

COUNTY: DELAWARE  
 SECTION 31 & 32, T89N, R5W  
 ALIQUOT PART: SEC. 32: NW 1/4 - SW 1/4 & SW 1/4 - SW 1/4  
 SEC. 31: NE 1/4 - SE 1/4 & SE 1/4 - SE 1/4  
 CITY: MANCHESTER  
 SURVEY: SOUTHWEST INDUSTRIAL PARK SIXTH SUBDIVISION  
 BLOCK: LOTS: 1, 2, 3, 4, & 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  
 MAR 26 2026



Book 2026 Page 718  
 Document 2026 718 Type 06 002 Pages 7  
 Date 3/26/2026 Time 12:41:12PM  
 Rec Amt \$37.00 Aud Amt \$5.00

FILED  
 Delaware Co. Auditor  
 MAR 26 2026

Daneen Schindler, RECORDER/REGISTRAR  
 DELAWARE COUNTY IOWA

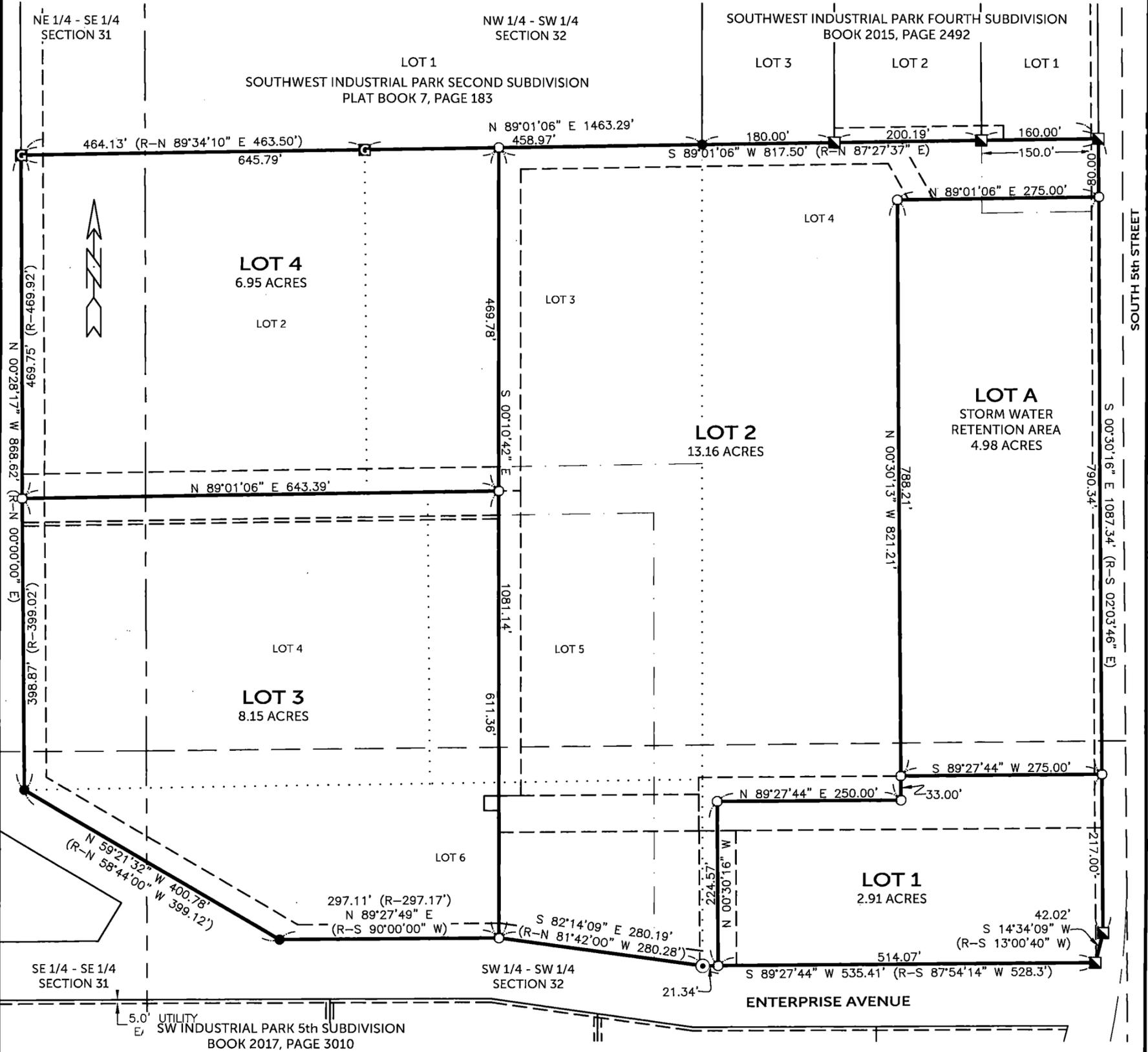
**FINAL  
 PLAT**

**SOUTHWEST INDUSTRIAL PARK SIXTH SUBDIVISION**

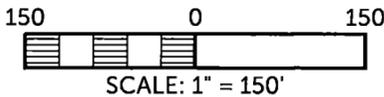
A SUBDIVISION OF LOTS 2, 3, 4, 5, & 6 OF SOUTHWEST INDUSTRIAL PARK SECOND SUBDIVISION AND OF LOT 4 OF SOUTHWEST INDUSTRIAL PARK FOURTH SUBDIVISION IN THE NW 1/4-SW 1/4 AND SW 1/4-SW 1/4 OF SECTION 32 AND NE 1/4-SE 1/4 AND SE 1/4-SE 1/4 OF SECTION 31, ALL IN T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

