

COUNTY: DELAWARE  
SECTION 31, T 89 N, R 5 W      SEC. 32, T89N, R5W  
ALIQUOT PART: SEC. 31; NE 1/4 - NE 1/4, SE 1/4 - NE 1/4  
SEC. 32; NW 1/4 - NW 1/4, SW 1/4 - NW 1/4  
CITY: MANCHESTER  
SURVEY: WEST BROOK ADDITION - PHASE 3  
BLOCK:      LOTS: LOTS 4-7 & LOT B  
PROPRIETOR: WESLEY D. SCHULTE & JAMIE K. SCHULTE  
  
REQUESTED BY: WESLEY D. SCHULTE  
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

DEC 23 2024

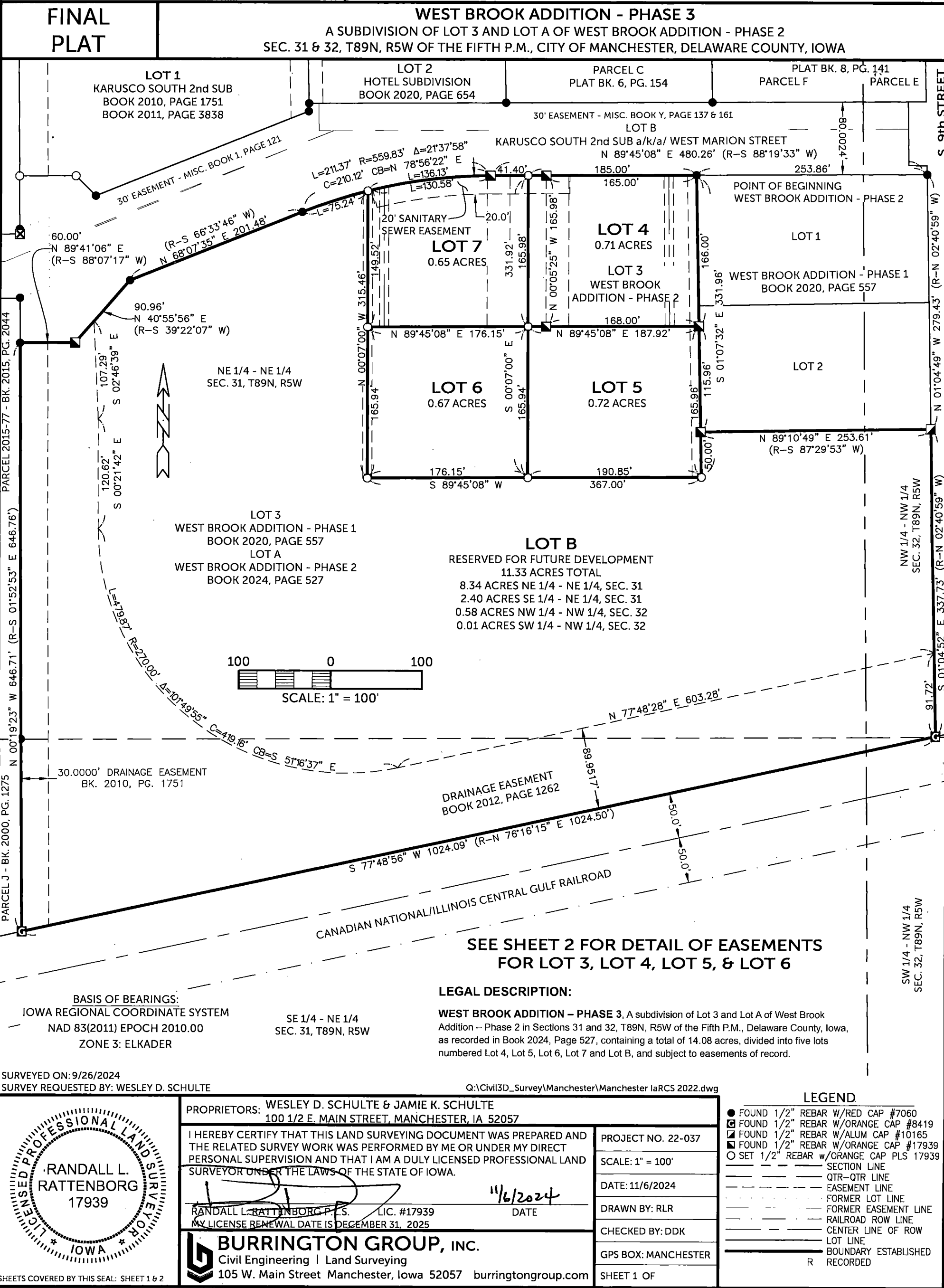
FILED  
Delaware Co. Auditor

DEC 23 2024

Book 2024 Page 3205

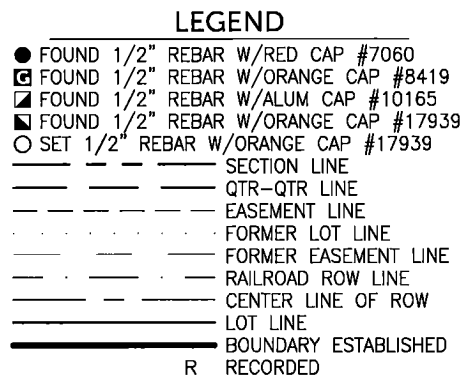
Document 2024 3205 Type 06 002 Pages 7  
Date 12/23/2024 Time 2:31:01PM  
Rec Amt \$37.00

