

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 LOT 4 AND 5
 BLOCK: LOTS: 4-1, 4-2, 5-1 & 5-2
 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
 FEB 27 2026

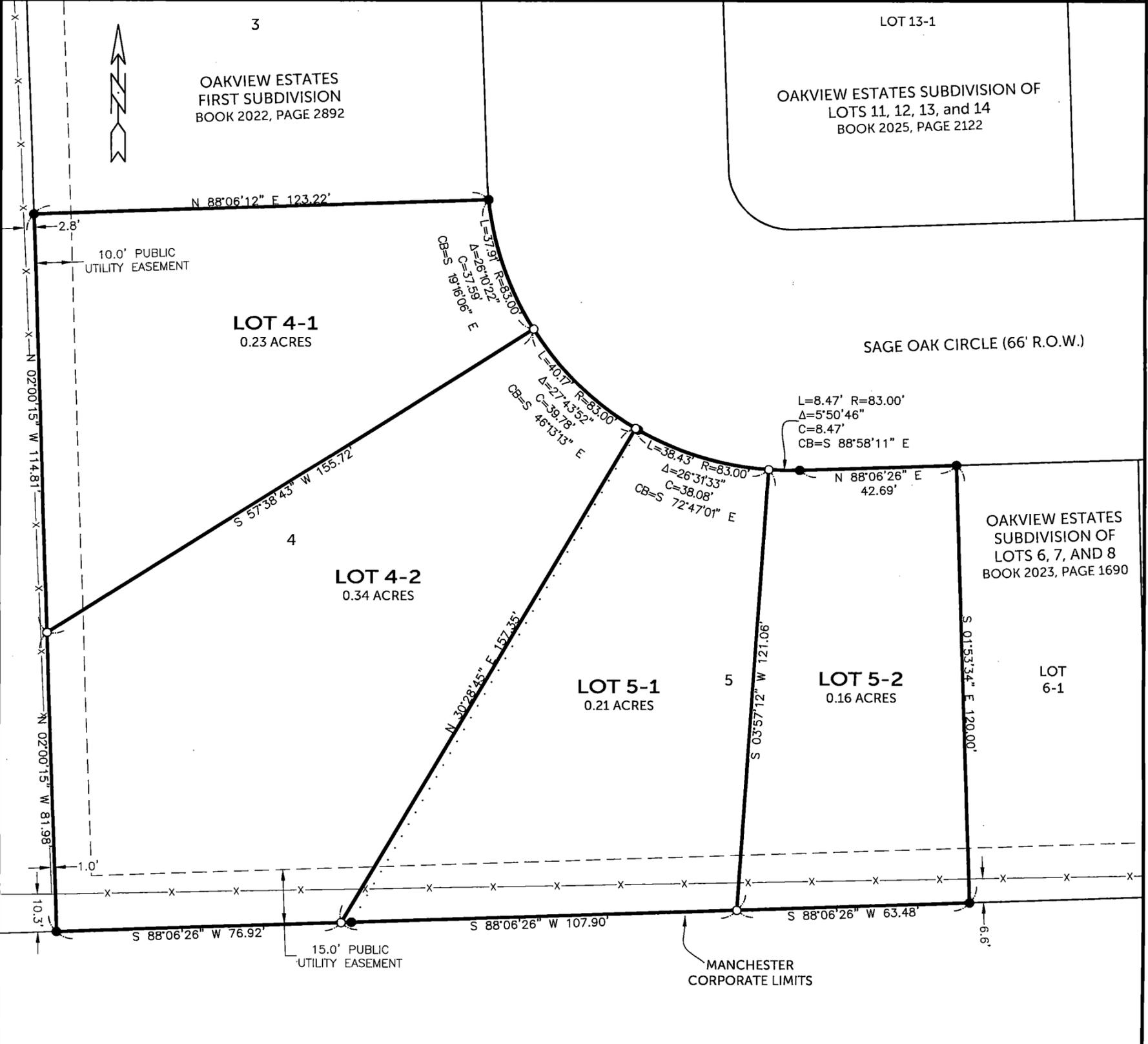


Book 2026 Page 488
 Document 2026 488 Type 06 002 Pages 7
 Date 2/27/2026 Time 3:43:23PM
 Rec Amt \$37.00

