

Also recorded in Bk. 3, Pg. 14 Survey Record

FILE NO.: 995 Filed for record 18 day of Nov., 1975 at 10:35 AM.

KENNETH ASMUSSEN, MILLS CO. RECORDER FEE: \$22.50

BK 110-321

COPY

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That Twin Oaks Development Co., Inc., an Iowa Corporation, being the sole owner and proprietor of the land described in the Surveyor's Certificate and embraced within this plat of Jens Addition Division 6 of the City of Glenwood, Iowa, has with its free consent and in accordance with its desire caused the same to be subdivided into lots and adjoining streets with utility and drainage easements 10 feet wide at the rear of said lots and 5 feet wide at the sides of said lots; said subdivision to be hereafter known as:

Jens Addition Division 6 to the City of Glenwood, Iowa,

with the lots numbered as shown and said Twin Oaks Development Co., Inc., an Iowa Corporation, does hereby ratify and approve of the disposition of said property as shown on this plat and does hereby dedicate to the public for public use the streets as shown thereon.

IN WITNESS WHEREOF I do hereby set my hand on this 21st day of October 1975.

TWIN OAKS DEVELOPMENT CO., INC.

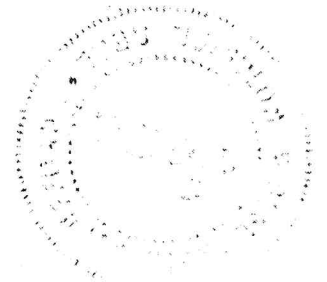
By Lloyd D. Banks President  
By H. Gene McKeown Secretary



STATE OF IOWA, )  
( ss.  
COUNTY OF MILLS. )

On this 21st day of October 1975 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Lloyd D. Banks and H. Gene McKeown to me personally known, who, being by me duly sworn, did say that they are the President and Secretary respectively, of said corporation executing the within and foregoing instrument, that the seal affixed thereto is the seal of said corporation; that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and that the said Lloyd D. Banks and H. Gene McKeown as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it, and by them voluntarily executed.

Rosemarie A. Huffman, Notary Public in and for the State of Iowa  
My Commission Expires 9/30/77



41 1113  
RESOLUTION OF APPROVAL OF  
JENS ADDITION DIVISION 6  
TO THE CITY OF GLENWOOD, IOWA

WHEREAS the City Council of the City of Glenwood, Iowa,  
has heretofore tentatively approved a plat of  
JENS ADDITION DIVISION 6 TO THE CITY OF GLENWOOD, IOWA.

WHEREAS there has now been filed by Twin Oaks Development Co., Inc.  
an Iowa Corporation, as proprietor, a final plat of  
JENS ADDITION DIVISION 6 TO THE CITY OF GLENWOOD, IOWA.

WHEREAS the City Council has considered said final plat,  
and finds that it substantially conforms to the requirements of  
law..

NOW, THEREFORE, BE IT RESOLVED by the City Council of the  
City of Glenwood, Iowa, that said final plat of Jens Addition  
Division 6 to the City of Glenwood, Iowa, on the  
26th day of August 1975, be and the same is  
hereby approved, subject only to the construction and completion  
of improvements and utilities within the platted area in accordance  
with the specifications of the City of Glenwood, Iowa.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are  
hereby directed to certify a copy of this Resolution to be affixed  
to said plat.

Passed, approved, and adopted on this 28th day of  
October 1975.

Harold Radford  
Harold Radford Mayor

Attest:

Nancy L. West  
Nancy L. West City Clerk

I, Nancy L. West, City Clerk of the City of Glenwood, Iowa, do hereby  
certify that the above and foregoing is a true and correct copy of a  
Resolution of the City of Glenwood, Iowa, duly passed and approved  
by the City Council of the City of Glenwood, Iowa, on October 28, 1975.

