FILED

JUN 20 2011

CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

FILED

JUN 20 2011

CARLA K. BECKER
DELAWARE COUNTY AUDITOR

Book 2011 Page 1989

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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

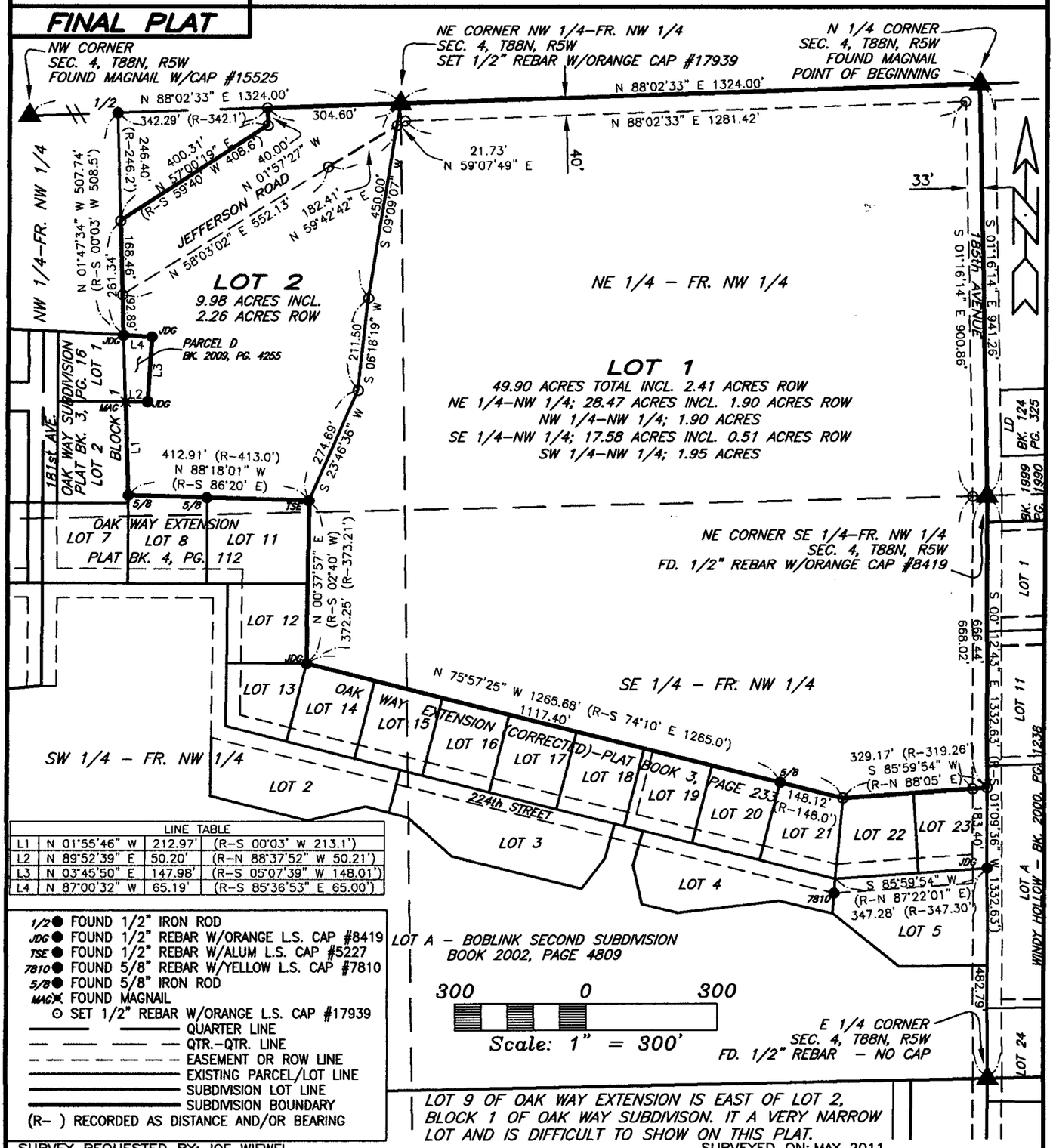
PREPARED BY/RETURN TO: RANDALL L. RATTENBORG; 105 W. MAIN ST., MANCHESTER, IA 52057 563-927-2434

