

COUNTY: DELAWARE

SECTION 33, T 89 N, R 5 W

ALIQUOT PART: NW 1/4 - SE 1/4, SW 1/4- NE 1/4

CITY:

SURVEY: WINLEN SECOND SUBDIVISION

BLOCK: LOTS: 3, 4, 5, 6

PROPRIETOR: RANDALL E. BISHOP REVOCABLE TRUST

DOUGLAS R. BISHOP & DENISE L. BISHOP (contract)

REQUESTED BY: ALLISON BISHOP, HERTZ FARM MANAGEMENT

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

SEP 05 2025

FILED

Delaware Co. Auditor

SEP 05 2025



Book 2025 Page 2395

Document 2025 2395 Type 06 002 Pages 8

Date 9/05/2025 Time 9:45:05AM

Rec Amt \$42.00

Daneen Schindler, RECORDER/REGISTRAR

DELAWARE COUNTY IOWA

FINAL PLAT

WINLEN SECOND SUBDIVISION

A SUBDIVISION OF LOT 1 OF WINLEN SUBDIVISION IN THE SW 1/4 - NE 1/4 AND IN THE NW 1/4 - SE 1/4 OF SECTION 33, T89N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

LEGAL DESCRIPTION:

WINLEN SECOND SUBDIVISION, A subdivision of Lot 1 of Winlen Subdivision in the SW 1/4 of the NE 1/4 and in the NW 1/4 of the SE 1/4 of section 33, T89N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 48.46 acres, including 0.70 acres of public road right of way, divided into 4 Lots, numbered Lot 3 through Lot 6, subject to easements of record, and more particularly described by metes and bounds as follows:

BEGINNING at the Center of Section 33, T89N, R5W of the 5th Principal Meridian, Delaware County, Iowa, being on the westerly line of Lot 1 of Winlen Subdivision, as recorded in Book 2001, Page 4011, being the westerly line of the SW 1/4 of the NE 1/4 of said Section 33, being on the easterly line of Parcel S, as recorded in Book 2012, Page 4196;

THENCE along the westerly line of said Lot 1, the westerly line of said SW 1/4 of the NE 1/4, and easterly line of said Parcel S, North 00° 19' 41" West, 530.04 feet, to the northerly line of said Lot 1, being the southerly line of Parcel A, as recorded in plat Book 6, Page 145, and also being the center line of 215th Street;

THENCE along the northerly line of said Lot 1, the southerly line of said Parcel A, and center line of 215th Street, South 54° 33' 35" East, 20.06 feet;

THENCE continuing along the northerly line of said Lot 1, the center line of 215th Street, and southerly line of said Parcel A, South 76° 27' 21" East, 455.41 feet, to the boundary of Lot 2 of said Winlen Subdivision;

THENCE continuing along the northerly line of said Lot 1 and the boundary of said Lot 2, South 00° 19' 21" East, 355.00 feet;

THENCE continuing along the northerly line of said Lot 1 and boundary of said Lot 2, North 89° 39' 36" East, 433.00 feet;

THENCE continuing along the northerly line of said Lot 1 and boundary of said Lot 2, North 00° 19' 21" West, 249.80 feet, to the southerly line of Lot 5 of Maurer Family Subdivision, as recorded in Book 2009, Page 1713, also being the center line of 215th Street:

THENCE continuing along the northerly line of said Lot 1, the southerly line of said Lot 5, the southerly line of a parcel recorded in plat Book 2, Page 129, and center line of 215th Street, South 77° 05' 28" East, 452.31 feet, to the easterly line of said Lot 1, being the westerly line of Lot 4 of said Maurer Family Subdivision, and also being the easterly line of the SW 1/4 of the NE 1/4 of said section 33;

THENCE along the easterly line of said Lot 1, the said SW 1/4 of the NE 1/4 and westerly line of said Lot 4, South 00° 28' 03" East, 200.19 feet;