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA



A SUBDIVISION OF LOT 3 AND LOT A OF WEST BROOK ADDITION - PHASE 2  
SEC. 31 & 32, T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

THE COMMON LINE BETWEEN LOT 4 AND LOT 7 AND ALSO LOT 5  
AND LOT 6 IS INTENDED TO BE THE CENTER OF THE COMMON  
WALL OF THE GARAGE STRUCTURE



burringtongroup.com

## OWNER'S ACKNOWLEDGMENT / DEDICATION

I (we), Wesley D. Schulte and Jamie K. Schulte 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. I (we) also dedicate the easements as shown on Sheet 2, the Easement Detail Sheet, to the Public for their intended uses.

  
Wesley D. Schulte

Jamie K. Schulte  
Jamie K. Schulte

State of Iowa                   )  
County of Delaware         ) ss:

On this 20<sup>th</sup> day of December, A.D. 2024, before me a Notary Public in and for said State, personally appeared Wesley D. Schulte and Jamie K. Schulte 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, Jenny Eschen, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against **WEST BROOK ADDITION - PHASE 3**, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Jenny Eschen 12.23.24  
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 **WEST BROOK ADDITION - PHASE 3**, a subdivision in Delaware County, Iowa.



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


## 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 **WEST BROOK ADDITION – PHASE 3**, Delaware County, Iowa on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated NOVEMBER 6, 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 11<sup>th</sup> day of December, A.D., 2024, 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 Wesley D. Schulte and Jamie K. Schulte, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common.

Dated at Manchester, Iowa in said County, this 19<sup>th</sup> day of December, 2024.

  
\_\_\_\_\_  
Steven E. Carr  
Attorney at Law

**PLANNING AND ZONING COMMISSION RESOLUTION APPROVING  
WEST BROOK ADDITION – PHASE 3 PRELIMINARY AND FINAL PLAT**

WHEREAS, the Preliminary and Final Plat of **WEST BROOK ADDITION - PHASE 3**, A SUBDIVISION OF LOT A OF WEST BROOK ADDITION - PHASE 2, SECTIONS 31 & 32, T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated NOVEMBER 6, 2024, has been filed with the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa; and

WHEREAS, Section 127.33 of Chapter 127 Subdivision Regulations of the City of Manchester allows variances with regard to minimum improvements (Section 127.09); and

WHEREAS, the Preliminary and Final Plat of **WEST BROOK ADDITION - PHASE 3**, should be approved with the following variances, declarations and conditions;

- a. The easements as shown on Sheet 2, the Easement Detail Sheet, are to be dedicated to the Public for their intended uses.

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said Preliminary and Final Plat of **WEST BROOK ADDITION - PHASE 3**, 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 14<sup>th</sup> day of November, 2024.



PLANNING & ZONING COMMISSION  
CITY OF MANCHESTER, IOWA

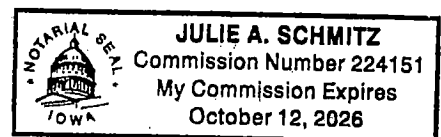
By   
David Smith, Chairperson

By   
Laura K. Thomas, Recording Secretary

STATE OF IOWA                     )  
  ) ss:  
COUNTY OF DELAWARE         )

On this 14<sup>th</sup> day of November, 2024, before me, Julie Schmitz, a Notary Public in and for the State of Iowa, personally appeared David Smith and Laura K. 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 14<sup>th</sup> day of November, 2024, and that David Smith and Laura K. 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-127-2024

CITY COUNCIL RESOLUTION APPROVING FINAL PLAT

WHEREAS, the Final Plat of **WEST BROOK ADDITION - PHASE 3**, Delaware County, Iowa affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated NOVEMBER 6, 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; and

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 subdivision plat of **WEST BROOK ADDITION - PHASE 3**, City of Manchester, Delaware County, Iowa, is presented with the following variances, declarations and conditions;

- The easements as shown on Sheet 2, the Easement Detail Sheet, are to be dedicated to the Public for their intended uses.

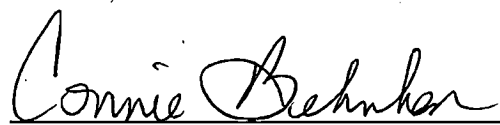
NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said **WEST BROOK ADDITION - PHASE 3**, City of Manchester, Delaware County, Iowa, be, and the same is hereby acknowledged, approved and accepted on the part of the City of Manchester, Delaware 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 25<sup>th</sup> day of November, A.D., 2024.



ATTEST:




Connie Behnken, Mayor



Erin Learn, City Clerk

STATE OF IOWA                     )  
  ) SS.  
COUNTY OF DELAWARE        )

On this 26<sup>th</sup> day of November, A.D., 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-127-2024 adopted by the City Council on the 25<sup>th</sup> day of November, A.D., 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

