

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



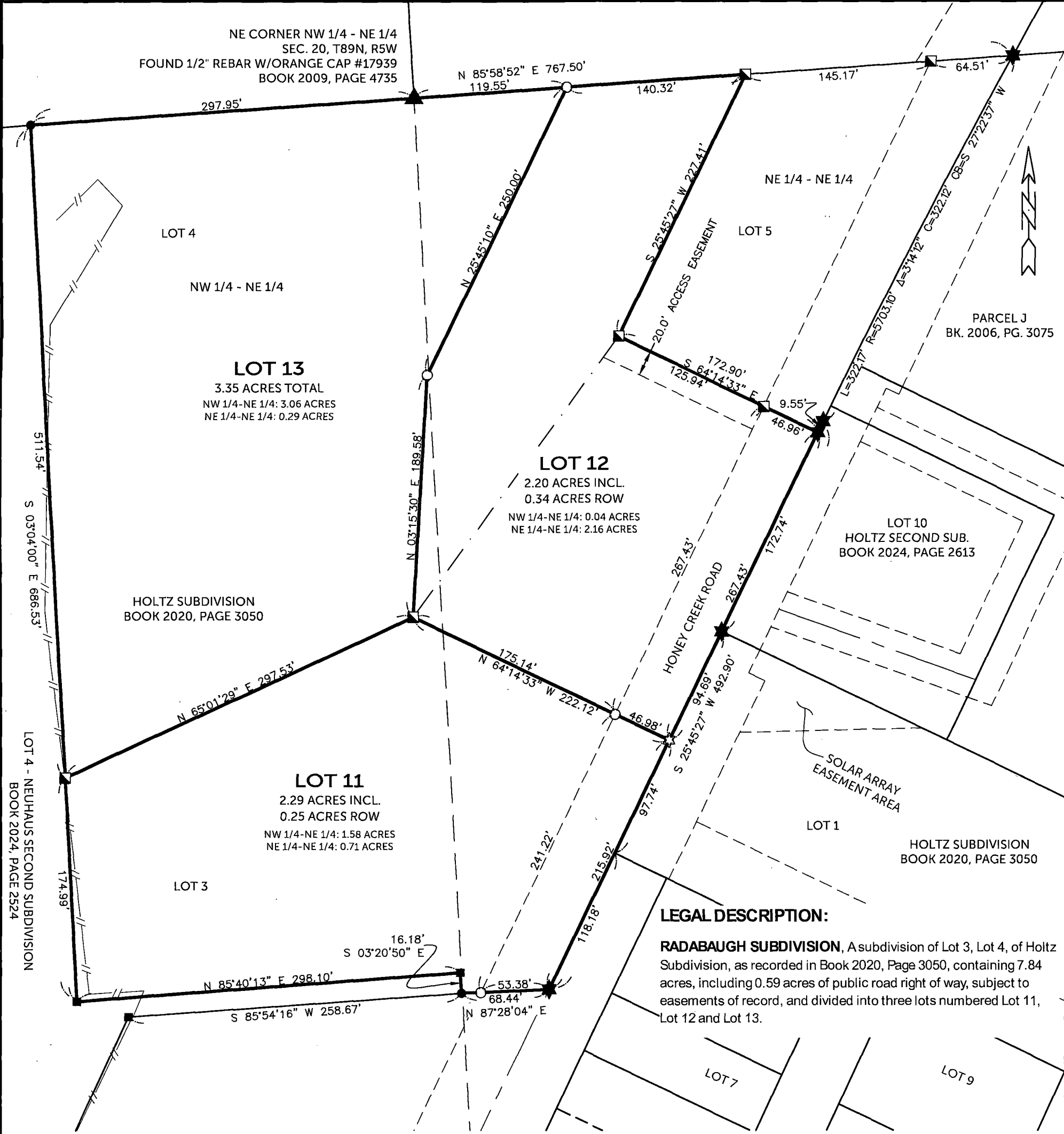
Book 2026 Page 107  
Document 2026 107 Type 06 002 Pages 7  
Date 1/14/2026 Time 1:29:22PM  
Rec Amt \$37.00

Daneen Schindler, RECORDER/REGISTRAR  
DELAWARE COUNTY IOWA

FINAL  
PLAT

RADABAUGH SUBDIVISION

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



LEGAL DESCRIPTION:

**RADABAUGH SUBDIVISION**, A subdivision of Lot 3, Lot 4, of Holtz Subdivision, as recorded in Book 2020, Page 3050, containing 7.84 acres, including 0.59 acres of public road right of way, subject to easements of record, and divided into three lots numbered Lot 11, Lot 12 and Lot 13.

SURVEYED ON: 12/17/2024 & 6/19/2025  
SURVEY REQUESTED BY: SPENCER RADABAUGH

Q:\Civil3D\_Survey\GPS Box 22\GPS Box 22 2016.dwg

PROPRIETORS: RAD INVESTMENTS L.L.C.