THENCE continuing along the easterly line of said Lot 1, being the easterly line of the NW 1/4 of the SE 1/4 of said Section 33, and westerly line of said Lot 3 and Lot 4 of said Maurer Family Subdivision, South 00° 14' 43" East, 1325.51 feet to the southerly line of said Lot 1, being the southerly line of the NW 1/4 of the SE 1/4 of said Section 33;

THENCE along the southerly line of said Lot 1 and southerly line of the NW 1/4 of the SE 1/4 of said Section 33, South 89° 37' 36" West, 1327.27 feet, to the westerly line of said Lot 1, being the westerly line of the NW 1/4 of the SE 1/4 and being the easterly line of Oakview Estates First Subdivision, as recorded in Book 2022, Page 2892;

THENCE along the westerly line of said Lot 1, the said NW 1/4 of the SE 1/4 and easterly line of said Oakview Estates First Subdivision, North 00° 27' 27" West, 1326.32 feet to the **POINT OF BEGINNING**;

The westerly line of Lot 1 of said Winlen Subdivision and the NW 1/4 of the SE 1/4 of said Section 33 and the easterly line of said Oakview Estates First Subdivision, is assumed to bear north 00° 27' 27" West.

SURVEYED ON: 7/18 & 7/25/2025
SURVEY REQUESTED BY: ALLISON BISHOP, HERTZ FARM MANAGEMENT

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



PROPRIETORS: RANDALL E. BISHOP REVOCABLE TRUST
DOUGLAS R. BISHOP & DENISE L. BISHOP (contract)

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.


RANDALL L. RATTENBORG, P.L.S. LIC. #17939 DATE 7/28/2025
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

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

PROJECT NO. 25-075

SCALE: 1" = 150'

