

FOR PLAT SEE
TOWN PLAT 2003-490A

REC \$ 40⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1²⁰

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

000490
FILED NO. _____
BOOK 2003 PAGE 490

2003 JAN 28 PM 3: 57

PLAT AND CERTIFICATE
FOR
HELEN McCALL HUNTOON ADDITION PLAT NO. 4
AN ADDITION TO THE CITY OF WINTERSET,
MADISON COUNTY, IOWA

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

I, Robert Hendricks, Zoning Administrator of the 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 Helen McCall Huntoon Addition Plat No. 4, an Addition to the City of Winterset, Madison County, Iowa; and that the real estate comprising said plat is described as follows:

A parcel of land in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section 30, Township 76 North, Range 27 West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows: Beginning at the Northeast Corner of the Southeast Quarter of the Southwest Quarter of Section 30, Township 76 North, Range 27 West of the 5th P.M., City of Winterset, Madison County, Iowa; thence South 00°27'15" West 219.42 feet along the East line of said Southeast Quarter of the Southwest Quarter to the Northeast Corner of the Helen McCall Huntoon Addition, Plat No. 3, thence South 88°14'21" West 258.96 feet along the North line of said Plat No. 3; thence South 74°46'43" West 330 feet along the North line of said Plat No. 3; thence South 56°14'34" West 330.00 feet along the North line of said Plat No. 3; thence South 76°14'34" West 158.00 feet along the North line of said Plat No. 3; thence North 00°53'27" East 549.17 feet along the East line of Parcel "A" to a Point on the North line of said Southeast Quarter of the Southwest Quarter; thence South 89°09'29" East 995.03 feet to the Point of Beginning containing 7.793 acres. The Parcel is divided into Lot 1 and Lot "A" which is Cedar Bridge Road right-of-way,

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

1. Dedication of Plat of Helen McCall Huntoon Addition Plat No. 4, an addition to the City of Winterset, Madison County, Iowa;
2. Attorney's opinion;
3. Certificate of County Treasurer of Madison County, Iowa; and
4. Resolution of the City Council of the City of Winterset approving said plat, all of which are duly certified in accordance with the Winterset Zoning Ordinance;
5. ~~Deed of Reversion~~ *ROA 1-28-03*
6. Groundwater Hazard Statement.

Dated this 27TH day of JANUARY, 2003.

Robert D Hendricks
Robert Hendricks, Zoning Administrator

**PROPRIETORS STATEMENT
AND CONSENT OF OWNERS**

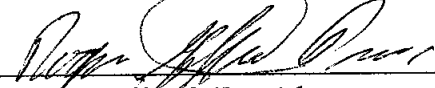
STATE OF IOWA :
: SS
COUNTY OF MADISON :

COMES NOW, G & G Properties, Inc., the proprietor and owner of the real estate described as follows:

A parcel of land in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section 30, Township 76 North, Range 27 West of the 5th P. M., City of Winterset, Madison County, Iowa, more particularly described as follows: Beginning at the Northeast Corner of the Southeast Quarter of the Southwest Quarter of Section 30, Township 76 North, Range 27 West of the 5th P. M., City of Winterset, Madison County, Iowa; thence South 00° 27' 15" West 219.42 feet along the East line of said Southeast Quarter of the Southwest Quarter to the Northeast Corner of the Helen McCall Huntoon Addition, Plat No. 3, thence South 88° 14' 21" West 258.96 feet along the North line of said Plat No. 3; thence South 74° 46' 43" West 330 feet along the North line of said Plat No. 3; thence South 56° 14' 34" West 330.00 feet along the North line of said Plat No. 3; thence South 76° 14' 34" West 158.00 feet along the North line of said Plat No. 3; thence North 00° 53' 27" East 549.17 feet along the East line of Parcel "A" to a Point on the North line of said Southeast Quarter of the Southwest Quarter; thence South 89° 09' 29" East 995.03 feet to the Point of Beginning containing 7.793 acres. The Parcel is divided into Lot 1 and Lot "A" which is Cedar Bridge Road right-of-way.

G & G Properties, Inc. states that the subdivision plat of said real estate is to be known as Helen Mc Call Huntoon Addition Plat No. 4, Winterset, Madison County, Iowa, and that it has been prepared with its free consent and in accordance with its desire.

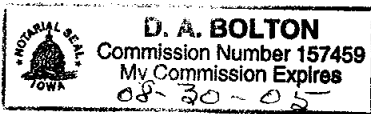
G & G PROPERTIES, INC.

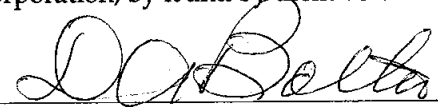

By Roger Gifford, President

G & G PROPERTIES, INC.


