COUNTY: DELAWARE
SECTION 33, T 89 N, R 5 W
ALIQUOT PART: NW 1/4-NE 1/4
CITY: MANCHESTER
SURVEY: KAMMILLER SUBDIVISION
BLOCK: LOTS: 1 - 5 & A
PROPRIETOR: TNK ENTERPRISES, LLC
REQUESTED BY: TAZ KAMMILLER
SURVEYOR: Randy Rattenborg
COMPANY: BURRINGTON, GROUP, INC. 105 W. MAIN STREET, MANCHESTER, IA 52057 INFO@BURRINGTONGROUP.COM 563-927-2434

FILED
Delaware Co. Assessor
OCT 09 2026

FILED
Delaware Co. Auditor
OCT 09 2026

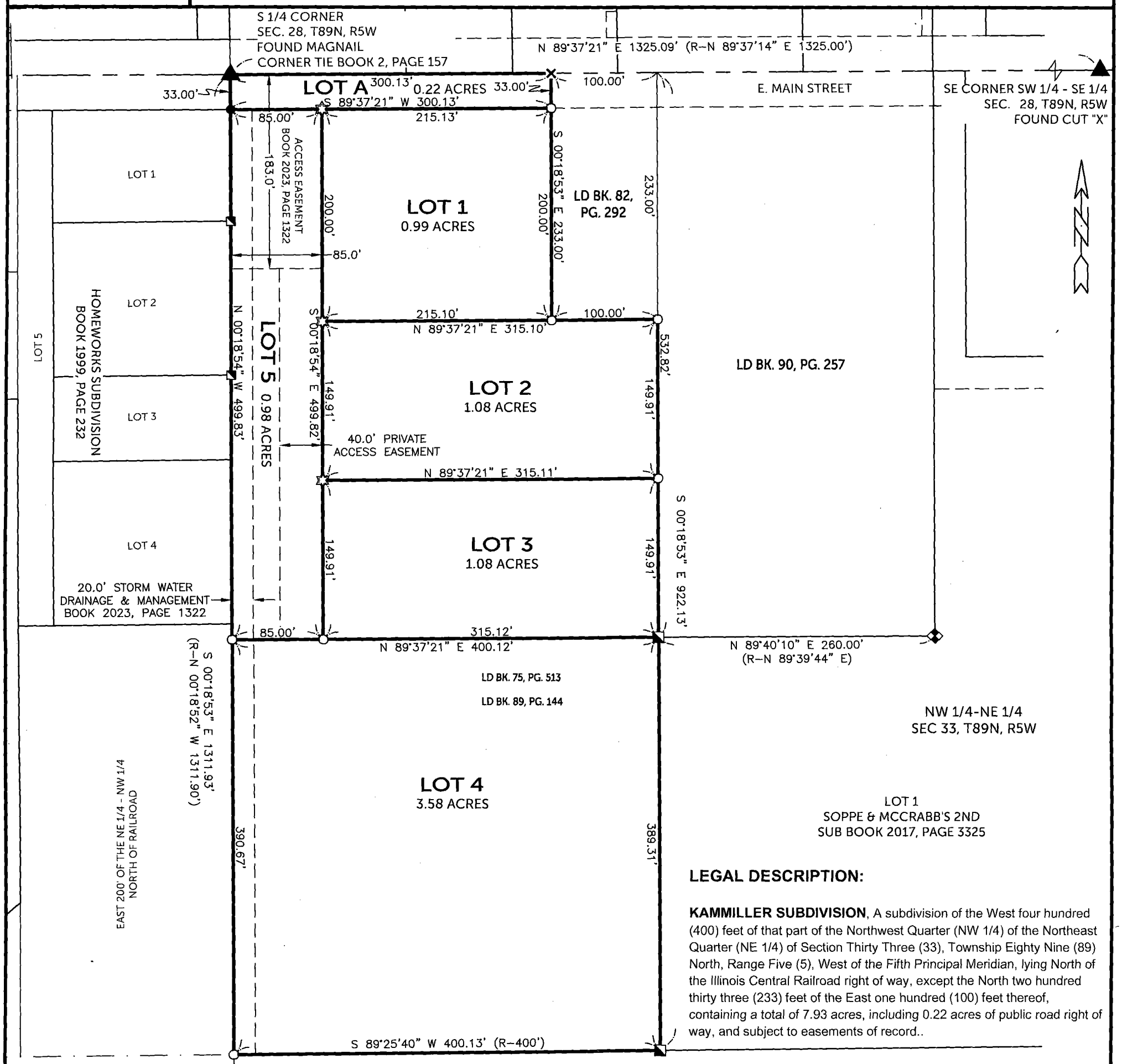
Book 2026 Page 3001
Document 2026 3001 Type 06 002 Pages 7
Date 10/09/2026 Time 9:22:21AM
Rec Amt $37.00

