

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

Mark Nitchals  
City of Winterset  
124 W. Court Avenue  
Winterset IA 50273

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

CERTIFICATION

The undersigned, the duly appointed and acting City Administrator of the City of Winterset, Iowa, does hereby certify the following described documents as true and authentic copies of the official records in the custody of the Office of Clerk of the City of Winterset, Iowa.

1. Resolution of City of Winterset, Iowa proposing to convey real estate and setting public hearing on the proposal;
2. Notice of Hearing on Proposed Conveyance of Real Estate by City of Winterset, Iowa;
3. Resolution Approving the Conveyance of Real Estate; and,
4. The Affidavit of Publication from the Madisonian.
5. Copy of the plat of survey by J. M. Hochstetler dated 02-03-06 showing the entire parcel to be conveyed.
6. Copy of the plat of survey by J. M. Hochstetler dated 02-10-06 showing the division of the parcel to be conveyed.

The undersigned further certifies the Resolutions described above were duly passed by the Council and approved by the Mayor on the dates shown thereon.

The undersigned does further certify that the Notice of Hearing was duly and timely published in the Madisonian, a newspaper of general circulation within the City of Winterset, Iowa, and Madison County, Iowa in accordance with the Affidavit attached hereto.

Dated on this 31st day of March, 2006, at Winterset, Iowa.



*Mark Nitchals*  
 \_\_\_\_\_  
 Mark Nitchals  
 City Administrator  
 City of Winterset, Iowa

RESOLUTION 2005-75

RESOLUTION OF CITY OF WINTERSET, IOWA  
PROPOSING TO CONVEY REAL ESTATE  
SETTING DATE FOR PUBLIC HEARING ON THE PROPOSAL

WHEREAS, the City proposes to dispose of its interest in certain real estate, legally described as:

Parcel "K" which is part of Madison Street as dedicated to the City of Winterset as Lot A of Helen McCall Huntoon Addition, Plat No. 3, City of Winterset, Madison County, Iowa more particularly described as follows: Beginning at the Southeast Corner of Lot 3, Helen McCall Huntoon Addition, Plat No. 3, City of Winterset, Madison County, Iowa, thence North 15°19'57" West 125.26 feet along a line of said Lot 3; thence North 29°57'09" West 101.28 feet to the Northeast Corner of said Lot 3; thence North 55°16'05" East 60.63 feet to the Northwest Corner of Lot 4 of said Helen McCall Huntoon Addition, Plat No. 3; thence South 29°58'55" East 113.09 feet along a line of said Lot 4; thence South 15°32'45" East 142.67 feet to the Southwest Corner of said Lot 4; thence South 82°48'00" West 61.37 feet to the Point of Beginning containing 0.335 acres.

WHEREAS, the City proposes to convey title of the above described real estate by Quit Claim Deed to the adjacent and adjoining property owners.

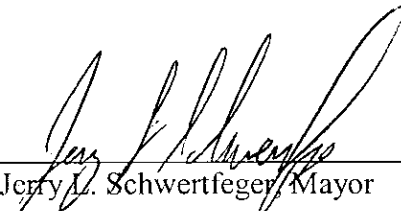
WHEREAS, Iowa Code Section 364.7 requires public notice be made on the proposal.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Winterset, Iowa that proposal is hereby made to convey the above described real estate parcels upon the terms and conditions as above provided.

BE IT FURTHER RESOLVED that a public hearing before the City Council on this proposal shall be held on the 18th day of July 2005 at 7:00 o'clock p.m., at the City Hall in Winterset, Iowa.

BE IT FURTHER RESOLVED that the City Administrator is hereby authorized and directed to give notice of such public hearing as by law required.

Passed and approved this 20th day of June 2005.

  
\_\_\_\_\_  
Jerry L. Schwertfeger, Mayor

ATTEST:

  
\_\_\_\_\_  
Mark Nitchals, City Administrator

NOTICE OF HEARING ON PROPOSED CONVEYANCE  
OF REAL ESTATE BY CITY OF WINTERSET, IOWA

YOU ARE HEREBY NOTIFIED that a public hearing before the City Council of the City of Winterset, Iowa will be held on the 18th day of July 2005, at 7:00 o'clock pm, at the City Hall, 124 W. Court Avenue in Winterset, Madison County, Iowa on a proposal to dispose of the City's interest in real estate legally described as:

Parcel "K" which is part of Madison Street as dedicated to the City of Winterset as Lot A of Helen McCall Huntoon Addition, Plat No. 3, City of Winterset, Madison County, Iowa more particularly described as follows: Beginning at the Southeast Corner of Lot 3, Helen McCall Huntoon Addition, Plat No. 3, City of Winterset, Madison County, Iowa, thence North 15°19'57" West 125.26 feet along a line of said Lot 3; thence North 29°57'09" West 101.28 feet to the Northeast Corner of said Lot 3; thence North 55°16'05" East 60.63 feet to the Northwest Corner of Lot 4 of said Helen McCall Huntoon Addition, Plat No. 3; thence South 29°58'55" East 113.09 feet along a line of said Lot 4; thence South 15°32'45" East 142.67 feet to the Southwest Corner of said Lot 4; thence South 82°48'00" West 61.37 feet to the Point of Beginning containing 0.335 acres.

by conveying title of the above described real estate by Quit Claim Deed to the adjacent and adjoining property owners.

