



Book 2026 Page 679  
 Document 2026 679 Type 06 002 Pages 8  
 Date 3/23/2026 Time 3:44:31PM  
 Rec Amt \$42.00

Daneen Schindler, RECORDER/REGISTRAR  
 DELAWARE COUNTY IOWA

FILED  
 Delaware Co. Assessor

MAR 23 2026

FILED  
 Delaware Co. Auditor

MAR 23 2026

COUNTY: DELAWARE  
 SECTION 35, T 89 N, R 5 W  
 ALIQUOT PART: SW 1/4 - SW 1/4, SE 1/4 - SW 1/4  
 CITY:  
 SURVEY: SHOVER'S HIGHWAY #20 SUBDIVISON  
 BLOCK: LOTS: 1, 2, 3  
 PROPRIETOR: SCOTT J. SHOVER & SUSAN A. SHOVER  
 REQUESTED BY: SCOTT SHOVER  
 SURVEYOR: RANDALL L., RATTENBORG  
 COMPANY: BURRINGTON, GROUP, INC.  
 105 W. MAIN STREET, MANCHESTER, IA 52057  
 INFO@BURRINGTONGROUP.COM 563-927-2434

SUBDIVISION  
 PLAT

FINAL PLAT

SHOVER'S HIGHWAY #20 SUBDIVISION  
 A SUBDIVISION OF PART OF THE S 1/2 OF THE SW 1/4 OF SECTION 35, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

**SHOVER'S HIGHWAY #20 SUBDIVISION.** A subdivision of part of the South 1/2 of the SW 1/4 of Section 35, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 41.75 acres, including 6.69 acres of public road right of way, divided into four lots numbered Lot 1, Lot 2, Lot 3, and Lot 4, subject to easements of record, and more particularly described by metes and bounds as follows:

**COMMENCING** at the SW Corner of Section 35, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa;

**THENCE** along the westerly line of the SW 1/4 of said Section 35, North 01° 37' 35" West, 610.46 feet, to the northerly right of way line of U.S. Highway #20, the **POINT OF BEGINNING**;

**THENCE** continuing along the westerly line of the SW 1/4 of said Section 35, North 01° 37' 35" West, 720.08 feet to the northerly line of the South 1/2 of the SW 1/4 of said Section 35;

**THENCE** along the northerly line of the South 1/2 of the SW 1/4 of said Section 35, North 88° 31' 15" East, 2640.79 feet, to the easterly line of the SW 1/4 of said Section 35;

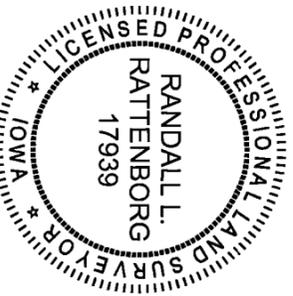
**THENCE** along the easterly line of the SW 1/4 of said Section 35, South 02° 24' 23" East, 695.61 feet, to the northerly right of way line of U.S. Highway #20;

**THENCE** along the northerly right of way line of U.S. Highway #20, South 89° 26' 22" West, 1407.04 feet;

**THENCE** continuing along the northerly right of way line of U.S. Highway #20 along a circular curve having an arc length of 1244.39 feet, a radius of 23,075.00 feet, a central angle of 03° 05' 23", a chord length of 1244.24 feet, and a chord bearing of South 86° 21' 04" West to the **POINT OF BEGINNING**;

The westerly line of the SW 1/4 of Section 35, T89N, R5W of the Fifth Principal Meridian, Delaware County, Iowa, is assumed to bear North 01° 37' 35" West.