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

FINAL PLAT

KAMMILLER SUBDIVISION

PART OF THE NW 1/4 - NE 1/4 OF SECTION 33, T89N, R5W OF THE 5TH P.M., CITY OF MANCHESTER, DELAWARE COUNTY IOWA



LEGAL DESCRIPTION:

KAMMILLER SUBDIVISION, A subdivision of the West four hundred (400) feet of that part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty Three (33), Township Eighty Nine (89) North, Range Five (5), West of the Fifth Principal Meridian, lying North of the Illinois Central Railroad right of way, except the North two hundred thirty three (233) feet of the East one hundred (100) feet thereof, containing a total of 7.93 acres, including 0.22 acres of public road right of way, and subject to easements of record..

SURVEYED ON: 7/29 & 8/?/2026
SURVEY REQUESTED BY: TAZ KAMMILLER

Q:\Civil3D_Survey\Manchester\Manchester IaRCS 2022.dwg

LICENSED PROFESSIONAL LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

SHEETS COVERED BY THIS SEAL: This Sheet Only

PROPRIETORS: **TNK ENTERPRISES, LLC**
1001 N. FRANKLIN STREET
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.

10/6/2026

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. 26-097
SCALE: 1' = 100'
DATE: AUG 6, 2026
DRAWN BY: RLR
CHECKED BY: DDK
GPS BOX: Manc RCS 2022
SHEET 1 OF 1

LEGEND

- ▲ SECTION CORNER
- ◈ FOUND 1/2" REBAR W/RED CAP #7060
- ◥ FOUND 1/2" REBAR W/ORANGE CAP #17939
- ◥ FOUND 1/2" REBAR W/RED CAP #24627
- ○ SET 1/2"ø REBAR w/ORANGE CAP #17939
- ✡ SET MAGNAIL w/STEEL CAP #17939
- SECTION LINE
- QUARTER LINE
- CENTERLINE
- EASEMENT LINE
- RAILROAD ROW LINE
- LOT LINE
- BOUNDARY ESTABLISHED
- R RECORDED AS

100 0 100
SCALE: 1" = 100'

OWNER'S ACKNOWLEDGMENT & DEDICATION

I, Taz Kammiller, Agent of Record of TNK Enterprises, LLC 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.

Lot A is being dedicated to the City of Manchester for road right of way purposes.

Taz Kammiller

State of Iowa)
)
County of Delaware) Ss:

On this 24th day of September, 2026, before me, a Notary Public in and for the said State, personally appeared Taz Kammiller, to me personally known, who being by me duly sworn did say he is the Agent of Record of TNK Enterprises, LLC, that no seal has been procured by the said limited liability company and that said instrument was signed on behalf of the said limited liability companies by authority of its managers and the said Taz Kammiller acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability companies by it voluntarily executed.

Notary Public in and for said State

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
9-16-27

MORTGAGE HOLDERS ACKNOWLEDGMENT

Community Savings Bank, 101 E. Union Street, Edgewood IA 52042, 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.

Community Savings Bank

By: Scott J. Wegmann, Regional Vice President

By: Jennifer Monk, VP/Senior Mortgage Officer

State of Iowa

County of Delaware Ss:

On this 17th day of August, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Scott J. Wegmann, and Jennifer Monk to me personally known, who being duly sworn, did say that they are the Regional Vice President and VP/Senior Mortgage Officer respectively, of Community Savings Bank executing the within and foregoing instrument to which this is attached, that as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of Community Savings Bank, by it and by them voluntarily executed.

Notary Public in and for said County

NOTARIAL SEAL IOWA
ALLIE GORANSON
Commission Number 870819
My Commission Expires
2/14/29

ATTORNEY'S OPINION

I, Jane E. Hanson, a practicing attorney at law in Delaware County, Iowa, have examined the abstract of title to the land included in **KAMMILLER SUBDIVISION,** Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated 6th day of August, 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 14th day of September, 2026, at the hour of 8:00o'clock A. M.

