FILED
NOV 20 2012
CARLA K. BECKER
DELAWARE COUNTY AUDITOR

FILED
NOV 20 2012
CLAUDIA J. CAHALAN
DELAWARE COUNTY ASSESSOR

Book 2012 Page 3978
Document 2012 3978 Type 06 002 Pages 9
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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	**WINDY HOLLOW THIRD ADDITION** *A SUBDIVISION OF LOT A OF WINDY HOLLOW EXCEPT PARCEL C* *SEC. 4, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA*

WINDY HOLLOW THIRD ADDITION, *A SUBDIVISION OF LOT A OF WINDY HOLLOW, AS RECORDED IN BOOK 2000, PAGE 1238, EXCEPT PARCEL C, AS RECORDED IN BOOK 2001, PAGE 3703 IN SECTION FOUR (4), TOWNSHIP EIGHTY-EIGHT NORTH (T88N), RANGE FIVE WEST (R5W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA, containing a total of 37.66 acres, including 0.42 acres of public road right of way, divided into two (2) lots numbered Lot 1 and Lot B, and subject to easements of record.*

SURVEY REQUESTED BY: MARK GUETZKO c/o PIN OAK LINKS — SURVEYED ON: 8/20, 8/21, 10/12/2012

LICENSED LAND SURVEYOR
RANDALL L. RATTENBORG
17939
IOWA

PAGES OR SHEETS COVERED BY THIS SEAL: 1-2

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

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. LIC. #17939 DATE

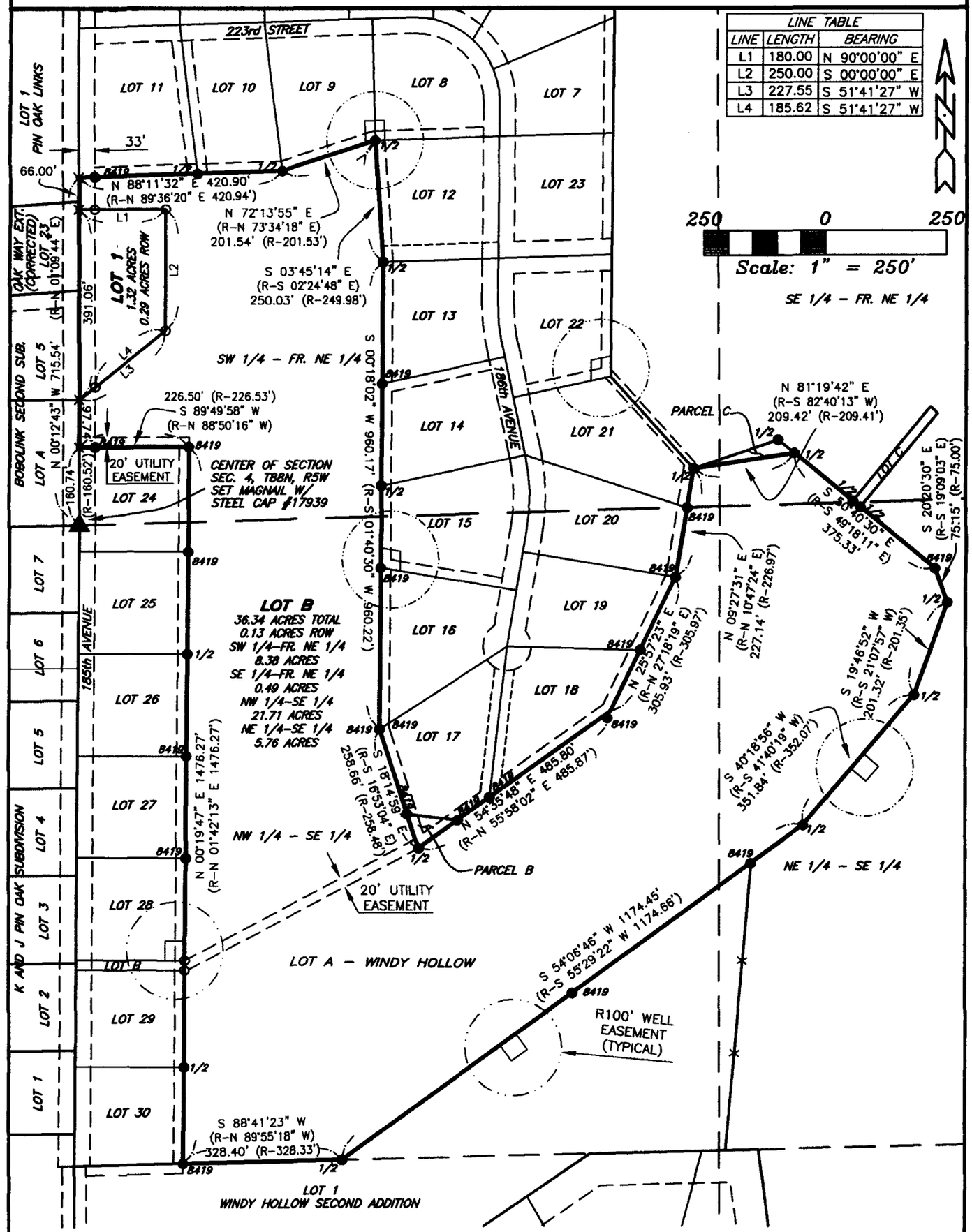
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2013