SUBDIVISION PLAT

FINAL PLAT

PIN OAK LINKS

A SUBDIVISION OF PART OF THE FRACTIONAL NW 1/4
SEC. 4, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



LINE TABLE			
L1	N 01°55'46" W	212.97'	(R-S 00°03' W 213.1')
L2	N 89°52'39" E	50.20'	(R-N 88°37'52" W 50.21')
L3	N 03°45'50" E	147.98'	(R-S 05°07'39" W 148.01')
L4	N 87°00'32" W	65.19'	(R-S 85°36'53" E 65.00')

1/2● FOUND 1/2" IRON ROD
JDG● FOUND 1/2" REBAR W/ORANGE L.S. CAP #8419
TSE● FOUND 1/2" REBAR W/ALUM L.S. CAP #5227
7810● FOUND 5/8" REBAR W/YELLOW L.S. CAP #7810
5/8● FOUND 5/8" IRON ROD
MAG✕ FOUND MAGNAIL
⊙ SET 1/2" REBAR W/ORANGE L.S. CAP #17939
QUARTER LINE
QTR.-QTR. LINE
EASEMENT OR ROW LINE
EXISTING PARCEL/LOT LINE
SUBDIVISION LOT LINE
SUBDIVISION BOUNDARY
(R-) RECORDED AS DISTANCE AND/OR BEARING

LOT 9 OF OAK WAY EXTENSION IS EAST OF LOT 2, BLOCK 1 OF OAK WAY SUBDIVISON. IT A VERY NARROW LOT AND IS DIFFICULT TO SHOW ON THIS PLAT.

SURVEY REQUESTED BY: JOE WIEWEL

SURVEYED ON: MAY 2011

PROPRIETORS: FIRST STATE BANK 300 E. MAIN STREET MANCHESTER, IA 52057

PROJECT NO. 11-36

SCALE: 1"=300'

DATE: 5/27/2011

DRAWN BY: RLR

CHECKED BY: JDG

GPS: 38

REVISED

SHEET 1 OF 7

LICENSED LAND SURVEYOR
RANDALL L. RATTENBORG
17939
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.

5/27/2011

RANDALL L. RATTENBORG L.S. LIC. #17939 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2011

PAGES OR SHEETS COVERED BY THIS SEAL: 1-2

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

LEGAL DESCRIPTION:

PIN OAK LINKS, *A subdivision of part of the Fractional Northwest Quarter (Fr. NW ¼) of Section Four (4), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa,* containing a total of 59.88 acres, including 4.67 acres of public road right of way, divided in to two (2) 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 North Quarter Corner of Section Four (4), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa;

THENCE along the Easterly Line of the Northeast Quarter (NE ¼) of the Fractional Northwest Quarter (Fr. NW ¼) of said Section Four (4), South 01° 16' 14" East, to the Northeast Corner of the Southeast Quarter (SE ¼) of the Fractional Northwest Quarter (Fr. NW ¼) of said Section Four (4), 941.26 feet;

THENCE along the Easterly Line of the Southeast Quarter (SE ¼) of the Fractional Northwest Quarter (Fr. NW ¼) of said Section Four (4), South 00° 12' 43" East, to the Northerly Line of Oak Way Extension (Corrected), as recorded in Plat Book 3, Page 233, 666.44 feet;

THENCE along the Northerly Line of said Oak Way Extension (Corrected), South 85° 59' 54" West, 329.17 feet;

THENCE continuing along the Northerly Line of said Oak Way Extension (Corrected), North 75° 57' 25" West, to a corner on the Northerly Line of said Oak Way Extension (Corrected), 1265.68 feet;

THENCE continuing along the Northerly Line of said Oak Way Extension (Corrected) and Easterly Line of Oak Way Extension, as recorded In Plat Book 4, Page 112, North 00° 37' 57" East, to the Northerly Line of said Oak Way Extension, 372.25 feet;

THENCE along the Northerly Line of said Oak Way Extension, North 88° 18' 01" West, to the Easterly Line of Lot 9 of said Oak Way Extension, 412.91 feet;

