COUNTY: Delaware
SECTION 16, T 89 N, R 5 W
ALIQUOT PART: SW 1/4-NE 1/4
CITY: Manchester
SURVEY: Scovel's Honey Creek Heights
BLOCK: LOTS: Lot 1 and Lot 2
PROPRIETOR: Clyde A. Scovel & Doris A. Scovel Joint Revocable Trust
Clyde A. Scovel & Doris A. Scovel Co-Trustees
REQUESTED BY: Susie Meyer
SURVEYOR: Randy Rattenborg
COMPANY: BURRINGTON, GROUP, INC. 105 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434

FILED
DELAWARE CO ASSESSOR
JUN 25 2026

FILED
Delaware Co. Auditor
JUN 25 2026

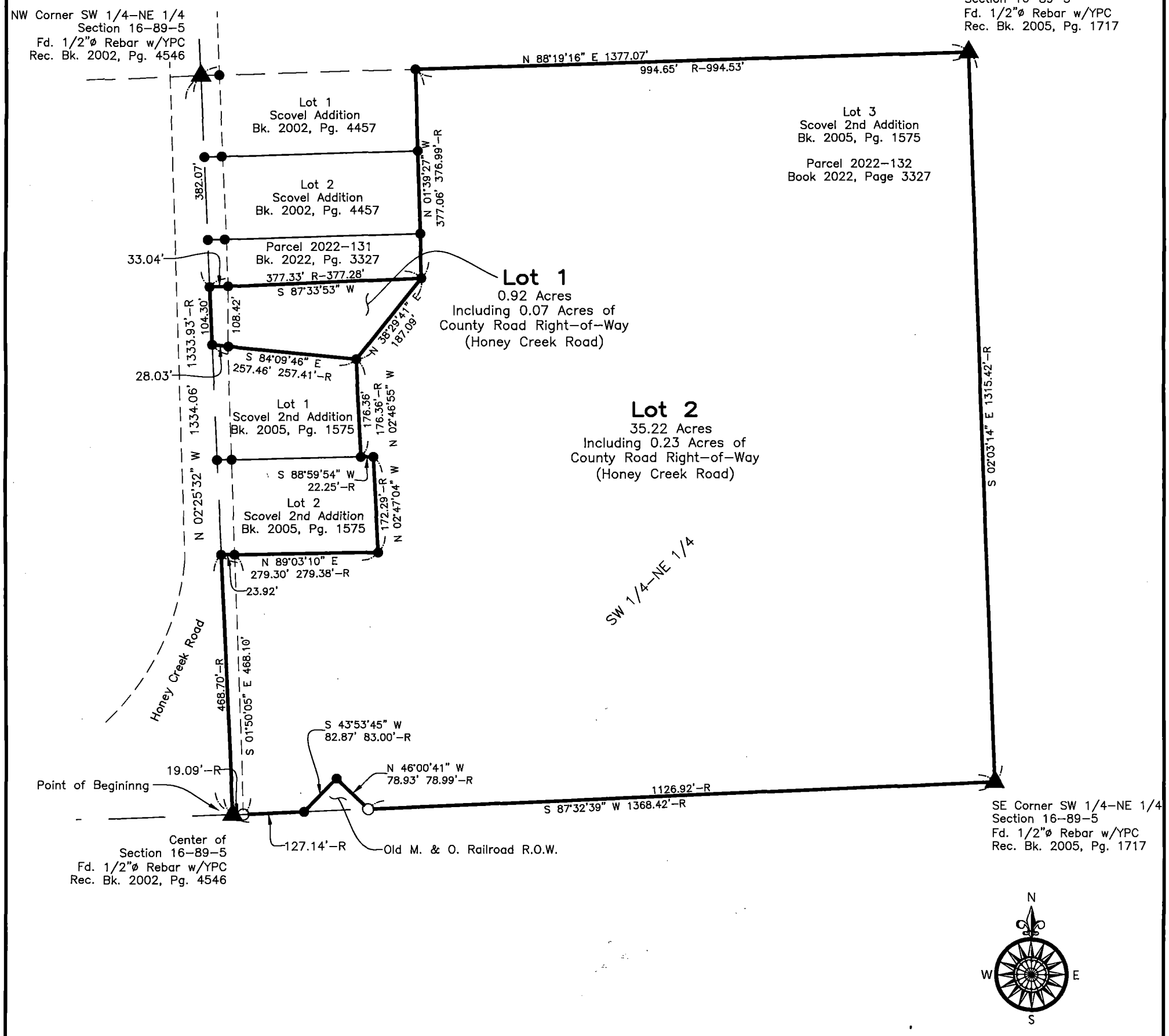
Book 2026 Page 1726
Document 2026 1726 Type 06 002 Pages 7
Date 6/25/2026 Time 1:51:02PM
Rec Amt $37.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Subdivision Plat

