

COUNTY: Delaware  
SECTION 28, T 89 N, R 5 W  
ALIQUOT PART: SW 1/4-SE 1/4  
CITY: Manchester  
SURVEY: McCarren Place Subdivision  
BLOCK: LOTS: Lot 1, Lot 2 & Lot A  
PROPRIETOR: Neuhaus Construction & Concrete Inc.  
REQUESTED BY: Phil Neuhaus  
SURVEYOR: Randy Rattenborg  
COMPANY: BARRINGTON, GROUP, INC.  
105 W. MAIN STREET, MANCHESTER, IA 52057  
INFO@BARRINGTONGROUP.COM 563-927-2434

FILED  
Delaware Co. Assessor  
SEP 15 2023

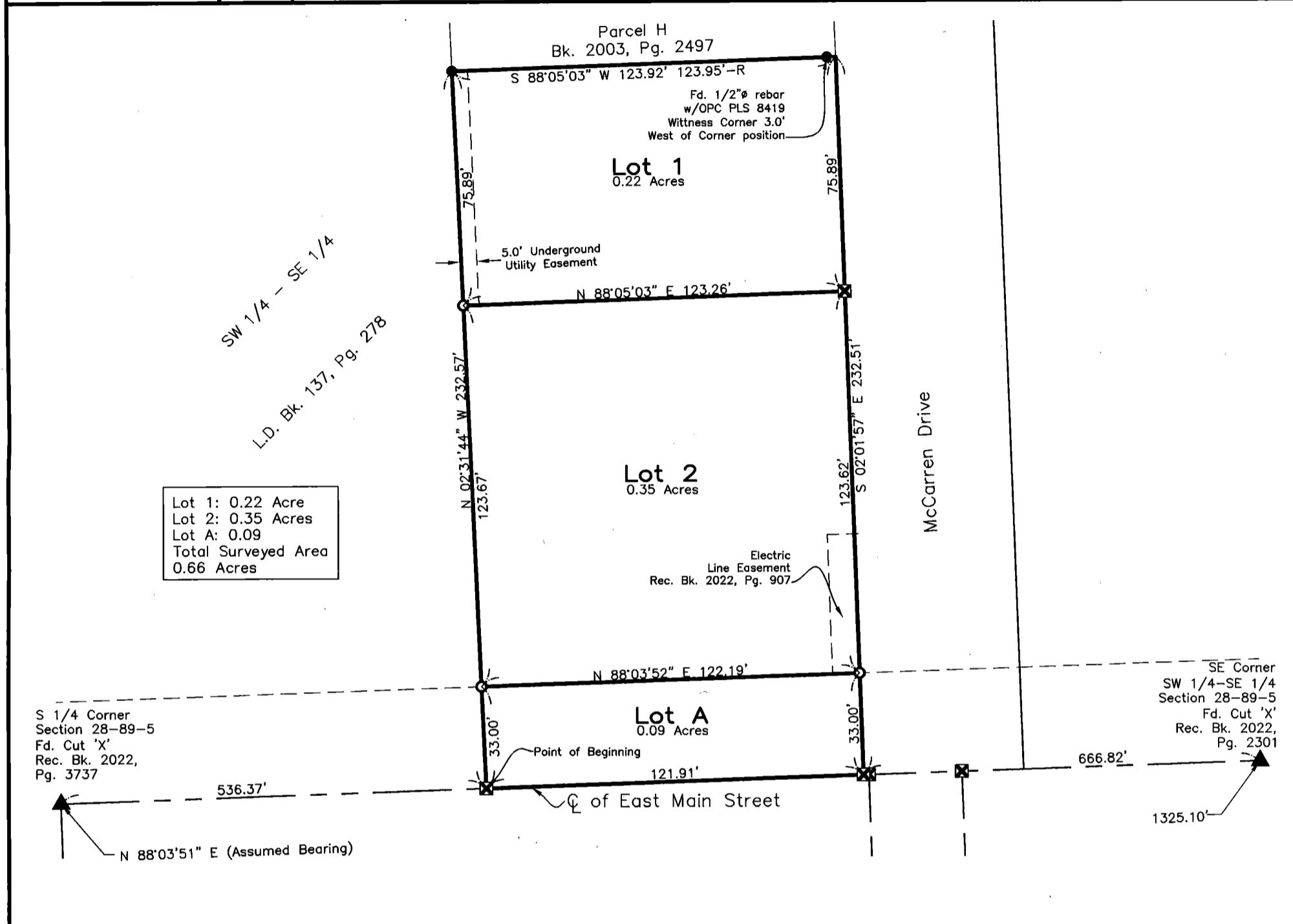
Book 2023 Page 2298  
Document 2023 2298 Type 06 002 Pages 5  
Date 9/15/2023 Time 1:36:06PM  
Rec Amt \$27.00

