

COUNTY: DELAWARE
SECTION 33, T 89 N, R 5 W
ALIQUOT PART: NE 1/4 - SW 1/4
CITY: MANCHESTER
SURVEY: OAKVIEW ESTATES SUBDIVISION OF LOTS 6, 7 AND 8
BLOCK: LOTS: 6-1, 6-2, 7-1, 7-2, 8-1, 8-2
PROPRIETOR: S & R CONSTRUCTION, INC.
REQUESTED BY: STEVE PETTLON
SURVEYOR: RANDALL L. RATTENBORG
COMPANY: BURREINGTON, GROUP, INC.
105 W. MAIN STREET, MANCHESTER, IA 52057
INFO@BURREINGTONGROUP.COM 563-927-2434

FILED
Delaware Co. Assessor

JUL 20 2023



Book 2023 Page 1690

Document 2023 1690 Type 06 002 Pages 6
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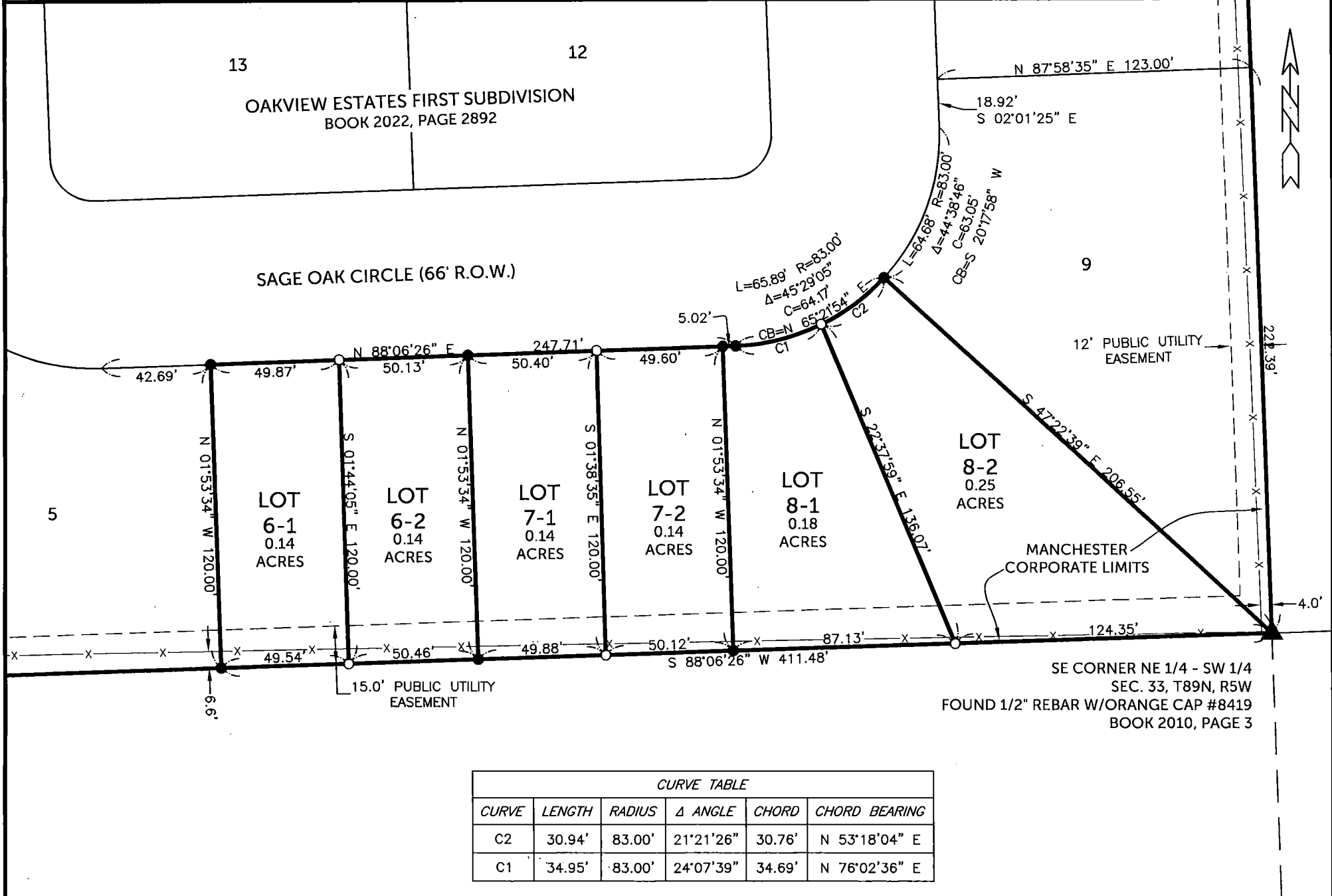
FILED
Delaware Co. Auditor

JUL 20 2023

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**SUBDIVISION
PLAT**

OAKVIEW ESTATES SUBDIVISION OF LOTS 6, 7, AND 8
A SUBDIVISION OF LOTS 6, 7, & 8 OF OAKVIEW ESTATES FIRST SUBDIVISION
SECTION 33, T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

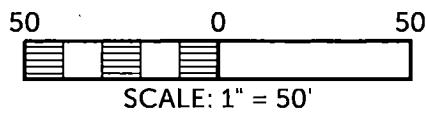


CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ ANGLE	CHORD	CHORD BEARING
C2	30.94'	83.00'	21°21'26"	30.76'	N 53°18'04" E
C1	34.95'	83.00'	24°07'39"	34.69'	N 76°02'36" E

NOTE: THE LINES DIVIDING LOTS 6, 7, AND 8 ARE INTENDED TO BE THE CENTER OF THE COMMON WALL OF THE STRUCTURES.

