

COUNTY: DELAWARE
SECTION 31, T 89 N, R 5 W
ALIQUOT PART: NE 1/4 - SW 1/4, SE 1/4 - SW 1/4
CITY: MANCHESTER
SURVEY: WESTSIDE ESTATES SECOND ADDITION
LOTS: 11, 12, 13, 14, LOT D, MAX DRIVE, JOES CIRCLE, EARLENE WAY
PROPRIETOR: EASTERN IOWA PUMPING, INC.
REQUESTED BY: JOE HILDEBRAND
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
JUN 08 2026

FILED
Delaware Co. Auditor
JUN 08 2026



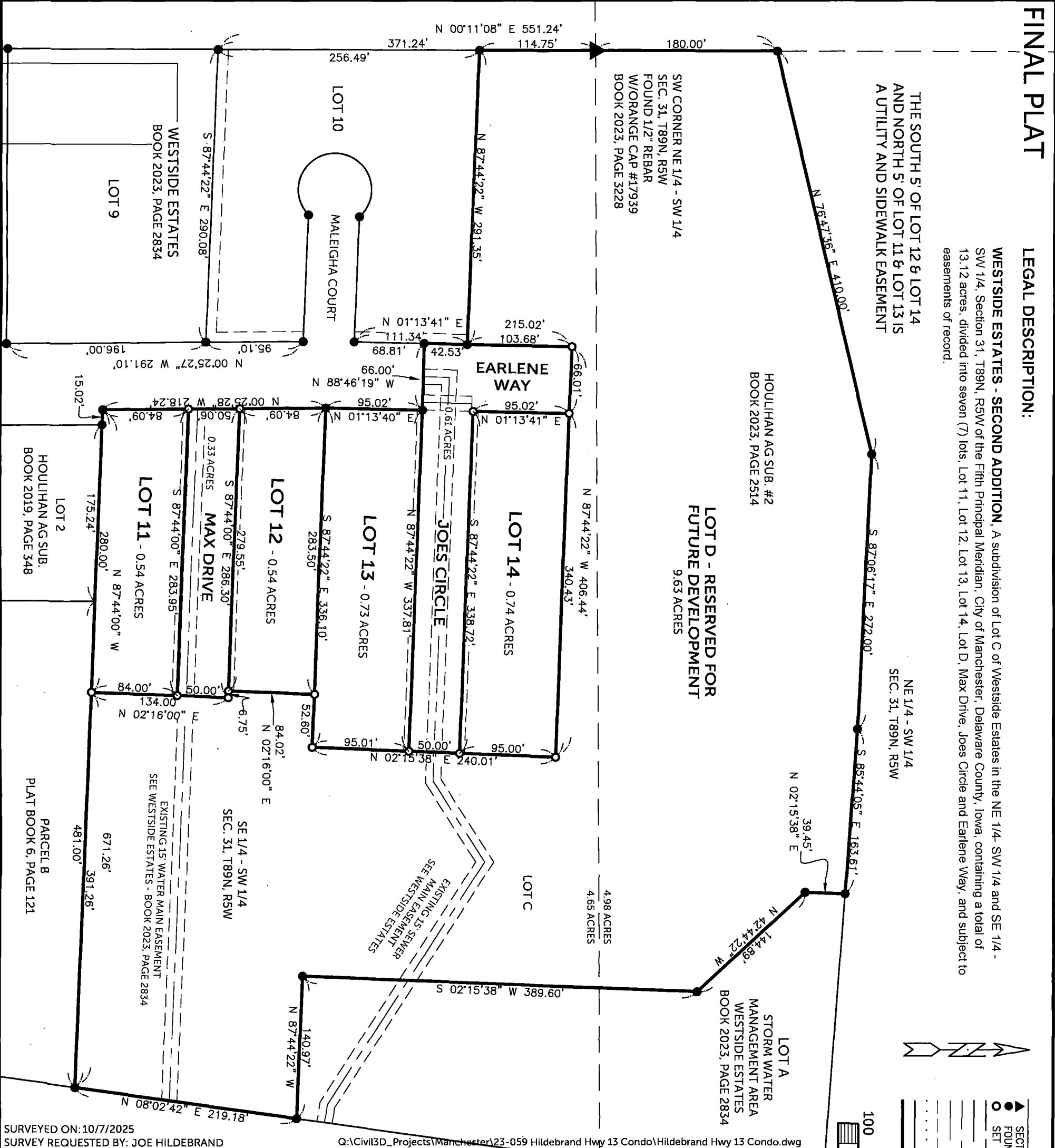
Book 2026 Page 1548
Document 2026 1548 Type 06 002 Pages 7
Date 6/08/2026 Time 2:49:49PM
Rec Amt \$37.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SUBDIVISION
PLAT