THENCE along the Easterly Line of Lot 9 of said Oak Way Extension, North 01° 55' 46" West, to the Southwest Corner of said Parcel D, as recorded in Book 2009, Page 4255, 212.97 feet;

THENCE along the Southerly Line of said Parcel D, North 89° 52' 39" East, to the Southeast Corner of said Parcel D, 50.20 feet;

THENCE along the Easterly Line of said Parcel D, North 03° 45' 50" East, to the Northeast Corner of said Parcel D, 147.98 feet;

THENCE along the Northerly Line of said Parcel D, North 87° 00' 32" West, to the Northwest Corner of said Parcel D, 65.19 feet;

THENCE North 01° 47' 34" West, to the Northerly right of way Line of Jefferson Road, 261.34 feet;

THENCE along the Northerly Line of said Jefferson Road, North 57° 00' 19" East, 400.31 feet;

THENCE continuing along the Northerly Line of said Jefferson Road, North 01° 57' 27" West, to the Northerly Line of the Northwest Quarter (NW ¼) of the Fractional Northwest Quarter (Fr. NW ¼) of said Section Four (4), 40.00 feet;

THENCE along the Northerly Line of the Northwest Quarter (NW ¼) of the Fractional Northwest Quarter (Fr. NW ¼) of said Section Four (4), North 88° 02' 33" East, to the Northeast Corner of the Northwest Quarter (NW ¼) of the Fractional Northwest Quarter (Fr. NW ¼) of said Section Four (4), 304.60 feet;

THENCE along the Northerly Line of Northeast Quarter (NE ¼) of the Fractional Northwest Quarter (Fr. NW ¼) of said Section Four (4), North 88° 02' 33" East, 1324.00 feet to the **POINT OF BEGINNING**;

Containing a total of 59.88 acres, including 4.67 acres of public road right of way, divided in to two (2) lots numbered Lot 1 and Lot 2, and subject to easements of record.

The Easterly Line of the Northeast Quarter (NE ¼) of the Fractional Northwest Quarter (Fr. NW ¼) of Section Four (4), Township Eighty-eight North (T88N), Range Five West (R5W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear South 01° 16' 14" East .

OWNER'S ACKNOWLEDGMENT

I David Dudley, and Christine L Tegeler
of First State Bank, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with the free consent, and in accordance with our desires of the board of directors of said corporation.

First State Bank

By: EVP

By: Senior Vice President



State of Iowa)
)
County of Delaware) Ss:

On this 17th day of June, 2011, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared David Dudley and Christine L. Tegeler to me personally known, who being duly sworn, did say that they are the Executive Vice President and Senior Vice President respectively, of First State Bank, executing the within and foregoing instrument to which this is attached, that ~~(no seal has been procured by)~~ (the seal affixed hereto is the seal of) First State Bank; that said instrument was signed (and sealed) on behalf of First State Bank by authority of its Board of Directors; and that DAVID Dudley and Christine L. Tegeler as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of First State Bank, by it and by them voluntarily executed.

JoAnn Heffernan
Notary Public in and ~~for~~ said County

JOANN HEFFERNAN
Notarial Seal - Iowa
Commission # 221059
My Commission Expires 2-19-2014

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 ***Pin Oak Links***, a subdivision in Delaware County, Iowa.

Carla K. Becker, Delaware County Auditor

State of Iowa)
)
County of Delaware)

On this 15th day of JUNE, 2011, before me RANDY RATTENBORG a Notary Public in and for the State of Iowa, personally appeared Carla K. Becker, to me personally known, and, who, being duly sworn, did say that she is the Auditor of Delaware County, Iowa.

RANDY RATTENBORG
Commission Number 224055
My Commission Expires
8-17-11

Notary Public

CERTIFICATE OF TREASURER

I, the undersigned, Carolyn A. Wilson, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against ***Pin Oak Links,*** Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.

Carolyn A. Wilson 6-17-11
Carolyn A. Wilson, County Treasurer Date

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of ***Pin Oak Links***, 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 15 day of JUNE, 2011, before me RANDY RATTENBORG, 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.

RANDY RATTENBORG
Commission Number 224055
My Commission Expires
8-17-11

Notary Public

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
Pin Oak Links, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated MAY 27, 2011.

