FILED
NOV 20 2012
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

FILED
NOV 20 2012
CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

Book 2012 Page 3977
Document 2012 3977 Type 06 002 Pages 11
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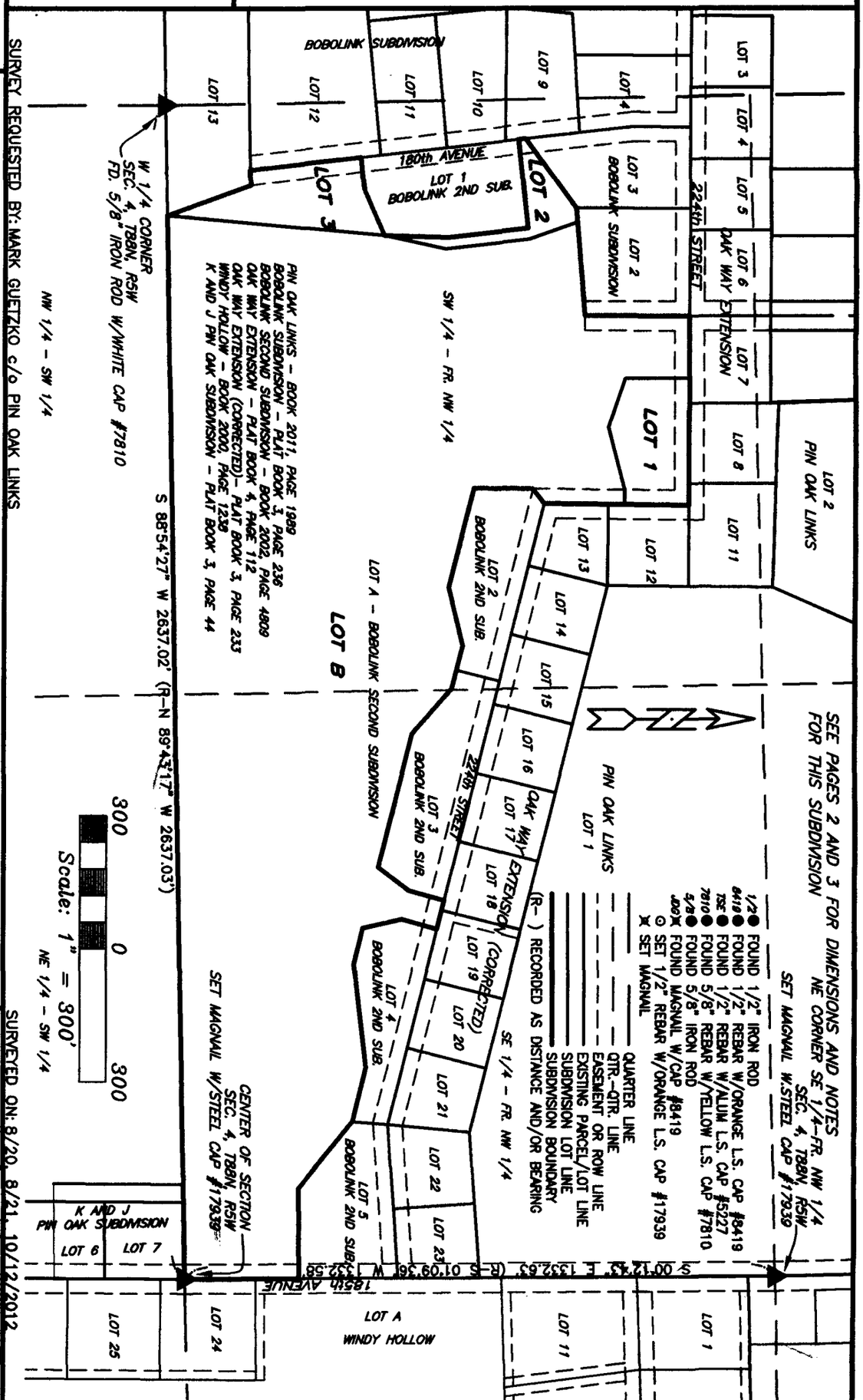
DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

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

SUBDIVISION PLAT – FINAL

BOBOLINK THIRD SUBDIVISION

A SUBDIVISION OF LOT A OF BOBOLINK SECOND SUBDIVISION SEC. 4, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SCALE: SEE SHEET
DATE: 10/17/12
DRAWN BY: RLR
CHECKED BY: JDG
GPS: MANCHESTER
SHEET 1 OF 11

PROPRIETORS:
PIN OAK LINKS, INC. 985 E. MAIN STEEET, MANCHESTER, IA 52057

PROJECT NO. 12-49

SURVEYED ON: 8/20, 8/21, 10/12/2012

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.

