

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 9 & 10  
 BLOCK: LOTS: 9-1, 9-2, 10-1  
 PROPRIETOR: S & R CONSTRUCTION, INC.  
 REQUESTED BY: STEVE PETTLON  
 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 07 2024

Book 2024 Page 2811  
 Document 2024 2811 Type 06 002 Pages 7  
 Date 11/07/2024 Time 9:56:24AM  
 Rec Amt \$37.00

FILED  
 Delaware Co. Auditor  
 NOV 07 2024

Daneen Schindler, RECORDER/REGISTRAR  
 DELAWARE COUNTY IOWA

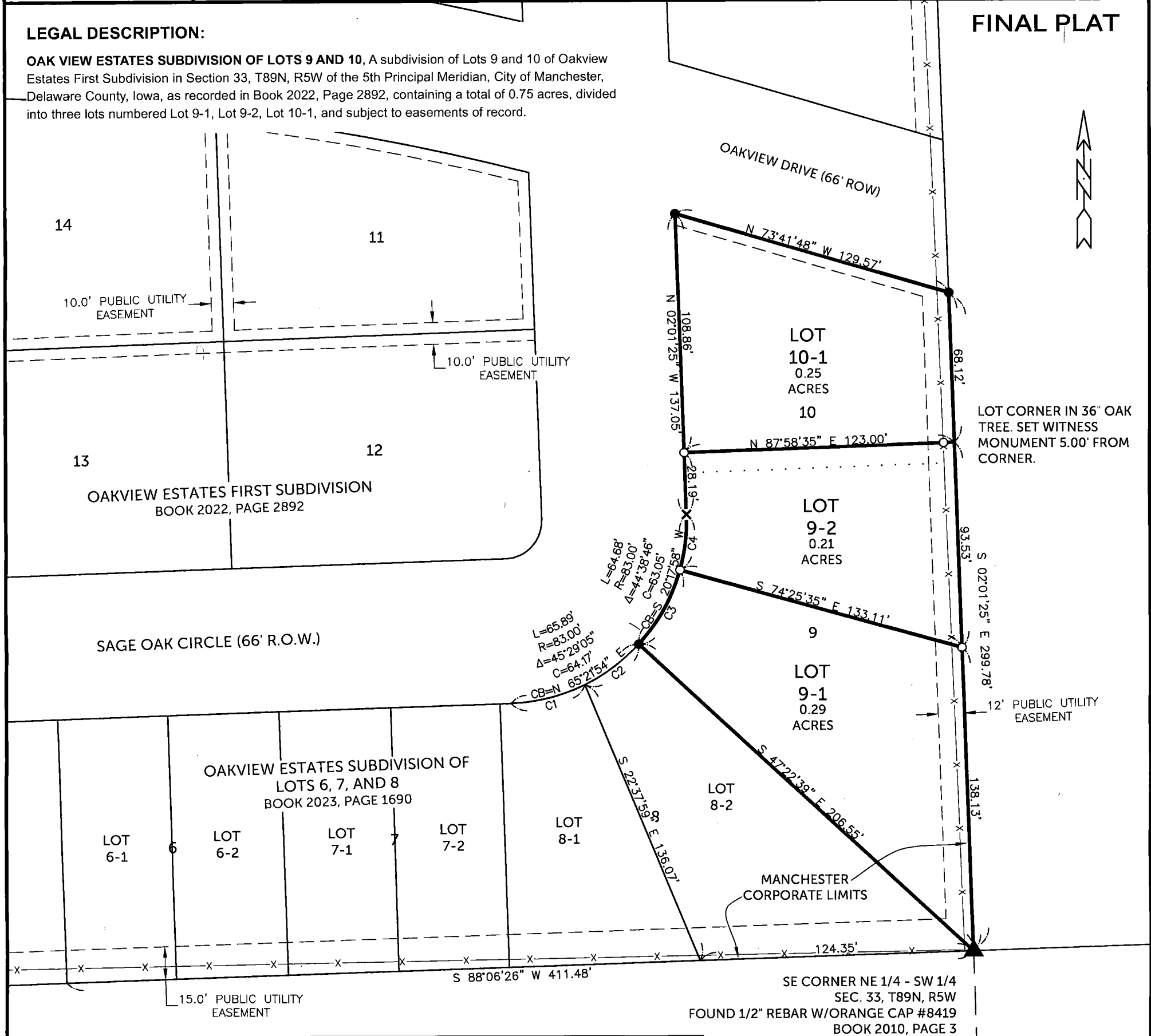
**SUBDIVISION  
 PLAT**

**OAKVIEW ESTATES SUBDIVISION OF LOTS 9 AND 10**  
 A SUBDIVISION OF LOTS 9 AND 10 OF OAKVIEW ESTATES FIRST SUBDIVISION  
 SECTION 33, T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

**LEGAL DESCRIPTION:**

OAK VIEW ESTATES SUBDIVISION OF LOTS 9 AND 10, A subdivision of Lots 9 and 10 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 0.75 acres, divided into three lots numbered Lot 9-1, Lot 9-2, Lot 10-1, and subject to easements of record.