SURVEYED ON: 2/11 & 3/5/2026  
 SURVEY REQUESTED BY: SCOTT SHOVER



PROPRIETORS: **SCOTT J. SHOVER & SUSAN A. SHOVER**  
 2041 215th 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.  
 I.C. #17939

DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027

2/12/2026

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

PROJECT NO. 26-008

SCALE: 1" = 200'

DATE: 2/12/2026

DRAWN BY: RLR

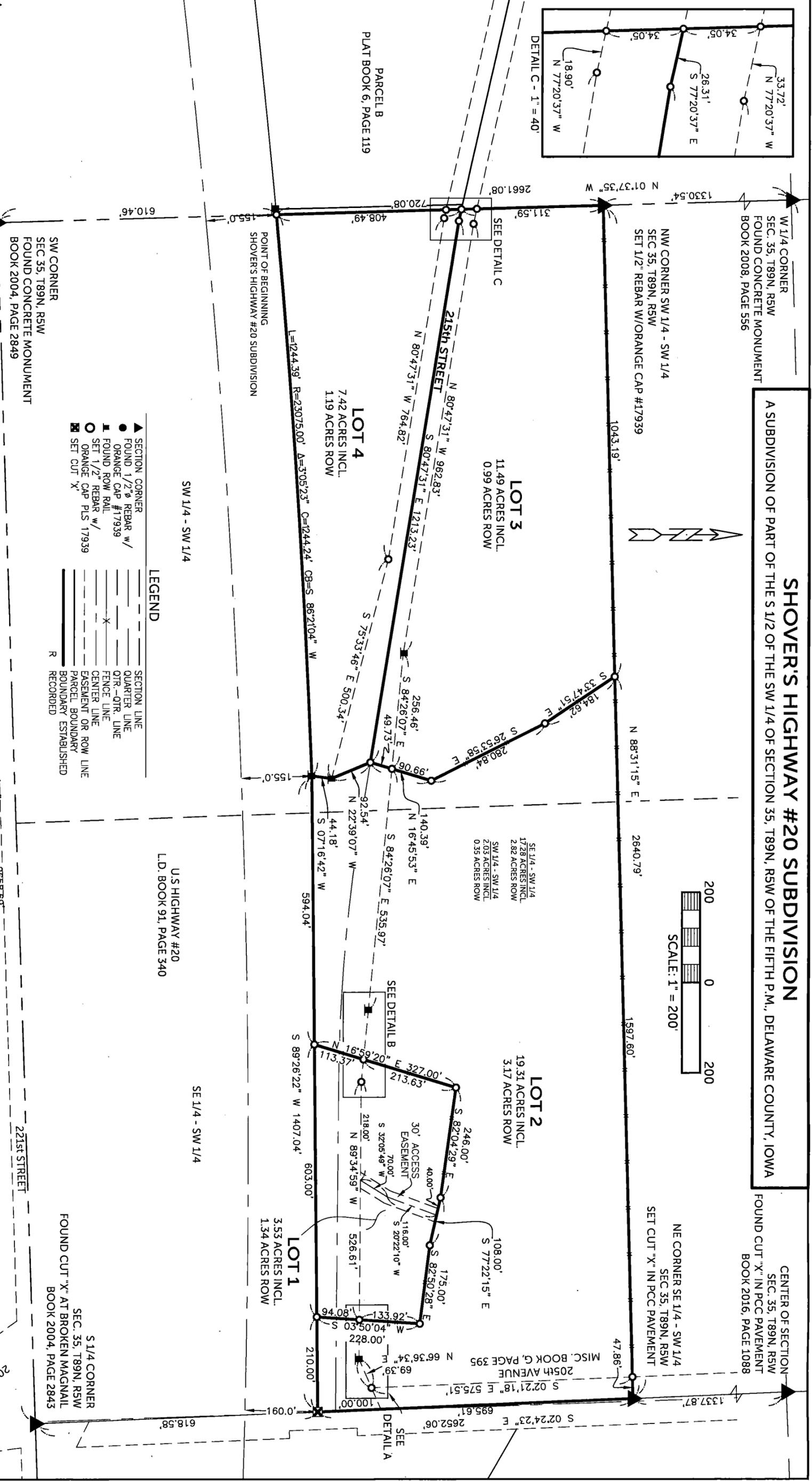
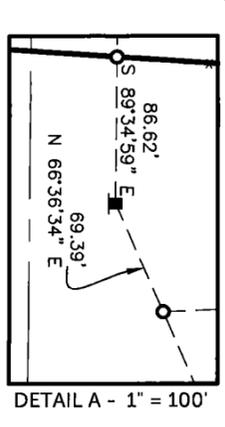
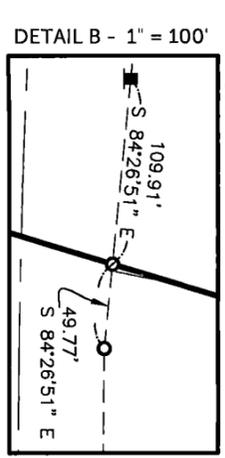
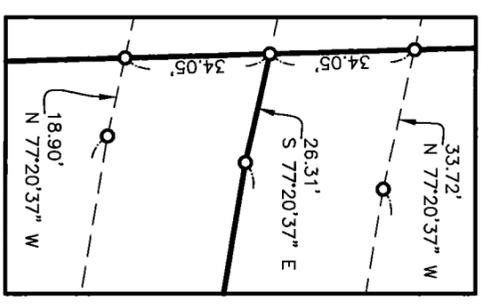
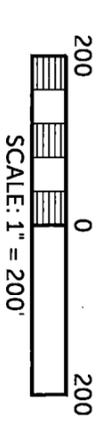
CHECKED BY: DDK