Nancy L. West  
Nancy L. West, City Clerk

## RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

That Twin Oaks Development Company, Inc. of Mills County, State of Iowa, in consideration of the sum of One Dollar (\$1.00) in hand paid and other valuable consideration and as part of and in connection with the filing of the plat of,

JENS ADDITION DIVISION 6 OF THE CITY OF GLENWOOD, IOWA. do hereby establish as restrictive covenants, easements, and conditions for the use of said property, said restrictive covenants, easements, and conditions to run with the land and to be binding upon ourselves, our heirs, and assigns, and upon the owners, their heirs, and assigns of any and all of the lots in the said real estate in the City of Glenwood, Iowa, the following:

- a. All lots described herein shall be known, described, and used solely as residential lots, and no structure shall be erected on any residential building lot other than on detached single-family dwelling not to exceed two stories in height and a one or two-car garage.
- b. No building shall be erected on any residential building plot nearer than 25 feet to nor farther than 45 feet from the front lot line, nor nearer than 10 feet to any sideline of the plot on which the same is constructed. The side line restrictions shall not apply to a garage located on the rear one-quarter of a lot, except that on corner lots no structure shall be permitted nearer than 20 feet to the side street line.
- c. No residential building plot shall have a width of less than 60 feet at the minimum building setback line nor an area of less than 7200 square feet.
- d. No trailer, basement, tent, shack, garage, barn, or other out-building erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.
- e. No building shall be erected on any lot unless the design and location is in harmony with existing structures and locations in the tract and does not violate any Protective Covenants. No dwelling shall be permitted on any lot unless said dwelling shall have a GROUND FLOOR square foot area of at least 800 square feet.
- f. Titleholder of each lot, vacant or improved, shall keep his lot or lots free of weeds and debris.
- g. No obnoxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

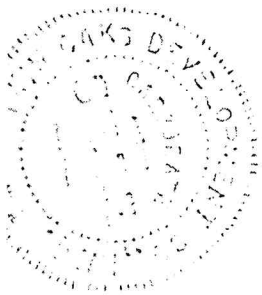
- h. A perpetual easement of 5 feet on side lot lines and 10 feet on rear lot lines of each plot on which a building is constructed shall be reserved for the installation and maintenance of utilities.
- i. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until July 1, 1997, at which time said covenants may be extended for successive periods of ten years by written action of the then owners of a majority of the lots filed on record in Mills County, Iowa.
- j. If the parties hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants or restrictions herein it shall be lawful for any other person or persons owning any other lots in said development of subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restriction and either to prevent him or them from so doing or to recover damages or other dues for such violation.
- k. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

signed this 29th day of October 1975.

TWIN OAKS DEVELOPMENT CO., INC.

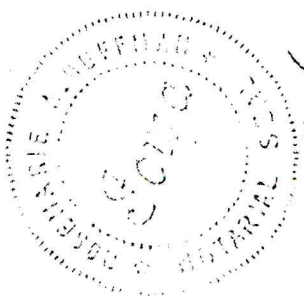
Lloyd D. Banks  
Lloyd D. Banks

H. Gene McKeown  
H. Gene McKeown



STATE OF IOWA            )  
                                  )        ss  
COUNTY OF MILLS        )

On this 29th day of October 1975, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Lloyd D. Banks and H. Gene McKeown to me personally known, who being by me duly sworn, did say that they are the President and Secretary-Treasurer respectively, of said corporation executing the within and foregoing instrument, that the seal affixed thereto is the seal of said corporation; that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and that the said Lloyd D. Banks and H. Gene McKeown as such officers acknowledge the execution of said instrument to be the voluntary act and deed of said corporation, by it, and by them voluntarily executed.