LOT 1, 2, & 3 STORM WATER DETENTION/RETENTION EASEMENT AREA ON FORMER LOT 4 OF SOUTHWEST INDUSTRIAL PARK SECOND SUBDIVISION TO BE VACATED AND REPLACED WITH LOT A - STORM WATER DETENTION AREA.

THE PRIVATE ACCESS & PUBLIC UTILITY EASEMENT AND RESERVE FOR FUTURE STREET R.O.W. ON LOT 2 OF SOUTHWEST INDUSTRIAL PARK SIXTH SUBDIVISION IS TO BE VACATED.



SEE SHEET 2 FOR EASEMENTS, LEGAL DESCRIPTION AND ACREAGES



BASIS OF BEARINGS:  
 IOWA REGIONAL COORDINATE SYSTEM  
 NAD 83(2011) EPOCH 2010.00  
 ZONE 3: ELKADER

SURVEYED ON: 6/30/2025 & 3/26/2026  
 SURVEY REQUESTED BY: MANCHESTER ENTERPRISES, INC.

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



PROPRIETORS: **MANCHESTER ENTERPRISES, INC.**  
 217 N. FRANKLIN ST., 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  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027  
 DATE: 10/17/2025

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

PROJECT NO. 25-015  
 SCALE: 1" = 150'  
 DATE: 10/17/2025  
 DRAWN BY: RLR  
 CHECKED BY: DDK  
 GPS BOX: MANCHESTER  
 SHEET 1 OF 2