GPS BOX: 28

SHEET 1 OF 2

# SHOVER'S HIGHWAY #20 SUBDIVISION

A SUBDIVISION OF PART OF THE S 1/2 OF THE SW 1/4 OF SECTION 35, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



- LEGEND**
- ▲ SECTION CORNER
  - FOUND 1/2" REBAR w/ ORANGE CAP #17939
  - FOUND ROW RAIL
  - SET 1/2" REBAR w/ ORANGE CAP PLS 17939
  - ✕ SET CUT "X"
  - SECTION LINE
  - QUARTER LINE
  - QTR.-QTR. LINE
  - FENCE LINE
  - CENTER LINE
  - EASEMENT OR ROW LINE
  - PARCEL BOUNDARY
  - BOUNDARY ESTABLISHED
  - R RECORDED

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

Phone 563-927-2434  
burringtongroup.com

**OWNER'S ACKNOWLEDGMENT**

I (we) Scott J. Shover and Susan A. Shover of Delaware 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.

Scott J. Shover  
Scott J. Shover

Susan A. Shover  
Susan A. Shover

State of Iowa                    )  
  )  
County of Delaware         ) ss:

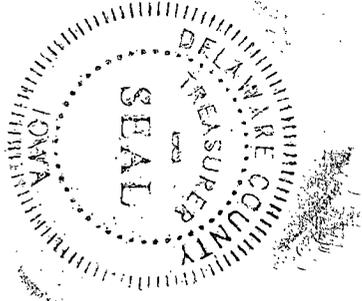
On this 2 day of March, 2026, before me a Notary Public in and for said County, personally appeared Scott J. Shover and Susan A. Shover to me known to be the persons named and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Susan K Meyer  
Notary Public in and for said State



## CERTIFICATE OF TREASURER

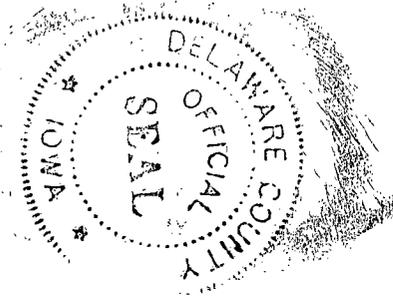
I, Jenny Eschen, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against **SHOVER'S HIGHWAY #20 SUBDIVISION**, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Jenny Eschen 3.23.26  
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 **SHOVER'S HIGHWAY #20 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 **SHOVER'S HIGHWAY #20 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