Scovel's Honey Creek Heights; in the Southwest Quarter of the Northeast Quarter Section 16, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa

Lot 1 is non conforming to the Delaware County Zoning Ordinance due it it not being of minimum acreage for residential purposes (1 acre) and is therefore non-buildable unto itself for said residential purposes.



LEGEND

- ▲ SECTION CORNER
- R RECORDED
- ● FOUND 1/2"ø REBAR w/ YPC PLS 12642
- ○ SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- SECTION LINE
- QUARTER LINE
- QTR.–QTR. LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- OPC ORANGE PLASTIC CAP
- YPC YELLOW PLASTIC CAP

200 0 200

SCALE: 1" = 200'

SURVEYED ON: May 13, 2026
SURVEY REQUESTED BY: Susie Meyer

Q:\Civil3D_Survey\GPS Box 22\GPS Box 22 2016.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: Sheets 1 & 2

PROPRIETORS: **Clyde A. Scovel & Doris A. Scovel Joint Revocable Trust**
Clyde A. Scovel & Doris A. Scovel Co-Trustees

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.

5/13/2026

RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE
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. 26-072
SCALE: 1" = 200'
DATE: May 13, 2026
DRAWN BY: dm
CHECKED BY: ddk/rr
GPS BOX: 22
SHEET 1 OF 2

Scovel's Honey Creek Heights; in the Southwest Quarter of the Northeast Quarter Section 16, Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa more particularly described as follows:

Beginning at the Center of said Section

Thence North 02°25'32" West (Assumed Bearing), 468.70 feet along the West Line of said Quarter–Quarter Section to the South Line of Lot 2 of Scovel Second Addition as recorded in Book 2005, Page 1575 on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence North 89°03'10" East, 279.30 feet along said South Line of Lot 2 to the East Line of said Lot 2 of said Scovel Second Addition;

Thence North 02°47'04" West, 172.29 feet along the said East Line of Lot 2 to the North Line of said Lot 2;

Thence South 88°59'54" West, 22.25 feet along said North Line of Lot 2 to the East Line of Lot 1 of said Scovel Second Addition;

Thence North 02°46'55" West, 176.36 feet along said East Line of Lot 1 to the North Line of said Lot 1;

Thence North 84°09'46" West, 257.46 feet along said North Line of Lot 1 to the West Line of said Quarter–Quarter Section;

Thence North 02°25'32" West, 104.30 feet along said West Line to the South Line of Parcel 2022–131 as recorded in Book 2022, Page 3327 on file at the Delaware County Recorder's office in Manchester, Iowa;

Thence North 87°33'53" East, 377.33 feet along said South Line of Parcel 2022–131 to the East Line of said Parcel 2022–131;

Thence North 01°39'27" West, 377.06 feet along said East Line of said Parcel 2022–131 and East Lines of Lot 1 and Lot 2 of Scovel Addition as recorded in Book 2002, Page 4457 on file at the Delaware County Recorder's office in Manchester, Iowa, to the North Line of said Quarter–Quarter;