FILED
 Delaware Co. Auditor
 FEB 27 2026

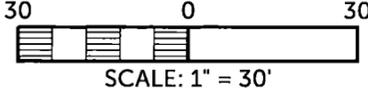
Daneen Schindler, RECORDER/REGISTRAR
 DELAWARE COUNTY IOWA

SUBDIVISION PLAT **OAKVIEW ESTATES SUBDIVISION OF LOT 4 AND 5**
 A SUBDIVISION OF LOT 4 AND 5 OF OAKVIEW ESTATES FIRST SUBDIVISION
 SECTION 33, T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



LEGAL DESCRIPTION:

OAK VIEW ESTATES SUBDIVISION OF LOT 4 AND 5, A subdivision of Lot 4 and 5 of Oakview Estates First Subdivision in Section 33, T89N, R5W of the 5th Principal Meridian, City of Manchester, Delaware County, Iowa, as recorded in Book 2022, Page 2892, containing a total of 0.94 acres, divided into four lots numbered Lot 4-1, Lot 4-2, Lot 5-1, Lot 5-2, and subject to easements of record.



SURVEYED ON: 1/16/2026
 SURVEY REQUESTED BY: STEVE PETTLON



PROPRIETORS: **S & R CONSTRUCTION, INC.**
 1155 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 DATE 1/16/2026
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
BURRINGTON GROUP, INC.
 Civil Engineering | Land Surveying
 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

LEGEND

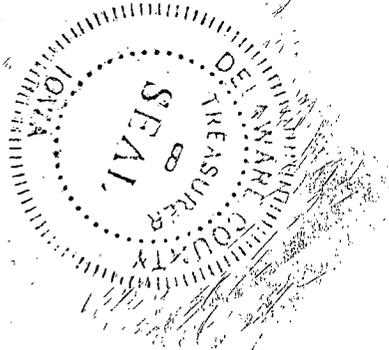
▲	SECTION CORNER
●	FOUND 1/2" REBAR w/ORANGE CAP #17939
○	SET 1/2" REBAR w/ORANGE CAP #17939
---	SECTION LINE
---	QUARTER LINE
---	QTR.-QTR. LINE
-x-x-	FENCE LINE
---	EASEMENT OR ROW LINE
---	FORMER LOT BOUNDARY
---	LOT LINE ESTABLISHED
---	BOUNDARY ESTABLISHED
R	RECORDED

SHEETS COVERED BY THIS SEAL: THIS SHEET

PROJECT NO. 21-130
 SCALE: 1" = 30'
 DATE: 1/16/2026
 DRAWN BY: RLR
 CHECKED BY: JAW/DDK
 GPS BOX: MANCHESTER
 SHEET 1 OF 6

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 LOT 4 AND 5**, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Jenny Eschen 2.27.26
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 LOT 4 AND 5**, a subdivision in Delaware County, Iowa.



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

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.



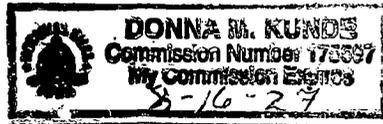
Steve Pettlon

State of Iowa)
)
County of Delaware) Ss:

On this 26th day of January, A.D. 2026, 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



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 LOT 5**, Delaware County, Iowa on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated JANUARY 16, 2026.

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 27th day of January, A.D., 2026, 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 29th day of January, 2026.