FILED  
Delaware Co. Auditor  
SEP 15 2023

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

**FINAL  
PLAT**

**McCarren Place Subdivision;** in the Southwest Quarter of the Southeast Quarter Section 28, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa



Lot 1: 0.22 Acre  
Lot 2: 0.35 Acres  
Lot A: 0.09  
Total Surveyed Area  
0.66 Acres

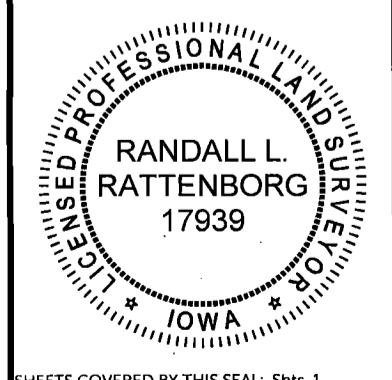
**McCarren Place Subdivision;** in the Southwest Quarter of the Southeast Quarter Section 28, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa more particularly described as follows:

- Commencing at the South Quarter Corner of said Section;
- Thence North 88°03'51" East, 536.37 feet** along the South Line of said Section and the Center Line of East Main Street to the East Line of a Land Deed Recorded in L.D. Book 137, Page 278 on file at the Delaware County Recorder's office in Manchester, Iowa and to the Point of Beginning;
- Thence North 02°31'44" West, 232.56 feet** along said Line to the South Line of Parcel H Recorded in Book 2003, Page 2497 on file at the Delaware County Recorder's office in Manchester, Iowa;
- Thence North 88°05'03" East, 123.92 feet** along said Line to the West Right-of-Way Line of McCarren Drive;
- Thence South 02°01'57" East, 232.51 feet** along said Line to the South Line of said Section;
- Thence South 88°03'51" West, 121.91 feet** along said Line to the Point of Beginning.

Containing **0.66 Acres**,  
Subject to Easements of Record.

SURVEYED ON: May 17, 2023  
SURVEY REQUESTED BY: Phil Neuhaus

Q:\Civil3D\_Survey\Manchester\Manchester 2018.dwg



PROPRIETORS: **Neuhaus Construction & Concrete Inc.**

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.

*[Signature]* DATE: **5/18/2023**

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

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

PROJECT NO. 23-020  
SCALE: 1" = 40'  
DATE: May 18, 2023  
DRAWN BY: dm  
CHECKED BY: ddk/rr  
GPS BOX: Manchester  
SHEET 1 OF 1

**LEGEND**

- ▲ SECTION CORNER
- R RECORDED
- FOUND 1/2" REBAR w/ ORANGE CAP PLS 8419
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- ⊠ SET CUT 'X'
- SECTION LINE
- - - CENTER LINE
- - - EASEMENT OR ROW LINE
- - - BOUNDARY ESTABLISHED
- OPC ORANGE PLASTIC CAP

40 0 40  
SCALE: 1" = 40'

**OWNER'S ACKNOWLEDGMENT**

I Neuhaus Construction & Concrete Inc. of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

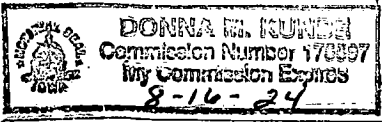
*Phil Neuhaus / President*

Neuhaus Construction & Concrete Inc.  
Phil Neuhaus, President

State of Iowa                            )  
  )  
County of Delaware                ) ss:

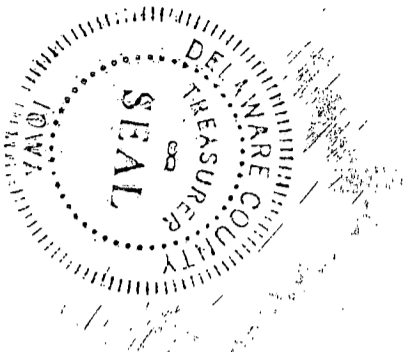
On this 11<sup>th</sup> day of September A.D. 2023, before me a Notary Public in and for said State, personally appeared Neuhaus Construction & Concrete Inc. to me known to be the person(s) named and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

*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 **MCCARREN PLACE SUBDIVISION**, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Pam Klein 8/2/2023  
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 **MCCARREN PLACE 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 **MCCARREN PLACE 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 6<sup>th</sup> day of August, 1996

Michael Corkery 8-2-23  
Michael Corkery – Coordinator  
Delaware County E-911 Board

## ATTORNEY'S OPINION

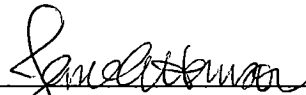
I, Jane E. Hanson, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in *McCARREN PLACE SUBDIVISION*, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, P.L.S. dated MAY 18, 2023.

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 23<sup>rd</sup> day of August, 2023, 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 Neuhaus Construction & Concrete, Inc., subject to:

NONE

Dated at Manchester, Delaware County, Iowa, in said County, this 28<sup>th</sup> day of August, 2023.



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Jane E. Hanson  
Attorney at Law

RESOLUTION APPROVING PRELIMINARY & FINAL PLAT OF MCCARREN PLACE SUBDIVISION

WHEREAS, the preliminary & final plat of **MCCARREN PLACE SUBDIVISION**, City of Manchester, Delaware County, Iowa affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated \_\_\_\_\_, 2023, 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, Section 170.33 of Chapter 170 Subdivision Regulations of the City of Manchester Code of Ordinances allows variances with regard to minimum improvements (Section 170.09); and

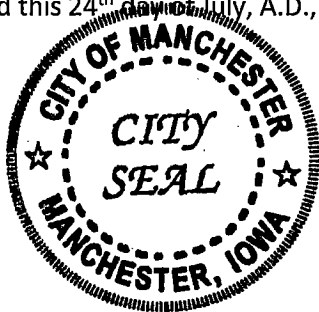
WHEREAS, the subdivision plat of **MCCARREN PLACE SUBDIVISION**, City of Manchester, Delaware County, Iowa, is presented with the following variances, declarations and conditions;

- a. No new street or improvements are necessary at this time.
- b. No new well or septic system is necessary and therefore construction of said utilities is not being authorized by the approval of Preliminary & Final plat.
- c. Subdivider shall, at his expense, install and construct all improvements required by City Code of Ordinances Chapter 170.5(A), "The owner and subdivider of the land being platted shall be responsible for the installation of sidewalks within the street area, grading, seeding or sodding of all lots." All required improvements shall be installed and constructed in accordance with the design standards established for such improvements by the City.
- d. The Manchester Planning and Zoning Commission has recommended to the City Council that they accept the dedication of Lot A for road right-of-way and all public easements as shown on the plat.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said preliminary & final plat of **MCCARREN PLACE 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 24<sup>th</sup> day of July, A.D., 2023.

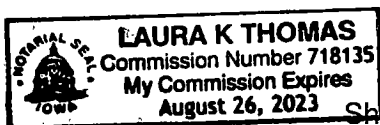


*Connie Behnken*  
Connie Behnken, Mayor

ATTEST:  
*Erin Learn*  
Erin Learn, City Clerk

STATE OF IOWA )  
 ) SS.  
COUNTY OF DELAWARE )

On this 25<sup>th</sup> day of July, 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-063-2023 adopted by the City Council on the 24<sup>th</sup> day of July, 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*  
Laura K. Thomas, Notary Public