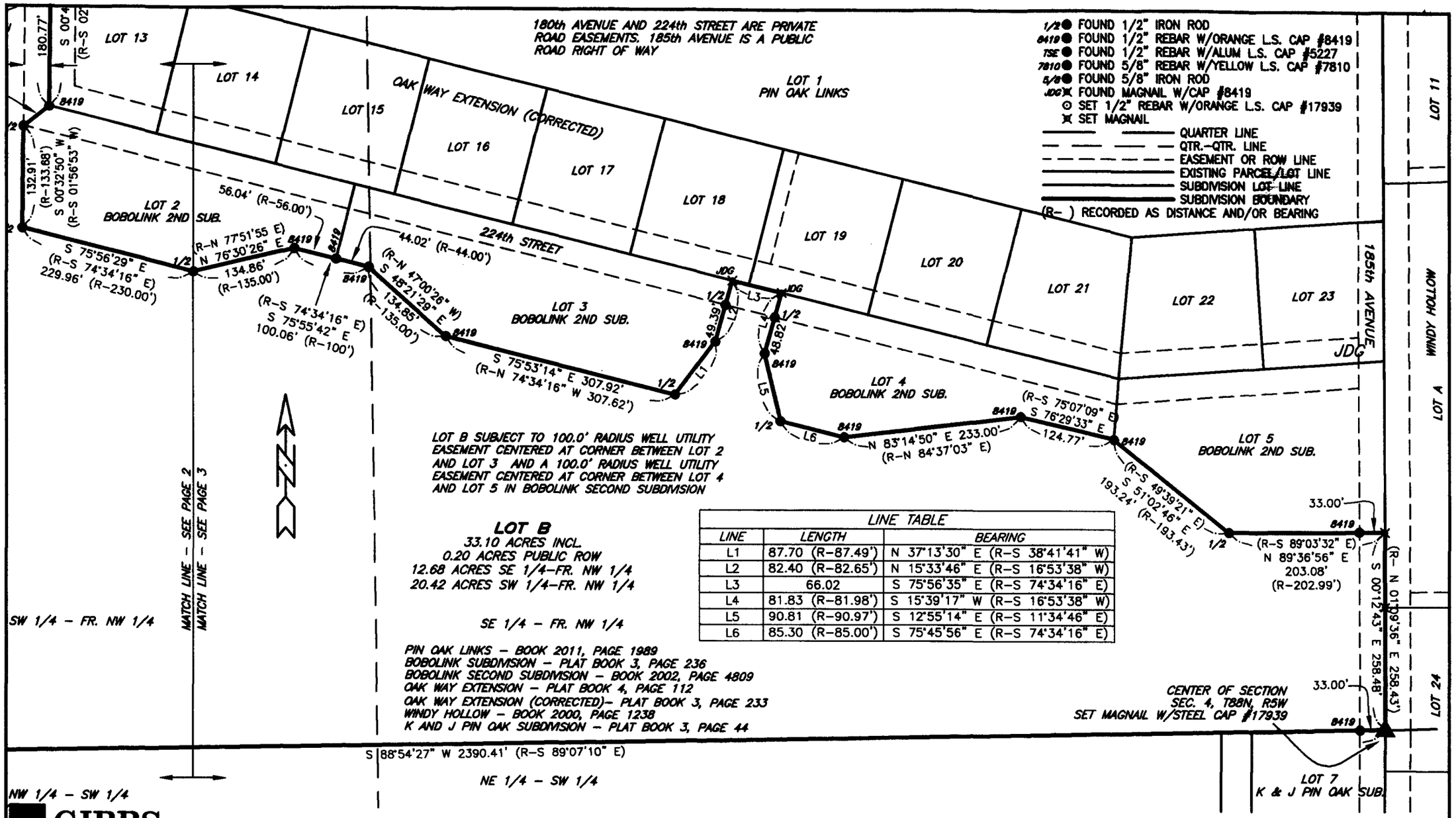
10/17/2012

RANDALL L. RATTENBORG, L.S. LICENSE #17939 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013

