

COUNTY: Delaware
 SECTION 20, T 89 N, R 5 W
 ALIQUOT PART: NE 1/4-NE 1/4, NW 1/4 - NE 1/4

CITY:
 SURVEY: RADABAUGH SUBDIVISION
 BLOCK: LOTS: 11, 12, 13
 PROPRIETOR: RAD INVESTMENTS L.L.C.

REQUESTED BY: SPENCER RADABAUGH
 SURVEYOR: Randall Rattenborg
 COMPANY: BURRINGTON, GROUP, INC.
 105 W. MAIN STREET, MANCHESTER, IA 52057
 INFO@BURRINGTONGROUP.COM 563-927-2434

FILED
 Delaware Co. Assessor

JAN 14 2026

FILED
 Delaware Co. Auditor

JAN 14 2026

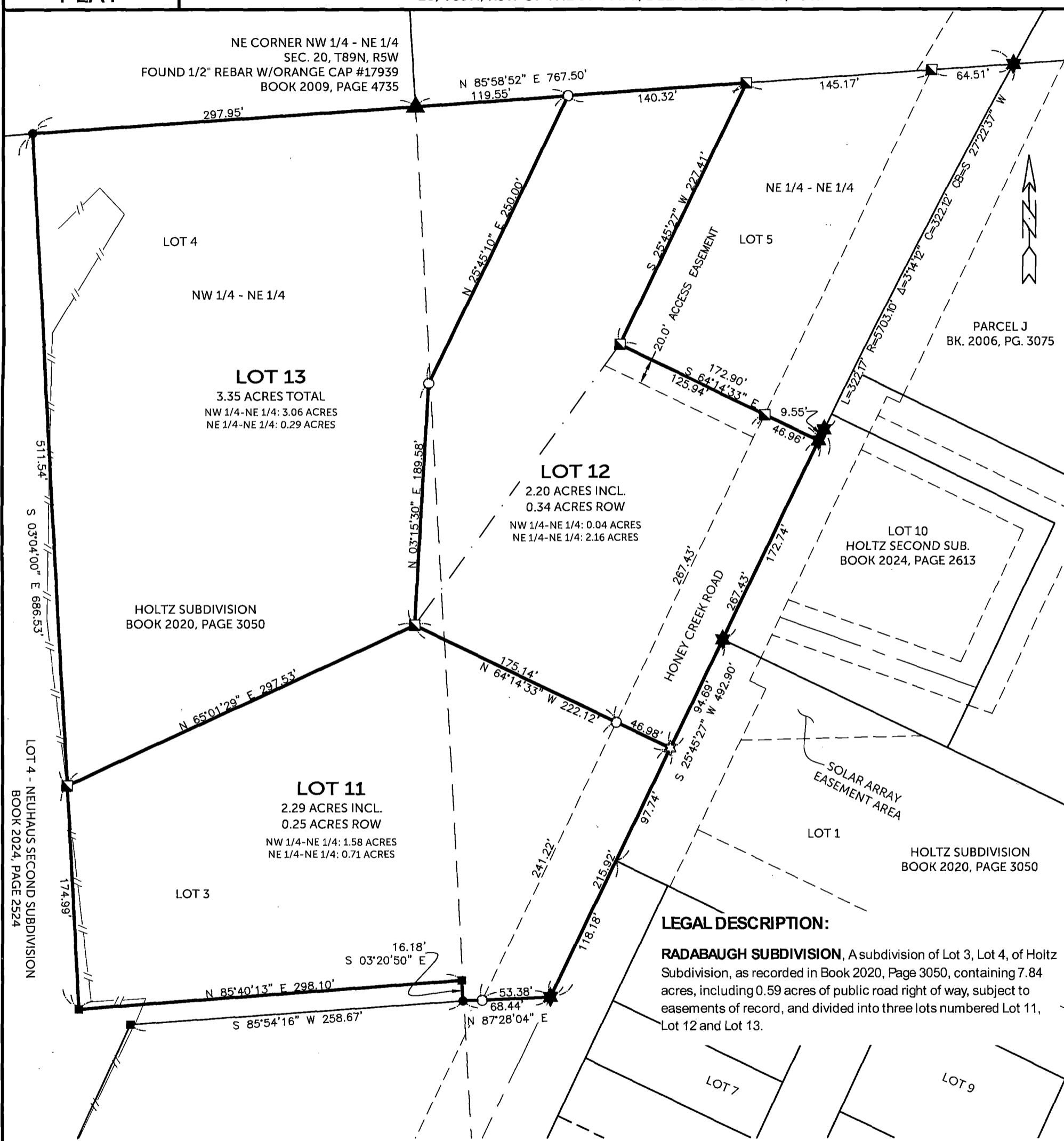
Book 2026 Page 107

Document 2026 107 Type 06 002 Pages 7
 Date 1/14/2026 Time 1:29:22PM
 Rec Amt \$37.00