Thence North 88°19'16" East, 994.65 feet along said North Line of said Quarter–Quarter to the East Line of said Quarter–Quarter;

Thence South 02°03'14" East, 1315.42 feet along the East Line of said Quarter–Quarter to the South Line of said Quarter–Quarter;

Thence South 87°32'39" West, 1126.92 feet along said South Line of said Quarter–Quarter;

Thence North 46°00'41" West, 78.93 feet to the Northerly Line of the former Manchester and Onieda Railroad Company Right–of–Way;

Thence South 43°53'45" West, 82.87 feet along said Northerly Line of the former Manchester and Onieda Railroad Company Right–of–Way to the South Line of said Quarter–Quarter Section;

Thence South 87°32'39" West, 127.14 feet along the South Line of said Quarter–Quarter Section to the Point of Beginning.

Containing **36.14 Acres**, including 0.30 Acre of County Road (Honey Creek Road) Right–of–Way,
Subject to Easements of Record.

Scovel's Honey Creek Heights is a division of Parcel 2022–132, as recorded in Book 2022, Page 3327 on file at the Delaware County Recorder's office in Manchester, Iowa

OWNER'S ACKNOWLEDGMENT

I, Doris A. Scovel, Trustee, 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.

Doris A. Scovel

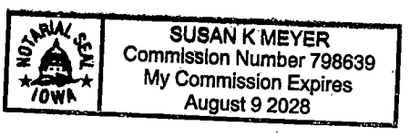
Doris A. Scovel, Trustee of the
Clyde A. Scovel & Doris A. Scovel Joint Revocable Trust

State of Iowa)
)
County of Delaware) ss:

On this 18 day of June A.D. 2026, before me a Notary Public in and for said County, personally appeared Doris A. Scovel, Trustee, 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.

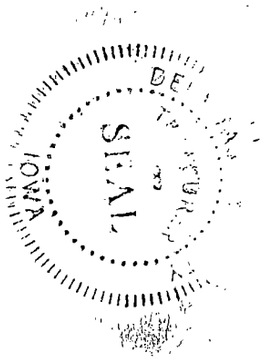
Susan K Meyer

Notary Public in and for said County



CERTIFICATE OF TREASURER

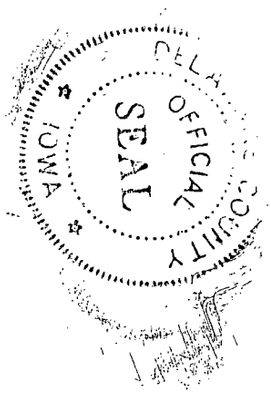
I, the undersigned, Jenny Eschen, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***SCOVEL'S HONEY CREEK HEIGHTS,*** City of Manchester, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Jenny Eschen 6.18.26
Jenny Eschen, County Treasurer

APPROVAL OF AUDITOR

I, Carla 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 ***SCOVEL'S HONEY CREEK HEIGHTS***, a subdivision in Delaware County, Iowa.



Brittany Rus - Deputy Auditor
Carla Becker, Delaware County Auditor

NICK SAILER
LAW, P.C.

Nick A. Sailer
Attorney at Law
1218 W. Marion St.
Manchester, IA 52057
563-927-6425
nick@nicksailerlaw.com

ATTORNEY'S OPINION

I, Nick A. Sailer, a practicing attorney at law in Manchester, Iowa, Delaware County, Iowa, have examined the abstract of title to the land included in SCOVEL'S HONEY CREEK HEIGHTS, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, P.L.S. dated May 13, 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 12th day of June, 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 Clyde A. Scovel and Doris A. Scovel, Co-Trustees of Clyde A. Scovel and Doris A. Scovel Joint Revocable Trust.

Dated at Manchester, Iowa, in said County, this 18th day of June, 2026.