Rosemarie A. Huffman Notary Public in and  
Rosemarie A. Huffman for the State of Iowa  
My Commission Expires 9/30/77

## GENUNG &amp; ROGERS

ATTORNEYS AT LAW  
26 NORTH WALNUT STREET  
GLENWOOD, IOWA 51534L.T. GENUNG  
CLAROLD E. ROGERS

October 7, 1975

AREA CODE 712  
527-9335

TO WHOM IT MAY CONCERN:

## Title Opinion 3838

The undersigned, L. T. Genung, states that he is an attorney-at-law regularly licensed to practice his profession within the State of Iowa and that he has examined Abstract of Title No. 37655 of the Mills County Abstract Company to the following described real estate:

Part of Sublot 1 of Lot 5, part of Sublot 1 of Lot 29, part of Lot 30, part of Lot 31, and Sublot 3 of Lot 32 all in Section 12, Township 72 North, Range 43 West of the 5th P.M., Mills County, Iowa, more fully described as follows:

Commencing at the center of said Section 12; thence North 0°22'03" West 519.34 feet along the West line of the Southwest Quarter of the Northeast Quarter of said Section 12 to the point of beginning; thence North 89°05'40" West 66.02 feet; thence North 0°22'03" West 768.51 feet along a line parallel to said West line of the Southwest Quarter of the Northeast Quarter; thence South 89°06'45" East 330.16 feet; thence South 0°04'19" West 278.11 feet to the Northwest corner of Lot 16 in Jens Addition Division 4; thence South 0°05'40" East 272.72 feet along the Westerly line of Jens Addition Division 4 to the Southwest corner of Lot 13 in Jens Addition Division 4; thence South 40°12'50" West, 168.66 feet along the Northwestern line of Lots 10 and 11 in Jens Addition Division 2, to the Northwest corner of said Lot 10 in Jens Addition Division 2; thence South 31°35'50" West 114.74 feet to the Northeast corner of Lot 8 in Jens Addition Division 2; thence North 88°12'10" West 65.33 feet along the Northerly line of said Lot 8 in Jens Addition Division 2, to the Northwest corner of said Lot 8; thence North 66°34'41" West 27.36 feet to the point of beginning. Parcel contains 5.366 acres, more or less.

TO WHOM IT MAY CONCERN:  
October 7, 1975  
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Said abstract is in one part, is made under the Iowa Marketable Title Act, and is complete to September 19, 1975, at 8 o'clock a.m.

I further state that my examination shows that fee title to said real estate is in the proprietor, namely Twin Oaks Development Co., Inc., an Iowa corporation, and that said land is free from encumbrance.

Yours truly,

*L. T. Genung*  
L. T. Genung

## CERTIFICATE OF COUNTY TREASURER

I, F. M. Robinson, do hereby certify that I am the  
County Treasurer of Mills County, Iowa, and that the  
lands lying within the boundaries of the attached plat of  
Jens Addition Division 6 to the City of Glenwood, Iowa,  
are free from taxes as shown by the records in my office.

Dated this 30 day of October 1975.

F. M. Robinson  
F.M. Robinson, County Treasurer  
of Mills County, Iowa

## CERTIFICATE OF CLERK OF DISTRICT COURT

I, Lorraine Strand, do hereby certify that I am  
the Clerk of the District Court of Mills County, Iowa, and  
that the lands lying within the boundaries of the attached plat  
of Jens Addition Division 6 to the City of Glenwood, Iowa,  
are free from all judgments, attachments,  
mechanic's or other liens as shown by the records in my office.

Dated this 30 day of October 1975.

Lorraine Strand  
Lorraine Strand, Clerk of the District  
Court, Mills County, Iowa.

## CERTIFICATE OF COUNTY RECORDER

I, Kenneth Asmussen, do hereby certify that I am the  
County Recorder of Mills County, Iowa, and that title in  
fee to the land within the boundaries of the attached plat of  
Jens Addition Division 6 to the City of Glenwood, Iowa,  
and that all of said lands are free from encumbrances all as  
shown by the records in my office.

Dated this 18 day of November 1975.

Kenneth Asmussen  
Kenneth Asmussen, County Recorder of  
Mills County, Iowa