

ENTERED FOR REVISION

THE 18 DAY OF July 2005
Jan Welch
Deb Corkrean

PLAT AND CERTIFICATE
FOR

DEPUTY CORKREAN & WATTS ADDITION PLAT NO. 4

AN ADDITION TO THE CITY OF WINTERSSET,
MADISON COUNTY, IOWA

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

FOR PLAT SEE
RECORD 2005, PG 3335

I, Robert D. 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 Corkrean & Watts 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 part of Lot 1, Busch Subdivision, Winterset, Iowa which was Lot 1-A, Block 3, Wm. & Alice Busch Suburban Addition to Winterset, Iowa more particularly described as follows:

Commencing at the Center of Section 36, Township 76 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa thence North 00°07'00" West 630.34 feet along the East line of the Northwest Quarter of said Section 36; thence North 89°58'30" West 29.95 feet to the Northeast Corner of Lot 3, Block 2; Wm. & Alice Busch Subdivision Addition to Winterset, Iowa which is the Point of Beginning; thence North 89°58'30" West 131.90 feet to the Northwest Corner of said Lot 3; thence North 00°07'00" West 65.93 feet to the Southwest Corner of Lot 1, Block 3; Wm. & Alice Busch Suburban Addition to Winterset, Iowa; thence South 89°58'33" East 131.96 feet to the Southeast Corner of said Lot 1; thence South 00°03'45" East 65.93 feet along the West line of 8th Avenue to the Point of Beginning containing 0.200 acres.

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

- 1) Dedication of Plat of Corkrean & Watts Addition Plat No. 4, and Addition to the City of Winterset, Madison County, Iowa;
- 2) Attorney's Opinion;
- 3) Certificate of Treasurer;

- 4) Ground Water Statement;
- 5) Statement of Zoning Administrator.

all of which are duly certified in accordance with the Winterset Zoning Ordinance; and

Dated this 15TH day of JULY, 2005.



Robert D. Hendricks
Robert D. Hendricks, Zoning Administrator

STATE OF IOWA, MADISON COUNTY, ss:

On this 15th day of July, 2005, before me, the undersigned, a Notary Public in and for the said State, personally appeared, Robert D. Hendricks, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

Cindy M. Bush
Notary Public in and for the State of Iowa

**DEDICATION OF PLAT
OF
CORKREAN & WATTS ADDITION
PLAT NO. 4
TO THE CITY OF WINTERSET, MADISON COUNTY, IOWA**

KNOW ALL MEN BY THESE PRESENT:

That Corkrean Watts Development Co., do certify that it is the sole owner and proprietor of the following-described real estate:

A part of Lot 1, Busch Subdivision, Winterset, Iowa which was Lot 1-A, Block 3, Wm. & Alice Busch Suburban Addition to Winterset, Iowa more particularly described as follows:

Commencing at the Center of Section 36, Township 76 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa thence North 00°07'00" West 630.34 feet along the East line of the Northwest Quarter of said Section 36; thence North 89°58'30" West 29.95 feet to the Northeast Corner of Lot 3, Block 2; Wm. & Alice Busch Subdivision Addition to Winterset, Iowa which is the Point of Beginning; thence North 89°58'30" West 131.90 feet to the Northwest Corner of said Lot 3; thence North 00°07'00" West 65.93 feet to the Southwest Corner of Lot 1, Block 3; Wm. & Alice Busch Suburban Addition to Winterset, Iowa; thence South 89°58'33" East 131.96 feet to the Southeast Corner of said Lot 1; thence South 00°03'45" East 65.93 feet along the West line of 8th Avenue to the Point of Beginning containing 0.200 acres.

That the subdivision of the above-described real estate, as shown by the final plat of Corkrean & Watts Addition, Plat No. 4, to the City of Winterset, Madison County, Iowa, is with the free consent and in accordance with the owners' desires as owners of said real estate.

Dated this 15th day of July, 2005.