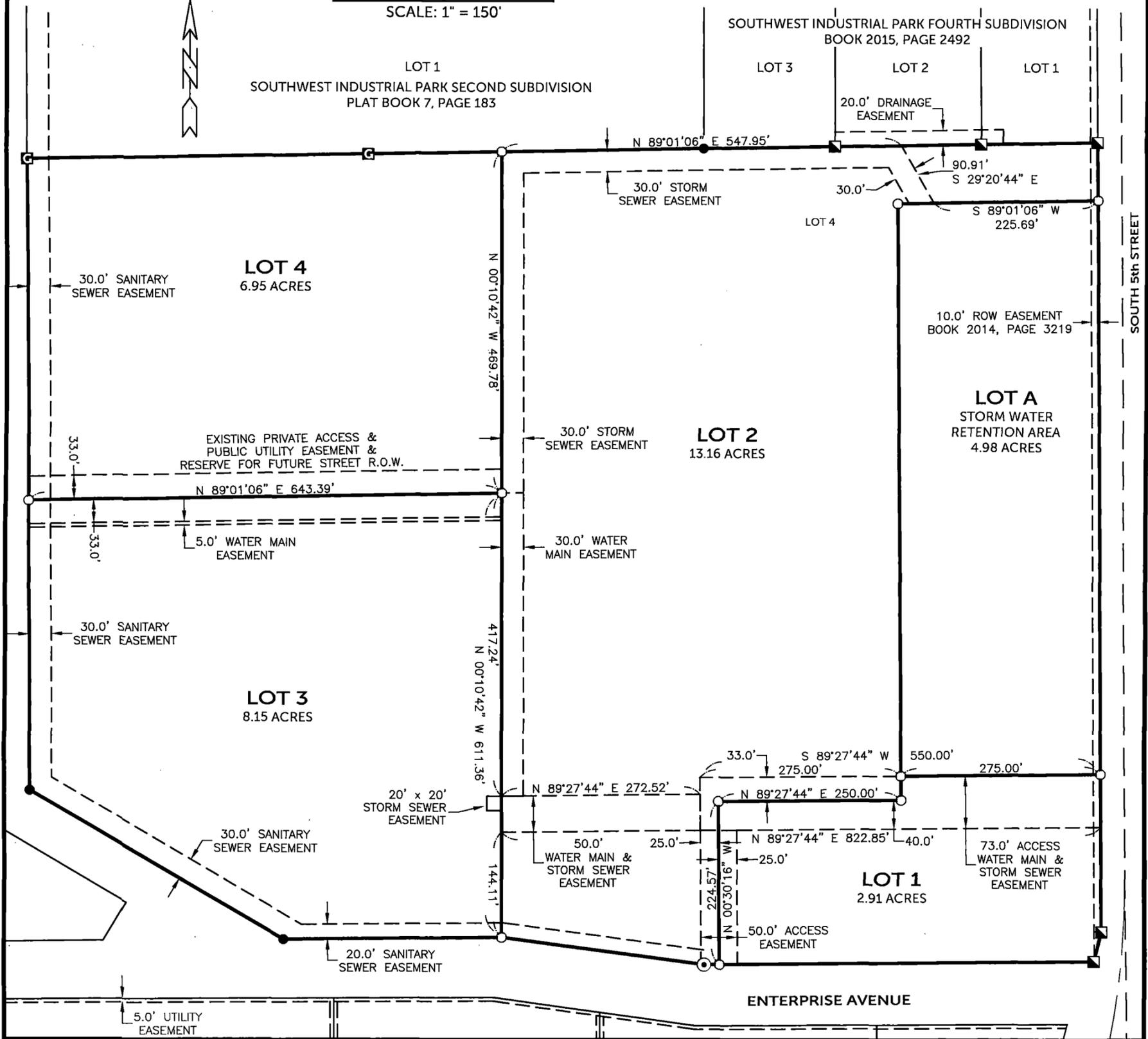
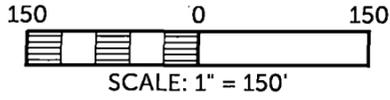
**LEGEND**

- ▲ SECTION CORNER
- FOUND 1" IRON PIPE
- FOUND 1/2" REBAR - NO CAP
- FOUND 1/2" REBAR w/ORANGE CAP #17939
- FOUND 1/2" REBAR w/ORANGE CAP #8419
- SET 1/2" REBAR w/ORANGE CAP #17939
- SECTION LINE
- QTR.-QTR. LINE
- FENCE LINE
- CENTER LINE
- FORMER EASEMENT LINE
- EASEMENT LINE
- FORMER LOT LINE
- LOT LINE
- BOUNDARY ESTABLISHED
- R RECORDED

