

CERTIFICATE OF ZONING ADMINISTRATOR
FOR
WALLER RURAL SUBDIVISION

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

I, Scott Vander Hart, Zoning Administrator of Madison County, Iowa, do hereby certify that the Subdivision Plat to which this Certificate is attached is a plat of a subdivision known and designated as the Waller Rural Subdivision, Madison County, Iowa and that the real estate described in this plat is as follows:

A tract of land described as follows, to-wit: Commencing at a point 656.64 feet East of the Southwest corner of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Eleven (11), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence continuing East 424 feet, thence North 00° 57' West 373 feet, thence North 86° 16' East 246.02 feet, thence North 01° 01' East 946.36 feet, thence South 89° 39' West 656.50 feet along the north line of said Southeast Quarter (1/4) of the Southwest Quarter (1/4), thence South 01° 01' West 1,331.38 feet to the point of beginning, containing 18 acres including 0.51 acres of county road right of way.

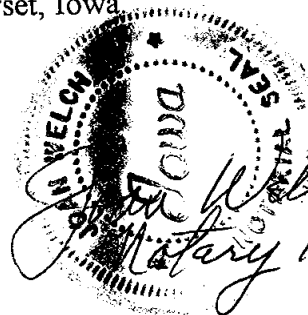
The undersigned Zoning Administrator further certifies that following described documents attached to this Certificate are the true and correct documents submitted in connection with this subdivision plat:

1. Consent and Dedication of Plat executed by the proprietor for this Subdivision;
2. Certificate of the Treasurer of Madison County, Iowa for this Subdivision;
3. Certificate of the Recorder of Madison County, Iowa for this Subdivision;
4. Certificate of the Clerk of Court of Madison County, Iowa for this Subdivision;
5. Consent to Platting by the Mortgagee for this Subdivision;
6. Title Opinion of Attorney at law for this Subdivision showing the land title to be in the name of the proprietor;
7. Resolution of Approval of the Final Subdivision Plat for this Subdivision by the Madison County Board of Supervisors;
8. 8 1/2 x 14 inch Final Plat;
9. 8 1/2 x 14 inch Final Plat- Mylar Copy; and,
10. Final Plat

all of which is hereby duly certified in accordance with the Subdivision Ordinance of Madison County, Iowa.

Dated on this 08 day of September 2000 at Winterset, Iowa.

Scott J. Vander Hart
Scott J. Vander Hart
Zoning Administrator
Madison County, Iowa


M. WELON
Notary Public
1-12-01

**DEDICATION OF PLAT
TO THE WALLER RURAL SUBDIVISION
IN
MADISON COUNTY, IOWA**

We, David Waller and Nelda I. Waller, hereby certify that we are the sole owner and proprietor of the real property described below and that the disposition of this real property subdivided as shown by the accompanying final plat for the Waller Rural Subdivision in Madison County, Iowa, is in accordance with our free consent and in accordance with our desires as owner and proprietor. The undersigned owner and proprietor do hereby dedicate to the public and convey any and all easements and any other public right-of-way as shown on that plat designated for public use. The real property covered by this Dedication of Plat is described as follows:

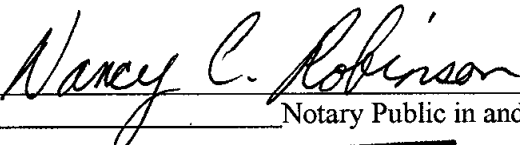
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David Waller, Owner

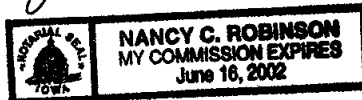

Nelda I. Waller, Owner

STATE OF IOWA, COUNTY OF MADISON, ss:

On this May 17, 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared DAVID WALLER and NELDA I. WALLER, to me known to be the persons named in 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.