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

LICENSED LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1-4



LINE TABLE		
LINE	LENGTH	BEARING
L1	87.70 (R-87.49')	N 37°13'30" E (R-S 38°41'41" W)
L2	82.40 (R-82.65')	N 15°33'46" E (R-S 16°53'38" W)
L3	66.02	S 75°56'35" E (R-S 74°34'16" E)
L4	81.83 (R-81.98')	S 15°39'17" W (R-S 16°53'38" W)
L5	90.81 (R-90.97')	S 12°55'14" E (R-S 11°34'46" E)
L6	85.30 (R-85.00')	S 75°45'56" E (R-S 74°34'16" E)

GIBBS ENGINEERING & SURVEYING

150 0 150

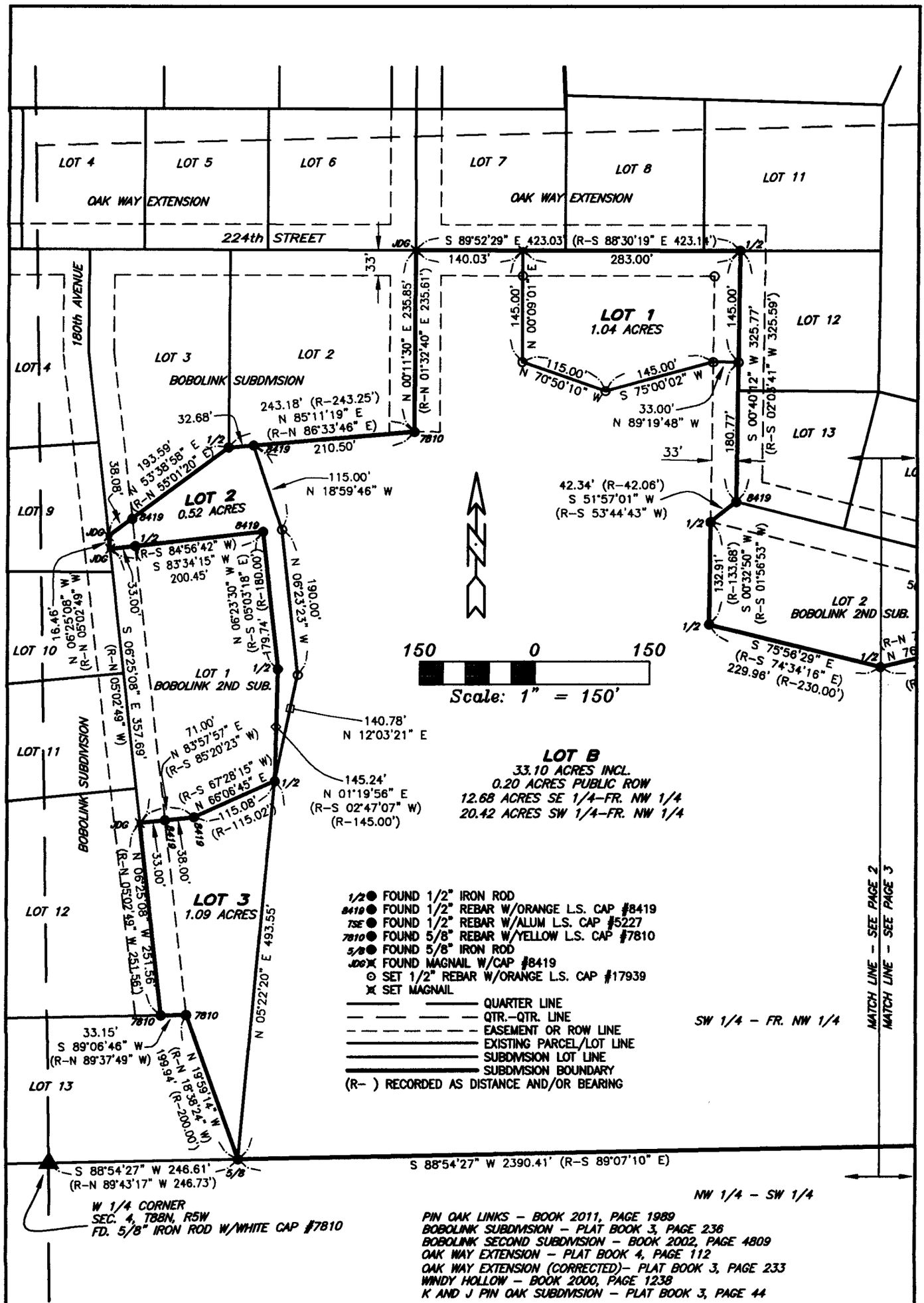
Scale: 1" = 150'