By Roger Gifford, Secretary

ON this 15th day of January, 2003, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Roger Gifford, to me personally known, who being by me duly sworn, did say that he is the President and Secretary, respectively, of said corporation; that no seal has been procured by the said corporation, that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and that the said Roger Gifford 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.




NOTARY PUBLIC FOR THE STATE OF IOWA

Beverly Wild Law Office, P.C.

105 South Fourth Street
Guthrie Center, Iowa 50115-1639

Beverly Wild
e-mail: wildlaw@netins.net

(641) 332-2900
FAX: (641) 332-2903

January 13, 2003

TO WHOM IT MAY CONCERN

PRELIMINARY TITLE EXAMINATION

THIS TITLE OPINION PROVIDED ON BEHALF OF HELEN MC CALL HUNTOON ADDITION PLAT NO. 4, FOR SUBDIVISION PLATTING PURPOSES ONLY, PURSUANT TO CHAPTER 354, CODE OF IOWA. NO OTHER USE OF THIS TITLE OPINION IS AUTHORIZED.

This is to certify that I have examined the abstract of title, containing one part, from root of title date of the last certification on 28th day of November, 2002, at 8:00 a.m. By Security Abstract & Title Co., Inc. to the following described real estate situated in Madison County, Iowa, to-wit:

A parcel of land in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section 30, Township 76 North, Range 27 West of the 5th P. M., City of Winterset, Madison County, Iowa, more particularly described as follows: Beginning at the Northeast Corner of the Southeast Quarter of the Southwest Quarter of Section 30, Township 76 North, Range 27 West of the 5th P. M., City of Winterset, Madison County, Iowa; thence South 00° 27' 15" West 219.42 feet along the East line of said Southeast Quarter of the Southwest Quarter to the Northeast Corner of the Helen McCall Huntoon Addition, Plat No. 3, thence South 88° 14' 21" West 258.96 feet along the North line of said Plat No. 3; thence South 74° 46' 43" West 330 feet along the North line of said Plat No. 3; thence South 56° 14' 34" West 330.00 feet along the North line of said Plat No. 3; thence South 76° 14' 34" West 158.00 feet along the North line of said Plat No. 3; thence North 00° 53' 27" East 549.17 feet along the East line of Parcel "A" to a Point on the North line of said Southeast Quarter of the Southwest Quarter; thence South 89° 09' 29" East 995.03 feet to the Point of Beginning containing 7.793 acres. The Parcel is divided into Lot 1 and Lot "A" which is Cedar Bridge Road right-of-way.

Merchantable and fee simple title to this property is in G & G Properties, Inc.. subject to the following comments and observations:

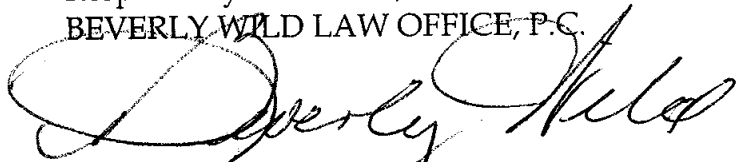
1. REAL ESTATE TAXES. At Entry 34 appears taxes: All paid, except as hereinafter

shown: Taxes payable in the fiscal year beginning July 1, 2002, are show as follows: 1st ½ paid, 2nd ½ unpaid.

2. PERSONAL TAXES. At Entry 34 appears taxes: Personal: None Delinquent.

3. SPECIAL ASSESSMENTS: At Entry 34 appears taxes: Special Assessments: None.

Respectfully Submitted,
BEVERLY WILD LAW OFFICE, P.C.

A handwritten signature in black ink, appearing to read "Beverly Wild", written in a cursive style.

BEVERLY WILD
Iowa Title Guaranty #7594

CERTIFICATE OF COUNTY TREASURER

STATE OF IOWA :
: SS
COUNTY OF MADISON :

I, G. JoAnn Collins, Treasurer of Madison County, on this 16th day of January,

2003, state that the real estate described as follows:

A parcel of land in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section 30, Township 76 North, Range 27 West of the 5th P. M., City of Winterset, Madison County, Iowa, more particularly described as follows: Beginning at the Northeast Corner of the Southeast Quarter of the Southwest Quarter of Section 30, Township 76 North, Range 27 West of the 5th P. M., City of Winterset, Madison County, Iowa; thence South 00° 27' 15" West 219.42 feet along the East line of said Southeast Quarter of the Southwest Quarter to the Northeast Corner of the Helen McCall Huntoon Addition, Plat No. 3, thence South 88° 14' 21" West 258.96 feet along the North line of said Plat No. 3; thence South 74° 46' 43" West 330 feet along the North line of said Plat No. 3; thence South 56° 14' 34" West 330.00 feet along the North line of said Plat No. 3; thence South 76° 14' 34" West 158.00 feet along the North line of said Plat No. 3; thence North 00° 53' 27" East 549.17 feet along the East line of Parcel "A" to a Point on the North line of said Southeast Quarter of the Southwest Quarter; thence South 89° 09' 29" East 995.03 feet to the Point of Beginning containing 7.793 acres. The Parcel is divided into Lot 1 and Lot "A" which is Cedar Bridge Road right-of-way,

