FILED
Date 11/07/01
County Assessor

FILED
SHARON McCRABB
DELAWARE COUNTY AUDITOR

NOV 7 2001

2001 NOV -7 PM 2:48
BOOK 200 PAGE 4011
DEBORAH FENTON
DELAWARE CO. RECORDER
26.00

DELAWARE COUNTY IOWA
FILED

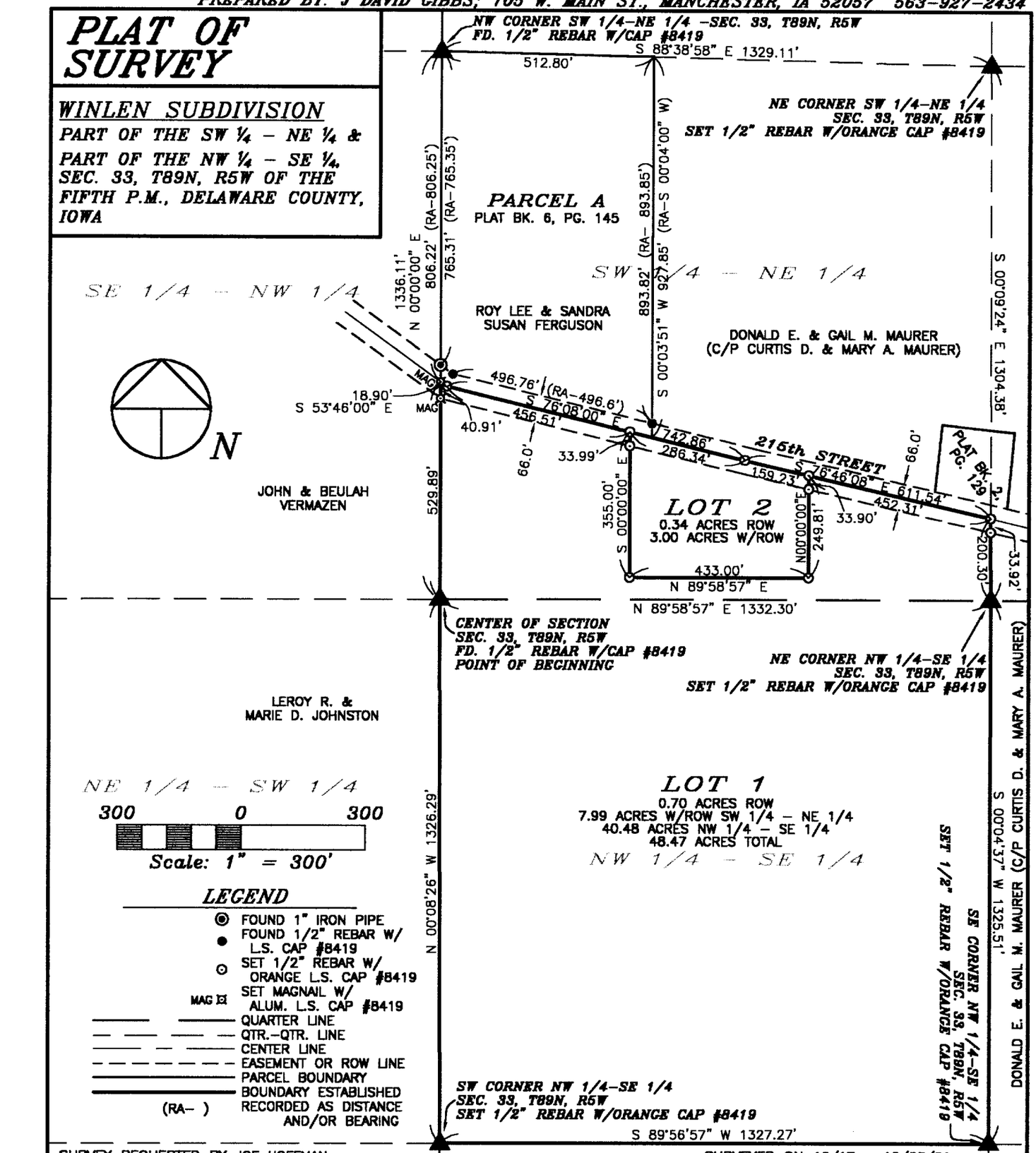
CHG

PREPARED BY: J DAVID GIBBS; 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

PLAT OF SURVEY

WINLEN SUBDIVISION

PART OF THE SW ¼ – NE ¼ & PART OF THE NW ¼ – SE ¼, SEC. 33, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



LEGEND

- FOUND 1" IRON PIPE
- FOUND 1/2" REBAR W/ L.S. CAP #8419
- SET 1/2" REBAR W/ ORANGE L.S. CAP #8419
- MAG SET MAGNAIL W/ ALUM. L.S. CAP #8419
- QUARTER LINE
- QTR.–QTR. LINE
- CENTER LINE
- EASEMENT OR ROW LINE
- PARCEL BOUNDARY
- BOUNDARY ESTABLISHED
- (RA–) RECORDED AS DISTANCE AND/OR BEARING

SURVEY REQUESTED BY: JOE HOFFMAN

SURVEYED ON: 10/17 – 10/23/01

PROPRIETORS: ROBERT EDWIN BISHOP & HELEN DUDLEY BISHOP
1858 215th, MANCHESTER IOWA

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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

J. DAVID GIBBS, P.E., L.S. LIC. #8419 DATE 10/25/01

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2002

LICENSED LAND SURVEYOR J. DAVID GIBBS 8419 IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1–2