WESTSIDE ESTATES - SECOND ADDITION

A SUBDIVISION OF LOT C OF WESTSIDE ESTATES IN THE NE 1/4- SW 1/4 AND SE 1/4 - SW 1/4, SEC. 31, T89N, R5W OF THE FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



SURVEYED ON: 10/7/2025
SURVEY REQUESTED BY: JOE HILDEBRAND

Q:\Civil3D_Projects\Manchester\23-059 Hildebrand Hwy 13 Condo\Hildebrand Hwy 13 Condo.dwg

PROPRIETORS: EASTERN IOWA PUMPING, INC.

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 10/7/2025
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. 23-059
SCALE: 1" = 100'
DATE: 10/7/2025
DRAWN BY: RLR
CHECKED BY: DDK
GPS BOX: MANCHESTER
SHEET 1 OF 6

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
- CENTER LINE
- EASEMENT OR ROW LINE
- FORMER LOT LINE
- LOT LINE
- BOUNDARY ESTABLISHED
- R RECORDED

SCALE: 1" = 100'

100 0 100



SHEETS COVERED BY THIS SEAL: THIS SHEET

OWNER’S ACKNOWLEDGMENT & DEDICATION

I Joe Hildebrand, President of Eastern Iowa Pumping, 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.

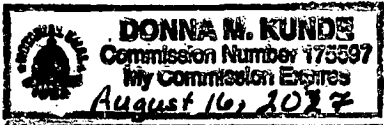
I also dedicate Earlene Way, Joes Circle and Max Drive for right-of-way purposes, and all public utility and sidewalk easements to the City of Manchester.

Joe Hildebrand
Joe Hildebrand

State of Iowa)
)
County of Delaware) Ss:

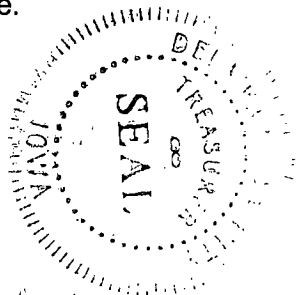
On this 1st day of June A.D. 2026, before me a Notary Public in and for the State of Iowa, personally appeared Joe Hildebrand to me personally known who being by me duly sworn, did say he is the President of the corporation executing the within and foregoing instrument, that no seal has been procured by the corporation; that said instrument was signed on behalf by the authority of its Board of Directors; and that Joe Hildebrand 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.

Donna M. Kunde
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 **WESTSIDE ESTATES SECOND ADDITION**, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Jenny Eschen 6.8.26
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 **WESTSIDE ESTATES SECOND ADDITION**, a subdivision in Delaware County, Iowa.



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

MORTGAGE HOLDERS ACKNOWLEDGMENT

The Farmers Savings Bank, 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.

Farmers Savings Bank

Randy Ludwig
By: Randy Ludwig, President & CEO

Mark White CFO
By: Mark White, CFO

State of Iowa)

County of Delaware) Ss: .



On this 3rd day of June, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Randy Ludwig and Mark White to me personally known, who being duly sworn, did say that they are the President & CEO and CFO respectively, of the Farmers Savings 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) Farmers Savings Bank; that said instrument was signed (and sealed) on behalf of the Farmers Savings Bank by authority of its Board of Directors; and that Randy Ludwig and Mark White as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the Farmers Savings Bank, by it and by them voluntarily executed.

Jeanette K. Thein
Notary Public in and for said County



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 **WESTSIDE ESTATES – SECOND ADDITION**, Delaware County, Iowa on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated October 7, 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 22nd day of April A.D., 2026 at the hour of eight o'clock A.M.

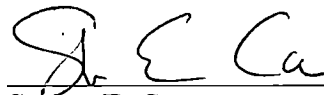
My examination of said abstract shows good and merchantable title on the date and hour of the certification to be in the name of Eastern Iowa Pumping, Inc. aka Eastern Iowa Pumping Inc. subject to the following:

A mortgage in favor of Farmers Savings Bank filed January 10, 2022 in Book 2022, Page 93.

A mortgage in favor of Farmers Savings Bank filed February 1, 2024 in Book 2024, Page 253.

A mortgage in favor of Farmers Savings Bank filed February 1, 2024 in Book 2024, Page 254.

Dated at Manchester, Iowa in said County, this 24th day of April, 2026.

A handwritten signature in cursive script, appearing to read 'S E Carr', written over a horizontal line.