**FINAL PLAT**



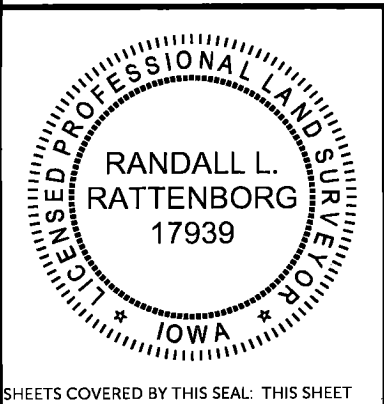
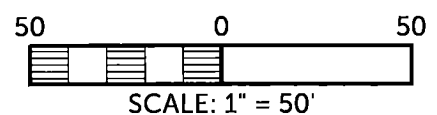
CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ ANGLE	CHORD	CHORD BEARING
C1	34.95'	83.00'	24°07'39"	34.69'	N 76°02'36" E
C2	30.94'	83.00'	21°21'26"	30.76'	N 53°18'04" E
C3	39.18'	83.00'	27°02'56"	38.82'	N 29°05'53" E
C4	25.49'	83.00'	17°35'51"	25.39'	N 6°46'30" E

SURVEYED ON: 9/27/2024  
 SURVEY REQUESTED BY: STEVE PETTLON

Q:\Civil3D\_Projects\Manchester\21-130\_Pettlon Bailey Drive\Final Subdivision Plat\Oak View Estates Sub.dwg

**LEGEND**

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

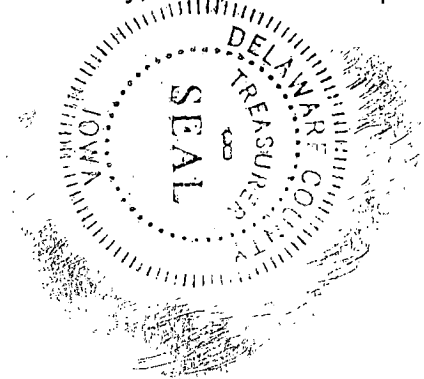


PROPRIETORS: **S & R CONSTRUCTION, INC.**  
 155 275th ST, MASONVILLE, IA 50654  
 I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.  
 RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE 6/21/2024  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025  
**BURRINGTON GROUP, INC.**  
 Civil Engineering | Land Surveying  
 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

PROJECT NO. 21-130  
 SCALE: 1" = 50'  
 DATE: 6/21/2024  
 DRAWN BY: RLR  
 CHECKED BY: JAW/DDK  
 GPS BOX: MANCHESTER  
 SHEET 1 OF 1

## CERTIFICATE OF TREASURER

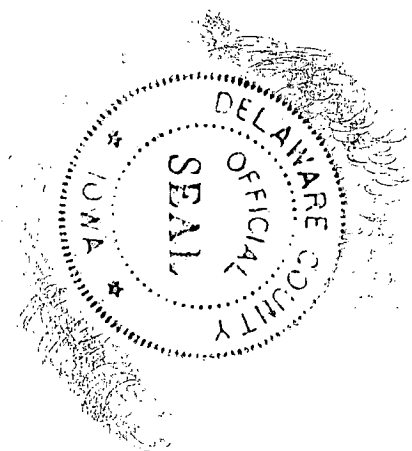
I, Jenny Eschen, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against **OAKVIEW ESTATES SUBDIVISION OF LOTS 9 & 10**, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Jenny Eschen 11.7.24  
Jenny Eschen, 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 9 & 10**, a subdivision in Delaware County, Iowa.



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

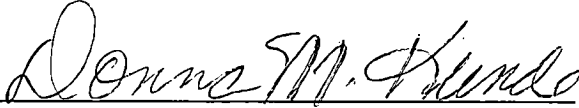
**OWNER'S ACKNOWLEDGMENT**

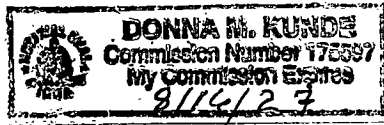
I Steve Pettlon, President of S&R Construction, Inc. of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with my free consent, and in accordance with my desire.

  
\_\_\_\_\_  
Steve Pettlon

State of Iowa            )  
  )  
County of Delaware    )    Ss:

On this 23<sup>rd</sup> day of September A.D. 2024, 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**

Oakview Estates Subdivision of Lots  
The 9 and 10, 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  
By: Audrey G. Savage, President  
By: \_\_\_\_\_

By: \_\_\_\_\_

State of Iowa )  
County of Delaware ) Ss:

On this 4th day of October, 2014, before me, the undersigned, a Notary Public in and  
for the State of Iowa, personally appeared Audrey G. Savage  
and XXXXXXXXXXXX to me personally known, who being duly sworn, did say that  
they are the President and XXXXXXXXXXXX respectively,  
of the 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~~); 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 and XXXXXXXXXXXX as officers acknowledged the  
execution of the foregoing instrument to be the voluntary act and deed of the Citizens State Bank  
, by it and by them voluntarily executed.