DATE: 7/28/2025

DRAWN BY: RLR

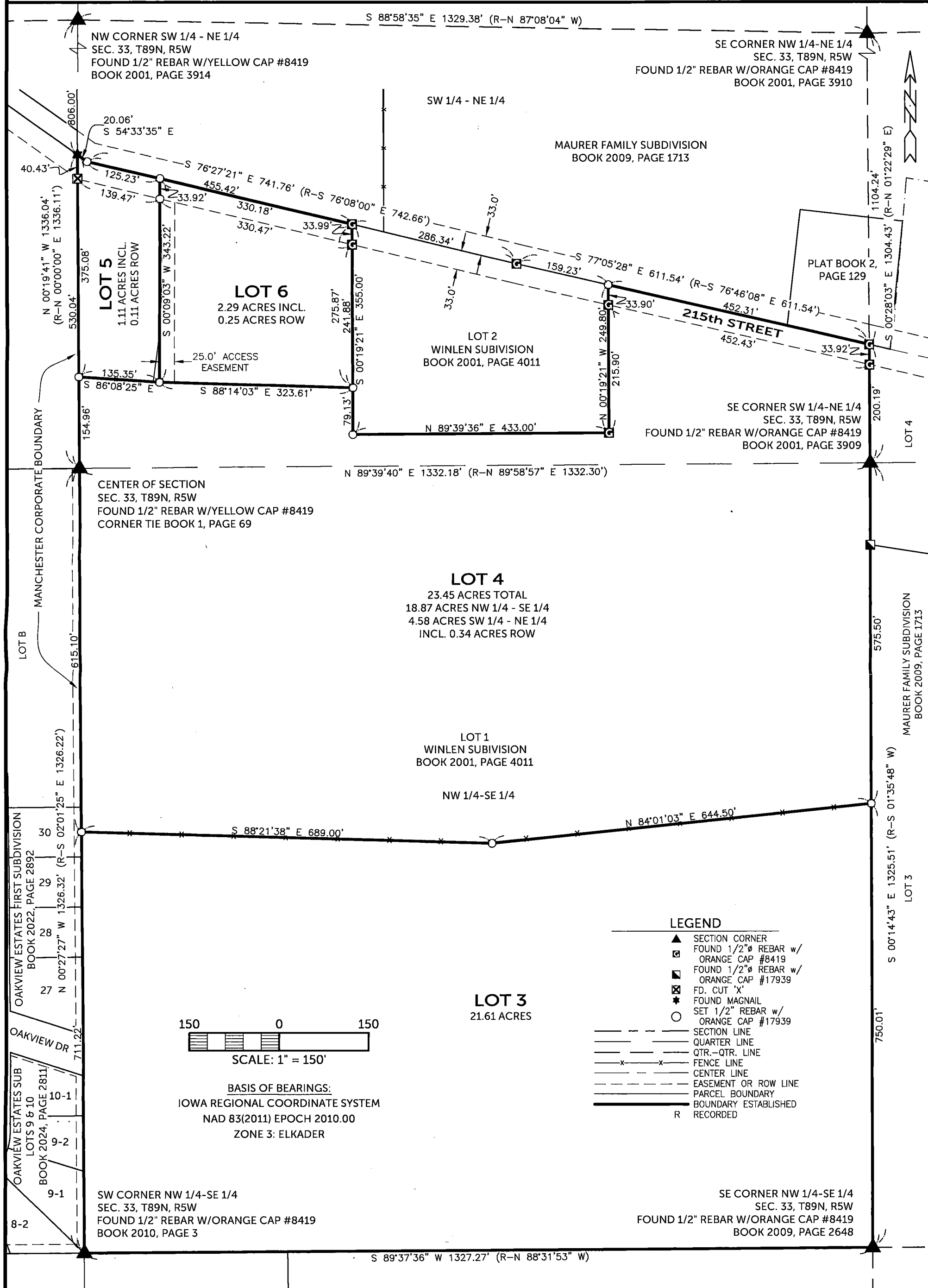
CHECKED BY: DDK

GPS BOX: MANCHESTER

SHEET 1 OF 9

SHEETS COVERED BY THIS SEAL: SHEET 1 & 2

WINLEN SECOND SUBDIVISION
A SUBDIVISION OF LOT 1 OF WINLEN SUBDIVISION IN THE SW 1/4 - NE 1/4 AND IN THE NW 1/4 - SE 1/4 OF SECTION 33, T89N,
R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



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

Phone 563-927-2434

burringtongroup.com

SHEET 2

OWNER'S ACKNOWLEDGMENT

I Randall E. Bishop & Sandra S. Bishop of Linn 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.

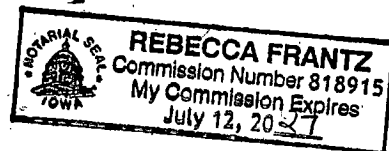
Randall E. Bishop
Randall E. Bishop

Sandra S. Bishop
Sandra S. Bishop

State of Iowa)
County of Linn) ss:

On this 22 day of August A.D. 2025, before me a Notary Public in and for said State, personally appeared Randall E. Bishop & Sandra S. 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.

Rebecca Frantz
Notary Public in and for said State

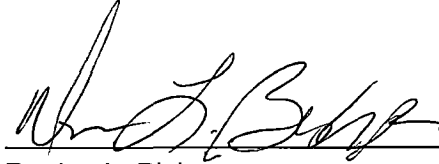


OWNER'S ACKNOWLEDGMENT

I Douglas R. Bishop & Denise L. 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.



Douglas R. Bishop



Denise L. Bishop

State of Iowa)

)

County of Delaware) ss:

On this 28th day of August A.D. 2025, before me a Notary Public in and for said State, personally appeared Douglas R. Bishop & Denise L. 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.



Notary Public in and for said State



ATTORNEY'S OPINION

I, Jane E. Hanson, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in Winlen Second Subdivision, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, P.L.S. dated JULY 28, 2025.

