

FILED NO. **005062**

BOOK **2001** PAGE **5062**

2001 NOV -8 PM 3:51

REC \$ **65**⁰⁰
AUD \$ **50**⁰⁰
R.M.F. \$ **100**⁰⁰

COMPUTER
RECORDED
COMPARED

**PLAT AND CERTIFICATE
FOR
NELSON ACRES - PLAT 2
AN ADDITION TO THE CITY OF WINTERSET,
MADISON COUNTY, IOWA**

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

I, Robert Hendricks, Zoning Administrator of City of Winterset, Iowa, do hereby certify that the plat to which this certificate is attached is a plat of a subdivision known and designated as Nelson Acres - Plat 2, an Addition to the City of Winterset, Madison County, Iowa, and that the real estate comprising said plat is described as follows:

Nelson Acres, Plat 2, in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4), all in Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows:

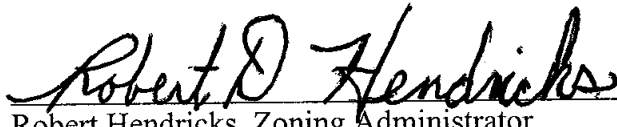
Beginning at the Northeast Corner of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa; thence South 00°13'44" West 132.20 feet along the east line of said Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4); thence North 89°45'50" West 500.47 feet; thence South 00°09'45" West 132.81 feet; thence North 89°04'39" West 934.32 feet; thence North 00°06'45" West 461.60 feet to the southwest corner of Parcel "D" in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section One (1); thence South 89°45'50" East 1484.37 feet along the south line of said Parcel "D" to a point on the east line of said Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4); thence South 00°13'44" East 217.79 feet to the Point of Beginning, containing 14.314 acres. Nelson Acres, Plat 2, is divided into Lot 1 containing 13.918 acres and Lot A containing 0.396 acres, which is South 4th Avenue right-of-way

I do further certify that attached hereto are true and correct copies of the following documents which have been submitted in connection with said plat:

- 1) **Dedication of Plat of Nelson Acres - Plat 2, an Addition to the City of Winterset, Madison County, Iowa;**
- 2) **Attorney's Opinion;**
- 3) **Certificate of County Treasurer of Madison County, Iowa;**
- 4) **Resolution of the City Council of the City of Winterset, Iowa, approving said plat;**
- 5) **Groundwater Hazard Statement**

All of which are duly certified in accordance with the Zoning Ordinance of the City of Winterset, Madison County, Iowa.

Dated this 8TH day of NOVEMBER, 2001.


Robert Hendricks, Zoning Administrator

**DEDICATION OF PLAT
OF
NELSON ACRES - PLAT 2
TO THE CITY OF WINTERSET, MADISON COUNTY, IOWA**

KNOW ALL MEN BY THESE PRESENTS:

That we, Noel R. Nelson, Single, Katherine M. Wilkie, Single, Ward J. Wilkie, Jr., Single, Lester John Wilkie, Single, Jeffree Allen Wilkie, Single, Janette Kay Wilkie Thompson and Washington H. Thompson, Wife and Husband; and Jody Ann Wilkie Spina and Thomas R. Spina, Wife and Husband, do hereby certify that we are the owners and proprietors of the following-described real estate:

Nelson Acres, Plat 2, in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4), all in Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows:

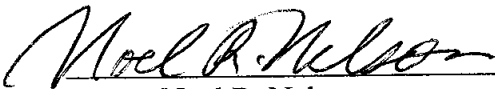
Beginning at the Northeast Corner of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa; thence South 00°13'44" West 132.20 feet along the east line of said Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4); thence North 89°45'50" West 500.47 feet; thence South 00°09'45" West 132.81 feet; thence North 89°04'39" West 934.32 feet; thence North 00°06'45" West 461.60 feet to the southwest corner of Parcel "D" in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section One (1); thence South 89°45'50" East 1484.37 feet along the south line of said Parcel "D" to a point on the east line of said Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4); thence South 00°13'44" East 217.79 feet to the Point of Beginning, containing 14.314 acres. Nelson Acres, Plat 2, is divided into Lot 1 containing 13.918 acres and Lot A containing 0.396 acres, which is South 4th Avenue right-of-way

The undersigned hereby dedicate to the City of Winterset, Iowa, for street purposes, Lot

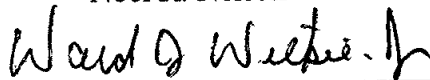
"A".

That the subdivision of the above-described real estate as shown by the final plat of Nelson Acres - Plat 2, is with the free consent and in accordance with the owners desires as owners of said real estate.