BOBOLINK THIRD SUBDIVISION

A SUBDIVISION OF LOT A OF BOBOLINK SECOND SUBDIVISION SEC. 4, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

FINAL PLAT
SHEET 2
OCTOBER 2012

105 West Main, Manchester, Iowa 52057 (563) 927-2434 www.gibbseng.com



BOBOLINK THIRD SUBDIVISION

A SUBDIVISION OF LOT A OF BOBOLINK SECOND SUBDIVISION
SEC. 4, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA

GIBBS ENGINEERING & SURVEYING

105 West Main, Manchester, Iowa 52057 (563) 927-2434 www.gibbseng.com

FINAL PLAT

OCTOBER 2012 - SHEET 3

LEGAL DESCRIPTION:

BOBOLINK THIRD SUBDIVISION, *A SUBDIVISION OF LOT A OF BOBOLINK SECOND SUBDIVISON, AS RECORDED IN BOOK 2002, PAGE 4809, IN SECTION FOUR (4), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA,* containing 35.75 acres, including 0.20 acres of public road right of way, divided into four (4) lots, numbered Lot 1, Lot 2, Lot 3 and Lot B, and subject to easements of record.

OWNER'S ACKNOWLEDGMENT

I Joseph Wiewel, President, and Kenneth A. Burns, Vice-President of Pin Oak Links, Inc., 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.

By: Joseph Wiewel, President

Kenneth A. Burns

By: Kenneth A. Burns, Vice-President

State of Iowa)
)
County of Delaware) Ss:

On this 17th day of October, 2012, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Joseph Wiewel and Kenneth A. Burns to me personally known, who being duly sworn, did say that they are the President and Vice-President respectively, of Pin Oak Links, Inc., executing the within and foregoing instrument to which this is attached, that no seal has been procured by Pin Oak Links, Inc.; that said instrument was signed on behalf of Pin Oak Links, Inc. by authority of its Board of Directors; and that Joseph Wiewel and Kenneth A. Burns as officers acknowledged the execution of the foregoing instrument to be the voluntary act and deed of Pin Oak Links, Inc., by it and by them voluntarily executed.

Donna M. Kunde

Notary Public in and for said County

DONNA M. KUNDE
Commission Number 175597
My Commission Expires
8-16-15

ATTORNEY'S OPINION

I, Thomas A. Hanson, a practicing attorney at law in Delaware, County, Iowa, have examined the abstract of title to the land included in ***Bobolink Third Subdivision,*** Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated October 17, 2012.

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 25 day of October, A.D., 2012, 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 Pin Oak Links, Inc.

Dated at Manchester, Iowa, in said County, this 11 day of November, 2012

11/11/2012

Attorney at Law Date

Thomas J. Hanson

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 ***Bobolink Third Subdivision***, a subdivision in Delaware County, Iowa.

Carla K. Becker, Delaware County Auditor

DELAWARE COUNTY AUDITOR SEAL IOWA

State of Iowa)
)
County of Delaware)

On this 29th day of OCTOBER, 2012, 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
8-17-2014

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 ***Bobolink Third 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 IOWA

Carolyn A. Wilson 11-28-12
Carolyn A. Wilson, County Treasurer Date

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of ***Bobolink Third 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 – Coordinator
Delaware County E-911 Board

State of Iowa)
)
County of Delaware) ss:

On this 29th day of OCTOBER, 2012, 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
8-17-2014

Notary Public

PLANNING & ZONING RESOLUTION APPROVING PRELIMINARY PLAT

WHEREAS, the Preliminary Plat of ***Bobolink Third Subdivision,*** Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated October 17, 2012, has been filed with the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa; and

