

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 11, 12, 13, AND 14  
BLOCK: LOTS: 11-1, 12-1, 12-2, 13-1, 14-1, 14-2  
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  
AUG 11 2025

FILED  
Delaware Co. Auditor  
AUG 11 2025

Book 2025 Page 2122  
Document 2025 2122 Type 06 002 Pages 7  
Date 8/11/2025 Time 3:55:09PM  
Rec Amt \$37.00

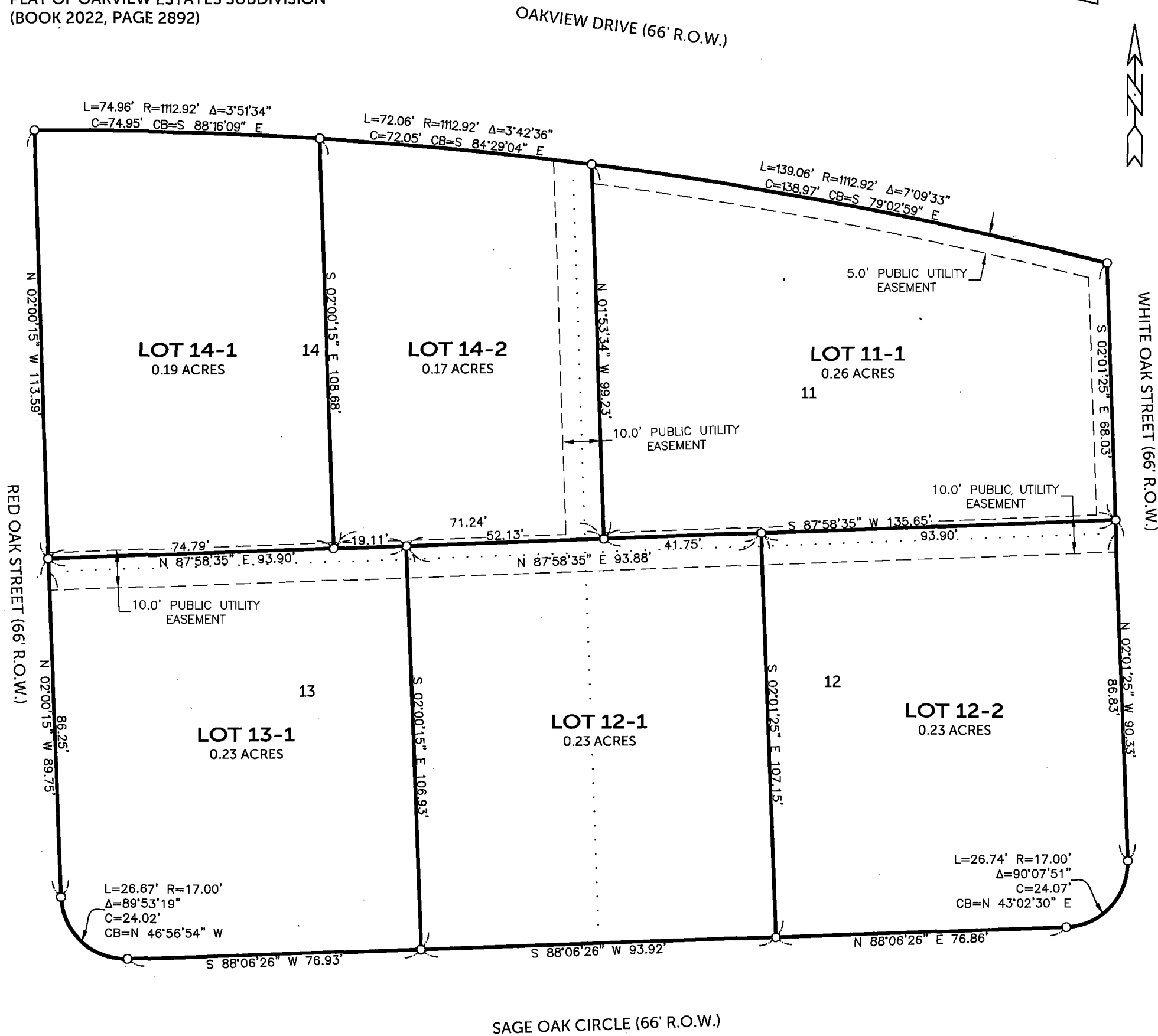
Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

