

COUNTY: DELAWARE  
SECTION 6, T 88 N, R 5 W  
ALIQUOT PART: NW 1/4 - NE 1/4 & SW 1/4 - NE 1/4  
CITY: MANCHESTER  
SURVEY: MEI SOUTH SUBDIVISION  
BLOCK: LOTS: 1, 2, A  
PROPRIETOR: MANCHESTER ENTERPRISES, INC.  
REQUESTED BY: MANCHESTER ENTERPRISES, INC.  
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 10 2025

FILED  
Delaware Co. Auditor

DEC 10 2025



Book 2025 Page 3375

Document 2025 3375 Type 06 002 Pages 5  
Date 12/10/2025 Time 3:27:20PM  
Rec Amt \$27.00

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

FINAL  
PLAT

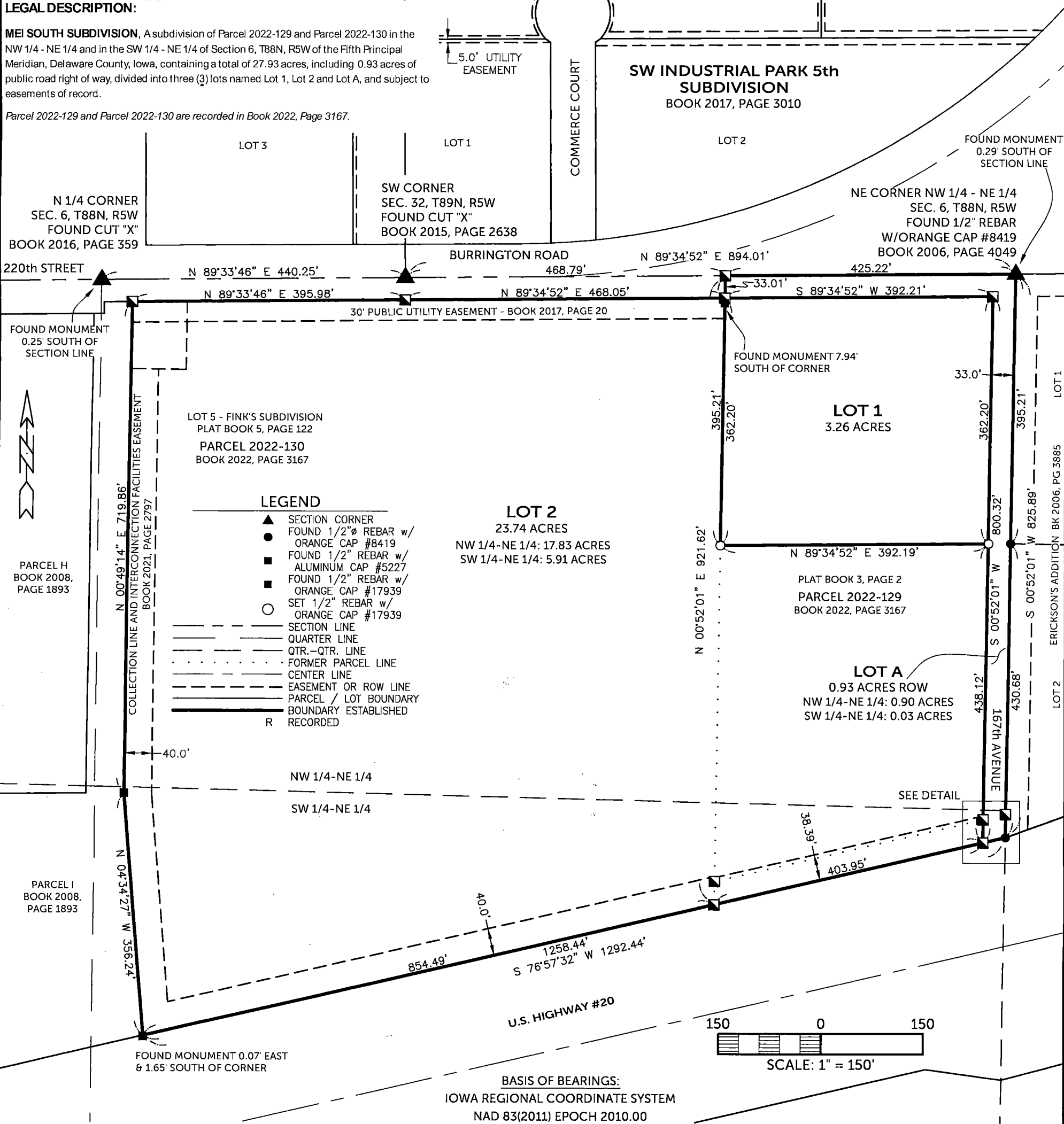
MEI SOUTH SUBDIVISION

A SUBDIVISION OF PARCEL 2022-129 AND PARCEL 2022-130 IN THE NW 1/4 - NE 1/4 AND THE SW 1/4 - NE 1/4  
SECTION 6, T88N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

MEI SOUTH SUBDIVISION, A subdivision of Parcel 2022-129 and Parcel 2022-130 in the NW 1/4 - NE 1/4 and in the SW 1/4 - NE 1/4 of Section 6, T88N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 27.93 acres, including 0.93 acres of public road right of way, divided into three (3) lots named Lot 1, Lot 2 and Lot A, and subject to easements of record.

