COUNTY: DELAWARE FILED SECTION 36, T 89 N, R 5 W Delaware Co. Assessor ALIQUOT PART: NW 1/4 - NW 1/4 Book 2025 Page 97 JAN 0 8 2025 Document 2025 97 Type 06 002 Pages 6 CITY: Date 1/08/2025 Time 11:11:20AM SURVEY: DREES SECOND SUBDIVISION Rec Amt \$32.00 BLOCK: LOTS: LOT 2 PROPRIETOR: ROSEMARY K. DREES FILED Delaware Co. Auditor Daneen Schindler, RECORDER/REGISTRAR REQUESTED BY: ROSEMARY DREES DELAWARE COUNTY IOWA SURVEYOR: RANDALL L. RATTENBORG JAN 08 2025 COMPANY: BURRINGTON, GROUP, INC. 105 W. MAIN STREET, MANCHESTER, IA 52057 NFO@BURRINGTONGROUP.COM 563-927-2434 DREES SECOND SUBDIVISION **SUBDIVISION FINAL** A SUBDIVISION IN THE NW 1/4 - NW 1/4 **PLAT PLAT** SECTION 36, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA NW CORNER - SEC. 36, T89N, R5W FOUND CUT "X" - BOOK 2007, PAGE 4782 210th STREET LEGEND SECTION CORNER FOUND 1/2"Ø REBAR w/ ORANGE CAP PLS 17939 LOT 1 FOUND CUT 'X'
SET 1/2" REBAR W/
ORANGE CAP PLS 17939 X 100 **DREES SUBDIVISION** 100 BOOK 2023, PAGE 2981 SECTION LINE EASEMENT OR ROW LINE SCALE: 1" = 100' PARCEL BOUNDARY 20.0' ACCESS BOUNDARY ESTABLISHED EASEMENT FOR NW 1/4-NW 1/4 N 87'46'46" E 208.70' POINT OF BEGINNING DREES SECOND SUBDIVISION -33.00' **LEGAL DESCRIPTION:** -33.0' EASEMENT FOR FUTURE STREET DREES SECOND 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 2.29 acres, subject to easements of record, and more particularly described by metes and bounds as NW 1/4 - NW 1/4 follows; COMMENCING at the northwest corner of Section 36, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa; THENCE along the westerly line of the NW 1/4 of the NW 1/4 of said Section 36, being the S westerly line of Lot 1 of Drees Subdivision, as recorded in Book 2023, Page 2981, South 01° 56' 01.56,10, 10" East, 241.70 feet to the POINT OF BEGINNING; THENCE along the southerly line of said Lot 1, North 87° 46' 46" East, 33.00 feet; m **THENCE** South 01° 56' 10" East, 445.17 feet; **THENCE** North 88° 03' 50" East, 250.00 feet; THENCE South 01° 56' 10" East, 300.00 feet; N 88'03'50" E 250.00' THENCE South 88° 03' 53" West, 283.00 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, 745.00 feet to the POINT OF BEGINNING; 33.0 The westerly line of the NW 1/4 of Section 36, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear South 01° 56' 10" East. LOT 2 **2.29 ACRES** S 88'03'53" W 283.00' Q:\Civil3D_Survey\GPS Box 28\GPS Box 28 2015.dwg SURVEYED ON: 11/4/2024 PROPRIETORS: ROSEMARY K. DREES 704 W. HONEY CREEK DRIVE, MANCHESTER, IA 52057 I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND PROJECT NO. THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SCALE: 1" = 100' RANDALL L. SURVEYOR LINDER THE LAWS OF THE STATE OF IOWA. DATE: 11/6/2024 RATTENBORG 11/6/2024 17939 DRAWN BY: RLR RANDALL L. RATTENBORG P.L.S. LIC. #17939 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025 W 1/4 CORNER CHECKED BY: DDK SEC. 36, T89N, R5W BURRINGTON GROUP, INC. Viii IOWA **FOUND CONCRETE** GPS BOX: 28 Civil Engineering | Land Surveying MONUMENT 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com SHEET 1 OF 1 BOOK 2023, PAGE 2982 SHEETS COVERED BY THIS SEAL: THIS SHEET

OWNER'S ACKNOWLEDGMENT

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.

State of lowa County of Delaware

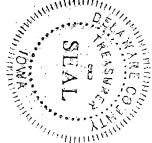
On this <u>36</u> day of <u>Cecember</u> 2024, before me a Notary Public in and for said County, personally appeared <u>Rosemary K. Drees</u> to me known to be the person named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

SS:

Notary Public in and for said State

CERTIFICATE OF TREASURER

I, the undersigned, <u>Jenny Eschen</u>, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against <u>DREES SECOND SUBDIVISION</u>, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Jenny Eschen, County Treasurer Da

APPROVAL OF AUDITOR

I, <u>Carla K. Becker</u>, 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 SECOND SUBDIVISION**, a subdivision in Delaware County, Iowa.



Carla K. Becker, Delaware County Auditor

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of <u>DREES SECOND SUBDIVISION</u>, 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 <u>6</u>th day of August, 1996

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 SECOND**SUBDIVISION, Delaware County, Iowa on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated

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 10th 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 Rosemay K. Drees.

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

Steven E. Carr Attorney at Law

PLANNING AND ZONING COMMISSION RESOLUTION APPROVING DREES SECOND SUBDIVISION PRELIMINARY & FINAL PLAT

WHEREAS, the Preliminary & Final Plat of <u>DREES SECOND SUBDIVISION</u>, Delaware County, lowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated <u>November 6, 2024</u>, has been filed with the City Clerk of the City of Manchester, Delaware County, lowa;

WHEREAS, the preliminary and final 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 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 Preliminary & Final Subdivision Plat of <u>DREES SECOND SUBDIVISION</u>, 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 Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said preliminary and final plat of **DREES SECOND SUBDIVISION**, 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 Chairperson and Secretary are hereby directed to certify this approval and affix the same to said Preliminary plat as by law provided.

Adopted and passed this 14th day of November, A.D., 2024.

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STATE OF IOWA)
) SS.

COUNTY OF DELAWARE

PLANNING & ZONING COMMISSION CITY OF MANCHESTER, IOWA

David Smith, Chairperson

Laura Thomas, Recording Secretary

On this 14TH day of November, 2024, before me, Julie Schmitz, a Notary Public in and for the State of lowa, 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, lowa; 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 14th 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

JULIE A. SCHMITZ
Commission Number 224151
My Commission Expires
October 12, 2026

R-125-2024 RESOLUTION APPROVING SUBDIVISION PLAT

WHEREAS, the Final Plat of <u>DREES SECOND SUBDIVISION</u>, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated <u>November 6, 2024</u>, 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 SECOND SUBDIVISION**, Delaware County, lowa, 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 SECOND 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 25th day of November, 2024.

Connie Behnken, Mayor
ATTEST:

Erin Learn, City Clerk

STATE OF IOWA"

) SS.

COUNTY OF DELAWARE

On this 26th day of November, 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-125-2024 adopted by the City Council on the 25th day of November, 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

LAURA K. THOMAS
Commission Number 7:18135
My Commission Expires
August 26, 2026