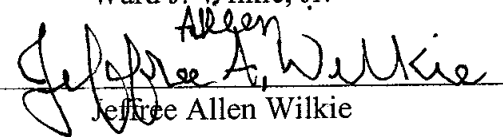
DATED this 22 day of August, 2001.



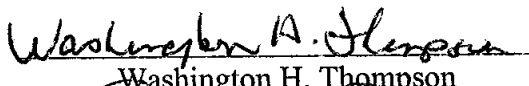
Noel R. Nelson



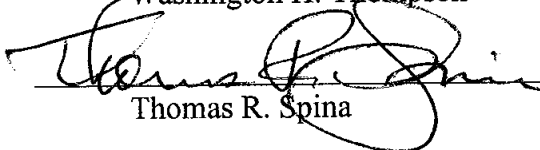
Ward J. Wilkie, Jr.



^{Allen}
Jeffrey Allen Wilkie



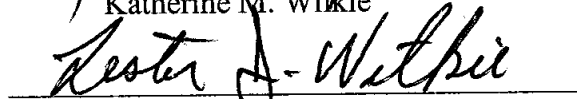
Washington H. Thompson



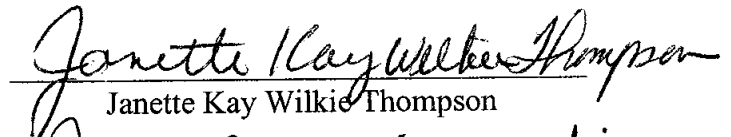
Thomas R. Spina



Katherine M. Wilkie



Lester John Wilkie



Janette Kay Wilkie Thompson



Jody Ann Wilkie Spina

STATE OF MARYLAND :
:SS
COUNTY OF MONTGOMERY :

On this 22nd day of AUGUST, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared **Noel R. Nelson**, to me known to be the identical persons named in and who executed the within and foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Gladys Betancourt
Notary Public in and for said State

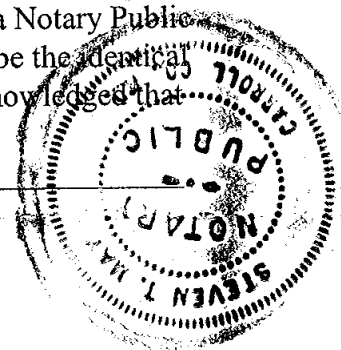
GLADYS BETANCOURT
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires March 1, 2002



STATE OF Md :
:SS
COUNTY OF Montgomery :

On this 24 day of AUG, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared **Katherine M. Wilkie**, to me known to be the identical persons named in and who executed the within and foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

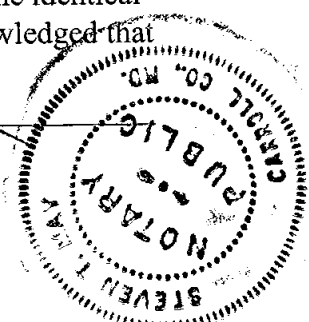
Steve J. May
Notary Public in and for said State



STATE OF md :
:SS
COUNTY OF Montgomery :

On this 24 day of Aug, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared **Ward J. Wilkie, Jr.**, to me known to be the identical persons named in and who executed the within and foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

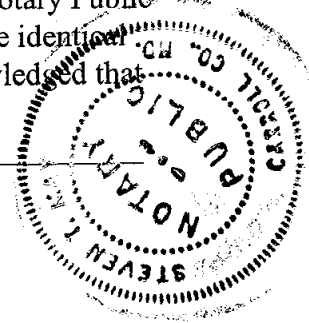
Steve J. May
Notary Public in and for said State



STATE OF md :
:SS
COUNTY OF Montgomery :

On this 24 day of Aug, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared **Lester John Wilkie**, to me known to be the identical persons named in and who executed the within and foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Steve J. May
Notary Public in and for said State

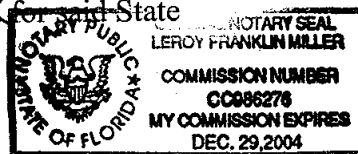
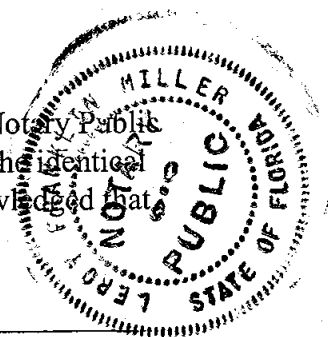


STATE OF FLORIDA :
:SS
COUNTY OF VOLUSIA :

On this 6 day of SEPTEMBER, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared **Jeffree Allen Wilkie**, to me known to be the identical persons named in and who executed the within and foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