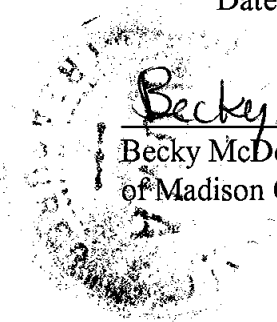


**CERTIFICATE OF THE COUNTY TREASURER
OF MADISON COUNTY, IOWA
FOR
WALLER RURAL SUBDIVISION
IN MADISON COUNTY, IOWA**

I, Becky McDonald, do hereby certify that I am the duly elected and acting Treasurer of Madison County, Iowa; that I have examined the records in the Office of the Madison County Treasurer; and, that there are no certified taxes and no certified special assessments forming a lien against the following described real estate:

A tract of land described as follows, to-wit: Commencing at a point 656.64 feet East of the Southwest corner of the Southeast Quarter (¼) of the Southwest Quarter (¼) of Section Eleven (11), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence continuing East 424 feet, thence North 00° 57' West 373 feet, thence North 86° 16' East 246.02 feet, thence North 01° 01' East 946.36 feet, thence South 89° 39' West 656.50 feet along the north line of said Southeast Quarter (¼) of the Southwest Quarter (¼), thence South 01° 01' West 1,331.38 feet to the point of beginning, containing 18 acres including 0.51 acres of county road right of way.

Dated on this 7 day of June, 2000 at Winterset, Iowa.



Becky McDonald
Becky McDonald, Treasurer
of Madison County, Iowa


**CERTIFICATE OF THE COUNTY RECORDER
OF MADISON COUNTY, IOWA**

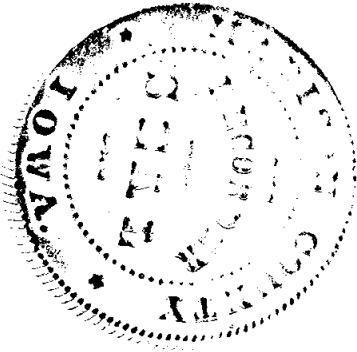
I, Michelle Utsler, do hereby certify that I am the duly elected and acting Recorder of Madison County, Iowa; that David Waller is the fee simple owner and record title holder of the following described real estate:

A tract of land described as follows, to-wit: Commencing at a point 656.64 feet East of the Southwest corner of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Eleven (11), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence continuing East 424 feet, thence North 00°57' West 373 feet, thence North 86°16' East 246.02 feet, thence North 01°01' East 946.36 feet, thence South 89°39' West 656.50 feet along the north line of said Southeast Quarter (1/4) of the Southwest Quarter (1/4), thence South 01°01' West 1,331.38 feet to the point of beginning, containing 18 acres including 0.51 acres of county road right of way,

and that this real estate is free and clear of all liens and encumbrances, except for the mortgage lien of the Union State Bank, which mortgage is dated May 24, 1994 and filed for record on May 31, 1994 in the Madison County Recorder's Office in Mortgage Record Book 172 at Page 555.

Dated at Winterset, Iowa on this 14th day of JUNE, 2000.


Michelle Utsler, Recorder of
Madison County, Iowa



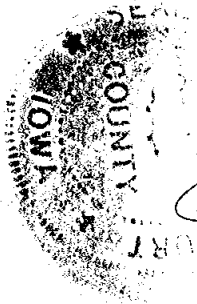
**CERTIFICATE OF THE CLERK OF THE DISTRICT COURT
OF MADISON COUNTY, IOWA**

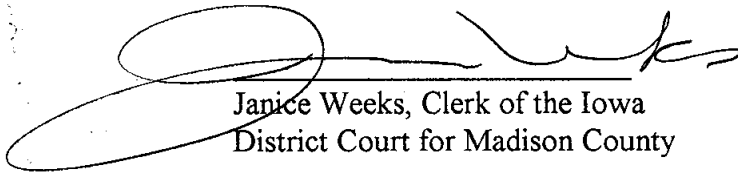
I, Janice Weeks, do hereby certify that I am the duly appointed and acting Clerk of the Iowa District Court for Madison County; that I have examined the records in the Office of the District Court for Madison County, Iowa; and, that the following described real estate:

A tract of land described as follows, to-wit: Commencing at a point 656.64 feet East of the Southwest corner of the Southeast Quarter (¼) of the Southwest Quarter (¼) of Section Eleven (11), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence continuing East 424 feet, thence North 00° 57' West 373 feet, thence North 86° 16' East 246.02 feet, thence North 01° 01' East 946.36 feet, thence South 89° 39' West 656.50 feet along the north line of said Southeast Quarter (¼) of the Southwest Quarter (¼), thence South 01° 01' West 1,331.38 feet to the point of beginning, containing 18 acres including 0.51 acres of county road right of way,

is free from all judgments, attachments, mechanic's or other liens of any kind as shown by these official records.

Dated at Winterset, Iowa on this 5th day of June, 2000.




Janice Weeks, Clerk of the Iowa
District Court for Madison County

**CONSENT TO PLATTING
BY MORTGAGEE
TO
WALLER RURAL SUBDIVISION TO MADISON COUNTY, IOWA**

The Union State Bank hereby states that the Waller Rural Subdivision of the following described real estate is prepared with its free consent and in accordance with its desires upon the real estate legally described as:

A tract of land described as follows, to-wit: Commencing at a point 656.64 feet East of the Southwest corner of the Southeast Quarter (¼) of the Southwest Quarter (¼) of Section Eleven (11), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence continuing East 424 feet, thence North 00°57' West 373 feet, thence North 86°16' East 246.02 feet, thence North 01°01' East 946.36 feet, thence South 89°39' West 656.50 feet along the north line of said Southeast Quarter (¼) of the Southwest Quarter (¼), thence South 01°01' West 1,331.38 feet to the point of beginning, containing 18 acres including 0.51 acres of county road right of way.

The aforementioned mortgage is dated May 24, 1994 and filed for record on May 31, 1994 in the Office of the Madison County Recorder in Mortgage Record Book 172 at Page 555.

Dated on this 5th day of June, 2000, at Winterset, Iowa.

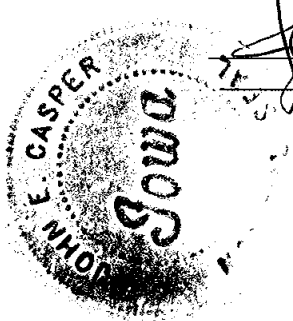
UNION STATE BANK

By: *Duane Gordon*
Duane Gordon, Vice-President

STATE OF IOWA, COUNTY OF MADISON, ss:

On this 5th day of June, 2000, before me, the undersigned, a Notary Public in and for the said State, personally appeared Duane Gordon to me personally known, who being by me duly sworn, did say that he is the VICE-PRESIDENT of the corporation executing the within and foregoing instrument, that the instrument was signed on behalf of the corporation by authority of its Board of Directors; and that Duane Gordon as an officer acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

John E. Casper
Notary Public in and for said State.



Flander, Casper and Rosien, P. C.

ATTORNEYS AT LAW
223 EAST COURT AVENUE
P.O. BOX 67

WINTERSSET, IOWA 50273-0067

TELEPHONE: (515) 462-4912
FAX: (515) 462-3392

LEONARD M. FLANDER
JOHN E. CASPER
JANE E. ROSIEN

May 16, 2000

Mr. Scott J. Vander Hart
Madison County Zoning Administrator
Madison County Courthouse
Winterset, Iowa 50273

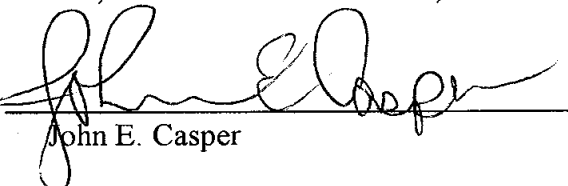
I, John E. Casper, do hereby certify that I am an attorney licensed to practice under the laws of the State of Iowa; that I have examined an abstract of title showing the chain of title to the real estate described below from the root of title to May 1, 2000 at 8:00 a.m. In my opinion the fee simple title to the real property described below is in the name of the proprietor, David Waller. In my opinion, no mortgages, liens or other encumbrances exist against the following described real property as of May 1, 2000 at 8:00 a.m. other than the mortgage lien of The Union State Bank, which mortgage is dated May 24, 1994 and filed for record on May 31, 1994 in the Madison County Recorder's Office in Mortgage Record Book 172 at Page 555.