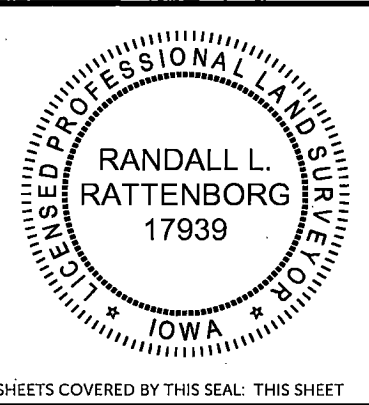
Parcel 2022-129 and Parcel 2022-130 are recorded in Book 2022, Page 3167.



SURVEYED ON: 11/25/2025  
SURVEY REQUESTED BY: MANCHESTER ENTERPRISES, INC.

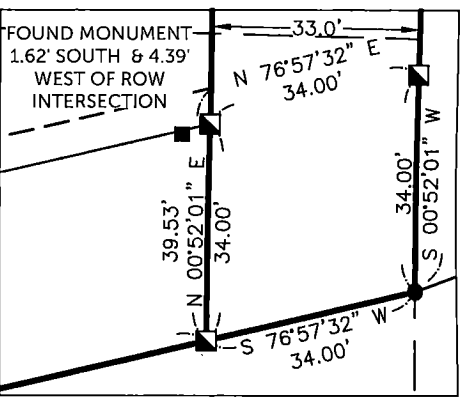
Q:\Civil3D\_Survey\Manchester\Manchester IaRCS 2022.dwg

DETAIL SCALE: 1" = 30'



PROPRIETORS: **MANCHESTER ENTERPRISES, INC.**  
217 N. FRANKLIN STREET, MANCHESTER, IA 52057  
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 10/14/2025  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025  
**BURRINGTON GROUP, INC.**  
Civil Engineering | Land Surveying  
105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

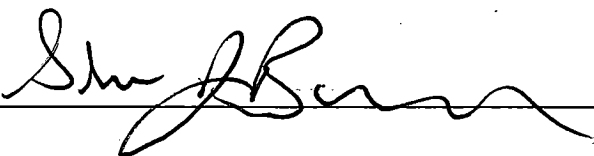
PROJECT NO. 25-122  
SCALE: 1" = 150'  
DATE: 10/14/2025  
DRAWN BY: RLR  
CHECKED BY: DM/DDK  
GPS BOX: MANCHESTER  
SHEET 1 OF 5



OWNER’S ACKNOWLEDGMENT & DEDICATION

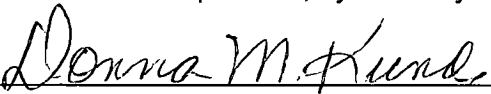
I STEVEN J BUESING, President of Manchester Enterprises, Inc. of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Subdivision Plat, is made with my free consent, and in accordance with my desire.

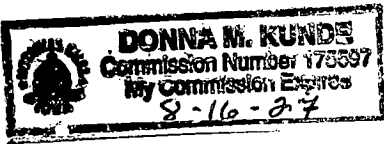
I also dedicate Lot A (Burrington Road and 167<sup>th</sup> Avenue) for right of way purposes, and all public utility easements to the City of Manchester



State of Iowa                    )  
  )  
County of Delaware        )    Ss:

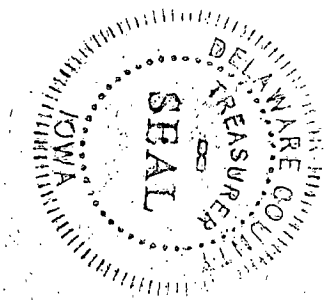
On this 8<sup>th</sup> day of December A.D. 2025, before me a Notary Public in and for the State of Iowa, personally appeared Steven Buesing to me personally known who being by me duly sworn, did say he/she is the President of Manchester Enterprises, Inc. executing the within and foregoing instrument, 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 Steven Buesing 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 County



CERTIFICATE OF TREASURER

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



Gibby Kramer, Deputy 12/3/25  
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 MEI SOUTH SUBDIVISION, a subdivision in Delaware County, Iowa.



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

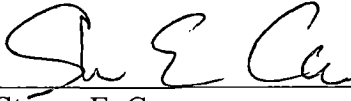
## ATTORNEY'S OPINION

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 **MEI SOUTH SUBDIVISION**, Delaware County, Iowa on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated OCTOBER 14, 2025.

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 20<sup>th</sup> day of November, 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 Manchester Enterprises, Inc.

Dated at Manchester, Iowa in said County, this 10<sup>th</sup> day of December, 2025.

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

R-095-2025

**RESOLUTION APPROVING SUBDIVISION PLAT OF MEI SOUTH SUBDIVISION**

WHEREAS, the subdivision plat of **MEI SOUTH SUBDIVISION**, City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated October 14, 2025, 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 of **MEI SOUTH SUBDIVISION**, Delaware County, Iowa, is approved as presented with the following variances, declarations and conditions;

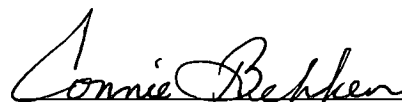
- a. No determination has been made as to compliance with this subdivision and platting requirements which are set forth in the Code of Iowa.
- b. The construction of sidewalks is deferred according to Resolution No. R-006- 2003, Resolution Regarding Procedures and Guidelines for Implementation of Sidewalk Construction Program, under Item No. 4 (a) ("streets developed as a rural cross section").

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said **MEI SOUTH 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 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 27<sup>th</sup> day of October, A.D., 2025.




  
Connie Behnken, Mayor

ATTEST:

  
Erin Learn, City Clerk

STATE OF IOWA                    )  
  ) SS.  
COUNTY OF DELAWARE        )

On this 27<sup>th</sup> day of October, 2025, 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-095-2025 adopted by the City Council on the 27<sup>th</sup> day of October, 2025, 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