FLA. DENEESHK # W 420 421.65.1420

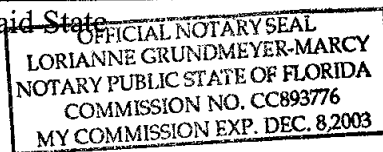
Leroy A. Miller
Notary Public in and for said State



STATE OF Florida :
:SS
COUNTY OF Brevard :

On this 7 day of September, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared **Janette Kay Wilkie Thompson and Washington H. Thompson**, to me known to be the identical persons named in and who executed the within and foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Lorianne Grundmeyer-Marcy
Notary Public in and for said State



STATE OF Florida :
:SS
COUNTY OF Brevard :

On this 4 day of September, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared **Jody Ann Wilkie Spina and Thomas R. Spina**, to me known to be the identical persons named in and who executed the within and foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Laurie Ann Mauro
Notary Public in and for said State



Laurie Ann Mauro
MY COMMISSION # CC907582 EXPIRES
February 3, 2004
BONDED THRU TROY FAIN INSURANCE, INC.

TITLE OPINION OF ATTORNEY AT LAW

I, Lewis H. Jordan, do hereby state that I am an attorney at law practicing in Winterset, Madison County, Iowa; and, that I have examined an abstract of title to the following-described real estate:

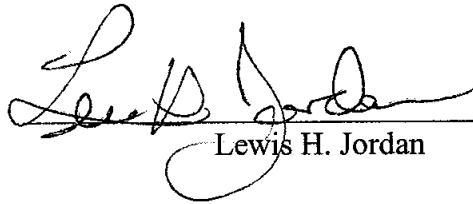
Nelson Acres, Plat 2, in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4), all in Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows:

Beginning at the Northeast Corner of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa; thence South 00°13'44" West 132.20 feet along the east line of said Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4); thence North 89°45'50" West 500.47 feet; thence South 00°09'45" West 132.81 feet; thence North 89°04'39" West 934.32 feet; thence North 00°06'45" West 461.60 feet to the southwest corner of Parcel "D" in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section One (1); thence South 89°45'50" East 1484.37 feet along the south line of said Parcel "D" to a point on the east line of said Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4); thence South 00°13'44" East 217.79 feet to the Point of Beginning, containing 14.314 acres. Nelson Acres, Plat 2, is divided into Lot 1 containing 13.918 acres and Lot A containing 0.396 acres, which is South 4th Avenue right-of-way

I further state that the name of the proprietors of said Plat are::**Noel R. Nelson, Katherine M. Wilkie, Ward J. Wilkie, Jr., Lester John Wilkie, Jeffree Allen Wilkie, Janette Kay Wilkie Thompson and Washington H. Thompson, and Jody Ann Wilkie Spina and Thomas R. Spina.**

I further state that there are no mortgages, liens or other encumbrances on the above-described land

Dated this 12 day of October, 2001.

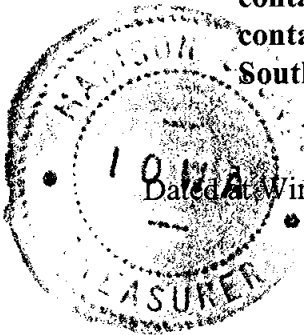

Lewis H. Jordan

**CERTIFICATE OF THE COUNTY TREASURER
OF 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 my office, and that there are no unpaid taxes forming a lien against the following-described real estate, to-wit:

Nelson Acres, Plat 2, in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4), all in Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows:

Beginning at the Northeast Corner of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa; thence South 00°13'44" West 132.20 feet along the east line of said Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4); thence North 89°45'50" West 500.47 feet; thence South 00°09'45" West 132.81 feet; thence North 89°04'39" West 934.32 feet; thence North 00°06'45" West 461.60 feet to the southwest corner of Parcel "D" in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section One (1); thence South 89°45'50" East 1484.37 feet along the south line of said Parcel "D" to a point on the east line of said Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4); thence South 00°13'44" East 217.79 feet to the Point of Beginning, containing 14.314 acres. Nelson Acres, Plat 2, is divided into Lot 1 containing 13.918 acres and Lot A containing 0.396 acres, which is South 4th Avenue right-of-way



Dated at Winterset, Iowa, this 5 day of September, 2001.