GIBBS ENGINEERING & SURVEYING
105 WEST MAIN STREET
MANCHESTER, IA 52057

PROJECT NO.	01–70
SCALE:	1"=300'
DATE:	10/22/01
DRAWN BY:	RLR
CHECKED BY:	JDG
FIELD BK:	D.L.
REVISED	
SHEET	1 OF 5

BOOK 200 PAGE 4011

LEGAL DESCRIPTION:

***WINLEN SUBDIVISION**, PART OF THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) AND PART OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION THIRTY-THREE (33), TOWNSHIP EIGHTY-NINE NORTH (T89N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing a total of 51.47 acres, including 1.04 acres of public road right of way, divided into two lots numbered Lot 1 and Lot 2, subject to easements of record, and more specifically described by metes and bounds as follows;

BEGINNING at the Center of Section of Section Thirty-Three (33), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Westerly Line of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-three (33), North 00° 00' 00" East, to the centerline of 215th Street, 529.89 feet;

THENCE along the centerline of said 215th Street, South 53° 46' 00" East, 18.90 feet;

THENCE continuing along the centerline of said 215th Street, South 76° 08' 00" East, 742.86 feet;

THENCE continuing along the centerline of said 215th Street, South 76° 46' 08" East, to the Easterly Line of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-three (33), 611.54 feet;

THENCE along the Easterly Line of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section Thirty-Three (33), South 00° 09' 24" East, to the Northeast Corner of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Thirty-three (33), 200.30 feet;

THENCE along the Easterly Line of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Thirty-three (33), South 00° 04' 37" West, to the Southeast Corner of Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Thirty-three (33), 1325.51 feet;

THENCE along the Southerly Line of Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Thirty-three (33), South 89° 56' 57" West, to the Southwest Corner of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Thirty-three (33), 1327.27 feet;

THENCE along the Westerly Line of Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Thirty-three (33), North 00° 08' 26" West, 1326.29 feet to the **POINT OF BEGINNING**;

Containing a total of 51.47 acres, including 1.04 acres of public road right of way, divided into two lots numbered Lot 1 and Lot 2, and subject to easements of record.

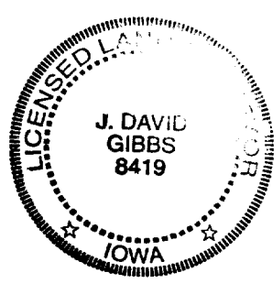
The Westerly Line of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section Thirty-three (33), Township Eighty-nine North (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 00° 00' 00" East.

SURVEYOR'S CERTIFICATE

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 Land Surveyor under the laws of the State of Iowa.

J. David Gibbs 10/25/01

J. David Gibbs L.S. #8419 DATE
My license will be renewed on December 31, 2002



OWNER'S ACKNOWLEDGMENT

I Robert Edwin Bishop & Helen Dudley Bishop 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.

Robert Edwin Bishop

Helen Dudley Bishop

State of Iowa)
)
County of Delaware) Ss:

On this 26th day of October A.D. 2001, before me a Notary Public in and for said County, personally appeared Robert Edwin Bishop & Helen Dudley Bishop 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.

Donna M. Kunde
Notary Public in and for said County

DONNA M. KUNDE
Commission Number 175697
My Commission Expires
2-16-03

CERTIFICATE OF TREASURER

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***WINLEN 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 SEAL

Carolyn A. Wilson
Carolyn A. Wilson, County Treasurer 10/24/01
Date

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of ***WINLEN 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.

Norman Wellman
Norman Wellman – Coordinator
Delaware County E-911 Board

State of Iowa)
)
County of Delaware) Ss:

On this 24th day of October 2001, before me Donna M. Kunde a Notary Public in and for the State of Iowa, personally appeared Norman Wellman, 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. KUNDE
Commission Number 175697
My Commission Expires
2-16-03

Donna M. Kunde
Notary Public

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 ***WINLEN SUBDIVISION,*** Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated Oct 25, 2001.

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 17th day of October, A.D., 2001, 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 Robert Edwin Bishop and Helen Dudley Bishop, husband and wife, as tenants in common.

Dated at Manchester, Iowa, in said County, this 25th day of October, 2001.

10/25/01

Attorney at Law — Date

Thomas J. Hanson

CITY MANAGER DETERMINATION

WINLEN SUBDIVISION, Part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) and part of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section Thirty-three (33), Township Eighty-nine north (T89N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa qualifies as a Minor Subdivision as specified in Section 127.22 of the Manchester Code of Ordinances. Minor Subdivisions do not require review or approval by the Planning and Zoning Commission.

11-02-01
Date

David J. Heiar, City Manager

RESOLUTION APPROVING FINAL PLAT

WHEREAS, the final plat of ***Winlen Subdivision, ~~City of Manchester,~~ Delaware County, Iowa*** Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of J. David Gibbs, dated October 25, 2001, 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, no new well or septic system is necessary and therefore construction of said utilities is not being authorized by the approval of final plat;

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;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that

> Said ***Winlen Subdivision, ~~City of Manchester,~~ 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 final plat as by law provided.
Passed this 5th day of November, A.D. 2001.

CITY OF MANCHESTER IOWA

Milt L. Kramer, Mayor

ATTEST:

Karen Cole, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 6th day of November 2001, before me, Julie A. Swanson, a Notary Public in and for the State of Iowa, personally appeared Milt L. Kramer and Karen Cole, 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-190-2001 adopted by the City Council on the 6th day of November 2001, and that Milt L. Kramer and Karen Cole 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. Julie A. Swanson

JULIE A. SWANSON
Commission Number 224151
My Comm. Exp. 8-23-02

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