

COUNTY: DELAWARE
SECTION 18, T 89 N, R 5 W
ALIQUOT PART: FR. NW 1/4, FR. SW 1/4
CITY:
SURVEY: DEER VALLEY SECOND SUBDIVISION
BLOCK: LOTS: 3 & 4
PROPRIETOR: RANDY WENDLING & KATHY WENDLING
REQUESTED BY: COURTNEY GOOS
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
OCT 10 2022

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OCT 10 2022

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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FINAL
PLAT

DEER VALLEY SECOND SUBDIVISION
A SUBDIVISION OF LOT 2 OF DEER VALLEY SUBDIVISION IN THE FR. NW 1/4 AND IN THE FR. SW 1/4
SEC. 18, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

DEER VALLEY SECOND SUBDIVISION, A subdivision of Lot 2 of Deer Valley Subdivision in the Fractional NW 1/4 and in the Fractional SW 1/4 of Section 18, T89N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 134.13 acres, including 2.55 acres of public road right of way, divided into two Lots numbered Lot 3 and Lot 4, add more particularly described by metes and bounds as follows;

BEGINNING at the West Quarter Corner of Section 18, T89N, R5W of the 5th Principal Meridian, Delaware County, Iowa, being on the westerly line of Lot 2 of Deer Valley Subdivision, as recorded in Book 2010, Page 3893;

THENCE along the westerly line of said Lot 2, being the westerly line of the Fractional NW 1/4 of said Section 18, North 01° 43' 05" West, 1137.72 feet, to the boundary line of Lot 1 of said Deer Valley Subdivision;

THENCE along the westerly line of said Lot 2 and boundary line of said Lot 1, North 88° 20' 12" East, 298.39 feet;

THENCE continuing along the westerly line of said Lot 2 and boundary line of said Lot 1, North 01° 43' 05" West, 164.10 feet;

THENCE continuing along the westerly line of said Lot 2 and boundary line of said Lot 1, South 88° 20' 12" West, 298.65 feet, to the westerly line of the Fractional NW 1/4 of said Section 18;

THENCE continuing along the westerly line of said Lot 2 and the westerly line of the Fractional NW 1/4 of said Section 18, North 01° 43' 05" West, 382.89 feet, to the northerly line of said Lot 2, also being the boundary line of Parcel A, as recorded in Plat Book 6, Page 192;

THENCE along the northerly line of said Lot 2 and boundary line of said Parcel A, North 88° 14' 54" East, 647.01 feet;

THENCE continuing along the northerly line of said Lot 2 and boundary line of said Parcel A, South 02° 52' 30" East, 658.67 feet;

THENCE continuing along the northerly line of said Lot 2 and boundary line of said Parcel A, North 88° 47' 11" East, 630.97 feet;

THENCE continuing along the northerly line of said Lot 2 and boundary line of said Parcel A, North 03° 15' 40" West, 253.49 feet to the northerly line of said Lot 2;

THENCE along the northerly line of said Lot 2, South 86° 38' 58" East, 114.40 feet, to the boundary of Woodland Ridge Subdivision, as recorded in Plat Book 4, Page 87;

THENCE along the northerly line of said Lot 2 and said Woodland Ridge Subdivision, South 03° 46' 41" West, 172.61 feet;

THENCE continuing along the northerly line of said Lot 2 and said Woodland Ridge Subdivision, South 04° 51' 41" West, 210.64 feet;

THENCE continuing along the northerly line of said Lot 2 and said Woodland Ridge Subdivision, South 65° 50' 19" East, 452.45 feet, to the easterly line of said Lot 2;

THENCE along the easterly line of said Lot 2, South 02° 20' 10" East, 1377.30 feet;

THENCE continuing along the easterly line of said Lot 2, North 89° 47' 45" East, 313.32 feet;

THENCE continuing along the easterly line of said Lot 2, South 03° 13' 46" East, 783.18 feet, to the northerly line of Prairie Hill Estates as recorded in Book 1999, Page 1731;

THENCE continuing along the easterly line of said Lot 2 and northerly line of said Prairie Hill Estates, South 04° 01' 56" East, 422.78 feet, to the southerly line of said Lot 2;


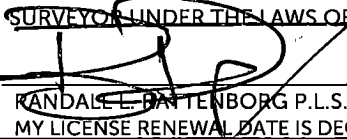

THENCE along the southerly line of said Lot 2 and northerly line of said Prairie Hill Estates, South 89° 49' 24" West, 2127.17 feet, to the westerly line of said Lot 2 also being the westerly line of the Fractional SW 1/4 of said Section 18;

THENCE along the westerly line of said Lot 2 also being the westerly line of the Fractional SW 1/4 of said Section 18, North 01° 50' 53" West, 1847.90 feet to the **POINT OF BEGINNING**;

The westerly line of the Fractional SW 1/4 of Section 18, T89N, R5W of the 5th Principal Meridian, Delaware County, Iowa, is assumed to bear North 01° 50' 53" West.

