419
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- EASEMENT LINE
- LOT LINE
- BOUNDARY ESTABLISHED
- RECORDED

150 0 150
SCALE: 1" = 150'

DELAWARE COUNTY FAIRGROUNDS ADDITION

A SUBDIVISION OF LOT 5D OF THE SUBDIVISION OF LOT 5B OF THE SUBDIVISION OF LOT 4 AND 5 OF AUDITOR'S PLAT NO. 5 - TOOL'S FIRST ADDITION IN THE SW 1/4 - SW 1/4, SECTION 21, T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

DELAWARE COUNTY FAIRGROUNDS ADDITION, A SUBDIVISION OF LOT 5D OF THE SUBDIVISION OF LOT 5B OF THE SUBDIVISION OF LOT 4 AND 5 OF AUDITOR'S PLAT NO. 5 - TOOL'S FIRST ADDITION IN THE SW 1/4 - SW 1/4, SECTION 21, T89N, R5W OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, containing a total of 34.85 acres, divided into 3 lots, numbered Lot 1 through Lot 3, Grand Avenue and Fairview Drive, subject to easements of record, and is more particularly described by metes and bounds as follows;

BEGINNING at the southwest corner of Lot 5D of the Subdivision of Lot 5B of the Subdivision of Lot 4 and 5 of Auditor's Plat No. 5 - Tool's First Addition, as recorded in Book 2001, Page 1574;

THENCE along the westerly line of said Lot 5D, and the easterly line of Fairview Acres, as recorded in Book 2001, Page 3737, North 01° 15' 20" West, 1320.24 feet, to the northerly line of the SW 1/4 of the SW 1/4 of said Section 21;

THENCE along the northerly line of the SW 1/4 of the SW 1/4 of said Section 21, North 89° 41' 55" East, 1149.04 feet, to the Northeast Corner of the SW 1/4 of the SW 1/4 of said Section 21;

THENCE along the easterly line of the SW 1/4 of the SW 1/4 of said Section 21, South 01° 21' 11" East, 1320.05 feet, to the Southeast Corner of the SW 1/4 of the SW 1/4 of said Section 21, being the northerly line of Cornerstone Subdivision, as recorded in Book 2008, Page 3645;

THENCE along the southerly line of the SW 1/4 of the SW 1/4 of said Section 21, being the northerly line of said Cornerstone Subdivision, South 89° 41' 16" West, 1151.29 feet to the **POINT OF BEGINNING**;

The southerly line of the SW 1/4 of the SW 1/4 of Section 21, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear South 89° 41' 16" West.

The intent of the **DELAWARE COUNTY FAIRGROUNDS ADDITION** is to subdivide Lot 5D of the Subdivision of Lot 5B of the Subdivision of Lot 4 and Lot 5 of Auditor's Plat No. 5 - Tool's First Addition, as recorded in Book 2001, Page 1574.



OWNER'S ACKNOWLEDGMENT


I Michael J. Beck of Dubuque County, State of Iowa, do hereby certify that the subdivision, as shown by the attached Plat, is made with my free consent, and in accordance with my desire.



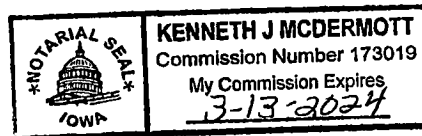
Michael J. Beck

State of Iowa)
)
County of Dubuque) ss:

On this 18th day of August A.D. 2022, before me a Notary Public in and for said State, personally appeared Michael J. Beck 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.

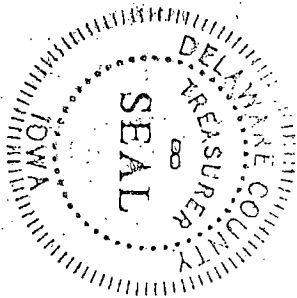


Notary Public for State of Iowa



CERTIFICATE OF TREASURER

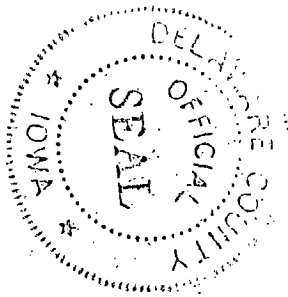
I, the undersigned, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against DELAWARE COUNTY FAIRGROUNDS ADDITION, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Pam Klein Sept 13, 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 DELAWARE COUNTY FAIRGROUNDS ADDITION, a subdivision in Delaware County, Iowa.



Carla K. Becker
Carla K. Becker, Delaware County Auditor

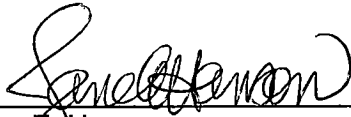
ATTORNEY'S OPINION

I, Jane E. Hanson, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in ***Delaware County Fairground's Addition***, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, P.L.S. dated AUGUST 10, 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 25th day of August, 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 Michael J. Beck, subject to:
NONE

Dated at Manchester, Delaware County, Iowa, in said County, this 30th day of August, 2022.



Jane E. Hanson
Attorney at Law

PLANNING AND ZONING COMMISSION
RESOLUTION APPROVING FINAL PLAT

WHEREAS, the Final Plat of **DELAWARE COUNTY FAIRGROUNDS ADDITION**, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randy Rattenborg, dated August 10, 2022, has been filed with the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa; and

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

WHEREAS, the Final Plat of **DELAWARE COUNTY FAIRGROUNDS 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 Final Plat of **DELAWARE COUNTY FAIRGROUNDS 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.

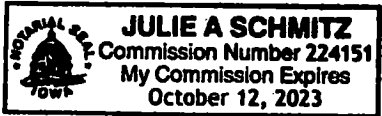
Adopted and passed this 1st day of September, 2022.

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 1st day of September, 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~~ 1st day of September, 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-108-2022
RESOLUTION APPROVING FINAL PLAT

WHEREAS, the Final Plat of **DELAWARE COUNTY FAIRGROUNDS ADDITION**, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated August 10, 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 Final Plat of said **DELAWARE COUNTY FAIRGROUNDS 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 **DELAWARE COUNTY FAIRGROUNDS 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 12th day of September, 2022.





Connie Behnken, Mayor

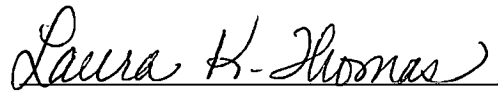
ATTEST:



Erin Learn, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 13th day of September, 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-108-2022 adopted by the City Council on the 12th day of September, 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