CORKREAN WATTS DEVELOPMENT CO.
By Patrick F. Corkrean
Patrick F. Corkrean, President

By *Larry Watts*
Larry Watts, Secretary

STATE OF IOWA :
:ss
MADISON COUNTY :

On this 15th day of July, 2005, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Patrick F. Corkrean, to me personally known, who being by me duly sworn, did say that he is the President of the corporation executing the within and foregoing instrument, and Larry Watts, to me personally known, who being by me duly sworn, did say that he is the Secretary of the corporation executing the within and foregoing instrument; that there is no seal on behalf of the corporation; and that Patrick F. Corkrean and Larry Watts, as officers, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

Lawrence C Watts
Notary Public in and for the State of Iowa

Lawrence C Watts
Notarial Seal - Iowa
Commission No. 702488
My Commission Expires 3/29/06

**ATTORNEY'S OPINION FOR FINAL PLAT, CORKREAN & WATTS
ADDITION PLAT, NO. 3**

I, Jerrold B. Oliver, an attorney at law licensed to practice under the laws of the State of Iowa, have examined the abstract of title in one (1) part, last certified to June 13, 2005, at 8:00 a.m., by Madison County Abstract Company, purporting to show the chain of title to the following described property, which is the real property contained in Final Plat, Corkrean & Watts Addition, Plat No. 4, to the City of Winterset, Madison County, Iowa:

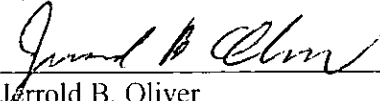
A part of Lot 1, Busch Subdivision, Winterset, Iowa which was Lot 1-A, Block 3, Wm. & Alice Busch Suburban Addition to Winterset, Iowa more particularly described as follows:

Commencing at the Center of Section 36, Township 76 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa thence North 00°07'00" West 630.34 feet along the East line of the Northwest Quarter of said Section 36; thence North 89°58'30" West 29.95 feet to the Northeast Corner of Lot 3, Block 2; Wm. & Alice Busch Subdivision Addition to Winterset, Iowa which is the Point of Beginning; thence North 89°58'30" West 131.90 feet to the Northwest Corner of said Lot 3; thence North 00°07'00" West 65.93 feet to the Southwest Corner of Lot 1, Block 3; Wm. & Alice Busch Suburban Addition to Winterset, Iowa; thence South 89°58'33" East 131.96 feet to the Southeast Corner of said Lot 1; thence South 00°03'45" East 65.93 feet along the West line of 8th Avenue to the Point of Beginning containing 0.200 acres

In my opinion, merchantable title to the above described property is in the name of sole proprietor, Corkrean Watts Development Co. free and clear of all liens and encumbrances.

JORDAN, OLIVER & WALTERS, P.C.

By



Jerrold B. Oliver
Farmers & Merchants Bank Bldg.
PO BOX 230
Winterset, IA 50273

Telephone: (515)462-3731
Facsimile: (515)462-3734

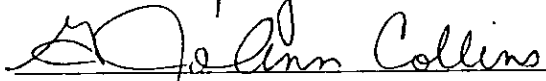
CERTIFICATE OF THE COUNTY TREASURER
OF MADISON COUNTY, IOWA

I, G. JoAnn Collins, 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:

A part of Lot 1, Busch Subdivision, Winterset, Iowa which was Lot 1-A, Block 3, Wm. & Alice Busch Suburban Addition to Winterset, Iowa more particularly described as follows:

Commencing at the Center of Section 36, Township 76 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa thence North 00°07'00" West 630.34 feet along the East line of the Northwest Quarter of said Section 36; thence North 89°58'30" West 29.95 feet to the Northeast Corner of Lot 3, Block 2; Wm. & Alice Busch Subdivision Addition to Winterset, Iowa which is the Point of Beginning; thence North 89°58'30" West 131.90 feet to the Northwest Corner of said Lot 3; thence North 00°07'00" West 65.93 feet to the Southwest Corner of Lot 1, Block 3; Wm. & Alice Busch Suburban Addition to Winterset, Iowa; thence South 89°58'33" East 131.96 feet to the Southeast Corner of said Lot 1; thence South 00°03'45" East 65.93 feet along the West line of 8th Avenue to the Point of Beginning containing 0.200 acres.

DATED at Winterset, Iowa, this 15 day of July, 2005.



G. JoAnn Collins, Treasurer of Madison County,
Iowa



**CORKREAN & WATTS ADDITION
PLAT NO.4
TO THE CITY OF WINTERSET, MADISON COUNTY, IOWA**

APPROVAL BY ZONING ADMINISTRATOR

WHEREAS, there was filed in the office of the Zoning Administrator of the City of Winterset, Iowa. A registered and surveyor's plat of a proposed subdivision known as Corkrean & Watts Addition Plat No. 4, an Addition to the City of Winterset, Madison County, Iowa.

