Book 2018 Page 1491
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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

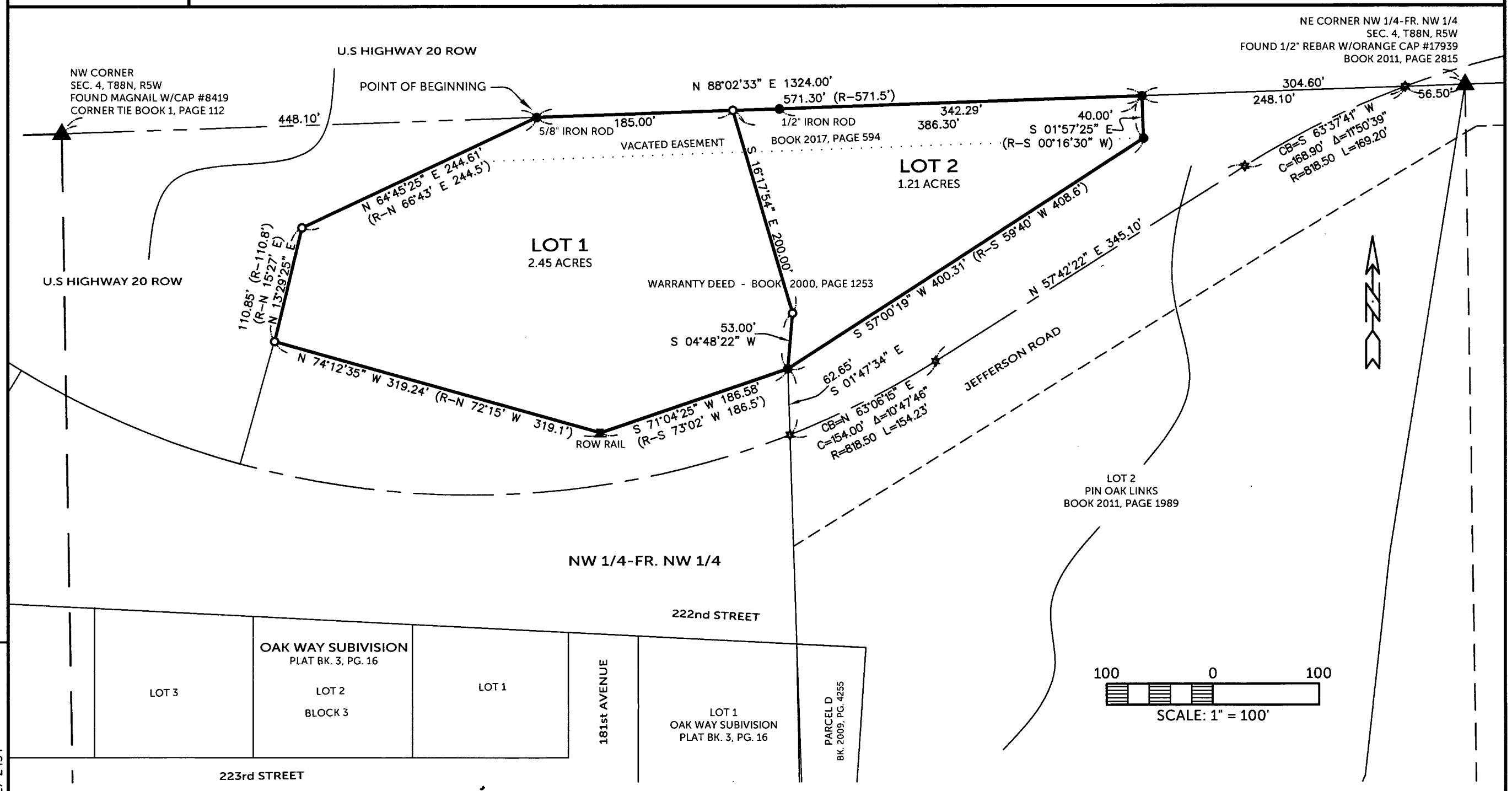
FILED
Delaware Co. Assessor
JUN 01 2018

FILED
Delaware Co. Auditor
JUN 01 2018

SUBDIVISION PLAT

OBERREUTER'S SUBDIVISION

A SUBDIVISION OF PART OF THE NW 1/4 OF THE FR. NW 1/4, SECTION 4, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



COUNTY: DELAWARE
SECTION 4 , T 88 N, R 5W
ALIQUOT PART: NW 1/4 - FR. NW 1/4
CITY:
SURVEY: OBERREUTER'S SUBDIVISION
BLOCK: LOTS: LOT 1 & LOT 2
PROPRIETOR: STEVEN OBERREUTER & ELAINE GAIL OBERREUTER

REQUESTED BY: STEVEN OBERREUTER
SURVEYOR: RANDALL L. RATTENBORG
COMPANY: BURRINGTON, GROUP, INC.
105 W. MAIN STREET, MANCHESTER, IA 52057
INFO@BURRINGTONGROUP.COM 563-927-2434

SURVEYED ON: APRIL 17, 2018
SURVEY REQUESTED BY: STVEN OBERREUTER

Q:\Civil3D_Survey\GPS Box 38\GPS Box 38 2015.dwg

RANDALL L. RATTENBORG 17939 LICENSED PROFESSIONAL LAND SURVEYOR IOWA

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

PROPRIETORS: STEVEN OBERREUTER & ELAINE GAIL OBERREUTER
2208 JEFFERSON ROAD, MANCHESTER, IOWA 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.