SUBDIVISION  
PLAT

OAKVIEW ESTATES SUBDIVISION OF LOTS 11, 12, 13, and 14  
A SUBDIVISION OF LOTS 11, 12, 13, AND 14 OF OAKVIEW ESTATES FIRST SUBDIVISION  
SECTION 33, T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

THE LOCATION AND WIDTHS OF THE PUBLIC UTILITY  
EASEMENTS HAVE NOT CHANGED FROM THE ORIGINAL  
PLAT OF OAKVIEW ESTATES SUBDIVISION  
(BOOK 2022, PAGE 2892)

FINAL PLAT



LEGAL DESCRIPTION:

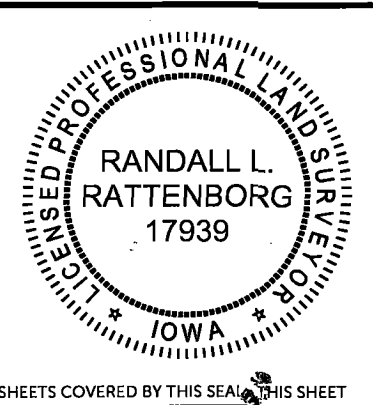
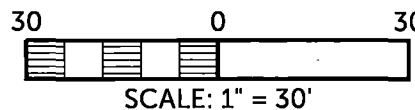
OAKVIEW ESTATES SUBDIVISION OF LOTS 11, 12, 13 AND 14, A subdivision of Lots 11, 12, 13 and 14 of Oakview Estates Subdivision in the NE 1/4 of the SW 1/4 of Section 33, Township 89 North, Range 5 West of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa according to the plat thereof recorded September 26, 2022 in Book 2022, Page 2892.

SURVEYED ON: NOVEMBER 2024  
SURVEY REQUESTED BY: STEVE PETTLON

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

LEGEND

- FOUND 1/2" REBAR w/ORANGE CAP #17939
- SET 1/2" REBAR w/ORANGE CAP #17939
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- 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  
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" = 30'

DATE: 11/1/2024

DRAWN BY: RLR

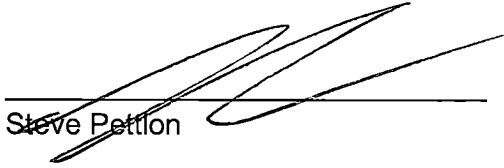
CHECKED BY: JAW/DDK

GPS BOX: MANCHESTER

SHEET 1 OF 1

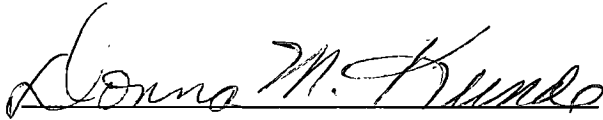
## OWNER'S ACKNOWLEDGMENT

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:

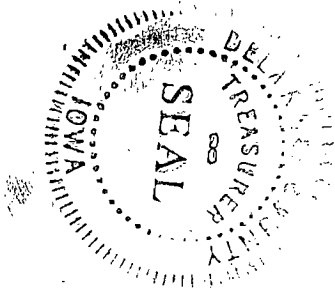
On this 11<sup>th</sup> day of August A.D. 2024, before me a Notary Public in and for the State of Iowa, personally appeared Steve Pettlon to me personally known who being by me duly sworn, did say he is the President of the corporation executing the within and foregoing instrument, that no seal has 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



## 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 11, 12, 13, AND 14**, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Jenny Eschen 8.8.25  
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 11, 12, 13, AND 14**, a subdivision in Delaware County, Iowa.



Carla K. Becker 8-8-25  
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 **OAKVIEW ESTATES SUBDIVISION OF LOTS 11, 12, 13, AND 14**, Delaware County, Iowa on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated NOV. 1, 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 August, A.D., 2025, 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 S & R Construction, Inc., subject to the following:

A Deed of Trust in favor of Citizens State Bank dated August 10, 2021, filed August 10, 2021, in Book 2021, Page 2875.

Dated at Manchester, Iowa in said County, this 7<sup>th</sup> day of August, 2025.