**SOUTHWEST INDUSTRIAL PARK SIXTH SUBDIVISION**

A SUBDIVISION OF LOTS 2, 3, 4, 5, & 6 OF SOUTHWEST INDUSTRIAL PARK SECOND SUBDIVISION AND OF LOT 4 OF SOUTHWEST INDUSTRIAL PARK FOURTH SUBDIVISION IN THE NW 1/4-SW 1/4 AND SW 1/4-SW 1/4 OF SECTION 32 AND NE 1/4-SE 1/4 AND SE 1/4-SE 1/4 OF SECTION 31, ALL IN T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA

**EASEMENT DETAIL**



**LEGAL DESCRIPTION:**

**SOUTHWEST INDUSTRIAL PARK SIXTH SUBDIVISION**, A subdivision of Lots 2, 3, 4, 5, & 6 of Southwest Industrial Park Second Subdivision and of Lot 4 of Southwest Industrial Park Fourth Subdivision in the NW 1/4-SW 1/4 and SW 1/4-SW 1/4 of Section 32 and NE 1/4-SE 1/4 and SE 1/4-SE 1/4 of Section 31, all in T89N, R5W of the Fifth Principal Meridian, City of Manchester, Delaware County, Iowa, containing a total of 36.15 acres, divided into four (4) lots numbered Lot 1, Lot 2, Lot 3, Lot 4 and Lot A, and subject to easements of record.

Southwest Industrial Park Second Subdivision is recorded in Plat Book 7, Page 183.  
 Southwest Industrial Park Fourth Subdivision is recorded in book 2015, Page 2492

	ACRETABLE				TOTAL
	NE 1/4- SE 1/4	SE 1/4- SE 1/4	NW 1/4- SW 1/4	SW 1/4- SW 1/4	
LOT 1				2.91	2.91
LOT 2	0	0	10.79	2.37	13.16
LOT 3	1.32	0.39	3.82	2.62	8.15
LOT 4	1.80	0	5.15		6.95
LOTA			4.69	0.29	4.98

**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.

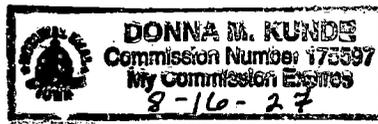
I also dedicate all public utility easements to the City of Manchester

  
Steven J. Buesing

State of Iowa            )  
                                  )  
County of Delaware    )    Ss:

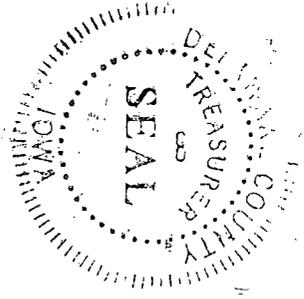
On this 26 day of MARCH A.D. 2026, before me a Notary Public in and for the State of Iowa, personally appeared Steven J. Buesing to me personally known who being by me duly sworn, did say he is the President of Manchester Enterprises, Inc. executing the within and foregoing instrument, that no seal has been procured by the corporation; that said instrument was signed on behalf by the authority of its Board of Directors; and that Steven J. 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 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 **SOUTHWEST INDUSTRIAL PARK SIXTH SUBDIVISION**, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Jenny Eschen      3.25.26  
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 **SOUTHWEST INDUSTRIAL PARK SIXTH 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 **SOUTHWEST INDUSTRIAL PARK SIXTH SUBDIVISION**, Delaware County, Iowa on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated OCTOBER 17, 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 28<sup>th</sup> 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 Manchester Enterprises, Inc.

Dated at Manchester, Iowa in said County, this 10<sup>th</sup> day of March, 2026.