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 2nd day of June, A.D., 2011, at the hour of 8 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 First State Bank subject to a lease between landlord, First State Bank, and tenant, Pin Oak Links, Inc. filed April 28, 2011 in Book 2011, Page 1415.

Dated at Manchester, Iowa, in said County, this 15th day of June, 2011.

Steven E. Carr, Attorney at Law

RESOLUTION APPROVING PRELIMINARY & FINAL PLAT

WHEREAS, the Preliminary and Final Plat of ***Pin Oak Links,*** Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated May 27, 2011, has been filed with the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa; and

WHEREAS, the Preliminary and Final Plat of ***Pin Oak Links,*** Delaware County, Iowa, should be approved with the following variances, declarations and conditions;

a. In the event this subdivision is annexed into the City of Manchester, the recommendation on zoning status would be commercial for Lot 1 and residential for Lot 2
b. No determination has been made as to compliance with this subdivision and platting requirements which are set forth in the Code of Iowa.
c. Improvements to Jefferson Road and 185th Avenue, a public road right of way, are not required at this time.
d. Sidewalks shall not be required at this time. The Owner or Owners of record of Lots 1 and 2, if voluntarily annexed to the City, may be required to construct sidewalks at a future date as required by the City of Manchester.

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said Preliminary and Final Plat of ***Pin Oak Links,*** Delaware County, Iowa be, and the same is hereby acknowledged, approved and accepted on the part of the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, and exhibits attached thereto, subject to all conditions as presented and representations referred to above, and the Commission hereby recommends to the City Council the acceptance of the same and the Chairperson and the Secretary are hereby authorized and directed to certify this resolution of approval and affix the same to said plat and all attachments referred to herein as provided by law.

Adopted and passed this 20th day of June, A.D., 2011.

CITY OF MANCHESTER IOWA SEAL

PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA

By Rebecca Dolan, Chairperson

By Laura Thomas
Laura Thomas, Secretary

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 1st day of June, 2011, before me, Julie A. Schmitz, a Notary Public in and for the State of Iowa, personally appeared Becky Dolan and Laura Thomas, to me personally known, and, who, being by me duly sworn, did say that they are the Chairperson and 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, as contained in Resolution adopted by the Planning and Zoning Commission on the 1st day of June, 2011, and that Becky Dolan 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.

JULIE A. SCHMITZ
Commission Number 224151
My Commission Expires
6-23-2014

R-073-2011
RESOLUTION APPROVING PRELIMINARY & FINAL PLAT

WHEREAS, the Preliminary and Final Plat of ***Pin Oak Links,*** Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated May 27, 2011 _____, has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa, and has been acknowledged and approved by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, who have recommended acceptance;

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;

WHEREAS, the Manchester Planning and Zoning Commission has recommended to the Council that they accept the Preliminary and Final Plat of ***Pin Oak Links,*** Delaware County, Iowa, as presented with the following variances, declarations, and conditions:

a. In the event this subdivision is annexed into the City of Manchester, the recommendation on zoning status would be commercial for Lot 1 and residential for Lot 2
b. No determination has been made as to compliance with this subdivision and platting requirements which are set forth in the Code of Iowa.
c. Improvements to Jefferson Road and 185th Avenue, a public road right of way, are not required at this time.
d. Sidewalks shall not be required at this time. The Owner or Owners of record of Lots 1 and 2, if voluntarily annexed to the City, may be required to construct sidewalks at a future date as required by the City of Manchester.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said Final Plat of ***Pin Oak Links, Delaware County, Iowa***, and exhibits attached thereto, subject to all conditions and representations and referred to above, 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 plat as and all attachments referred to herein by law provided.

Passed this 13th day of June, A.D., 2011.

Milt L. Kramer

Milt L. Kramer, Mayor

CITY OF MANCHESTER - IOWA SEAL

ATTEST:

Erin Rempe, City Clerk

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 17th day of June, 2011, before me, Laura K. Thomas, a Notary Public in and for the State of Iowa, personally appeared Milt L. Kramer and Erin Rempe, 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-073-2011 adopted by the City Council on the 13th day of June, 2011, and that Milt L. Kramer and Erin Rempe acknowledged 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
8-26-2011

Laura K. Thomas

Laura K. Thomas, Notary Public