4/13/18

RANDALL L. RATTENBORG P. L. S. LIC. #17939 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019

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

PROJECT NO. 16-111
SCALE: 1" = 100'
DATE: APRIL 13, 2018
DRAWN BY: RLR
CHECKED BY: DDK/DM
GPS BOX: 38
SHEET 1 OF 9

LEGEND

- ▲ SECTION CORNER
- ● FOUND 1/2"ø REBAR w/ ORANGE CAP PLS 17939
- ○ SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- ✡ MAGNAIL
- SECTION LINE
- QUARTER LINE
- QTR.-QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- VACATED EASEMENT
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- R RECORDED

LEGAL DESCRIPTION:

OBERREUTER'S SUBDIVISION, Part of the Northwest Quarter (NW 1/4) of the Fractional Northwest Quarter (NW 1/4) of Section Four (4), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa, containing a total of 3.66 acres, divided into two (2) lots, subject to easements of record, and more particularly described by metes and bounds as follows;

COMMENCING at the Northwest Corner of Section Four (4), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Northwesterly Line of the Fractional Northwest Quarter (NW 1/4) of said Section Four (4), North 88° 02' 33" East, 448.10 feet to the **POINT OF BEGINNING**;

THENCE continuing along the Northwesterly Line of the Fractional Northwest Quarter (NW 1/4) of said Section Four (4), North 88° 02' 33" East, 571.30 feet, to the Westerly Line of Lot 2 of Pin Oak Links, as recorded in Book 2011, Page 1989, being the Northerly Line of Jefferson Road;

THENCE along the Westerly Line of Lot 2 of said Pin Oak Links being the Northerly Line of Jefferson Road, South 01° 57' 25" East, 40.00 feet;

THENCE continuing along the Westerly Line of said Lot 2 and the Northerly Line of Jefferson Road, South 57° 00' 19" West, 400.31 feet;

THENCE continuing along the Northerly Line of Jefferson Road, South 71° 04' 25" West, 186.58 feet;

THENCE continuing along the Northerly Line of Jefferson Road, North 74° 12' 35" West, 319.24 feet, to the right of way line of U.S. Highway 20;

THENCE along said right of way line of U.S. Highway 20, North 13° 29' 25" East, 110.85 feet;

THENCE continuing along the right of way line of U.S. Highway 20, North 64° 45' 25" East, 244.61 feet, to the **POINT OF BEGINNING**;

The Northerly Line of the Fractional Northwest Quarter (NW 1/4) of Section Four (4), Township Eighty-Eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 88° 02' 33" East.

OWNER'S ACKNOWLEDGMENT

I (we) Steven Oberreuter & Elaine Gail Oberreuter 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.

Steven Oberreuter
Steven Oberreuter

Elaine Gail Oberreuter
Elaine Gail Oberreuter

State of Iowa)
)
County of Delaware) ss:

On this 31ST day of MAY A.D. 2018, before me a Notary Public in and for said State, personally appeared Steven Oberreuter & Elaine Gail Oberreuter to me known to be the person(s) named and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Notary Public in and for said State

RANDY RATTENBORG
Commission Number 224055
My Commission Expires
8-17-2020

CERTIFICATE OF TREASURER

I, the undersigned, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***OBERREUTER'S SUBDIVISION***, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.

Pam Klein, June 1, 2018

Pam Klein, County Treasurer — Date

DELAWARE COUNTY TREASURER'S SEAL IOWA

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 ***OBERREUTER'S SUBDIVISION***, a subdivision in Delaware County, Iowa.

Carla K. Becker, Delaware County Auditor

State of Iowa)
)
County of Delaware)

On this 1st day of June, 2018, before me Peggy A. Hildebrand a Notary Public in and for the State of Iowa, personally appeared Carla K. Becker, to me personally known, and, who, being duly sworn, did say that she is the Auditor of Delaware County, Iowa.

Peggy A. Hildebrand
Notary Public

NOTARIAL SEAL IOWA
PEGGY A. HILDEBRAND
Commission Number 707482
My Commission Expires
12-26-18

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of **OBERREUTER'S 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 6th day of August, 1996

Michael Corkery – Coordinator
Delaware County E-911 Board

State of Iowa)
)
County of Delaware) Ss:

On this 30th day of May, 2018, before me Donna M Kuhde, a Notary Public in and for the State of Iowa, personally appeared Michael Corkery, to me personally known, and, who, being me duly sworn, did say that he is the Coordinator for the Delaware County E-911 Board.