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Steven E. Carr  
Attorney at Law

**PLANNING & ZONING COMMISSION RESOLUTION  
SOUTHWEST INDUSTRIAL PARK SIXTH SUBDIVISION PRELIMINARY & FINAL PLAT**

**WHEREAS**, the preliminary & final plat of **SOUTHWEST INDUSTRIAL PARK SIXTH SUBDIVISION**, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated October 17, 2025, has been filed with the Planning & Zoning Commission of the City of Manchester, Iowa; and

**WHEREAS**, Section 170.33 of Chapter 170 Subdivision Regulations of the City of Manchester allows for variances with regard to minimum improvements (Section 170.09) and street standards (Section 170.17; and

**WHEREAS**, the **SOUTHWEST INDUSTRIAL PARK SIXTH SUBDIVISION** preliminary and final plat should be approved with the following variances, declarations and conditions:

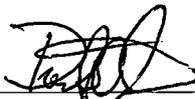
- a. No determination has been made as to compliance with this subdivision and platting requirements which are set forth in the Code of Iowa.
- b. The construction of sidewalks is deferred according to Resolution No. R-006-2003, Resolution Regarding Procedures and Guidelines for Implementation of Sidewalk Construction Program, under Item No. 4 (a) ("streets developed as a rural cross section").
- c. The private access and public utility easement and reserve for future street R.O.W. on Lot 2 of Southwest Industrial Park Sixth Subdivision, as shown on attached plat is to be vacated.
- d. Lot 1, 2, & 3 storm water detention/retention easement area on former Lot 4 of Southwest Industrial Park Second Subdivision to be vacated and replaced with Lot A - Storm Water Detention Area.

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said **Southwest Industrial Park Sixth Subdivision**, be, and the same is hereby acknowledged, approved, and accepted on the part of the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, and the Commission hereby recommends to the City Council the acceptance of the same. The Chairperson and Recording Secretary are hereby authorized and directed to certify this resolution of approval and affix the same to said plat as provided by law.

Adopted and passed this 20th day of November, A.D., 2025.

Planning & Zoning Commission  
City of Manchester, Iowa



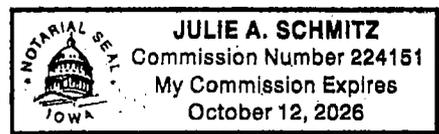
BY:   
David Smith, Chairperson

BY:   
Laura K. Thomas, Recording Secretary

STATE OF IOWA                    )  
  ) SS.  
COUNTY OF DELAWARE        )

On this 20th day of November, A.D., 2025, before me, Julie A. Schmitz, a Notary Public in and for the State of Iowa, personally appeared David Smith and Laura K. 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, by the authority of its Planning and Zoning Commission, and that David Smith and Laura K. 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.

  
Notary Public



**R-108-2025**  
**RESOLUTION APPROVING FINAL PLAT**

**WHEREAS**, the subdivision plat of **SOUTHWEST INDUSTRIAL PARK SIXTH SUBDIVISION**, City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated October 17, 2025, has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa; and

**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; and

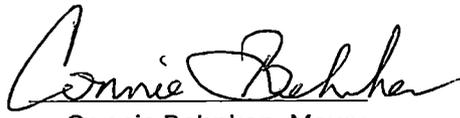
**WHEREAS**, the subdivision plat and its attachments conform to Sections 354.6, 354.11 and 355.8 of the Iowa Code and therefore can be approved pursuant to 354.8 of the Iowa Code; and

**WHEREAS**, the subdivision plat of **SOUTHWEST INDUSTRIAL PARK SIXTH 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").
- c. The private access and public utility easement and reserve for future street R.O.W. on Lot 2 of Southwest Industrial Park Sixth Subdivision, as shown on attached plat is to be vacated.
- d. Lot 1, 2, & 3 storm water detention/retention easement area on former Lot 4 of Southwest Industrial Park Second Subdivision to be vacated and replaced with Lot A - Storm Water Detention Area.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Manchester, Delaware County, Iowa, that said **SOUTHWEST INDUSTRIAL PARK SIXTH 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 24<sup>th</sup> day of November, A.D., 2025.

  
Connie Behnken, Mayor

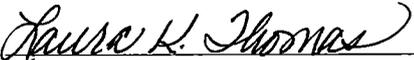
ATTEST:

  
Erin Learn, City Clerk



STATE OF IOWA                    )  
  ) SS.  
COUNTY OF DELAWARE        )

On this 25<sup>th</sup> day of November, 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-108-2025 adopted by the City Council on the 24<sup>th</sup> day of November, 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

