

NORTH 190' SW 1/4-NE 1/4-SW 1/4
LD BOOK 122, PAGE 299

OAKVIEW DRIVE (66' R.O.W.)

BAILEY DRIVE

LOT A IS DESIGNATED
AS STORMWATER
MANAGEMENT AREA

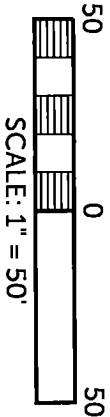
66' INGRESS/EGRESS
EASEMENT PER DOCUMENT
LD BOOK 101, PAGE 273

EAST 125' - SOUTH 44'
SW 1/4 - NE1/4 - SW 1/4
BOOK 2009, PAGE 2886

L=6.05' R=83.00
Δ=4°10'40"
C=6.05
CB=S 4°05'35" E

LEGEND

- ▲ SECTION CORNER
- FOUND 1/2" REBAR w/YELLOW CAP #14417
- FOUND 1/2" REBAR w/ORANGE CAP #8419
- ▬ FOUND ROW RAIL
- SET 1/2" REBAR w/ORANGE CAP PLS 17939
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- X- FENCE LINE
- - - EASEMENT OR ROW LINE
- LOT / PARCEL BOUNDARY
- LOT LINE ESTABLISHED
- BOUNDARY ESTABLISHED
- R RECORDED



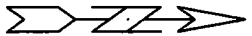
BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057

