

COUNTY: DELAWARE
 SECTION 6, T 88 N, R 5 W
 ALIQUOT PART: NW 1/4 - FR. NW 1/4
 SW 1/4 - FR. NW 1/4
 CITY:
 SURVEY: WENDLING SUBDIVISION
 BLOCK: LOTS:
 PROPRIETOR: DONALD WENDLING & JANET WENDLING
 REQUESTED BY: KATHY WENDLING
 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
 JUL 11 2023



Book 2023 Page 1589
 Document 2023 1589 Type 06 002 Pages 6
 Date 7/11/2023 Time 2:57:34PM
 Rec Amt \$32.00

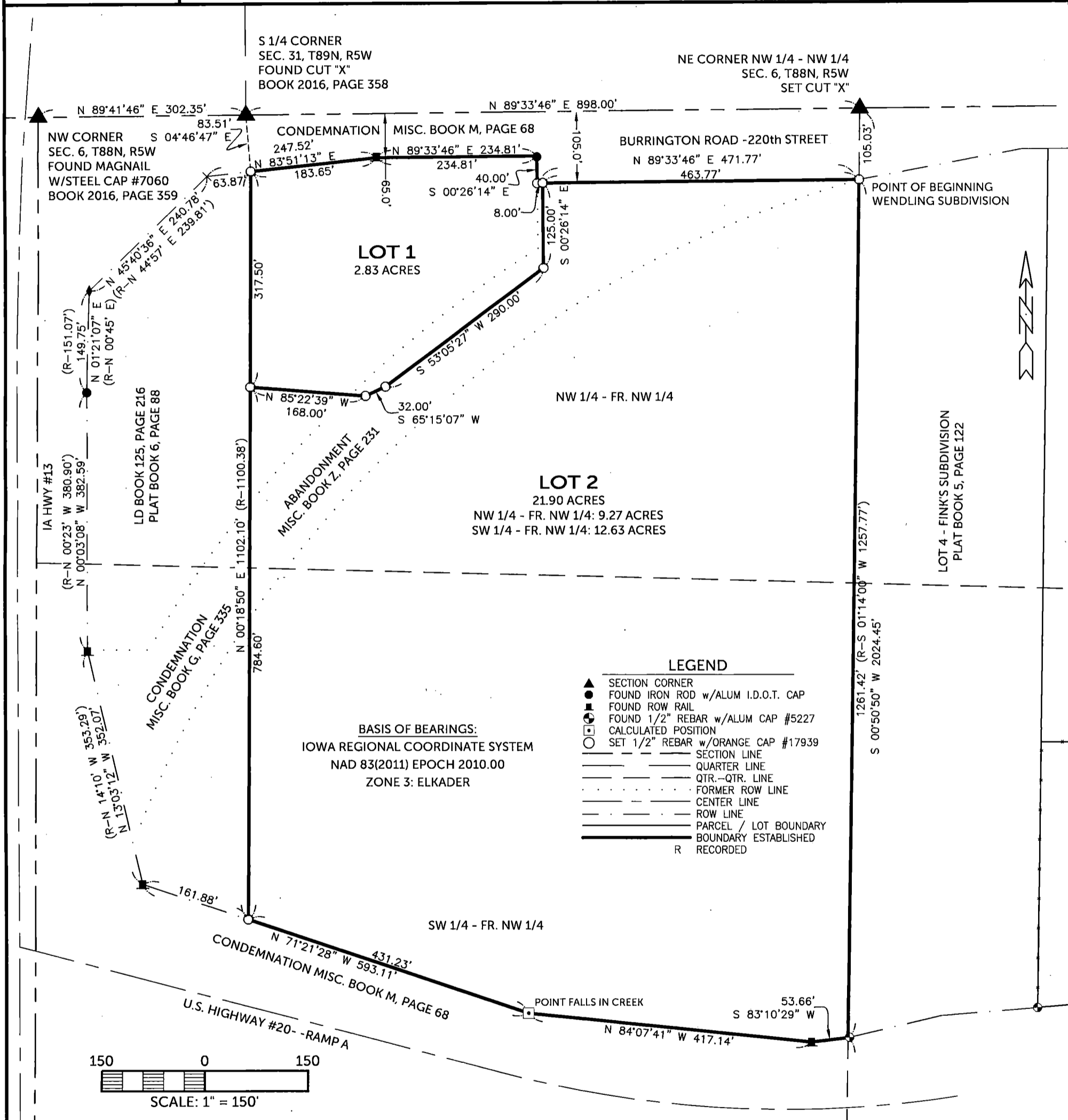
FILED
 Delaware Co. Auditor
 JUL 11 2023