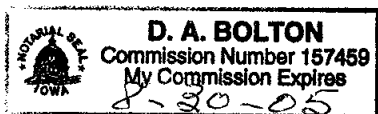
hereto being subdivided as Helen Mc Call Huntoon Addition Plat No. 4, Madison County, Iowa, is free from certified taxes and special assessments, the 2001/2002 real estate taxes collectible in 2002/2003, that are certified as of this date have been paid in full.

G. JoAnn Collins
G. JoAnn Collins

Subscribed and sworn to before the undersigned Notary Public on this 16th

day of January, 2003.

D. A. Bolton
NOTARY PUBLIC IN AND FOR THE
STATE OF IOWA



SEAL

RESOLUTION NO. 2003-10

**A Resolution Approving Helen Mc Call Huntoon Addition Plat No. 4
in Winterset, Madison County, Iowa**

BE IT RESOLVED, BY THE City Council of the City of Winterset, Iowa,
as follows:

WHEREAS, THE City Council of the City of Winterset, after review by the Planning
and Zoning Commission, finds that the final plat of Helen Mc Call Huntoon Plat No. 4
should now be finally approved; and

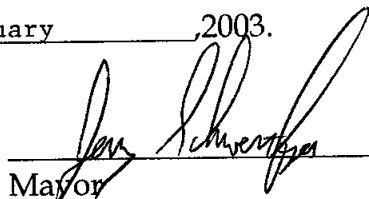
**NOW THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF
THE CITY OF WINTERSET, IOWA AS FOLLOWS:**

THAT, the City Council of the City of Winterset, Iowa, hereby approves the final
plat of Helen Mc Call Huntoon Addition Plat No. 4 in Winterset, Madison County, Iowa.

THAT, the Mayor and the Clerk off the City of Winterset are hereby authorized and
directed to execute all documents necessary and to take all other actions as may be
necessary to effectuate the approval of said final plat.

Moved by Olson to adopt; motion seconded by
Harrell.
Vote: 5 ayes; 0 nays.

Duly adopted this 20th day of January, 2003.



Mayor

ATTEST:



City Clerk

CERTIFICATION

STATE OF IOWA)
) ss.
COUNTY OF MADISON)

I, Mark Nitchals, City Clerk of the City of Winterset, Iowa, hereby certify that at the January 20, 2003 meeting of the City Council of Winterset, Iowa held on the above date, the above Resolution was adopted, among other proceedings.