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

PROJECT NO. 12-49
SCALE: 1"=300'
DATE: 10/17/2012
DRAWN BY: RLR
CHECKED BY: JDG
GPS: 38
REVISED
SHEET 1 OF 9

WINDY HOLLOW THIRD ADDITION

A SUBDIVISION OF LOT A OF WINDY HOLLOW EXCEPT PARCEL C
SEC. 4, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



LINE TABLE		
LINE	LENGTH	BEARING
L1	180.00	N 90°00'00" E
L2	250.00	S 00°00'00" E
L3	227.55	S 51°41'27" W
L4	185.62	S 51°41'27" W

250 0 250

Scale: 1" = 250'

SE 1/4 - FR. NE 1/4

SW 1/4 - FR. NE 1/4

PIN OAK LINKS - BOOK 2011, PAGE 1989
BOBOLINK SECOND SUBDIVISION - BOOK 2002, PAGE 4809
OAK WAY EXTENSION (CORRECTED)- PLAT BOOK 3, PAGE 233
WINDY HOLLOW - BOOK 2000, PAGE 1238
WINDY HOLLOW SECOND ADDITION - BOOK 2008, PAGE 3749
K AND J PIN OAK SUBDIVISION - PLAT BOOK 3, PAGE 44
PARCEL B AND PARCEL C - BOOK 2001, PAGE 3703

1/2 ● FOUND 1/2" IRON ROD
8419 ● FOUND 1/2" REBAR W/ORANGE L.S. CAP #8419
7SE ● 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
JDG ✕ FOUND MAGNAIL W/CAP #8419
⊙ SET 1/2" REBAR W/ORANGE L.S. CAP #17939
✕ SET MAGNAIL

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

GIBBS ENGINEERING & SURVEYING

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

FINAL PLAT
SHEET 2
OCTOBER 2012

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

NOTARIAL SEAL IOWA
DONNA M. KUNDE
Commission No. [illegible]70597
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 ***Windy Hollow Third Addition,*** 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 30 day of October, A.D., 2012, at the hour of 8 o'clock AM.

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 ***Windy Hollow Third Addition***, 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 ***Windy Hollow Third Addition,*** 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 11-20-12
Carolyn A. Wilson, County Treasurer Date

DELAWARE COUNTY E-911 BOARD

Delaware County, Iowa

The foregoing plat of ***Windy Hollow Third Addition***, 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 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 ***Windy Hollow Third Addition,*** 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 ***Windy Hollow Third Addition,*** 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 Lot 1
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 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 Lot B 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 ***Windy Hollow Third Addition,*** 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.

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.

_____
Julie Schmitz, 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 ***Windy Hollow Third Addition,*** 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 ***Windy Hollow Third Addition,*** 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 Lot 1.
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 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 Lot B 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 Final Plat of ***Windy Hollow Third Addition,*** 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
Gary Reeder, Vice Chairperson

By Laura Thomas
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.

Julie Schmitz, Notary Public

JULIE A. SCHMITZ
Commission Number 224151
My Commission Expires
September 14, 2014

R-151-2012
RESOLUTION APPROVING PRELIMINARY PLAT

WHEREAS, the Preliminary Plat of ***Windy Hollow Third Addition,*** 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 ***Windy Hollow Third Addition,*** 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 Lot 1
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 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 Lot B 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 ***Windy Hollow Third Addition, 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-151-2012 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

R-152-2012
RESOLUTION APPROVING FINAL PLAT

WHEREAS, the Final Plat of ***Windy Hollow Third Addition,*** 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 Final Plat of ***Windy Hollow Third Addition,*** 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 Lot 1
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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 ***Windy Hollow Third Addition, 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

ATTEST:
Erin Learn
Erin Learn, City Clerk

CITY OF MANCHESTER CITY SEAL MANCHESTER, IOWA

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-152-2012 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