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

A part of Lot 1, Busch Subdivision, Winterset, Iowa which was Lot 1-A, Block 3, Wm. & Alice Busch Suburban Addition to Winterset, Iowa more particularly described as follows:

Commencing at the Center of Section 36, Township 76 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa thence North 00°07'00" West 630.34 feet along the East line of the Northwest Quarter of said Section 36; thence North 89°58'30" West 29.95 feet to the Northeast Corner of Lot 3, Block 2; Wm. & Alice Busch Subdivision Addition to Winterset, Iowa which is the Point of Beginning; thence North 89°58'30" West 131.90 feet to the Northwest Corner of said Lot 3; thence North 00°07'00" West 65.93 feet to the Southwest Corner of Lot 1, Block 3; Wm. & Alice Busch Suburban Addition to Winterset, Iowa; thence South 89°58'33" East 131.96 feet to the Southeast Corner of said Lot 1; thence South 00°03'45" East 65.93 feet along the West line of 8th Avenue to the Point of Beginning containing 0.200 acres.

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 proprietor, Corkrean Watts Development Co.

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 in said proprietor and that the platted land is free from

liens and encumbrances, and a certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes; and

WHEREAS, the Zoning Administrator of the City of Winterset, Iowa, finds that said Plat conforms to the provisions of the Subdivisions Ordinance of the City of Winterset and that the plat, papers and documents presented therewith should be approved by the Zoning Administrator.

NOW THEREFORE:

That said plat, known as Corkrean & Watts Addition Plat No. 4, an Addition to the City of Winterset, Madison County, Iowa, and all documents and papers prepared in connection with said plat and subdivision, is hereby approved.

Dated at Winterset, Iowa, this 15TH day of JULY, 2005.



STATE OF IOWA, COUNTY OF MADISON

A handwritten signature in cursive script that reads "Robert D. Hendricks".

Robert D. Hendricks, Zoning Administrator



This instrument was acknowledged before me on this 15th day of July, 2005 by Robert D. Hendricks.

A handwritten signature in cursive script that reads "Cindy M. Bush".

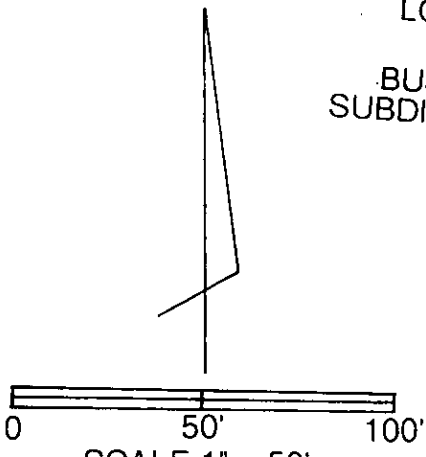
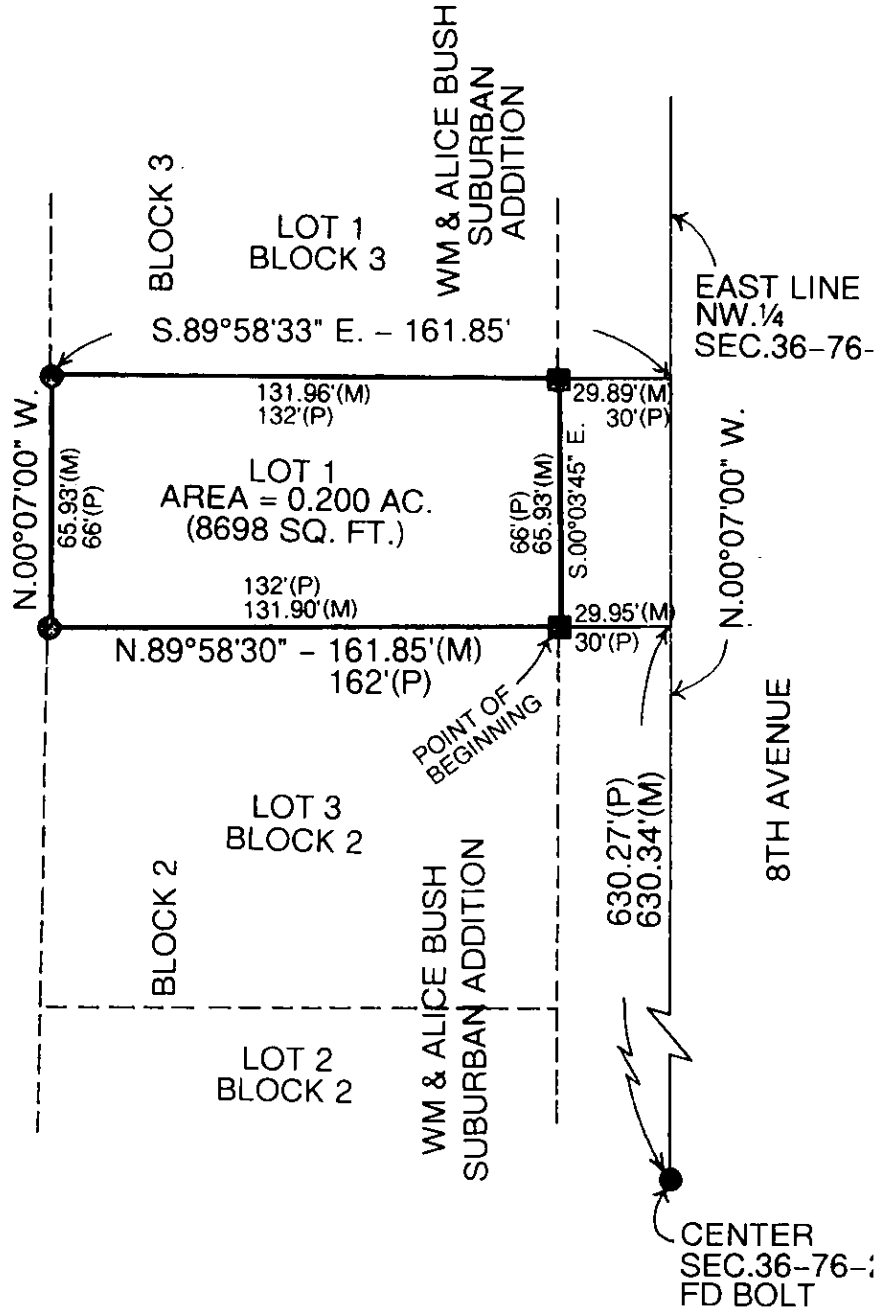
Notary Public in and for said State of Iowa