Phone 563-927-2434

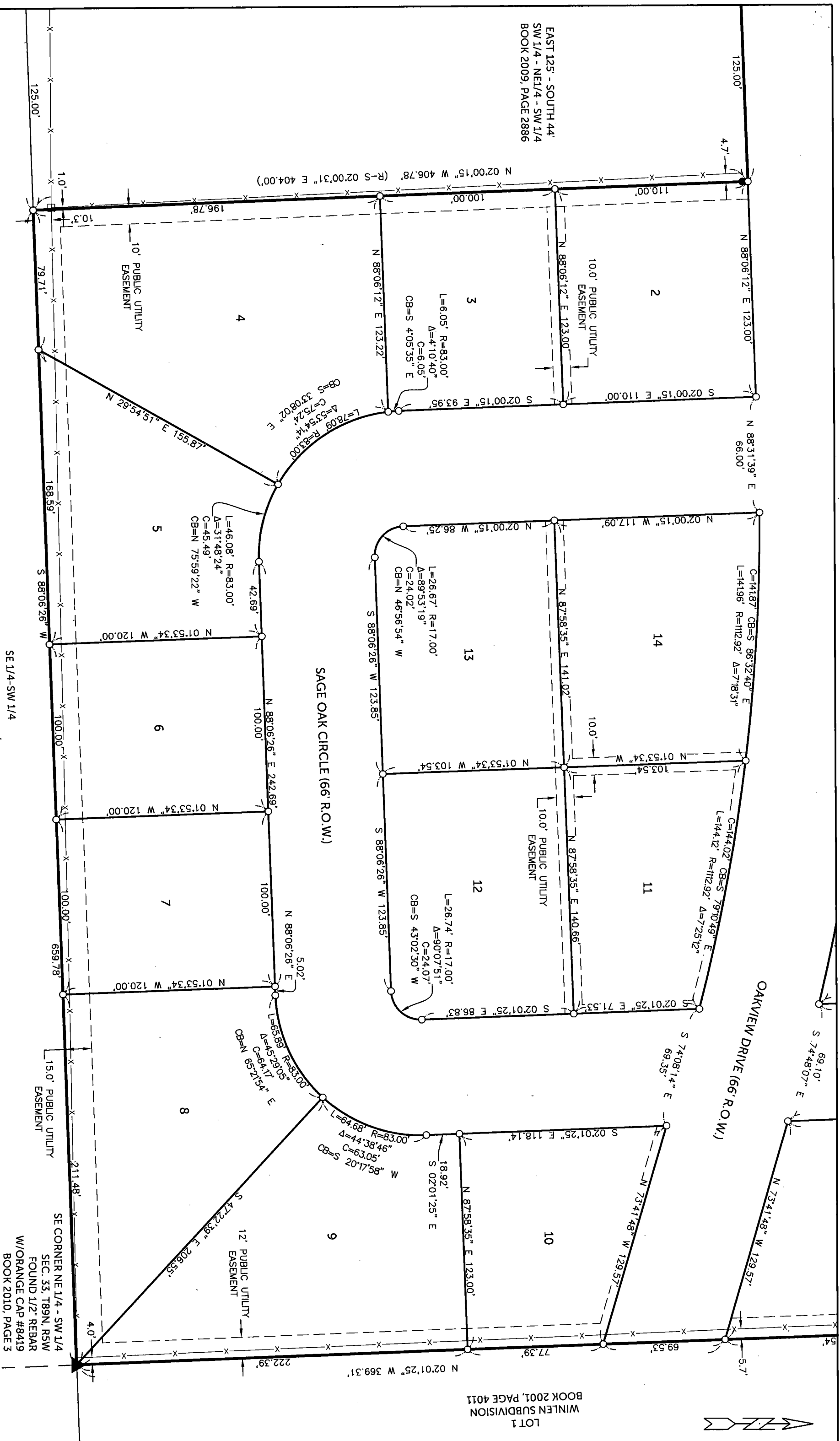
burringtongroup.com

SE 1/4-SW 1/4

SHEET 2

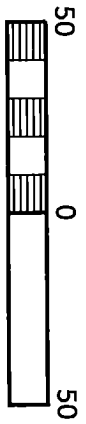


LOT 1
WINLEN SUBDIVISION
BOOK 2001, PAGE 4011



EAST 125' - SOUTH 44'
SW 1/4 - NE1/4 - SW 1/4
BOOK 2009, PAGE 2886

SE 1/4-SW 1/4



SCALE: 1" = 50'