My examination of said abstract shows good and merchantable title on the date and hour of the certification to be in TNK Enterprises, LLC subject to:

1) Mortgage to Community Savings Bank, dated April 28, 2025, and filed April 30, 2025, in Book 2025, Page 1086 of the records of the Delaware County Recorder, as modified by Mortgage Modification Agreement dated October 17, 2025, and filed October 20, 2025 in Book 2025, Page 2783 of the records of the Delaware County Recorder.

2) Assignment of Leases and Rents to Community Savings Bank, dated April 28, 2025, and filed April 30, 2025, in Book 2025, Page 1087 of the records of the Delaware County Recorder as modified by Assignment of Leases and Rents Modification Agreement dated October 17, 2025 and filed October 30, 2025 in Book 2025, Page 2784 of the records of the Delaware County Recorder.

Dated at Manchester, Iowa, in said County, this 17th day of September, 2026.

Jane E. Hanson

Attorney at Law

CERTIFICATE OF TREASURER

I, the undersigned, Jenny Eschen, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***KAMMILLER SUBDIVISION,*** City of Manchester, 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

Jenny Eschen

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 ***KAMMILLER SUBDIVISION***, a subdivision in Delaware County, Iowa.

Carla Becker

Carla Becker, Delaware County Auditor

DELAWARE COUNTY OFFICIAL SEAL IOWA

RESOLUTION APPROVING FINAL PLAT – PLANNING & ZONING

WHEREAS, the Final Plat of ***KAMMILLER SUBDIVISION***, City of Manchester, Delaware County, Iowa affecting premises more specifically shown and described in the Final Plat of Randall L. Rattenborg, August 6, 2026, has been filed with the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa; and

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; and

WHEREAS, 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"); 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 Council that they accept the Final Plat of ***KAMMILLER SUBDIVISION, City of Manchester, Delaware County, Iowa***, 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. This subdivision is currently served by East Main Street. The subdivision may be subject to street assessments should future street improvements be necessary as determined by the City.
c. Lot A is being dedicated to the City of Manchester for road right of way purposes.
d. A 66' private access easement is located along the west side of Lots 1, 2, & 3. Lot 4 will use this easement for access
e. City sewer and water are readily available to the proposed subdivision. An extension of the City's water main along the North side of Lot 1 will need to be completed.

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, recommends the City Council approve the Final Plat of ***KAMMILLER SUBDIVISION, City of Manchester, Delaware County, Iowa***, and any exhibits attached thereto, accepting the dedication of public easements and public utilities as shown on the plat, and the same is hereby acknowledged, approved and accepted on the part of the City of Manchester, Delaware County, Iowa.

Adopted and passed this 20th day of August, 2026.

PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

By _____
David Smith, Chairperson

By Laura Thomas
Laura Thomas, Recording Secretary

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 20th day of August, 2026 before me, Tim Heims 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, 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.

NOTARIAL SEAL IOWA
TIM HEIMS
Commission Number 821178
My Commission Expires
11/12/2028

Notary Public

R-105-2026
RESOLUTION APPROVING FINAL PLAT OF THE KAMMILLER SUBDIVISION

WHEREAS, the Final Plat of ***KAMMILLER SUBDIVISION***, City of Manchester, Delaware County, Iowa, affecting premises more specifically shown and described in the Final Plat of Randall L. Rattenborg, August 6, 2026, 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 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"); 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;

WHEREAS, the Manchester Planning and Zoning Commission has recommended to the Council that they accept the Final Plat of ***KAMMILLER SUBDIVISION, City of Manchester, Delaware County, Iowa***, 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. This subdivision is currently served by East Main Street. The subdivision may be subject to street assessments should future street improvements be necessary as determined by the City.
c. Lot A is being dedicated to the City of Manchester for road right of way purposes.
d. A 66' private access easement is located along the west side of Lots 1, 2, & 3. Lot 4 will use this easement for access
e. City sewer and water are readily available to the proposed subdivision. An extension of the City's water main along the North side of Lot 1 will need to be completed.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that the Final Plat of said ***KAMMILLER SUBDIVISION, City of Manchester, Delaware County, Iowa***, be, and any exhibits attached thereto, accepting the dedication of public easements and public utilities as shown on the plat, 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 24th day of August, 2026.

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

Connie Behnken, Mayor

ATTEST:

Erin Learn, City Clerk

STATE OF IOWA)
) ss.
COUNTY OF DELAWARE)

On this 7th day of October, 2026, 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-105-2026 adopted by the City Council on the 24th day of August, 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.

NOTARIAL SEAL IOWA

LAURA K. THOMAS
Commission Number 718135
My Commission Expires
August 26, 2029

Laura K. Thomas, Notary Public