FOR DEDICATION, CERTIFICATION AND
RESOLUTION, SEE RECORD 2005, Page 3335

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

FINAL PLAT CORKREAN & WATTS ADDITION, PLAT NO. 4

LOT 1
BUSCH
SUBDIVISION



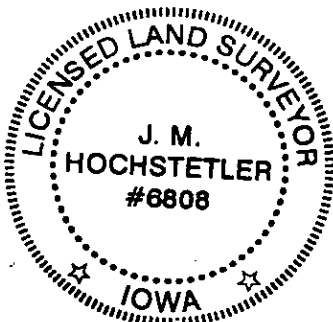
SCALE 1" = 50'
DATE OF SURVEY = 9-16-03

- C.I.R #6808 FOUND
- ROUND HEADED BOLT FOUND
- (M) MEASURED DISTANCE
- (P) PLATTED DISTANCE

LEGAL DESCRIPTION:

A part of Lot 1, Busch Subdivision, Winterset, Iowa which was Lot 1-A, Block 3, Wm. & Alice Busch Suburban Addition to Winterset, Iowa more particularly described as follows:

Commencing at the Center of Section 36, Township 76 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa thence North 00°07'00" West 630.34 feet along the East line of the Northwest Quarter of said Section 36; thence North 89°58'30" West 29.95 feet to the Northeast Corner of Lot 3, Block 2; Wm. & Alice Busch Suburban Addition to Winterset, Iowa which is the Point of Beginning; thence North 89°58'30" West 131.90 feet to the Northwest Corner of said Lot 3; thence North 00°07'00" West 65.93 feet to the Southwest Corner of Lot 1, Block 3; Wm. & Alice Busch Suburban Addition to Winterset, Iowa; thence South 89°58'33" East 131.96 feet to the Southeast Corner of said Lot 1; thence South 00°03'45" East 65.93 feet along the West line of 8th Avenue to the Point of Beginning containing 0.200 acres.



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
J.M. HOCHSTETLER
License number 6808 Date 7/13/05
My license renewal date is December 31, 2015
Pages or sheets covered by this seal: 1

FINAL PLAT
CORKREAN & WATTS ADDITION PLAT NO. 4
OWNER/DEVELOPER: CORKREAN & WATTS DEVELOPMENT COMPANY 65 JEFFERSON WINTERSET, IOWA 50273
ENGINEER/LAND SURVEYOR: VANCE & HOCHSTETLER, P.C. CONSULTING ENGINEERS 110 WEST GREEN STREET WINTERSET, IOWA 50273