Daneen Schindler, RECORDER/REGISTRAR
 DELAWARE COUNTY IOWA

**SUBDIVISION
 PLAT**

WENDLING SUBDIVISION

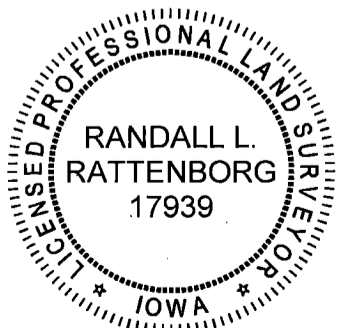
PART OF THE NW 1/4 - FR. NW 1/4 & PART OF THE SW 1/4 - FR. NW 1/4
 SECTION 6, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEYED ON: 5/30 & 6/9/2023
 SURVEY REQUESTED BY: KATHY WENDLING

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

<p>PROPRIETORS: DONALD WENDLING & JANET WENDLING</p> <p>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.</p> <p>RANDALL L. RATTENBORG P.L.S. LIC. #17939 DATE 6/2/2023 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023</p> <p>BURRINGTON GROUP, INC. Civil Engineering Land Surveying 105 W. Main Street Manchester, Iowa 52057 burringtongroup.com</p>		<p>PROJECT NO. 23-027</p> <p>SCALE: 1" = 150'</p> <p>DATE: 6/2/2023</p> <p>DRAWN BY: RLR</p> <p>CHECKED BY: DM/DDK</p> <p>GPS BOX: MANCHESTER</p> <p>SHEET 1 OF 2</p>
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SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

658.00'
 SE CORNER SW 1/4 - NW 1/4
 SEC. 6, T88N, R5W
 FOUND ROW RAIL

WENDLING SUBDIVISION

PART OF THE NW 1/4 - FR. NW 1/4 & PART OF THE SW 1/4 - FR. NW 1/4
SECTION 6, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

WENDLING SUBDIVISION, Part of the NW 1/4 of the Fr. NW 1/4 and the SW 1/4 - FR. NW 1/4 in Section 6, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 24.73 acres, divided into two Lots numbered Lot 1 and Lot 2, subject to easements of record, and more particularly described by metes and bounds as follows;

BEGINNING at the northwest corner of Lot 4 of Fink's Subdivision as recorded in Plat Book 5, Page 122, being on the easterly line of the Fr. NW 1/4 of the NW 1/4 of Section 6, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa;

THENCE along the westerly line of said Lot 4 and easterly line of the Fr. NW 1/4 of the NW 1/4, South 00° 50' 50" West, 1261.42 feet, to the northerly line of US Hwy. #20;

THENCE along the northerly line of said US Hwy. #20, South 83° 10' 29" West, 53.66 feet;

THENCE continuing along the northerly line of said US Hwy. #20, North 84° 07' 41" West, 417.14 feet;

THENCE continuing along the northerly line of said US Hwy. #20, North 71° 21' 28" West, 431.23 feet, to the easterly line of a parcel recorded in Plat Book 6, Page 88;

THENCE along the easterly line of said parcel, North 00° 18' 50" East, 1102.10 feet to the southerly line of Burrington Road, also known as 220th Street;

THENCE along the southerly line of said Burrington Road, also known as 220th Street, North 83° 51' 13" East, 183.65 feet;

THENCE continuing along the southerly line of said Burrington Road, also known as 220th Street, North 89° 33' 46" East, 234.81 feet;

THENCE continuing along the southerly line of said Burrington Road, also known as 220th Street, South 00° 26' 14" East, 40.00 feet;

THENCE continuing along the southerly line of said Burrington Road, also known as 220th Street, North 89° 33' 46" East, 471.77 feet to the **POINT OF BEGINNING**;

The easterly line of the Fr. NW 1/4 of Section 6, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, is assumed to bear South 00° 50' 50" West.