Daneen Schindler, RECORDER/REGISTRAR
 DELAWARE COUNTY IOWA

FINAL
 PLAT

A SUBDIVISION OF LOT 3, LOT 4 OF HOLTZ SUBDIVISION IN THE NE 1/4 OF THE NE 1/4 AND IN THE NW 1/4 - NE 1/4 OF SECTION 20, T89N, R5W OF THE 5TH P.M., DELAWARE COUNTY, IOWA



OWNER'S ACKNOWLEDGMENT

I Spencer Radabaugh of Dubuque County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

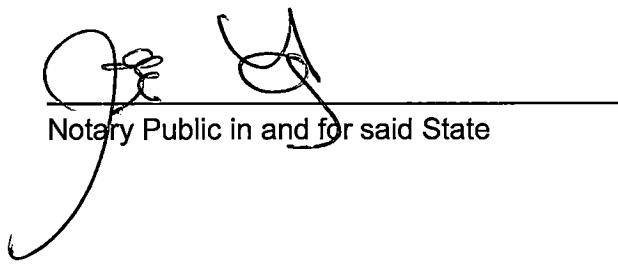
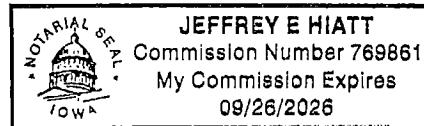

Spencer Radabaugh

State of Iowa)

)

County of Dubuque) Ss:

On this 20th day of June 2025, before me, a Notary Public in and for said County, personally appeared Spencer Radabaugh, to me personally known, who being by me duly sworn or affirmed, did say that that person is a Manager of RAD Investments, LLC and that said instrument was signed on behalf of said RAD Investments, LLC by authority of its managers and the said Manager acknowledged the execution of the instrument to be the voluntary act and deed of said RAD Investments, LLC by it voluntarily executed.


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



Robby Kramer, Deputy 7/8/25
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 RADABAUGH 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 RADABAUGH 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

Mike Corkery 7-8-25
Michael Corkery – Coordinator
Delaware County E-911 Board

_____ of _____

ATTORNEY'S OPINION

November 3, 2025

Dubuque, Iowa

I, Jeffrey E. Hiatt, a practicing attorney at law in Dubuque County, Iowa, have examined the abstract of title to:

Lots Three (3) and Four (4) of Holtz Subdivision; in the Northeast Quarter of the Northeast Quarter and in the Northwest Quarter of the Northeast Quarter Section 20, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2020, Page 3050

Said abstract was last certified by Delaware County Abstract Company, Inc. to December 3, 2024, at 8:00AM.

My examination of said abstract shows good and merchantable title on the date and hour of certification to be in the name **RAD Investments, LLC**, subject to the following:

1. The lien of taxes for July 1, 2023 - June 30, 2024, fiscal year and thereafter, with the first half due on September 1, 2024 (delinquent after September 30, 2024) and the second half due on March 1, 2025 (delinquent after March 31, 2025). First and second installments have been paid. Installment due September 30, 2025, has been paid.
2. Deed of Trust and Security Agreement from RAD Investments, LLC, to Fidelity Bank & Trust, dated October 18, 2024, filed October 22, 2024, in Book 2024, Page 2674 of the records of Delaware County, Iowa, to secure an indebtedness of \$580,000.00. ***Said Deed of Trust and Security Agreement is unsatisfied of record and is a lien against the real estate.***
3. Plats, Restrictions, Easements and Agreements of Record.

By:



Jeffrey E. Hiatt, AT0010943
CLEMENS, WALTERS, CONLON,
RUNDE & HIATT L.L.P.
2080 Southpark Court
Dubuque, IA 52003
Tel: (563) 582-2926
Fax: (563) 582-2998
Email: jhiatt@cwcmllaw.com

MORTGAGE HOLDERS ACKNOWLEDGMENT

The FIDELITY BANK & TRUST, 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.

