

COUNTY: DELAWARE
SECTION 36, T 89 N, R 5 W
ALIQUOT PART: NW 1/4 - NW 1/4
CITY:
SURVEY: DREES SUBDIVISION
BLOCK: LOTS: LOT 1
PROPRIETOR: DANIEL F. DREES (DECEASED) & ROSEMARY K. DREES
REQUESTED BY: ROSEMARY K. DREES
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
NOV 28 2023



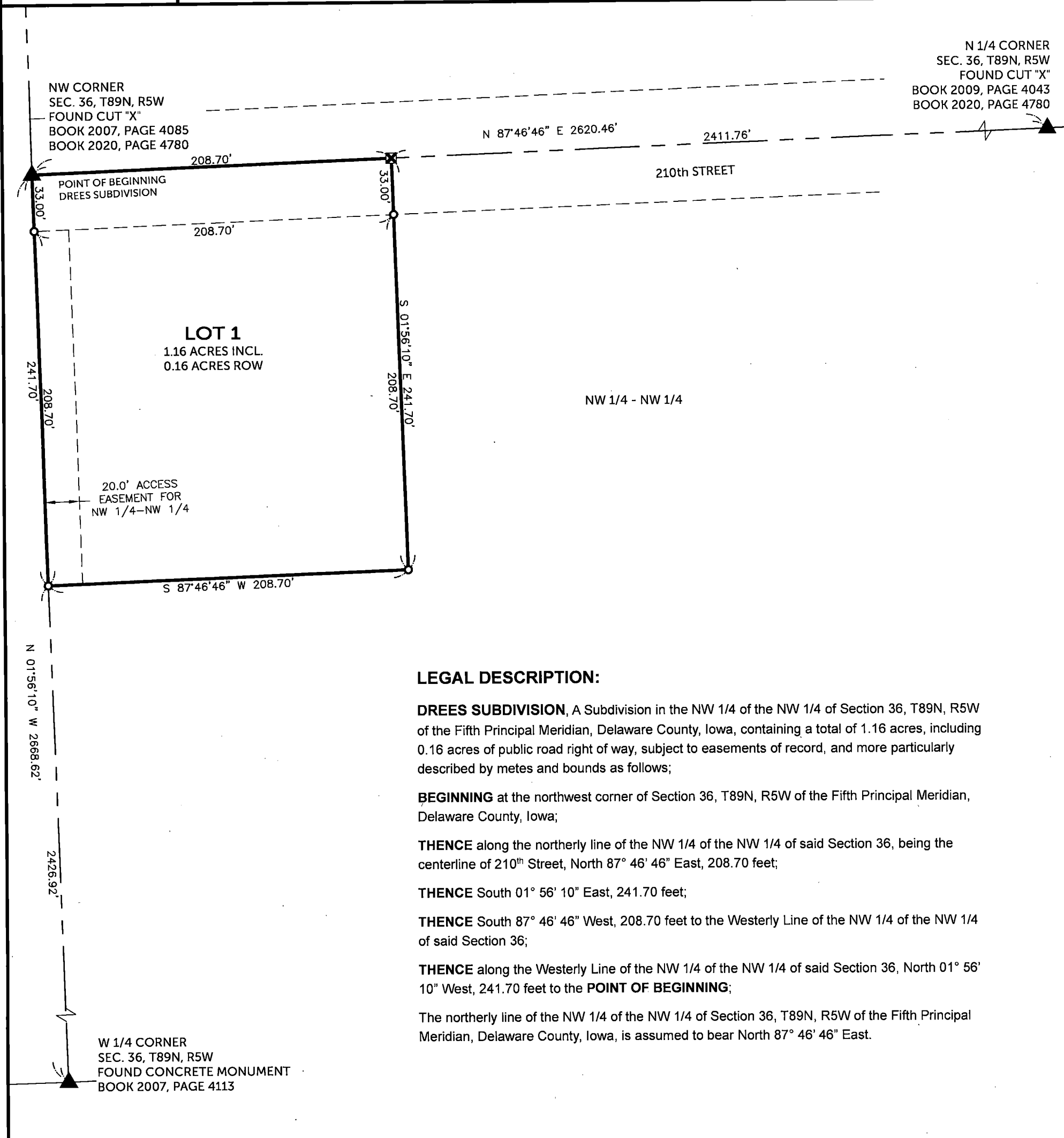
Book 2023 Page 2981
Document 2023 2981 Type 06 002 Pages 5
Date 11/28/2023 Time 4:04:46PM
Rec Amt \$27.00

FILED
Delaware Co. Auditor
NOV 28 2023

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

**SUBDIVISION
PLAT**

DREES SUBDIVISION
A SUBDIVISION IN THE NW 1/4 - NW 1/4
SECTION 36, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



LEGAL DESCRIPTION:

DREES SUBDIVISION, A Subdivision in the NW 1/4 of the NW 1/4 of Section 36, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 1.16 acres, including 0.16 acres of public road right of way, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the northwest corner of Section 36, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the northerly line of the NW 1/4 of the NW 1/4 of said Section 36, being the centerline of 210th Street, North 87° 46' 46" East, 208.70 feet;

THENCE South 01° 56' 10" East, 241.70 feet;

THENCE South 87° 46' 46" West, 208.70 feet to the Westerly Line of the NW 1/4 of the NW 1/4 of said Section 36;

THENCE along the Westerly Line of the NW 1/4 of the NW 1/4 of said Section 36, North 01° 56' 10" West, 241.70 feet to the **POINT OF BEGINNING**;

The northerly line of the NW 1/4 of the NW 1/4 of Section 36, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear North 87° 46' 46" East.