Steven E. Carr  
Attorney at Law

## MORTGAGE HOLDERS ACKNOWLEDGMENT

The CITIZENS STATE BANK, 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

Audrey G. Savage  
By: Audrey G. Savage <sup>CEO</sup>

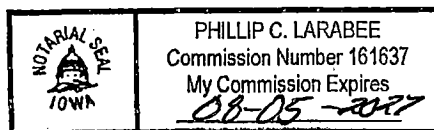
D. R. Kumley  
By: Daniel R. Kumley <sup>President</sup>

State of IOWA )

County of JONES ) Ss:

On this 5th day of August, 2025, before me, the undersigned, a Notary Public in and for the State of IOWA, personally appeared Audrey J. Savage and Daniel R. Kumley to me personally known, who being duly sworn, did say that they are the CEO and President 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)~~ CITIZENS STATE BANK; 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 Daniel R. Kumley as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the \_\_\_\_\_, by it and by them voluntarily executed.

Phillip C. Larabee  
Notary Public in and for said County



**PLANNING AND ZONING COMMISSION  
RESOLUTION APPROVING FINAL PLAT**

**WHEREAS**, the PRELIMINARY & FINAL PLAT of **OAKVIEW ESTATES SUBDIVISION OF LOTS 11, 12, 13, AND 14**, A SUBDIVISION OF LOTS 11, 12, 13 AND 14 OF OAKVIEW ESTATES FIRST SUBDIVISION, SECTION 33, 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 1, 2024, has been filed with the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa; and

**WHEREAS**, Section 170.33 of Chapter 170 Subdivision Regulations of the City of Manchester allows variances with regard to minimum improvements (Section 170.09); and

**WHEREAS**, the PRELIMINARY & FINAL PLAT of **OAKVIEW ESTATES SUBDIVISION OF LOTS 11, 12, 13, AND 14**, should be approved with the following variances, declarations and conditions;

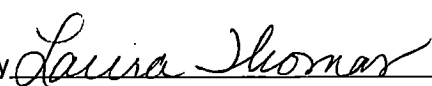
- 1) Five foot wide sidewalks shall be constructed along the frontage of each lot in accordance with the City Code of Ordinances.

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said PRELIMINARY & FINAL PLAT of **OAKVIEW ESTATES SUBDIVISION OF LOTS 11, 12, 13, AND 14**, 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 14th day of November, 2024.

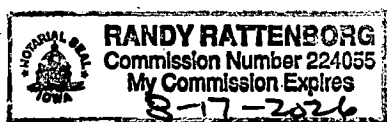
PLANNING & ZONING COMMISSION  
CITY OF MANCHESTER, IOWA

By   
David Smith, Chairperson

By   
Laura Thomas, Recording Secretary

STATE OF IOWA                                 )  
  ) ss:  
COUNTY OF DELAWARE                     )

On this 14th day of November, 2024, before me, Randy L. Rattenborg, a 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 on the 14th day of November, 2024, 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

R-126-2024

RESOLUTION APPROVING SUBDIVISION PLAT

WHEREAS, the subdivision plat of **OAKVIEW ESTATES SUBDIVISION OF LOTS 11, 12, 13, AND 14**, City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated November 1, 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

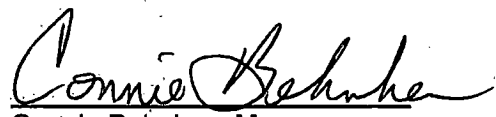
NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said **OAKVIEW ESTATES SUBDIVISION OF LOTS 11, 12, 13, AND 14**, Delaware County, Iowa, be, and exhibits attached thereto, and the same is hereby acknowledged, approved and accepted on the part of the City of Manchester, Delaware County, Iowa.

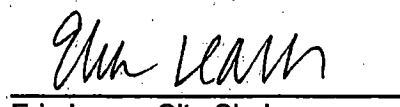
The Mayor and City Clerk are hereby directed to certify this approval and affix the same to said Preliminary plat as by law provided.

Passed this 25<sup>th</sup> day of November, A.D., 2024.



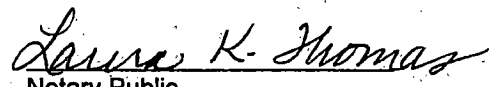
ATTEST:

  
Connie Behnken, Mayor

  
Erin Learn, City Clerk

STATE OF IOWA                     )  
  ) SS.  
COUNTY OF DELAWARE        )

On this 26<sup>th</sup> day of November, 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 126-2024 adopted by the City Council on the 25<sup>th</sup> 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.

  
Notary Public