[Signature]  
Notary Public in and for said County



## ATTORNEY'S OPINION

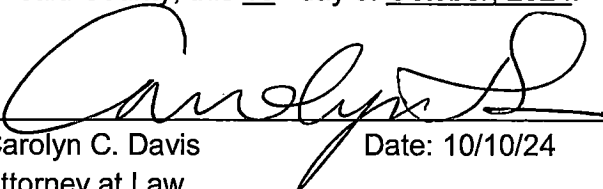
I, Carolyn C. Davis, a practicing attorney at law in Dyersville, Delaware County, Iowa, have examined the abstract of title to the land included in **OAKVIEW ESTATES SUBDIVISION OF LOTS 9 & 10**, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated JUN 21, 2024.

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 4<sup>th</sup> day of October, 2024, 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 S&R Construction, Inc. and Matthew Sbai and Kendra Sbai, husband and wife, subject to the following:

1. Deed of Trust by S&R Construction, Inc., a corporation, Steven W. Pettlon-President to Citizens State Bank, dated and filed August 10, 2021 at 2:44:58 P.M. in Book 2021, Page 2875.
2. Purchase Money Mortgage by Matthew Sbai and Kendra Sbai, individually and as husband and wife, to Empeople Credit Union, dated and filed September 24, 2024 in Book 2024, Page 2364.
3. Real estate taxes for the first half of fiscal year 2023-2024 and all prior years are paid. The real estate taxes for the second half of fiscal year 2023-2024 are due but not yet delinquent. The real estate taxes for fiscal year 2024-2025 are accruing but are not yet due or delinquent.

Dated at Dyersville, Delaware County, Iowa, in said County, this 10<sup>th</sup> day of October, 2024.

  
\_\_\_\_\_  
Carolyn C. Davis Date: 10/10/24  
Attorney at Law  
Locher & Davis, PLC  
225 1st Ave East, Dyersville, IA 52040  
Phone number: 563-875-9112  
Iowa Title Guaranty Member No. 11006

**RESOLUTION APPROVING PRELIMINARY & FINAL PLAT FOR  
OAKVIEW ESTATES SUBDIVISION OF LOTS 9 & 10**

WHEREAS, the subdivision plat of **OAKVIEW ESTATES SUBDIVISION OF LOTS 9 & 10**, City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated June 21, 2024, has been filed with the Planning & Zoning Commission of the City of Manchester, Delaware County, Iowa;

WHEREAS, the Planning & Zoning Commission 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:

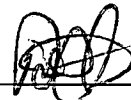
1. Five foot sidewalks shall be constructed along the frontage of each lot in accordance with the City Code of Ordinances

NOW, THEREFORE, BE IT RESOLVED, by the Planning & Zoning Commission of the City of Manchester, Delaware County, Iowa, that said **Preliminary and Final Plat of OAKVIEW ESTATES SUBDIVISION OF LOTS 9 & 10**, Delaware County, Iowa, be, and exhibits attached thereto, hereby acknowledged, approved and accepted on the part of the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa 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 6<sup>th</sup> day of August 2024.



PLANNING & ZONING COMMISSION  
CITY OF MANCHESTER, IOWA

By  \_\_\_\_\_  
David Smith, Chairperson

By  \_\_\_\_\_  
Laura Thomas, Recording Secretary

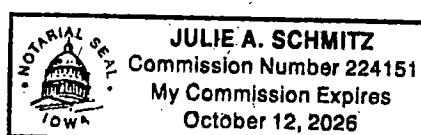
STATE OF IOWA )

) ss:

COUNTY OF DELAWARE )

On this 6<sup>th</sup> day of August, 2024, before me, Julie A. Schmitz, 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 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



**RESOLUTION APPROVING PRELIMINARY & FINAL PLAT FOR  
OAKVIEW ESTATES SUBDIVISION OF LOTS 9 & 10**

WHEREAS, the subdivision plat of **OAKVIEW ESTATES SUBDIVISION OF LOTS 9 & 10**, City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated June 21, 2024, 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:

- 1) 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 9 & 10**, 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 12<sup>th</sup> day of August 2024.

  
Connie Behnken, Mayor

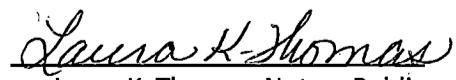
ATTEST:

  
Erin Learn, City Clerk



STATE OF IOWA                    )  
  ) SS.  
COUNTY OF DELAWARE        )

On this 13<sup>th</sup> day of August, 2024, 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-086-2024 adopted by the City Council on the 12<sup>th</sup> day of August, 2024, 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