SURVEYED ON: 06/30/2022
SURVEY REQUESTED BY: COURTNEY GOOS

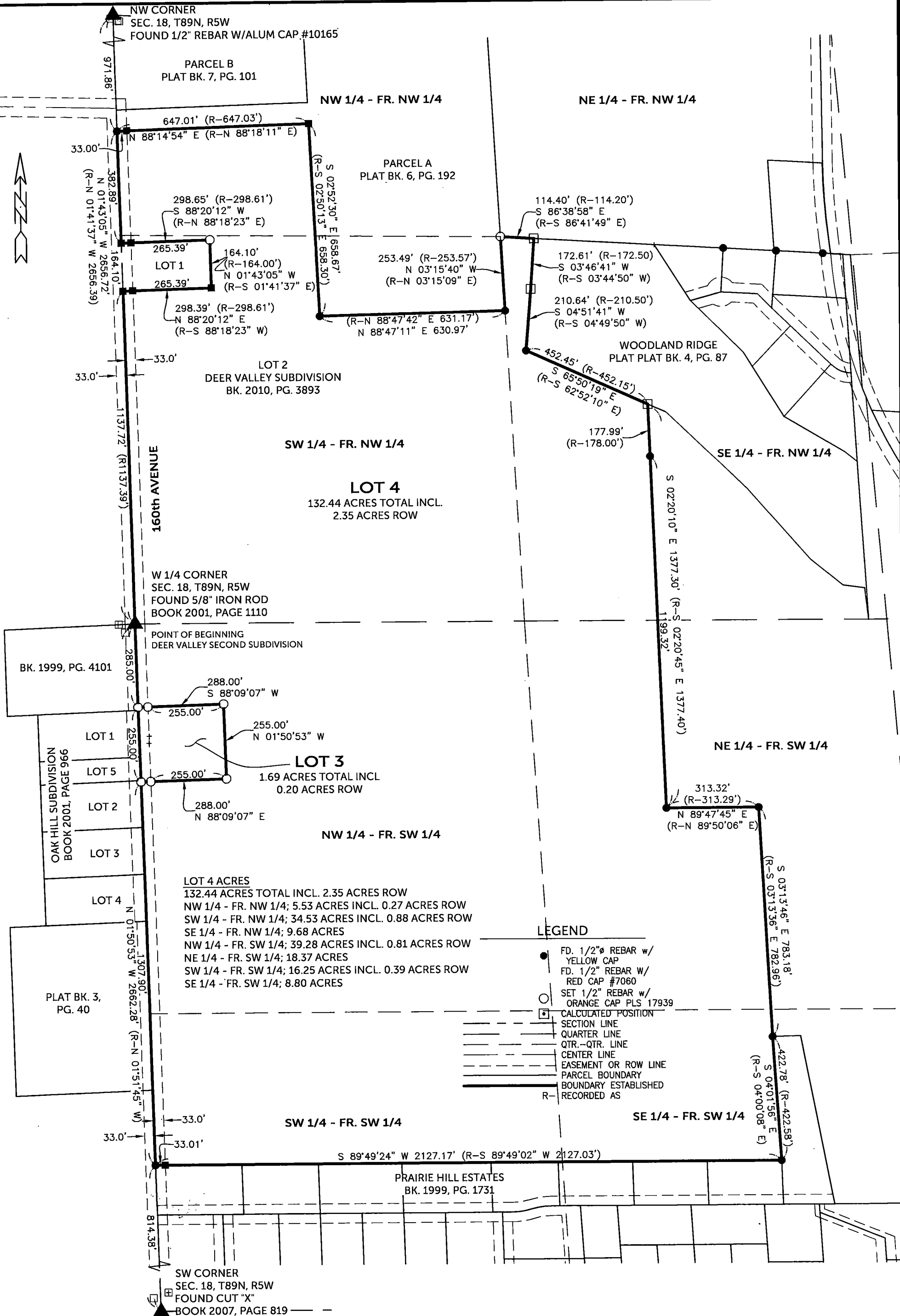
Q:\Civil3D_Survey\GPS Box 22\GPS Box 22 2016.dwg

	PROPRIETORS: RANDY WENDLING & KATHY WENDLING 1608 220th STREET, MANCHESTER, IA 52057	
	<p>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.</p>  <p>RANDALL L. RATTENBORG P.L.S. LIC. #17939 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023</p>  <p>BURRINGTON GROUP, INC. Civil Engineering Land Surveying 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com</p>	PROJECT NO. 22-084
		SCALE: 1" = 300'
		DATE: 06/30/2022
		DRAWN BY: RLR
		CHECKED BY: DM/DDK
	GPS BOX: 22	
	SHEET 1 OF 8	

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

DEER VALLEY SECOND SUBDIVISION

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SEC. 18, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



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

Phone 563-927-2434

burringtongroup.com

OWNER'S ACKNOWLEDGMENT

I Randy Wendling and Kathy Wendling 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.