LEGAL DESCRIPTION:

OAK VIEW ESTATES SUBDIVISION OF LOTS 6, 7, AND 8, A subdivision of Lots 6, 7, and 8 of Oakview Estates First Subdivision in Section 33, T89N, R5W of the 5th Principal Meridian, City of Manchester, Delaware County, Iowa, as recorded in Book 2022, Page 2892, containing a total of 0.99 acres, divided into six lots numbered Lot 6-1, Lot 6-2, Lot 7-1, Lot 7-2, Lot 8-1, and Lot 8-2, and subject to easements of record.



LEGEND

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

SURVEYED ON: 6/21/2023
SURVEY REQUESTED BY: STEVE PETTLON

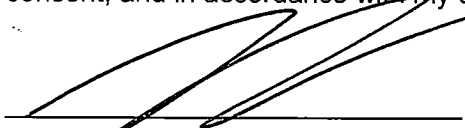
Q:\Civil3D_Projects\Manchester\21-130_Pettlon Bailey Drive\Final Subdivision Plat\Oak View Estates Sub.dwg

	PROPRIETORS: S & R CONSTRUCTION, INC. 155 275th ST, MASONVILLE, IA 50654	PROJECT NO. 21-130
	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.	SCALE: 1" = 50'
	DATE: 6/21/2023	DRAWN BY: RLR
RANDALL L. RATTENBORG P.L.S. LIC. #17939 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023	CHECKED BY: JAW/DDK	GPS BOX: MANCHESTER
BURREINGTON GROUP, INC. Civil Engineering Land Surveying 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com	SHEET 1 OF	

SHEETS COVERED BY THIS SEAL: SHEETS

OWNER'S ACKNOWLEDGMENT

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.



Steve Pettlon

State of Iowa)
)
County of Delaware) Ss:

On this 18th day of July A.D. 2023, 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



MORTGAGE HOLDERS ACKNOWLEDGMENT

The Citizens State Bank, State of Iowa, 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.

Citizens State Bank

Richard E. McMahon
By: Richard E. McMahon, Vice President

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

State of Iowa)

County of Delaware) Ss:

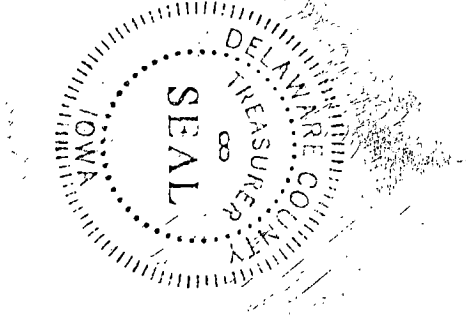
On this 17th day of July, 2023, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Richard E. McMahon and Audrey G. Savage to me personally known, who being duly sworn, did say that they are the Vice President and President respectively, of the Citizen State 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) Citizen 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 Richard E. McMahon and Audrey G. Savage as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the _____, by it and by them voluntarily executed.

Laurie A. Wiskus
Notary Public in and for said County



CERTIFICATE OF TREASURER

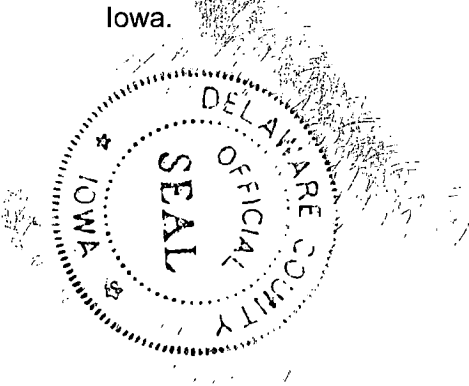
I, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against **OAKVIEW ESTATES SUBDIVISION OF LOTS 6, 7, & 8**, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Pam Klein 7/19/2023
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 SUBDIVISION OF LOTS 6, 7, & 8**, a subdivision in Delaware County, Iowa.



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

R-058-2023
RESOLUTION APPROVING FINAL PLAT
OAKVIEW ESTATES SUBDIVISION OF LOTS 6, 7, & 8

WHEREAS, the subdivision plat of **OAKVIEW ESTATES SUBDIVISION OF LOTS 6, 7, & 8**, City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated June 21, 2023, has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa;

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 cities or within a two mile radius of the City;

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;

WHEREAS, the subdivision plat and its attachments conform to Chapter 170 – Subdivision Regulations of the Manchester City Ordinances and therefore can be approved pursuant to 354.8 of the Iowa Code with the following declaration and conditions;


- A. Five foot 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, that said **OAKVIEW ESTATES SUBDIVISION OF LOTS 6, 7, & 8**, Delaware County, Iowa, be, and exhibits attached thereto, 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 plat as by law provided.

Passed this 26th day of June, 2023.





Connie Behnken, Mayor

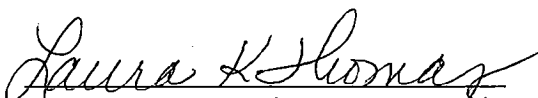
ATTEST:



Erin Learn, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 29th day of June, 2023, 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-058-2023 adopted by the City Council on the 26th day of June, 2023, 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