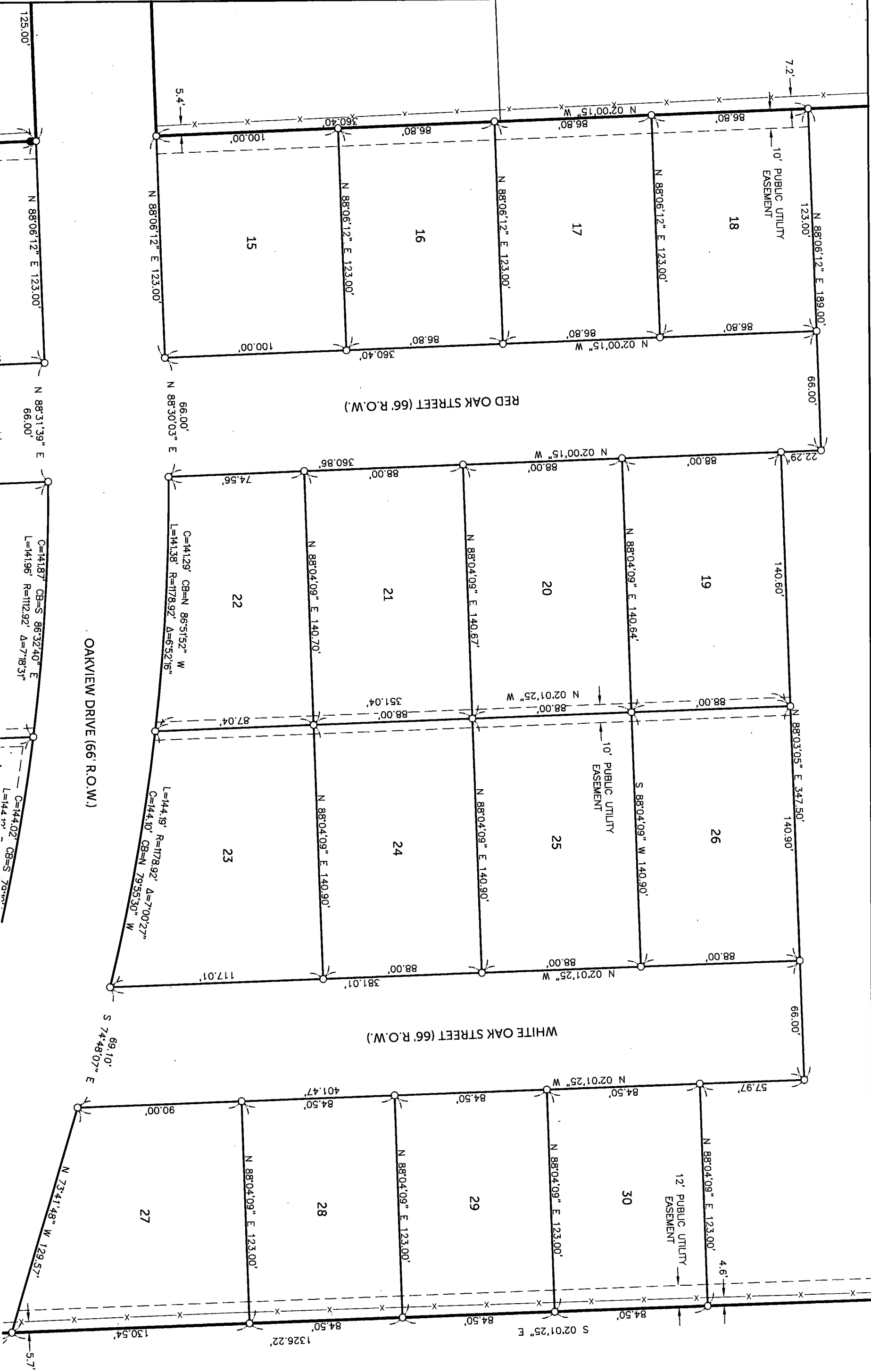


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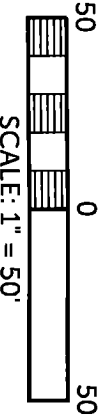
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LOT 1
WINLEN SUBDIVISION
BOOK 2001, PAGE 4011



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Lot Area Table		
Lot No.	Area	Area
	(SF)	(AC)
1	125,156	2.873
2	13,530	0.311
3	12,300	0.282
4	24,736	0.568
5	15,990	0.367
6	12,000	0.275
7	12,000	0.275
8	18,824	0.432
9	20,600	0.473
10	12,025	0.276
11	12,528	0.288
12	14,536	0.334
13	14,507	0.333
14	15,783	0.362
15	12,300	0.282
16	10,676	0.245
17	10,676	0.245
18	10,676	0.245
19	12,375	0.284
20	12,377	0.284
21	12,380	0.284
22	11,170	0.256
23	14,163	0.325
24	12,399	0.285
25	12,399	0.285
26	12,399	0.285
27	13,563	0.311
28	10,394	0.239
29	10,394	0.239
30	10,394	0.239
Lot A	28,973	0.665
Lot B	342,473	7.862
Streets	1,068,259	4.214
Total	1,952,955	24.523

LEGAL DESCRIPTION:

OAKVIEW ESTATES FIRST SUBDIVISION, A subdivision of part of the NE 1/4 of the SW 1/4, Section 33, T89N, R5W of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa, containing a total of 24.523 acres, divided into Lots 1 through 30, Lot A and B, and streets named Oakview Drive, Sage Oak Circle, Red Oak Street, and White Oak Street, subject to easements of record, and more particularly described by metes and bounds as follows:

BEGINNING at the Center of Section 33, T89N, R5W of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa, being on the West Line of Winlen Subdivision, as recorded in Book 2001, Page 4011;