Mark Nitchals
CITY CLERK



FOR DEDICATION,
RESOLUTION &
CERTIFICATES SEE
RECORD 2003-490

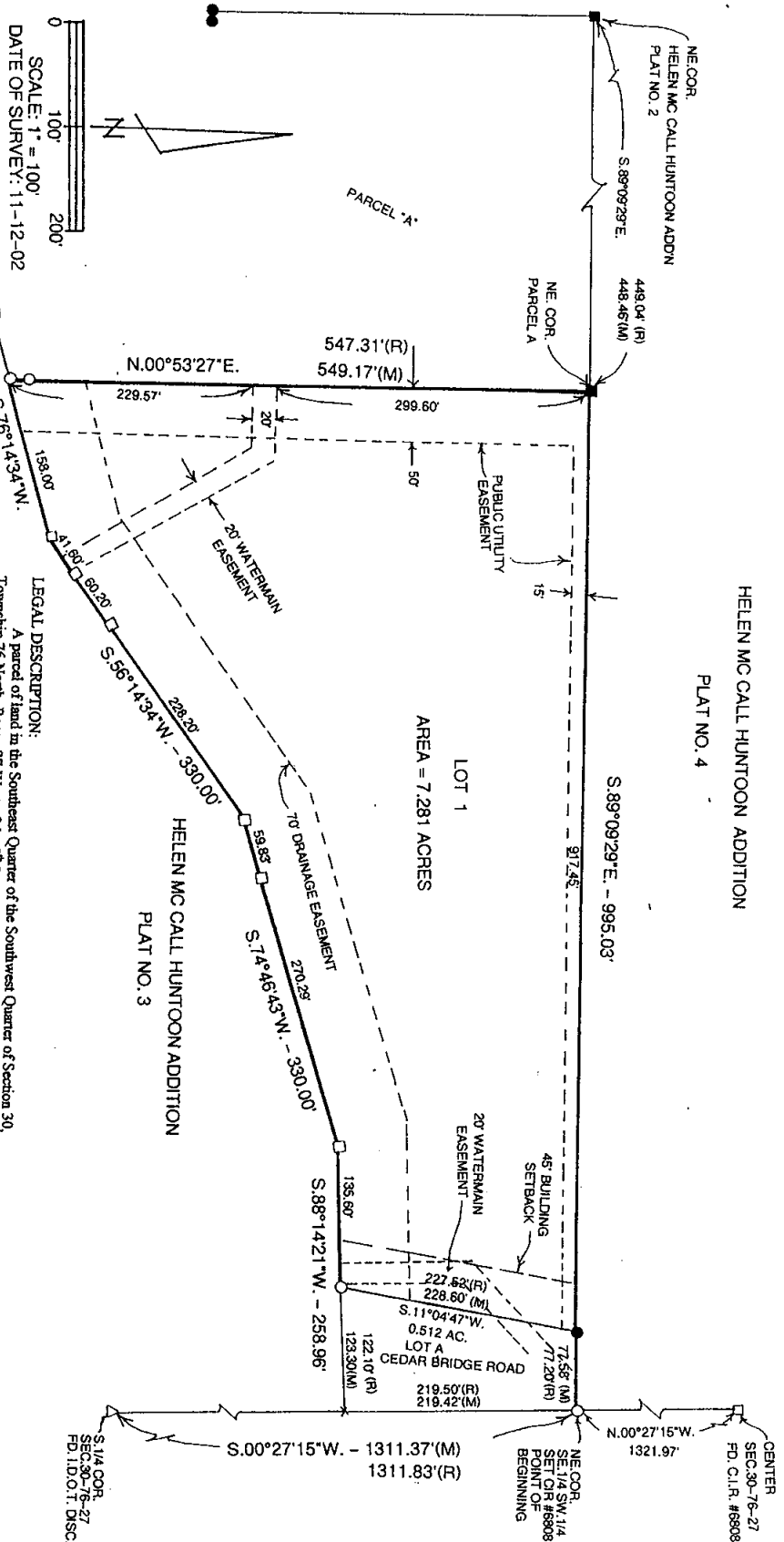
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2003 JAN 28 PM 3: 57

MICKI UTSLER
RECORDER
HADISON COUNTY, IOWA

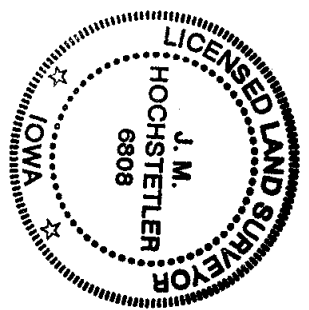
VANCE & HOCHSTETLER, P.C. CONSULTING ENGINEERS, WINTERSSET, IOWA (515) 462-3995
CHARLES T. VANCE, 110 WEST GREEN ST., WINTERSSET, IOWA 50273
JAMES M HOCHSTETLER, 110 WEST GREEN ST., WINTERSSET, IOWA 50273

- CAPPED IRON ROD (C.I.R.) #68808 SET
- C.I.R. # 5041 FOUND
- C.I.R. #6808 FOUND
- 1/2" IRON ROD FOUND
- △ I.D.O.T. DISC.
- EASEMENT LINES
- BUILDING SETBACK
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE



LEGAL DESCRIPTION:

A parcel of land in the Southeast Quarter of the Southwest Quarter of Section 30, Township 76 North, Range 27 West of the 5th P.M., City of Winterset, Madison County, Iowa more particularly described as follows:
Beginning at the Northeast Corner of the Southeast Quarter of the Southwest Quarter of Section 30, Township 76 North, Range 27 West of the 5th P.M., City of Winterset, Madison County, Iowa; thence South 09°27'15\"/>



I hereby certify that this land surveying document was prepared and the related surveying 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
J.M. HOCHSTETLER
License number 6808 Date 11/19/02
My license renewal date is December 31, 2003
Pages or sheets covered by this seal: 1

FINAL PLAT HELEN MC CALL HUNTOON ADDITION PLAT NO. 4	OWNER/DEVELOPER: ROBERT T. GIFFORD 2180 VALLEY VIEW PLACE CORNING, IOWA 50841	SURVEYOR: VANCE & HOCHSTETLER, P.C. CONSULTING ENGINEERS 110 WEST GREEN STREET WINTERSSET, IOWA 50273
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