BJJ
By: BJ JOHANSEN, OFFICER
Cathy Kenneally
By: CATHY KENNEALLY, SENIOR VICE PRESIDENT



State of Iowa)
Dubuque)
County of Delaware) ss:

On this 24th day of JUNE, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared BJ JOHANSEN and CATHY KENNEALLY to me personally known, who being duly sworn, did say that they are the OFFICER and SENIOR VICE PRESIDENT respectively, of FIDELITY BANK & TRUST 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) FIDELITY BANK & TRUST; that said instrument was signed (and sealed) on behalf of FIDELITY BANK & TRUST by authority of its Board of Directors; and that BJ JOHANSEN and CATHY KENNEALLY as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of RAD INVESTMENTS, LLC by it and by them voluntarily executed.

Kristina L Mours
Notary Public in and for said County



RESOLUTION APPROVING PRELIMINARY AND FINAL PLAT OF RADABAUGH SUBDIVISION

WHEREAS, the preliminary & final subdivision plat of RADABAUGH SUBDIVISION, City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated January 17, 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 preliminary & 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 Manchester Planning and Zoning Commission has recommended to the Council that they accept the preliminary & final subdivision plat of RADABAUGH SUBDIVISION, Delaware County, Iowa, as presented with the following variances, declarations and conditions;

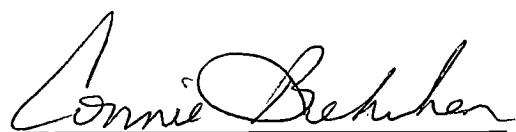
- a. No determination has been made as to compliance with this subdivision and platting requirements which are set forth in the Code of Iowa.
- b. Lot 11 currently is served by a sanitary sewer disposal system and well. Lot 12 will be constructed as a cold storage building without sanitary sewer or water utilities.
- c. The lots will be connected to city water and sewer and voluntary annex at such time that the City has extended public water and sewer to the property and such services are deemed necessary by the property. The extension of public water and sewer in itself shall not be cause for annexation.
- d. In the future, if this area was annexed into the City of Manchester, zoning would be Residential for Lot 11, Commercial for Lot 12 and Agricultural for Lot 13.
- e. 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 RADABAUGH 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 Preliminary plat as by law provided.

Passed this 24th day of February, A.D., 2025.




Connie Behnken, Mayor

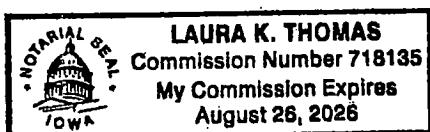
ATTEST:


Erin Learn
Erin Learn, City Clerk

STATE OF IOWA)
)
) SS.

COUNTY OF DELAWARE)

On this 4th day of March 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 019-2025 adopted by the City Council on the 24th day of February 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

PLANNING & ZONING COMMISSION RESOLUTION
RADABAUGH SUBDIVISION PRELIMINARY & FINAL PLAT

WHEREAS, the preliminary and final subdivision plat of RADABAUGH SUBDIVISION, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated January 17, 2025, has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa;

WHEREAS, the Planning and Zoning Commission 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 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 Manchester Planning and Zoning Commission is recommending to the Council that they accept the preliminary and final subdivision plat of RADABAUGH 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.
- b. Lot 11 currently is served by a sanitary sewer disposal system and well. Lot 12 will be constructed as a cold storage building without sanitary sewer or water utilities.
- c. The lots will be connected to city water and sewer and voluntary annex at such time that the City has extended public water and sewer to the property and such services are deemed necessary by the property. The extension of public water and sewer in itself shall not be cause for annexation.
- d. In the future, if this area was annexed into the City of Manchester, zoning would be Residential for Lot 11, Commercial for Lot 12 and Agricultural for Lot 13.
- e. 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 Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said preliminary and final subdivision plat of RADABAUGH 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 and final plat as by law provided.

Passed this 13th day of February, A.D., 2025.

PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA



By

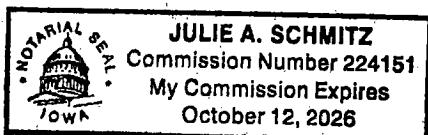
David Smith, Chairperson

By

Laura Thomas, Recording Secretary

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 13th day of February, 2025, before me, Julie A. Schmitz, 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, on the 13th day of February, 2025 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.



Julie A. Schmitz, Notary Public.