THENCE along the Westerly Line of said Winlen Subdivision and the Easterly Line of the NE 1/4 of the SW 1/4 of said Section 33, South 02° 01' 25" East, 1326.22 feet to the Southerly Line of the NE 1/4 of the SW 1/4 of said Section 33;

THENCE along the Southerly Line of the NE 1/4 of the SW 1/4 of said Section 33, South 88° 06' 26" West, 1119.06 feet to the Easterly Line of Bailey Drive;

THENCE along the Easterly Line of Bailey Drive, North 14° 12' 02" West, 103.64 feet;

THENCE continuing along the Easterly Line of Bailey Drive, North 13° 16' 33" West, 182.87 feet.;

THENCE continuing along the Easterly Line of Bailey Drive, North 25° 12' 29" West, 209.31 feet to the Southerly Line of the North 190 feet of the SW 1/4 of the NE 1/4 of the SW 1/4 of said Section 33;

THENCE along the Southerly Line of the North 190 feet of the SW 1/4 of the NE 1/4 of the SW 1/4 of said Section 33, North 88° 06' 12" East, 599.74 feet to the Southerly extension of the east line of Dolan's Second Addition, as recorded in Book 2002, Page 1033, also being the easterly line of the North 190 feet of the SW 1/4 of the NE 1/4 of the SW 1/4 of said Section 33;


THENCE along both easterly lines, North 02° 00' 15" West, 852.99 feet, to the Northerly Line of the NE 1/4 of the SW 1/4 of said Section 33, being the Southerly Line of Parcel S, as recorded in Book 2012, Page 4196;

THENCE along the Northerly Line of the NE 1/4 of the SW 1/4 of said Section 33 and the Southerly Line of said Parcel S, North 88° 04' 09" East, 659.33 feet to the **POINT OF BEGINNING**;

The Easterly Line of the NE 1/4 of the SW 1/4 of Section 33, T89N, R5W of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa, is assumed to bear South 02° 01' 25" East.

OWNER’S ACKNOWLEDGMENT & DEDICATION

I Steve Pettlon, President of S&R Construction, Inc. 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 my desire. I also dedicate Oakview Drive, Sage Oak Circle, Red Oak Street, White Oak Street for right of way purposes, and all public utility easements to the City of Manchester.


Steve Pettlon

State of Iowa)
)
County of Delaware) Ss:

On this 12th day of August A.D. 2022, before me a Notary Public in and for the State of Iowa, personally appeared Steve Pettlon to me personally known who being by me duly sworn, did say he is the President of the corporation executing the within and foregoing instrument, that no seal has been procured by the corporation; that said instrument was signed on behalf by the authority of its Board of Directors; and that Steve Pettlon as such officer acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by him/her voluntarily executed.


Notary Public in and for said State



ATTORNEY'S OPINION

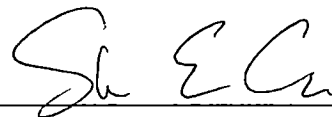
I, Steven E. Carr, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in **OAKVIEW ESTATES FIRST SUBDIVISION**, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated SEPT 26, 2022.

Said abstract has been prepared in its entirety by Delaware County Abstract Company, Inc., and was last certified to by said company on the 2nd day of September, 2022, at the hour of eight 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 S & R Construction, Inc., subject to the following:

A Deed of Trust in favor of Citizens State Bank dated August 10, 2021, filed August 10, 2021, in Book 2021, Page 2875.

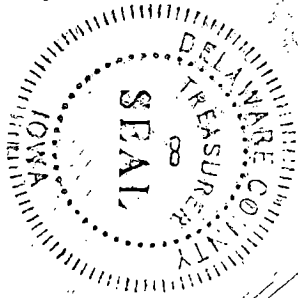
Dated at Manchester, Delaware County, Iowa, in said County, this 20th day of September, 2022.

A handwritten signature in black ink, appearing to read 'Sh E Carr', written over a horizontal line.