Michael Corkery  
Michael Corkery – Coordinator  
Delaware County E-911 Board

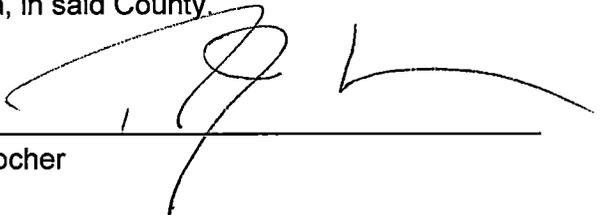
## ATTORNEY'S OPINION

I, Todd J. Locher, a practicing attorney at law in Farley, Dubuque County, Iowa, have examined the abstract of title to the land included in **SHOVER'S HIGHWAY #20 SUBDIVISION**, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated February 12, 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 21<sup>st</sup> day of January, at the hour of 8 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 Scott J. Shover and Susan A. Shover, subject to a mortgage in favor of Mortgage Electronic Registration Systems, Inc. ("MERS"), as nominee for AgStar Financial Services, FLCA. The Mortgage was filed in Book 2016, Page 1759 of the records of Delaware County, Iowa and assigned by Assignment of Mortgage filed July 7, 2016 in Book 2016, Page 1760 and further assigned by Assignment of Mortgage filed November 10, 2016 in Book 2016, Page 3149 of the records of Delaware County, Iowa. Said Mortgage is Unsatisfied.

Dated March 7, 2026 at Farley, Dubuque County, Iowa, in said County.

  
\_\_\_\_\_  
Todd J. Locher

**MORTGAGE HOLDERS ACKNOWLEDGMENT**

The Compeer Financial, State of <sup>Wisconsin</sup> ~~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.

[Signature]  
By: Steve Hoffman Team Leader Credit

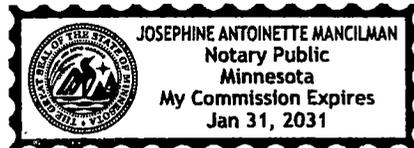
[Signature]  
By: Peter Hinrichs, Compeer Home Credit Consultant

State of ~~Iowa~~ Minnesota

County of Olmstead Ss:

On this 18<sup>th</sup> day of March, 2026, before me, the undersigned, a Notary Public in and for the State of ~~Iowa~~ Minnesota, personally appeared Steve Hoffman and Pete Hinrichs to me personally known, who being duly sworn, did say that they are the Team Leader Credit and Credit Consultant respectively, of the Compeer Financial 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)~~ Compeer Financial; that said instrument was signed ~~(and sealed)~~ on behalf of the Compeer Financial by authority of its Board of Directors; and that Steve Hoffman and Pete Hinrichs as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the Compeer Financial, by it and by them voluntarily executed.

[Signature]  
Notary Public in and for said County





**PLANNING AND ZONING COMMISSION  
RESOLUTION APPROVING FINAL PLAT of SHOVER'S HIGHWAY #20 SUBDIVISION**

**WHEREAS**, the FINAL PLAT of **SHOVER'S HIGHWAY #20 SUBDIVISION**, A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SW 1/4 OF SECTION 35, T89N, R5W OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated February 12, 2026, has been filed with the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa; and

WHEREAS, this approval is intended to replace and supersede any prior approvals of the subdivision plat for SHOVER'S HIGHWAY #20 SUBDIVISION previously recommended by the Planning & Zoning Commission; and

**WHEREAS**, the Commission has reviewed the FINAL PLAT of **SHOVER'S HIGHWAY #20 SUBDIVISION**, same being located within the two-mile jurisdiction of the City of Manchester, and finds that same should be recommended for approval.

**NOW, THEREFORE, BE IT RESOLVED**, that the FINAL PLAT of **SHOVER'S HIGHWAY #20 SUBDIVISION**, 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 4<sup>th</sup> day of March, 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 20<sup>th</sup> day of March, 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