Said abstract (in two parts) has been prepared in its entirety by the Delaware County Abstract Company, Inc., and was last certified to by said company on the 31st day of July, 2025, 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 Randall E. Bishop and Sandra S. Bishop, Trustees of the Randall E. Bishop Revocable Trust dated January 1, 2017, subject to:

Real Estate Contract with Douglas R. Bishop and Denise L. Bishop, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, filed August 24, 2023 in Book 2023, page 2045

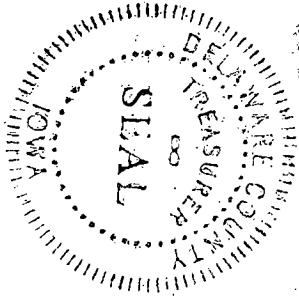
Dated at Manchester, Delaware County, Iowa, in said County, this 6th day of August, 2025.

A handwritten signature in cursive script, appearing to read "Jane E. Hanson", written over a horizontal line.

Jane E. Hanson
Attorney at Law

CERTIFICATE OF TREASURER

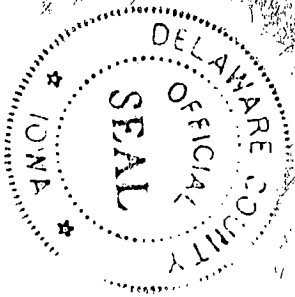
I, the undersigned, Jenny Eschen, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against **WINLEN SECOND SUBDIVISION**, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Jenny Eschen 9.4.25
Jenny Eschen, 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 **WINLEN SECOND SUBDIVISION**, a subdivision in Delaware County, Iowa.



Carla K. Becker
Carla K. Becker, Delaware County Auditor

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of **WINLEN SECOND 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
Michael Corkery – Coordinator
Delaware County E-911 Board

PLANNING & ZONING COMMISSION RESOLUTION

WHEREAS, the Preliminary & Final Subdivision plat of WINLEN SECOND SUBDIVISION, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated July 28, 2025, has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa;

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;

WHEREAS, the Preliminary & Final 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 is recommending to the Council that they accept the Preliminary & Final Subdivision plat of WINLEN SECOND SUBDIVISION, 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. In the future, if this area was annexed into the City of Manchester, zoning would be agricultural for Lots 3, 4 and 5 and residential for Lot 6.
- c. 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").

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said WINLEN SECOND 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 Chairperson and Secretary are hereby directed to certify this approval and affix the same to said Preliminary & Final plat as by law provided.

Passed this 14th day of August, A.D., 2025.



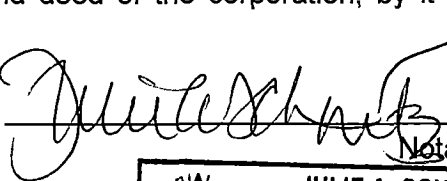
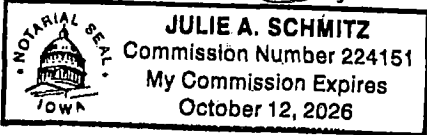

David Smith, Chairperson

ATTEST:


Laura Thomas, Recording Secretary

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 14th day of August, 2025, before me, Julie 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, 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.


Notary Public.


R-075-2025
RESOLUTION APPROVING PRELIMINARY & FINAL PLAT
WINLEN SECOND SUBDIVISION

WHEREAS, the subdivision plat of **WINLEN SECOND SUBDIVISION**, City of Manchester, Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated July 28, 2025, 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 Manchester Planning and Zoning Commission has recommended to the Council that they accept the subdivision plat of **WINLEN SECOND SUBDIVISION**, 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. In the future, if this area was annexed into the City of Manchester, zoning would be agricultural for Lots 3, 4 and 5 and residential for Lot 6.
- c. 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").


NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said **WINLEN SECOND 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 25th day of August, A.D., 2025.



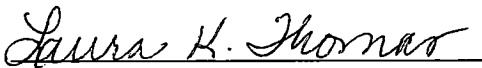
STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)


Connie Behnken, Mayor

ATTEST:


Erin Learn, City Clerk

On this 25th day of August, 2025, 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-075-2025 adopted by the City Council on the 25th day of August, 2025, 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.