Donna M. Kuhde
Notary Public

DONNA M. KUHDE
Commission Number 170867
My Commission Expires
8-16-18

ATTORNEY'S OPINION

I, Thomas J. Hanson, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated APRIL 13, 2018.

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 15th day of May, A.D., 2018, at the hour of 8:00 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 Steven Oberreuter and Elaine Gail Oberreuter, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common.

Dated at Delaware, Iowa, in said County, this 29 day of May, 2018.

Thomas J. Hanson, IOIS PIN No: AT0003249
Hanson Law Office
401 E Main Street
Manchester, Iowa 52057
Telephone: 563-927-5920
Fax: 563-927-4841
Email: tom@hansonlawia.com

PLANNING & ZONING COMMISSION RESOLUTION
OBERREUTER'S SUBDIVISION PRELIMINARY PLAT

WHEREAS, the subdivision preliminary plat of ***OBERREUTER'S SUBDIVISION,*** City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated April 13, 2018, 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 subdivision preliminary 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 subdivision preliminary plat of ***OBERREUTER'S SUBDIVISION***, Delaware County, Iowa, as presented with the following variances, declarations and conditions;

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 ***OBERREUTER'S 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 plat as by law provided.

Passed this 18th day of April, A.D., 2018.

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

Dave Smith, Chairperson

ATTEST:

Laura Thomas, Recording Secretary

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 18th day of April 2018, before me, Julie A. Schmitz, a Notary Public in and for the State of Iowa, personally appeared Dave 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, and that Dave 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.

Notary Public

NOTARIAL SEAL IOWA
JULIE A. SCHMITZ
Commission Number 224151
My Comm. Exp. OCT 12, 2020

PLANNING & ZONING COMMISSION RESOLUTION
OBERREUTER'S SUBDIVISION FINAL PLAT

WHEREAS, the subdivision final plat of ***OBERREUTER'S SUBDIVISION,*** City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated April 13, 2018, 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 subdivision final 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 subdivision final plat of ***OBERREUTER'S SUBDIVISION***, Delaware County, Iowa, as presented with the following variances, declarations and conditions;

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 ***OBERREUTER'S 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 Final plat as by law provided.

Passed this 18th day of April, A.D., 2018.

CITY OF MANCHESTER, IOWA SEAL

Dave Smith, Chairperson

ATTEST:

Laura Thomas

Laura Thomas, Recording Secretary

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 18th day of April 2018, before me, Julie A. Schmitz a Notary Public in and for the State of Iowa, personally appeared Dave 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, and that Dave 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

NOTARIAL SEAL IOWA

JULIE A. SCHMITZ
Commission Number 224151
My Comm. Exp. OCT 12, 2020

R-054-2018

CITY COUNCIL RESOLUTION OBERREUTER'S SUBDIVISION PRELIMINARY PLAT

WHEREAS, the subdivision preliminary plat of ***OBERREUTER'S SUBDIVISION,*** City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated April 14, 2018, 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 preliminary plats and additions to cities or within a two mile radius of the City;

WHEREAS, the subdivision preliminary 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 subdivision preliminary plat of ***OBERREUTER'S SUBDIVISION***, Delaware County, Iowa, as presented with the following variances, declarations and conditions;

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 ***OBERREUTER'S 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 23rd day of April, A.D., 2018.

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

Milt L. Kramer

Milt L. Kramer, Mayor

ATTEST:

Erin Learn

Erin Learn, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 16th day of May, 2018, before me, Laura K. Thomas, a Notary Public in and for the State of Iowa, personally appeared Milt L. Kramer 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-054-2018 adopted by the City Council on the 23rd day of April, 2018, and that Milt L. Kramer 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.

NOTARIAL SEAL IOWA

LAURA K. THOMAS
Commission Number 718135
My Commission Expires
August 26, 2020

R-055-2018

CITY COUNCIL RESOLUTION OBERREUTER'S SUBDIVISION FINAL PLAT

WHEREAS, the subdivision final plat of ***OBERREUTER'S SUBDIVISION,*** City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated April 14, 2018, 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 final plats and additions to cities or within a two mile radius of the City;

WHEREAS, the subdivision final 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 subdivision final plat of ***OBERREUTER'S SUBDIVISION***, Delaware County, Iowa, as presented with the following variances, declarations and conditions;

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 ***OBERREUTER'S 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 23rd day of April, A.D., 2018.

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

Milt L. Kramer

Milt L. Kramer, Mayor

ATTEST:

Erin Learn

Erin Learn, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 16th day of May, 2018, before me, Laura K. Thomas, a Notary Public in and for the State of Iowa, personally appeared Milt L. Kramer 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-055-2018 adopted by the City Council on the 23rd day of April, 2018, and that Milt L. Kramer 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.

NOTARIAL SEAL IOWA

LAURA K. THOMAS
Commission Number 718135
My Commission Expires
August 26, 2020