

COUNTY: DELAWARE
SECTION 36, T 89 N, R 5 W
ALIQUOT PART: NW 1/4 - NW 1/4

CITY:
SURVEY: DREES SECOND SUBDIVISION
BLOCK: LOTS: LOT 2
PROPRIETOR: ROSEMARY K. DREES

REQUESTED BY: ROSEMARY 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
JAN 08 2025

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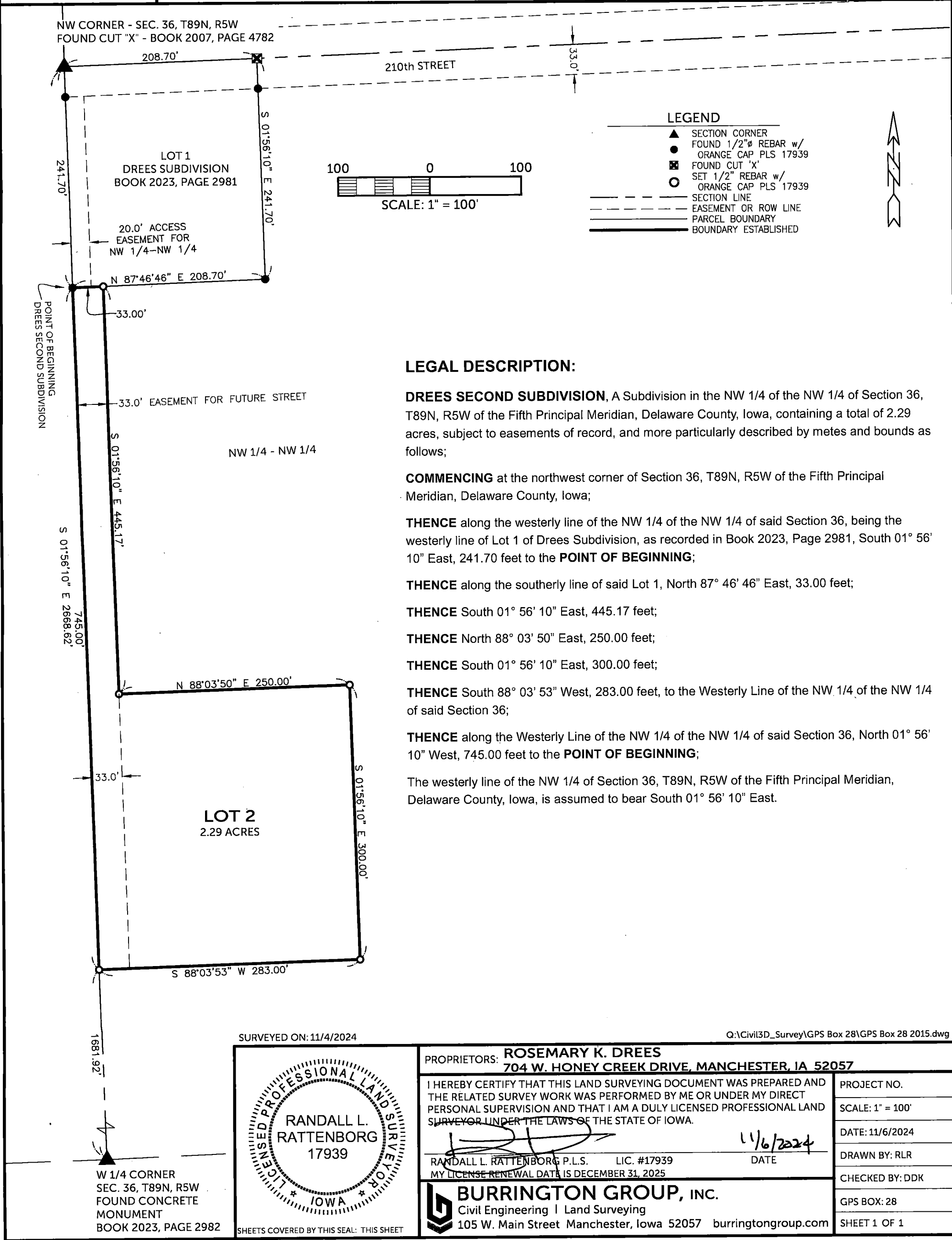
FILED
Delaware Co. Auditor
JAN 08 2025

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SUBDIVISION
PLAT

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

FINAL
PLAT



OWNER'S ACKNOWLEDGMENT

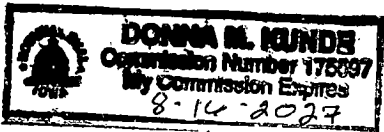
I Rosemary K. Drees of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with my free consent, and in accordance with my desire.

Rosemary K. Drees
Rosemary K. Drees

State of Iowa)
)
County of Delaware) ss:

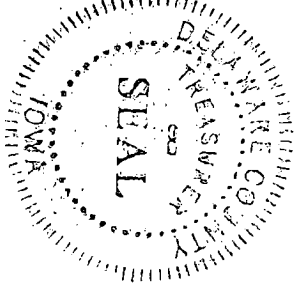
On this 26th day of December, 2024, before me a Notary Public in and for said County, personally appeared Rosemary K. Drees to me known to be the person named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

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



Jenny Eschen
Jenny Eschen, County Treasurer

1.8.25
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 SECOND 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 SECOND 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
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 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 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 DREES SECOND SUBDIVISION, 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 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 DREES SECOND 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 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.



PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA

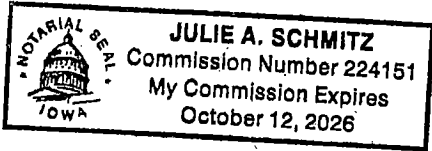
By [Signature]
David Smith, Chairperson

By [Signature]
Laura Thomas, Recording Secretary

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 14TH 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 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.

[Signature]
Notary Public



R-125-2024
RESOLUTION APPROVING SUBDIVISION PLAT

WHEREAS, the Final Plat of **DREES SECOND SUBDIVISION**, 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 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, Iowa, as presented with the following variances, declarations and conditions;

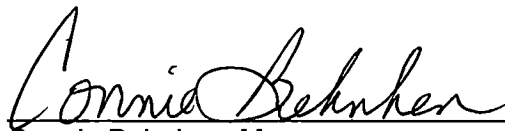
- a. No determination has been made as to compliance with this subdivision and platting requirements which are set forth in the Code of Iowa.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said **DREES 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

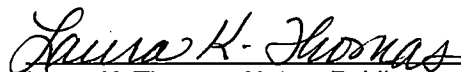
ATTEST:



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

