COUNTY: DELAWARE
SECTION 20, T 89 N, R 5 W
ALIQUOT PART: SW 1/4 - SE 1/4
CITY: MANCHESTER
SURVEY: S & R CONSTRUCTION SUBDIVISION
BLOCK: LOTS: LOT 1 & LOT 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
OCT 0 8 2020

FILED
Delaware Co. Auditor
OCT 0 8 2020

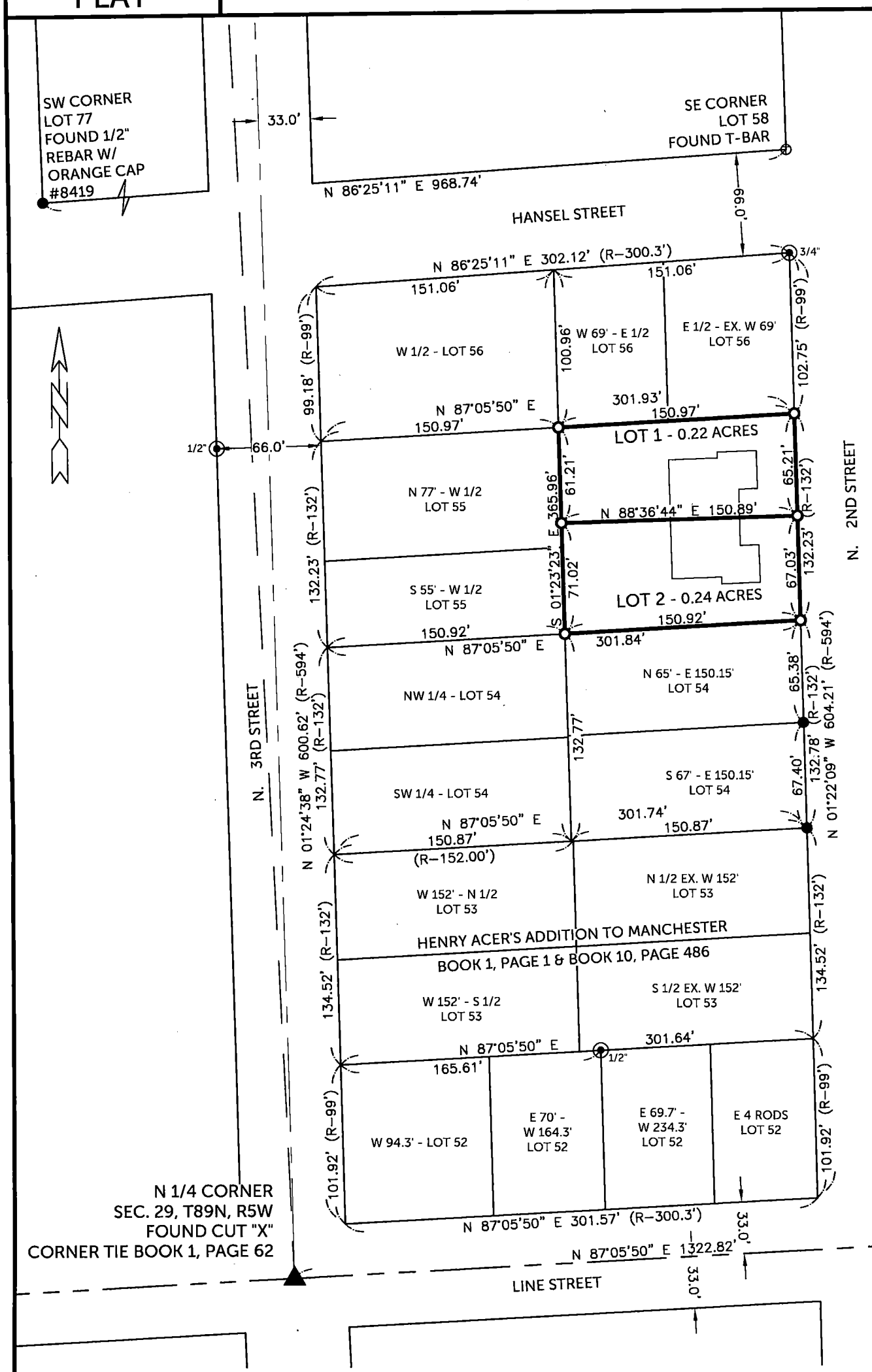
Book 2020 Page 3554
Document 2020 3554 Type 06 002 Pages 5
Date 10/08/2020 Time 2:36:36PM
Rec Amt $27.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FINAL PLAT