Steven E. Carr
Attorney at Law

RESOLUTION NO R-090-2025
RESOLUTION APPROVING PRELIMINARY & FINAL PLAT WESTSIDE ESTATES SECOND ADDITION

WHEREAS, the Preliminary & Final Plat of **WESTSIDE ESTATES SECOND ADDITION, A subdivision of Lot C of Westside Estates in the NE 1/4 of the SW 1/4 and the SE 1/4 of the SW 1/4 of Section 31, T89N, R5W of the 5th Principal Meridian, City of Manchester, Delaware County, Iowa**, affecting premises more specifically described in the proposed Preliminary & Final Plat, has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa, and has been acknowledged and approved by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, who have recommended acceptance; 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 the City; 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 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 Manchester Planning and Zoning Commission has recommended to the City Council that they accept the Preliminary & Final Plat of **WESTSIDE ESTATES SECOND ADDITION, Delaware County, Iowa**, as presented with the following decelerations and conditions:

1. The Manchester Planning and Zoning Commission has recommended to the City Council that they accept the dedication of road right of way for the following streets shown on the plat: Earlene Way, Joes Circle and Max Drive along with all public easements as shown on the plat.
2. The South 5 feet of Lot 12 and Lot 14, and the North 5 feet of Lot 11 and Lot 13 shall be a utility and sidewalk easement. Sidewalk installation had previously been deferred but will now be required within the subdivision.
3. The Manchester Planning and Zoning Commission has recommended to the City Council that they accept public infrastructure improvements.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said **WESTSIDE ESTATES SECOND ADDITION, Delaware County, Iowa**, be, 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 & Final Plat as by law provided.

Passed this 13th day of October, 2025.

ATTEST:



STATE OF IOWA)
) SS
DELAWARE COUNTY)

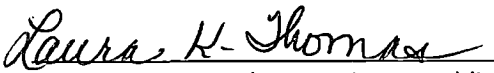


Connie Behnken, Mayor

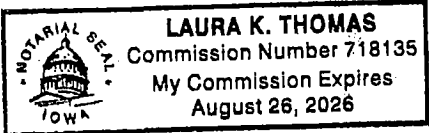


Erin Learn, City Clerk

On this 13th day of October, 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-090-2025 adopted by the City Council on the 13th day of October, 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 AND ZONING COMMISSION
RESOLUTION APPROVING PRELIMINARY & FINAL PLAT**

WHEREAS, the Subdivision Plat of **WESTSIDE ESTATES SECOND ADDITION**, A subdivision of Lot C of Westside Estates in the NE 1/4 of the SW 1/4 and the SE 1/4 of the SW 1/4 of Section 31, T89N, R5W of the 5th Principal Meridian, City of Manchester, Delaware County, Iowa affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated October 7, 2025 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

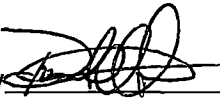
WHEREAS, the Preliminary & Final Plat of **WESTSIDE ESTATES SECOND ADDITION**, should be approved with the following variances, declarations and conditions;

- 1. The Manchester Planning and Zoning Commission has recommended to the City Council that they accept the dedication of road right of way for the following streets shown on the plat: Earlene Way, Joes Circle and Max Drive along with all public easements as shown on the plat.
- 2. The South 5 feet of Lot 12 and Lot 14, and the North 5 feet of Lot 11 and Lot 13 shall be a utility and sidewalk easement. Sidewalk installation had previously been deferred but will now be required within the subdivision.
- 3. The Manchester Planning and Zoning Commission has recommended to the City Council that they accept public infrastructure improvements.

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said Preliminary & Final Plat of **WESTSIDE ESTATES SECOND ADDITION**, 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 exhibits attached thereto, subject to all conditions as presented and representations referred to above, and the Commission hereby recommends to the City Council the acceptance of the same and the Chairperson and the Recording Secretary are hereby authorized and directed to certify this resolution of approval and affix the same to said plat and all attachments referred to herein as provided by law.

Adopted and passed this 9th day of October, 2025.

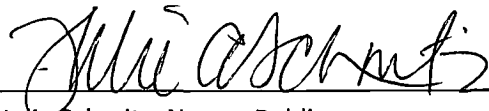


By 
David Smith, Chairperson

By 
Laura Thomas, Recording Secretary

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 9th day of October, 2025, before me, Julie 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, by the authority of its Planning and Zoning Commission, as contained in Resolution adopted by the Planning and Zoning Commission on the 9th day of October, 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 Schmitz, Notary Public