WHEREAS, the Preliminary Plat of ***Bobolink Third Subdivision,*** 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 B and residential for Lots 1, 2 and 3
b. Lot 2 is non-buildable unto itself. Lot 2 must be owned by an adjacent lot. The intent of Lot 2 is to enlarge the yard area of Lot 1 of Bobolink Second Subdivision.
c. No determination has been made as to compliance with this subdivision and platting requirements which are set forth in the Code of Iowa.
d. Improvements to 185th Avenue, a public road right of way, are not required at this time.
e. Sidewalks shall not be required at this time. The Owner or Owners of record of Lots 1, 2 and 3, 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 Plat of ***Bobolink Third Subdivision,*** 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 Vice 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 24th day of October, 2012

CITY OF MANCHESTER IOWA SEAL

PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA

By _____
Gary Reeder, Vice Chairperson

By _____
Laura Thomas, Secretary

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 29th day of October, 2012, before me, Julie Schmitz, a Notary Public in and for the State of Iowa, personally appeared Gary Reeder and Laura Thomas, to me personally known, and, who, being by me duly sworn, did say that they are the Vice 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 24th day of October, 2012, and that Gary Reeder 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
September 14, 2014

PLANNING & ZONING RESOLUTION APPROVING FINAL PLAT

WHEREAS, the Final Plat of ***Bobolink Third Subdivision,*** Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated October 17, 2012, has been filed with the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa; and

WHEREAS, the Final Plat of ***Bobolink Third Subdivision,*** 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 B and residential for Lots 1, 2 and 3
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Adopted and passed this 24th day of October, 2012

CITY OF MANCHESTER IOWA SEAL

PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA

By _____
Gary Reeder, Vice Chairperson

By _____
Laura Thomas, Secretary

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 29th day of October, 2012, before me, Julie Schmitz, a Notary Public in and for the State of Iowa, personally appeared Gary Reeder and Laura Thomas, to me personally known, and, who, being by me duly sworn, did say that they are the Vice 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, on the 24th day of October, 2012, and that Gary Reeder 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
September 14, 2014

R-149-2012
RESOLUTION APPROVING PRELIMINARY PLAT

WHEREAS, the Preliminary Plat of ***Bobolink Third Subdivision,*** Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated October, 17, 2012, 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 Plat of ***Bobolink Third Subdivision,*** 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 B and residential for Lots 1, 2 and 3
b. Lot 2 is non-buildable unto itself. Lot 2 must be owned by an adjacent lot. The intent of Lot 2 is to enlarge the yard area of Lot 1 of Bobolink Second Subdivision.
c. No determination has been made as to compliance with this subdivision and platting requirements which are set forth in the Code of Iowa.
d. Improvements to 185th Avenue, a public road right of way, are not required at this time.
e. Sidewalks shall not be required at this time. The Owner or Owners of record of Lots 1, 2 and 3, 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 Preliminary Plat of ***Bobolink Third Subdivision, 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 29th day of October, A.D., 2012.

Milt L. Kramer

Milt L. Kramer, Mayor

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

ATTEST:

Erin Learn

Erin Learn, City Clerk

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 29th day of October, 2012, before me, Laura K. Thomas, a Notary Public in and for the State of Iowa, personally appeared Milt L. Kramer 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-149-2012 adopted by the City Council on the 29th day of October, 2012, and that Milt L. Kramer and Erin Learn 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
August 26, 2014

Laura K. Thomas

Laura K. Thomas, Notary Public

R-150-2012
RESOLUTION APPROVING FINAL PLAT

WHEREAS, the Final Plat of ***Bobolink Third Subdivision,*** Delaware County, Iowa, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated October 17, 2012, 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;

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NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that said Final Plat of ***Bobolink Third Subdivision, 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 29th day of October, A.D., 2012.

Milt L. Kramer

Milt L. Kramer, Mayor

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

ATTEST:

Erin Learn

Erin Learn, City Clerk

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 29th day of October, 2012, before me, Laura K. Thomas, a Notary Public in and for the State of Iowa, personally appeared Milt L. Kramer 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-150-2012 adopted by the City Council on the 29th day of October, 2012, and that Milt L. Kramer and Erin Learn 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.

Laura K. Thomas

Laura K. Thomas, Notary Public

NOTARIAL SEAL IOWA
LAURA K. THOMAS
Commission Number 718135
My Commission Expires
August 26, 2014