S & R CONSTRUCTION SUBDIVISION

A SUBDIVISION OF THE EAST ONE-HALF (E 1/2) OF LOT 55 OF HENRY ACRES' ADDITION
SEC. 20 T89N, R5W OF FIFTH P.M., CITY OF MANCHESTER, DELAWARE COUNTY, IOWA



LEGAL DESCRIPTION

S & R CONSTRUCTION SUBDIVISION:
A SUBDIVISION OF THE EAST ONE-HALF (E 1/2) OF LOT 55 OF HENRY ACRES' ADDITION IN THE CITY OF MANCHESTER AS RECORDED IN PLAT BOOK 1, PAGE 1 AND LAND DEED BOOK 10, PAGE 486 IN THE OFFICE OF THE DELAWARE COUNTY RECORDER, DELAWARE COUNTY, IOWA, LOCATED IN SECTION TWENTY (20), TOWNSHIP EIGHTY-NINE (89) NORTH, RANGE FIVE (5) WEST OF FIFTH PRINCIPAL MERIDIAN, DIVIDED INTO TWO LOTS NUMBERED LOT 1 AND LOT 2, CONTAINING A TOTAL OF 0.46 ACRES AND SUBJECT TO EASEMENTS OF RECORD.

NOTE:
THE LOT LINE BETWEEN LOT 1 AND LOT 2 IS INTENDED TO BE THE CENTER OF THE COMMON WALL BETWEEN THE RESIDENTIAL UNITS.

SURVEYED ON: 9/3 & 9/15/2020
SURVEY REQUESTED BY: STEVE PETTLON

Q:\Civil3D_Survey\Manchester\Manchester 2018.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: THIS SHEET

PROPRIETORS: S & R CONSTRUCTION, INC.
1155 275th STREET, 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.

9/10/2020
RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021

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

PROJECT NO. 20-109
SCALE: 1" = 80'
DATE: SEPT 10, 2020
DRAWN BY: RLR
CHECKED BY: DDK/DM
GPS BOX: MANCHESTER
SHEET 1 OF 5

LEGEND
- FOUND IRON PIPE – SIZE NOTED
- FOUND 1/2" REBAR W/ ALUM CAP
- SET 1/2" REBAR w/ORANGE CAP #17939
- SECTION LINE
- QUARTER LINE
- QUARTER–QUARTER LINE
- CENTERLINE
- EASEMENT OR ROW LINE
- PARCEL/LOT BOUNDARY
- BOUNDARY ESTABLISHED
- R RECORDED

30 0 30
SCALE: 1" = 30'

OWNER'S ACKNOWLEDGMENT

I Steven W. 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 our free consent, and in accordance with our desire.

Steven W. Pettlon

State of Iowa)
)
County of Delaware) Ss:

On this 8th day of October ,2020, before me, a Notary Public in and for said County, personally appeared Steven W. Pettlon to me personally known, who being by me duly sworn or affirmed, did say that that person is President of said S & R Construction, Inc. and that said instrument was signed on behalf of said S & R Construction, Inc. by authority of its managers and the said President acknowledged the execution of said instrument to be the voluntary act and deed of said S & R Construction, Inc. by it voluntarily executed.

Notary Public in and for said County

DONNA M. KUNDE
Commission Number 176097
My Commission Expires
8-16-21

CERTIFICATE OF TREASURER

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

DELAWARE COUNTY TREASURER'S SEAL IOWA

Pam Klein 10/8/2020

Pam Klein, 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 ***S & R CONSTRUCTION SUBDIVISION***, a subdivision in Delaware County, Iowa.

DELAWARE COUNTY OFFICIAL SEAL 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 **S & R Construction Subdivision**, Delaware County, Iowa on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated SEPTEMBER 10, 2020.

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 18th day of September, A.D., 2020, 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.

Dated at Manchester, Iowa in said County, this 29th day of September, 2020.

Steven E. Carr
Attorney at Law

R-121-2020
RESOLUTION APPROVING PLAT OF S & R CONSTRUCTION SUBDIVISION

WHEREAS, the subdivision plat of ***S & R CONSTRUCTION SUBDIVISION,*** City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated September 10, 2020, 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 plats and additions to cities or within a two mile radius of the City;

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;

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;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said ***S & R CONSTRUCTION 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 14th day of September, A.D., 2020.

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 14th day of September, 2020, 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-121-2020 adopted by the City Council on the 14th day of September, 2020, 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

Laura K. Thomas, Notary Public

NOTARIAL SEAL IOWA
LAURA K THOMAS
Commission Number 718135
My Commission Expires
August 26, 2023