SURVEYED ON: 4/28/2023
SURVEY REQUESTED BY: ROSEMARY K. DREES

Q:\Civil3D_Survey\GPS Box 28\GPS Box 28 2015.dwg

PROPRIETORS: **DANIEL F. DREES (DECEASED) & ROSEMARY K. DREES**
704 W. HONEY CREEK DRIVE, MANCHESTER, IA 52057

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]
RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE 5/3/2023
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. 22-175

SCALE: 1" = 60'

DATE: 5/3/2023

DRAWN BY: RLR

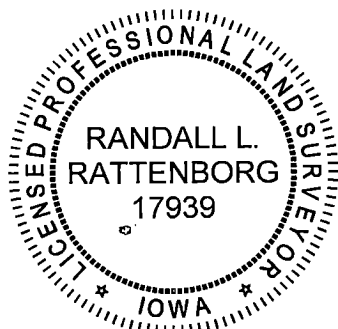
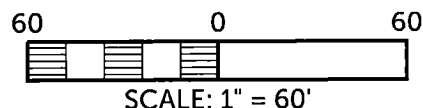
CHECKED BY: DM/DDK

GPS BOX: 28

SHEET 1 OF 1

LEGEND

- ▲ SECTION CORNER
- ⊗ SET CUT "X"
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SECTION LINE
- QUARTER LINE
- EASEMENT OR ROW LINE
- BOUNDARY ESTABLISHED
- R RECORDED AS



SHEETS COVERED BY THIS SEAL: THIS SHEET

OWNER'S ACKNOWLEDGMENT

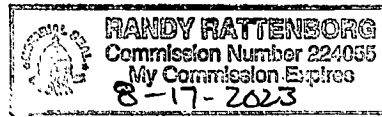
I Rosemary K. Drees of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with my free consent, and in accordance with my desire.

Rosemary K. Drees
Rosemary K. Drees

State of Iowa)
)
County of Delaware) ss:

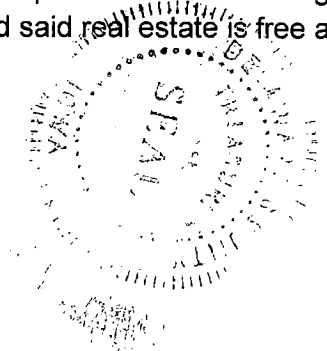
On this 3rd day of MAY, 2023, before me a Notary Public in and for said County, personally appeared Rosemary K. Drees to me known to be the person named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

[Signature]
Notary Public in and for said State



CERTIFICATE OF TREASURER

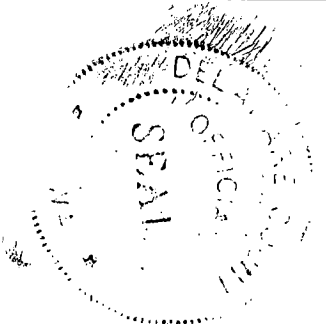
I, the undersigned, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against **DREES SUBDIVISION**, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Jenny Eschen - Deputy 6-23-23
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 **DREES 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 **DREES 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 6-23-23
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 **DREES SUBDIVISION**, Delaware County, Iowa on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated MAY 3, 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 17th day of November, A.D., 2023, 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 Rosemay K. Drees.

Dated at Manchester, Iowa in said County, this 28th day of November, 2023.



Steven E. Carr
Attorney at Law

R-042-2023
RESOLUTION APPROVING SUBDIVISION PLAT

WHEREAS, the Final Plat of DREES SUBDIVISION, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated May 3, 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, the City of Manchester has jurisdiction to review subdivision plats or plats of survey for divisions or subdivisions outside the city's boundaries within two miles of its Corporate Limits and will consider acceptance of the Subdivision Plat of DREES SUBDIVISION, 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 DREES 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 final plat as by law provided.

Passed this 22nd day of May, 2023.





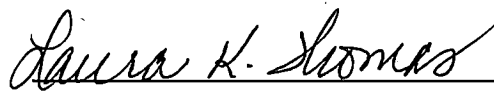
Connie Behnken, Mayor

ATTEST:


Erin Learn, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 23rd day of May, 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-042-2023 adopted by the City Council on the 22nd day of May, 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