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 1/17/2025  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027

**BURRINGTON GROUP, INC.**  
Civil Engineering | Land Surveying  
105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

PROJECT NO. 24-158

SCALE: 1" = 80'

DATE: 12/15/2024

DRAWN BY: rlr

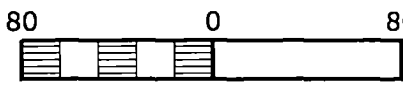
CHECKED BY: ddk

GPS BOX: 22

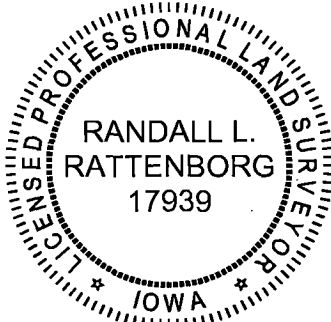
SHEET 1 OF 1

LEGEND

- FOUND 5/8" REBAR W/RED CAP #9650
- FOUND 1/2" IRON ROD
- ▲ FOUND 1/2" REBAR W/ORANGE CAP #17939
- ★ FOUND MAGNAIL
- SET 1/2" REBAR w/ORANGE CAP #17939
- ☆ SET MAGNAIL
- CENTER LINE
- - - FORMER LOT LINE
- - - FENCE LINE
- - - EASEMENT OR ROW LINE
- - - BOUNDARY ESTABLISHED
- R RECORDED AS



SCALE: 1" = 80'



SHEETS COVERED BY THIS SEAL: THIS SHEET

OWNER’S ACKNOWLEDGMENT

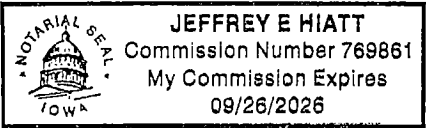
I Spencer Radabaugh of Dubuque County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with our free consent, and in accordance with our desire.

Spencer Radabaugh  
Spencer Radabaugh

State of Iowa            )  
                                      )  
County of Dubuque    )    Ss:

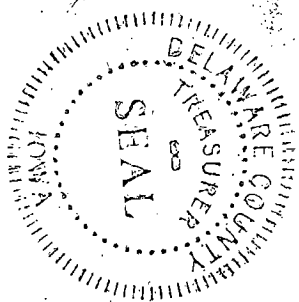
On this 20<sup>th</sup> day of June 2025, before me, a Notary Public in and for said County, personally appeared Spencer Radabaugh, to me personally known, who being by me duly sworn or affirmed, did say that that person is a Manager of RAD Investments, LLC and that said instrument was signed on behalf 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.

Jeffrey E. Hiatt  
Notary Public in and for said State



CERTIFICATE OF TREASURER

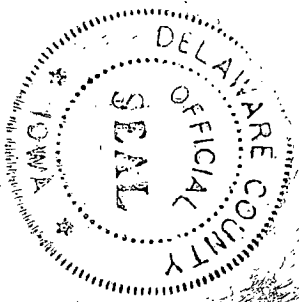
I, the undersigned, Jenny Eschen, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against RADABAUGH SUBDIVISION, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Ribby 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 6<sup>th</sup> 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 Notheast 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: \_\_\_\_\_

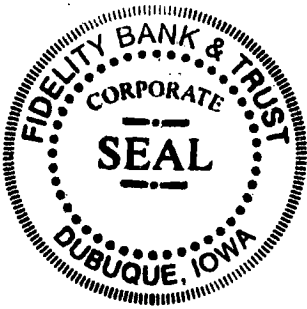
  
Jeffrey E. Hiatt, AT0010943  
CLEMENS, WALTERS, CONLON,  
RUNDE & HIATT L.L.P.  
2080 Southpark Court  
Dubuque, IA 52003  
Tel: (563) 582-2926  
Fax: (563) 582-2998  
Email: [jhiatt@cwcmllaw.com](mailto:jhiatt@cwcmllaw.com)

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.

BS  
By: BS JOHANNSEN, OFFICER

Cathy Keneally  
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 BS JOHANNSEN 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 BS JOHANNSEN 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;

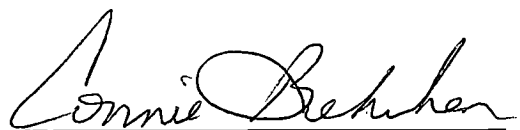
- a. No determination has been made as to compliance with this subdivision and platting requirements which are set forth in the Code of Iowa.
- b. Lot 11 currently is served by a sanitary sewer disposal system and well. Lot 12 will be constructed as a cold storage building without sanitary sewer or water 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 24<sup>th</sup> day of February, A.D., 2025.



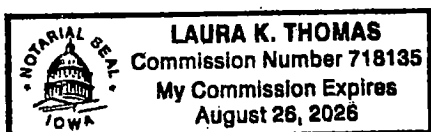
  
 Connie Behnken, Mayor

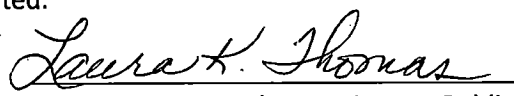
ATTEST:

  
 Erin Learn, City Clerk

STATE OF IOWA                     )  
   ) SS.  
 COUNTY OF DELAWARE        )

On this 4<sup>th</sup> 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 24<sup>th</sup> 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 13<sup>th</sup> day of February, A.D., 2025.

PLANNING & ZONING COMMISSION  
CITY OF MANCHESTER, IOWA

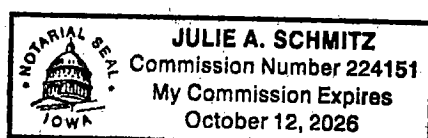


By   
David Smith, Chairperson

By   
Laura Thomas, Recording Secretary

STATE OF IOWA                     )  
  ) SS.  
COUNTY OF DELAWARE         )

On this 13<sup>th</sup> 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 13<sup>th</sup> 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.