Steven E. Carr
Attorney at Law

CERTIFICATE OF TREASURER

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



Jenny Eschen - Deputy 9-26-22
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 **OAKVIEW ESTATES FIRST SUBDIVISION**, a subdivision in Delaware County, Iowa.



Reggy A. Hildbrand Deputy
Carla K. Becker, Delaware County Auditor

MORTGAGE HOLDERS ACKNOWLEDGMENT

Audrey G. Savage, as officer of Citizens State Bank, does hereby certify that the above survey, as shown by the attached Plat, is made with our free consent and in accordance with our desire as mortgage holder of a portion of the premises described herein.

Audrey G. Savage
By: Audrey G. Savage, President

State of Iowa)
County of Delaware) Ss:

On this 21st day of July, 2022, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Audrey G. Savage to me personally known, who being duly sworn, did say that they are the President of Citizens State Bank executing the within and foregoing instrument to which ~~this is attached~~, that (no seal has been procured by the) ~~(the seal affixed hereto is the seal of the)~~ Citizens State Bank; that said instrument was signed ~~(and sealed)~~ on behalf of the Citizens State Bank by authority of its Board of Directors; and that Audrey G. Savage as officers acknowledged the execution of the foregoing instrument to be the voluntary act by it and by them voluntarily executed.

Laurie A. Wiskus
Notary Public in and for said County



RESOLUTION R-062-2022
RESOLUTION APPROVING FINAL PLAT OAKVIEW ESTATES FIRST SUBDIVISION

WHEREAS, the final plat of Oakview Estates First Subdivision, City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the proposed final plat, has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa, and has been acknowledged and approved by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, who have recommended acceptance; 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 the City; 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 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 and Zoning Commission has recommended to the City Council that they accept the final plat of Oakview Estates First Subdivision, City of Manchester, Delaware County, Iowa, as presented with the following declarations and conditions:

- 1) The Manchester Planning and Zoning Commission has recommended to the City Council that they accept the dedication of road right of way for the following streets shown on the plat: Oakview Drive, Red Oak Street, White Oak Street and Sage Oak Circle along with all public easements as shown on the plat.
- 2) The Manchester Planning and Zoning Commission has recommended to the City Council that they accept public infrastructure improvements.
- 3) Snow removal and maintenance of the eight foot wide sidewalk along the north side of Oakview Drive shall be the responsibility of the City of Manchester.
- 4) Five foot wide sidewalks shall be constructed along the frontage of each lot in accordance with the City Code of Ordinances.

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

SECTION 1. That said Oakview Estates First Subdivision, City of Manchester, Delaware County, Iowa, be and the same is hereby acknowledged, approved and accepted on the part of the City of Manchester, Delaware County, Iowa.

SECTION 2. That the City of Manchester, Delaware County, Iowa, hereby accepts the dedication of road right of way for the following streets shown on the plat: Oakview Drive, Red Oak Street, White Oak Street and Sage Oak Circle along with all public easements as shown on the plat for street and other public use.

SECTION 3. That the City of Manchester, Delaware County, Iowa, hereby accepts the public infrastructure improvements.

SECTION 4. That snow removal and maintenance of the eight foot wide sidewalk along the north side of Oakview Drive shall be the responsibility of the City of Manchester, Delaware County, Iowa.

SECTION 5. That five foot wide sidewalks shall be constructed along the frontage of each lot in accordance with the Code of Ordinances of the City of Manchester, 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 23th day of May, 2022.



Connie Behnken, Mayor

ATTEST:

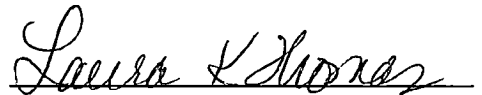


Erin Learn, City Clerk



STATE OF IOWA)
) SS
DELAWARE COUNTY)

On this 24th day of May, 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-062-2022 adopted by the City Council on the 23rd day of May, 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