This attorney's opinion is for the real estate legally described as:

A tract of land described as follows, to-wit: Commencing at a point 656.64 feet East of the Southwest corner of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Eleven (11), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence continuing East 424 feet, thence North 00° 57' West 373 feet, thence North 86° 16' East 246.02 feet, thence North 01° 01' East 946.36 feet, thence South 89° 39' West 656.50 feet along the north line of said Southeast Quarter (1/4) of the Southwest Quarter (1/4), thence South 01° 01' West 1,331.38 feet to the point of beginning, containing 18 acres including 0.51 acres of county road right of way.

Dated at Winterset, Iowa on this 16th day of May, 2000.

FLANDER, CASPER AND ROSIEN, P.C.

By: 
John E. Casper

**RESOLUTION APPROVING FINAL PLAT OF THE WALLER RURAL SUBDIVISION TO
IN MADISON COUNTY, IOWA**

Whereas, a Final Plat has been filed in the Office of the Zoning Administrator of Madison County, Iowa for a proposed subdivision to be known as the Waller Rural Subdivision in Madison County, Iowa;

Whereas, the Final Plat comprises the real estate legally described as:

A tract of land described as follows, to-wit: Commencing at a point 656.64 feet East of the Southwest corner of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Eleven (11), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence continuing East 424 feet, thence North 00°57' West 373 feet, thence North 86°16' East 246.02 feet, thence North 01°01' East 946.36 feet, thence South 89°39' West 656.50 feet along the north line of said Southeast Quarter (1/4) of the Southwest Quarter (1/4), thence South 01°01' West 1,331.38 feet to the point of beginning, containing 18 acres including 0.51 acres of county road right of way;

Whereas, the Final Plat has been duly approved by the Planning and Zoning Commission in accordance with the County Subdivision Ordinance and the laws of the State of Iowa;

Whereas, the Final Plat is accompanied by all the documents required by law including the plat dedication by the proprietor, the consent of the mortgagee, the certificate of the County Treasurer, the certificate of the County Recorder, the certificate of the Clerk of Court and the title opinion of the attorney;

Whereas, the Madison County Board of Supervisors finds that this rural subdivision is not within two (2) miles of any City incorporated under the laws of the State of Iowa and is not thereby subject to any concurrent jurisdiction of any other subdivision laws or ordinances; and,

Whereas, the Madison County Board of Supervisors finds that this plat conforms in all respects to the provisions of the Subdivision Ordinance of Madison County and to the laws of the State of Iowa and should now be approved in all respects.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Madison County, Iowa that the subdivision plat known as the Waller Rural Subdivision in Madison County, Iowa be and is hereby approved in all respects; the dedication and/or conveyance of public areas within the plat, if any, be and are hereby approved and accepted in all respects; and, the Madison County Zoning Administrator be and is hereby directed to certify this Resolution, the Subdivision Plat and all other accompanying documents to the Office of the Madison County Recorder for recording in the manner provided by law.

Passed and approved by the Board of Supervisors on this 18 day of July, 2000 at Winterset, Iowa.

Madison County Board of Supervisors

By: Cyrus B. McDonald *Chair*
Cyrus B. McDonald, Chairperson
Madison County Board of Supervisors

Attest:
Joan Welch
Joan Welch, Madison County Auditor



State of Iowa)
Madison County)

On this 1 day of AUGUST, 2000, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared, Scott J. Vander Hart, Madison County Zoning Administrator, to me known to be the identical person named in the foregoing instrument and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.



Catherine A. Weltha
_____, Notary Public