OWNER'S ACKNOWLEDGMENT

I (we) Donald Wendling and Janet Wendling 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.

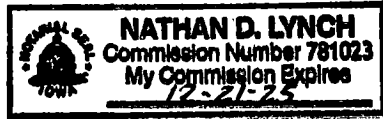
Donald Wendling
Donald Wendling

Janet Wendling
Janet Wendling

State of Iowa)
)
County of Delaware) ss:

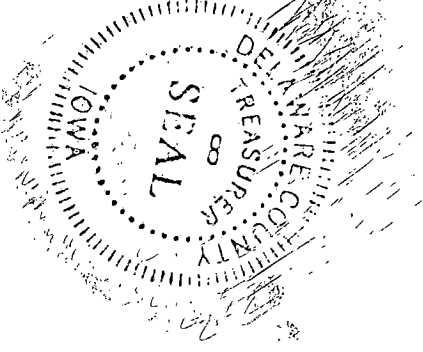
On this 23rd day of June A.D. 2023, before me a Notary Public in and for said State, personally appeared Donald Wendling and Janet Wendling to me known to be the person(s) named and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Nathan D. Lynch
Notary Public in and for said State



CERTIFICATE OF TREASURER

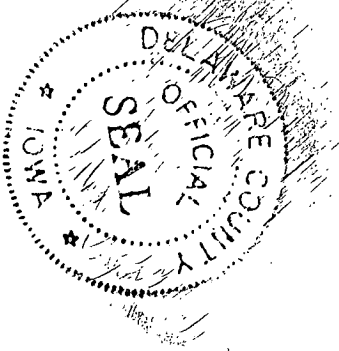
I, the undersigned, Pam Klein, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against **WENDLING SUBDIVISION**, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Jenny Eschen - Deputy 6-9-23
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 **WENDLING SUBDIVISION**, a subdivision in Delaware County, Iowa.



Regina A. Hildebrand Deputy Auditor
Carla K. Becker, Delaware County Auditor

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of **WENDLING 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 6-9-23
Michael Corkery - Coordinator
Delaware County E-911 Board

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 *WENDLING SUBDIVISION*, Delaware County, Iowa on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated 6/2/2023.

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 27th day of June, A.D., 2023, 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 Donald Wendling and Janet Wendling, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common.

Dated at Manchester, Iowa in said County, this 7th day of July, 2023.



Steven E. Carr
Attorney at Law

R-051-2023
CITY COUNCIL RESOLUTION APPROVING FINAL PLAT

WHEREAS, the final plat of **WENDLING SUBDIVISION**, Delaware County, Iowa affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated JUNE 2, 2023, 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; 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 subdivision plat of **WENDLING SUBDIVISION**, Delaware County, Iowa, is presented with the following variances, declarations and conditions;

- a. No new street or improvements are necessary at this time.
- b. No new well or septic system is necessary and therefore construction of said utilities is not being authorized by the approval of final plat.

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

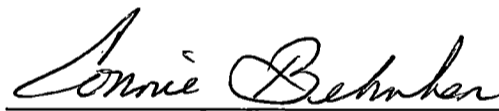
Said **WENDLING SUBDIVISION**, Delaware County, Iowa, be, and the same is hereby acknowledged, approved and accepted on the part of the City of Manchester, Delaware County, Iowa.

The Mayor and City Clerk are hereby directed to certify this approval and affix the same to said final plat as by law provided.

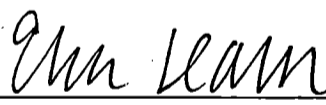
Passed this 12th day of June, 2023.



ATTEST:



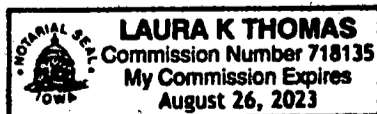
Connie Behnken, Mayor

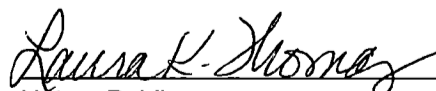


Erin Learn, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 13th day of June, 2023, 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-051-2023 adopted by the City Council on the 12th day of June, 2023, 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.





Notary Public.