Steven E. Carr
Attorney at Law

MORTGAGE HOLDERS ACKNOWLEDGMENT

The Citizens State Bank, State of Iowa, does hereby certify 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

Andrew G. Savage
By: Andrew G. Savage CEO

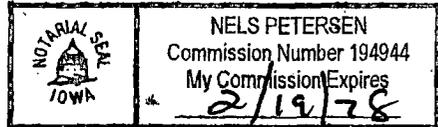
Daniel Kumley
By: Daniel Kumley President

State of Iowa)

County of Jones) Ss:

On this 27th day of Jan, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Daniel Kumley and Andrew Savage to me personally known, who being duly sworn, did say that they are the President and CEO 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 Daniel Kumley and Andrew Savage as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the Bank Citizens State Bank, by it and by them voluntarily executed.

[Signature]
Notary Public in and for said County



R-023-2026
RESOLUTION APPROVING PRELIMINARY & FINAL PLAT OF
OAKVIEW ESTATES SUBDIVISION OF LOT 4 & 5

WHEREAS, the subdivision plat of **OAKVIEW ESTATES SUBDIVISION OF LOT 4 AND 5**, City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated January 16, 2026, has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa;

WHEREAS, the City Council has been informed that the Planning and Zoning Commission has reviewed the Plat and has recommended to the City Council that the Plat be approved; and

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

WHEREAS, the Council finds, in consideration of the Planning and Zoning recommendation and the independent review of the Plat by the City Council, that same should be approved.

NOW, THEREFORE, BE IT RESOLVED, that said Preliminary & Final Plat of **OAKVIEW ESTATES SUBDIVISION OF LOT 4 AND 5**, be and the same is hereby acknowledged, approved and accepted. The Mayor and City Clerk are hereby directed to certify this approval and affix the same to said Preliminary & Final plat as by law provided.

Passed this 23rd day of February, A.D., 2026.





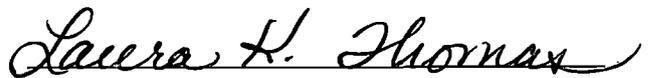
Connie Behnken, Mayor

Attest 

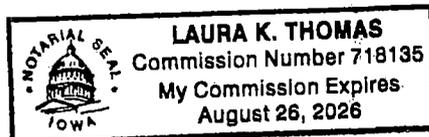
Erin Learn, City Clerk

STATE OF IOWA)
) §
COUNTY OF DELAWARE)

On this 24th day of February, 2026, before the undersigned Notary Public in and for the State of Iowa, personally appeared Connie Behnken and Erin Learn, in their respective capacities as Mayor and City Clerk, for the City of Manchester, known to me to be the identical persons named herein, who being by me duly sworn under oath, acknowledged that they executed the above and foregoing document voluntarily, at the direction and with the authority of the City Council.



Notary Public, State of Iowa



**PLANNING AND ZONING COMMISSION RESOLUTION
APPROVING PRELIMINARY & FINAL PLAT OAKVIEW ESTATES SUBDIVISION OF LOT 4 & 5**

WHEREAS, the PRELIMINARY & FINAL PLAT of **OAKVIEW ESTATES SUBDIVISION OF LOT 4 AND 5**, A SUBDIVISION OF LOT 4 AND 5 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 January 16, 2026, 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 LOT 4 AND 5**, 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, that the PRELIMINARY & FINAL PLAT of **OAKVIEW ESTATES SUBDIVISION OF LOT 4 AND 5**, be, and the same is hereby acknowledged, approved and accepted, the Commission hereby recommending to the City Council that same be approved.

Adopted and passed this 19th day of February, 2026.



PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA

By 

David Smith, Chairperson

By 

Laura Thomas, Recording Secretary

STATE OF IOWA)
)§
COUNTY OF DELAWARE)

On this 19th day of February, 2026, before the undersigned Notary Public in and for the State of Iowa, personally appeared David Smith and Laura Thomas, in their respective capacities as Chairperson and Recording Secretary of the Manchester Planning and Zoning Commission, known to me to be the identical persons named herein, who being by me duly sworn under oath, acknowledged that they executed the above and foregoing document voluntarily, at the direction and with the authority of the Commission.


Notary Public, State of Iowa