Sincerely,
NICK SAILER LAW, P.C.

Nick A. Sailer
Attorney at Law

RESOLUTION WAIVING RIGHT TO REVIEW

SCOVEL'S HONEY CREEK HEIGHTS SUBDIVISION

WHEREAS, a Subdivision Plat is located on the premises described as:

Scovel's Honey Creek Heights Subdivision, A SUBDIVISION OF

WHEREAS, said plat falls under Manchester Code Chapter 170.23 Plats Required and Exemptions Allowed under item 6. *"Adjustments of boundary lines and/or easements between two abutting parcels where such adjustments do not increase or decrease the size of either lot affected by the adjustment by more than 25 percent. No such adjustments of boundary lines shall be permitted if such adjustment would cause either affected lot to be in violation of minimum size standards, setback requirements, or other provisions of the City zoning ordinance. Any adjustment in lot lines shall be shown by plat of survey which shall be recorded in the Office of the Delaware County Recorder. The cost of recording shall be paid by the property owner."*

WHEREAS, the lots in this subdivision have a net acreage of 36.85 acres, and

WHEREAS, the owner of the property, the Clyde A. Scovel & Doris A. Scovel Joint Revocable Trust has requested the City waive their right to review this property division, and

NOW, THEREFORE, BE IT RESOLVED by the Planning & Zoning Commission of the City of Manchester, Iowa that the Planning & Zoning Commission of the City of Manchester, Iowa hereby waives it's right to review the plat of **Scovel's Honey Creek Heights Subdivision.**

PASSED AND APPROVED this 21st day of May, 2026.

PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

By _____
David Smith, Chairperson

By Laura K. Thomas
Laura Thomas, Recording Secretary

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 21st day of May, 2026, before me, Julie A 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, 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.

_____
Notary Public

NOTARIAL SEAL IOWA
JULIE A. SCHMITZ
Commission Number 224151
My Commission Expires
October 12, 2026

R-067-2026
RESOLUTION WAIVING RIGHT TO REVIEW
SCOVEL'S HONEY CREEK HEIGHTS SUBDIVISION

WHEREAS, a Subdivision Plat is located on the premises described as:

Scovel's Honey Creek Heights Subdivision, A SUBDIVISION OF

WHEREAS, said plat falls under Manchester Code Chapter 170.23 Plats Required and Exemptions Allowed under item 6. *"Adjustments of boundary lines and/or easements between two abutting parcels where such adjustments do not increase or decrease the size of either lot affected by the adjustment by more than 25 percent. No such adjustments of boundary lines shall be permitted if such adjustment would cause either affected lot to be in violation of minimum size standards, setback requirements, or other provisions of the City zoning ordinance. Any adjustment in lot lines shall be shown by plat of survey which shall be recorded in the Office of the Delaware County Recorder. The cost of recording shall be paid by the property owner."*

WHEREAS, the lots in this subdivision have a net acreage of 36.85 acres, and

WHEREAS, the owner of the property, the Clyde A. Scovel & Doris A. Scovel Joint Revocable Trust has requested the City waive their right to review this property division, and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Manchester, Iowa that the City Council of the City of Manchester, Iowa hereby waives it's right to review the plat of subdivision plat of **Scovel's Honey Creek Heights Subdivision** and that the Mayor and City Clerk are hereby authorized and directed to certify this resolution and affix the same to said plat as provided by law.

Passed this 26 day of May, 2026.

CITY OF MANCHESTER, IOWA

Connie Behnken

Connie Behnken, Mayor

ATTEST: Erin Learn

Erin Learn, City Clerk

STATE OF IOWA)
) ss.
COUNTY OF DELAWARE)

On this 26th day of May, 2026, before me, Laura 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-067-2026 adopted by the City Council on the 26th day of May, 2026, 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.

NOTARIAL SEAL IOWA
LAURA K. THOMAS
Commission Number 718135
My Commission Expires
August 26, 2026