Randy Wendling
Randy Wendling

Kathy Wendling
Kathy Wendling

State of Iowa)
)
County of Delaware) ss:

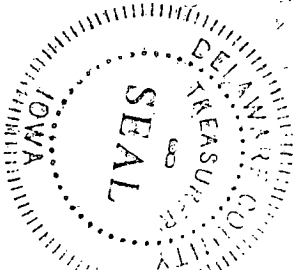
On this 23rd day of August, 2022, before me a Notary Public in and for said County, personally appeared Randy Wendling and Kathy Wendling to me known to be the person named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Donna M. Kunde
Notary Public in and for said State



CERTIFICATE OF TREASURER

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



Pam Klein

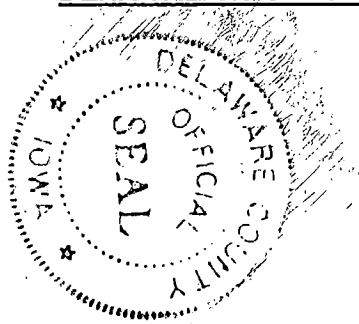
Pam Klein, County Treasurer

7/12/2022

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 VALLEY SECOND SUBDIVISION, 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 VALLEY SECOND SUBDIVISION, 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

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 **Deer Valley Second Subdivision**, Delaware County, Iowa on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated JUNE 30, 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 21st day of September, A.D., 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 the name of Randy Wendling and Kathy Wendling, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, subject to the following:

1. A mortgage in favor of Farm Credit Services of America, FLCA recorded in Book 2010, Page 1214 and modification thereof recorded December 13, 2017 in Book 2017, Page 3404.

Dated at Manchester, Iowa in said County, this 7th day of October, 2022.



Steven E. Carr
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 **Lot 3 of Deer Valley Second Subdivision in Section 18, T89N, R5W of the 5th P.M., Delaware County, IA** is made with our free consent and in accordance with our desire as lien holder and mortgagee.

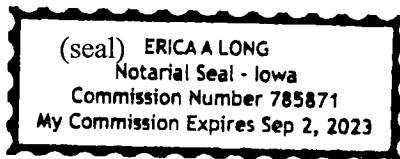


Farm Credit Services of America, FLCA

by Kye Kolpin
Kye Kolpin
Regional VP of Retail Operations

State of Iowa)
) ss:
County of Delaware)

On this 3rd day of August, 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 Regional VP of 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 voluntarily executed.



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

My commission expires September 2, 2023

**PLANNING AND ZONING COMMISSION RESOLUTION APPROVING
DEER VALLEY SECOND SUBDIVISION PRELIMINARY & FINAL PLAT**

WHEREAS, the Preliminary & Final Plat of DEER VALLEY SECOND SUBDIVISION, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randy Rattenborg, dated June 30, 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 VALLEY SECOND SUBDIVISION, 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 VALLEY SECOND SUBDIVISION, 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

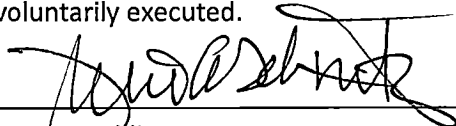


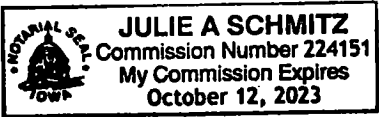
By 
David Smith, Chairperson

By 
Laura Thomas, Recording Secretary

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this Adopted and passed 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 Adopted and passed this 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.


Notary Public



R-091-2022
RESOLUTION APPROVING PRELIMINARY & FINAL PLAT (DEER VALLEY SECOND SUBDIVISION)

WHEREAS, the Preliminary & Final Plat of DEER VALLEY SECOND SUBDIVISION, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated June 30, 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 VALLEY SECOND SUBDIVISION, City of Manchester, Delaware County, Iowa, as presented with the following variances, declarations and conditions;

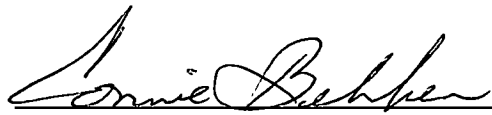
- a. No determination has been made as to compliance with this subdivision and platting requirements which are set forth in the Code of Iowa.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that
said DEER VALLEY SECOND 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.

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

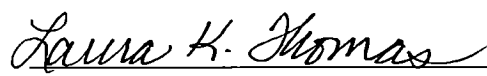
ATTEST:



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-091-2022 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