Becky McDonald

Becky McDonald, Treasurer of Madison County, Iowa

**RESOLUTION APPROVING FINAL PLAT
OF
NELSON ACRES - PLAT 2
AN ADDITION TO THE CITY OF WINTERSET,
MADISON COUNTY, IOWA**

WHEREAS, there was filed in the Office of the Zoning Administrator of the City of Winterset, Madison County, Iowa, a registered land surveyor's Plat of proposed subdivision known as Nelson Acres - Plat 2, an Addition to the City of Winterset, Madison County, Iowa; and,

WHEREAS, the real estate comprising said Plat is described as follows:

Nelson Acres, Plat 2, in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4), all in Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows:

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WHEREAS, there was also filed with said Plat a Dedication of said plat containing a statement to the effect that the subdivision as it appears on the Plat is with the free consent and in accordance with the desire of the proprietors, Noel R. Nelson, Single, Katherine M. Wilkie, Single; Ward J. Wilkie, Jr., single; Lester John Wilkie, Single; Jeffree Allen Wilkie, Single; Janette Kay Wilkie Thompson and Washington H. Thompson, Wife and Husband; and Jody Ann Wilkie Spina and Thomas R. Spina, Wife and Husband; and

WHEREAS, said plat was accompanied by a complete abstract of title and an opinion from the attorney at law showing that title is fee simple is in said proprietors and that the platted land is free from encumbrance, and a certified statements from the Treasurer of Madison County, Iowa, that said platted land is free from taxes.

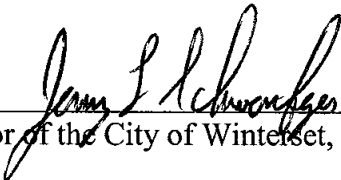
WHEREAS, the City Council of the City of Winterset, Iowa, finds that said plat conforms to the provisions of the Zoning Ordinance of the City of Winterset; and that the plat, papers and documents presented therewith should be approved by the City Council; and, that said plat, known as Nelson Acres - Plat 2, an Addition to the City of Winterset, Madison County, Iowa, should be approved by the City Council of the City of Winterset, Iowa.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Winterset, , Iowa:

- 1) That said plat, known as Nelson Acres - Plat 2, an Addition to the City of Winterset, Madison County, Iowa, prepared in connection with said plat and subdivision is hereby approved.

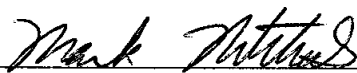
2) That the Zoning Administrator of the City of Winterset, Iowa, is hereby directed to certify this Resolution which shall be affixed to said Plat to the County Recorder of Madison County, Iowa, and attend to the filing and recording of the plat, papers and documents which should be filed and recorded in connection therewith.

DATED at Winterset, Iowa, this 6TH day of NOVEMBER, 2001.



Mayor of the City of Winterset, Iowa

ATTEST:



Clerk of the City of Winterset, Iowa

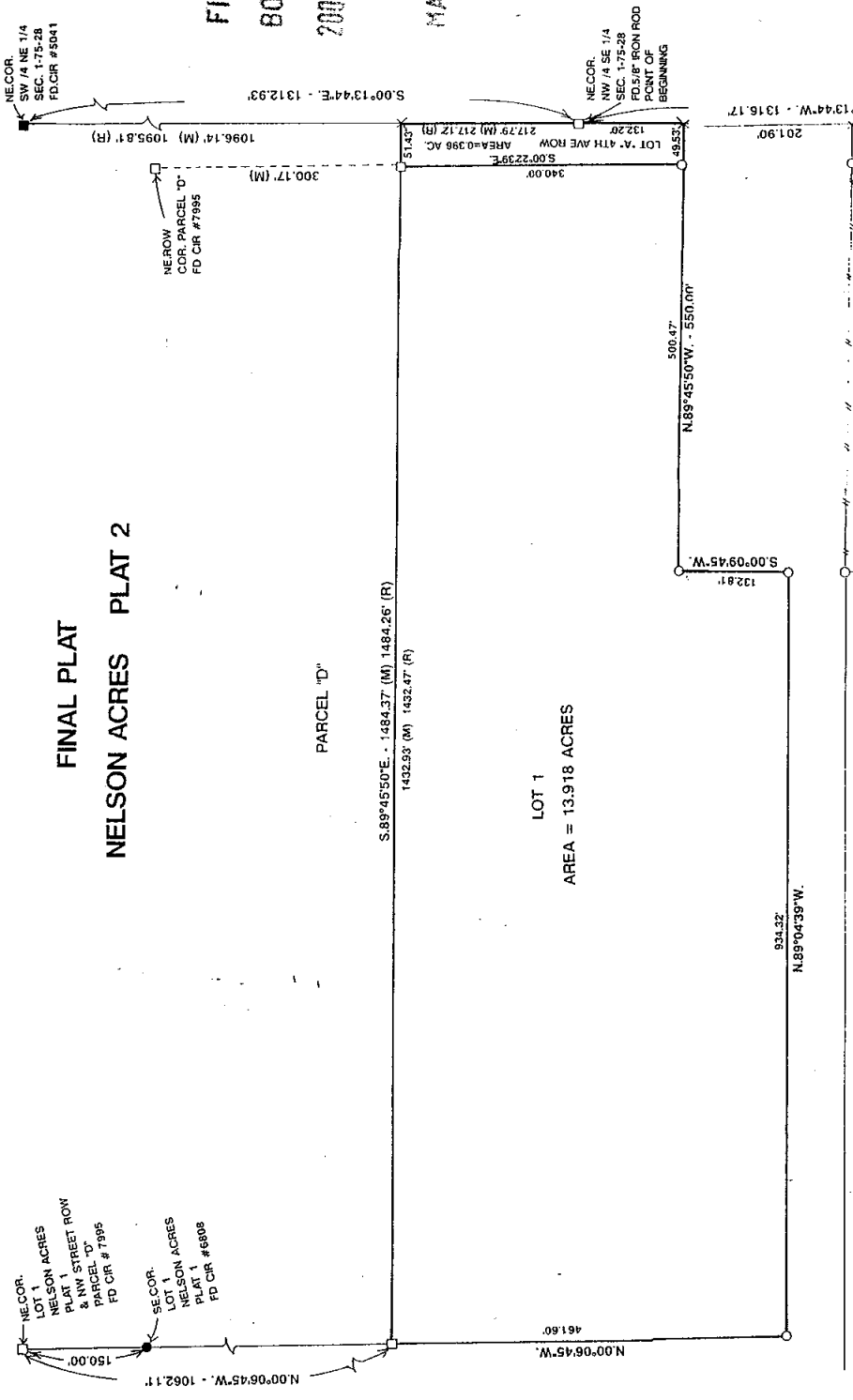


FILED NO. 005062 -A
 BOOK 2001 PAGE 5062 -A

2001 NOV -8 PM 3:51

MICKLUTSLER
 RECORDER
 MADISON COUNTY, IOWA

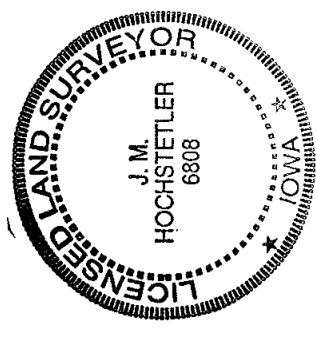
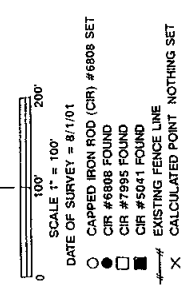
FINAL PLAT
 NELSON ACRES PLAT 2



FOR DEDICATION,
 RESOLUTION &
 CERTIFICATES SEE
 2001-5062

FINAL PLAT
 NELSON ACRES - PLAT 2
 OWNER/DEVELOPER
 NOEL NELSON, ETAL
 12534 CROSS RIDGE WAY
 GERMANTOWN, MARYLAND 20874
 ENGINEER/LAND SURVEYOR
 VANCE & HOCHSTETLER, P.C.
 CONSULTING ENGINEERS
 110 W. GREEN STREET
 WINTERSSET, IOWA 50273
 PH. 1-515-462-3995

LEGAL DESCRIPTION:
 Nelson Acres, Plat 2, in the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter all in Section 1, Township 75 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa more particularly described as follows:
 Beginning at the Northeast Corner of the Northwest Quarter of the Southeast Quarter of Section 1, Township 75 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa; thence South 00°13'44" West 132.20 feet along the East line of said Northwest Quarter of the Southeast Quarter; thence North 89°45'50" West 500.47 feet; thence South 00°09'45" West 132.81 feet; thence North 89°04'39" West 934.32 feet; thence North 00°06'45" West 461.60 feet to the Southwest Corner of Parcel "D" in the Southwest Quarter of the Northeast Quarter of said Section 1; thence South 89°45'50" East 1484.37 feet along the South line of said Parcel "D" to a Point on the East line of said Southwest Quarter of the Northeast Quarter; thence South 00°13'44" East 217.79 feet to the Point of Beginning containing 14.314 acres. Nelson Acres, Plat 2, is divided into Lot 1 containing 13.918 acres and Lot A containing 0.396 acres, which is South 4th Avenue right-of-way.



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.
 J.M. HOCHSTETLER
 License number 6808 Date 10/24/01
 My license renewal date is December 31, 2001
 Pages or sheets covered by this seal: 1