Any interested person is invited to appear and be heard at the public hearing on the time, date and place described above to offer objections or comments to the City Council on the proposed conveyance.

Mark Nitchals  
City Administrator  
City of Winterset, Iowa

RESOLUTION 2005-87

RESOLUTION APPROVING THE CONVEYANCE OF REAL ESTATE

WHEREAS, the City Council of the City of Winterset, Iowa has proposed to dispose of its interest in the following described real estate:

Parcel "K" which is part of Madison Street as dedicated to the City of Winterset as Lot A of Helen McCall Huntoon Addition, Plat No. 3, City of Winterset, Madison County, Iowa more particularly described as follows: Beginning at the Southeast Corner of Lot 3, Helen McCall Huntoon Addition, Plat No. 3, City of Winterset, Madison County, Iowa, thence North 15°19'57" West 125.26 feet along a line of said Lot 3; thence North 29°57'09" West 101.28 feet to the Northeast Corner of said Lot 3; thence North 55°16'05" East 60.63 feet to the Northwest Corner of Lot 4 of said Helen McCall Huntoon Addition, Plat No. 3; thence South 29°58'55" East 113.09 feet along a line of said Lot 4; thence South 15°32'45" East 142.67 feet to the Southwest Corner of said Lot 4; thence South 82°48'00" West 61.37 feet to the Point of Beginning containing 0.335 acres.

WHEREAS, the City has proposed to convey title of the above described real estate by Quit Claim Deed to the adjacent and adjoining property owners.

WHEREAS, the City Council has fixed notice of public hearing upon the proposed conveyance of real estate pursuant to Iowa Code Section 364.7;

WHEREAS, notice of the hearing has been timely published as provided by Iowa Code Section 362.3 in the Winterset Madisonian, a newspaper published weekly and having general circulation in the City, as evidenced by the Affidavit of Publication from the Madisonian on file in the Office of the City Administrator.

WHEREAS, the public hearing has been held and all interested persons have been heard on the proposal,

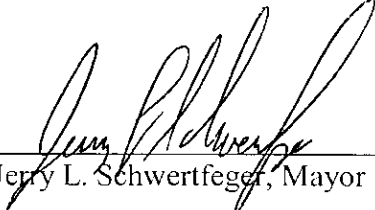
NOW, THEREFORE, BE IT RESOLVED that the proposed conveyance of real estate described above be and is hereby approved in all respects as provided by the prior Resolution of the City Council of Winterset, Iowa.

BE IT FURTHER RESOLVED that the east half of the above described real estate be conveyed to the Harold and Julie Forsyth, the adjacent property owners to the east, and that the west half of said real estate be conveyed to James and Linda Dollar, the adjacent property owners to the west of the above described real estate.

Passed and approved on this 18th day of July 2005.

ATTEST:

  
Mark Nitchals, City Administrator

  
Jerry L. Schwertfeger, Mayor

STATE OF IOWA  
SS.  
Madison County

**AFFIDAVIT OF PUBLICATION**

**NOTICE OF HEARING ON PROPOSED CONVEYANCE  
OF REAL ESTATE BY CITY OF WINTERSET, IOWA**

YOU ARE HEREBY NOTIFIED that a public hearing before the City Council of the City of Winterset, Iowa will be held on the 18th day of July 2005, at 7:00 o'clock p.m., at the City Hall, 124 W. Court Avenue in Winterset, Madison County, Iowa on a proposal to dispose of the City's interest in real estate legally described as:

Parcel "K" which is part of Madison Street as dedicated to the City of Winterset as Lot A of Helen McCall Huntoon Addition, Plat No. 3, City of Winterset, Madison County, Iowa more particularly described as follows: Beginning at the Southeast Corner of Lot 3, Helen McCall Huntoon Addition, Plat No. 3, City of Winterset, Madison County, Iowa, thence North 15°19'57" West 125.26 feet along a line of said Lot 3; thence North 29°57'09" West 101.28 feet to the Northeast Corner of said Lot 3; thence North 55°16'05" East 60.63 feet to the Northwest Corner of Lot 4 of said Helen McCall Huntoon Addition, Plat No. 3; thence South 29°58'55" East 113.09 feet along a line of said Lot 4; thence South 15°32'45" East 142.67 feet to the Southwest Corner of said Lot 4; thence South 82°48'00" West 61.37 feet to the Point of Beginning containing 0.335 acres.

by conveying title of the above described real estate by Quit Claim Deed to the adjacent and adjoining property owners.

Any interested person is invited to appear and be heard at the public hearing on the time, date and place described above to offer objections or comments to the City Council on the proposed conveyance.

Mark Nitchals, City Administrator  
City of Winterset, Iowa

59

TED GORMAN being duly sworn says he is publisher of WINTERSET MADISONIAN a once weekly paper of general circulation, published in Winterset, Iowa, and that the notice, a copy which is annexed and made part hereof, was correctly published in said paper.

for the period one consecutive weeks, the last publication thereof being

on the 13<sup>th</sup> day of July, 20 05.

Ted Gorman

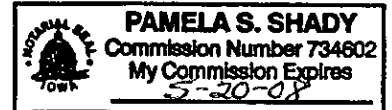
Subscribed and sworn to before me this

14<sup>th</sup> day of July, 20 05.

Pamela S. Shady

NOTARY PUBLIC

in and for Madison County



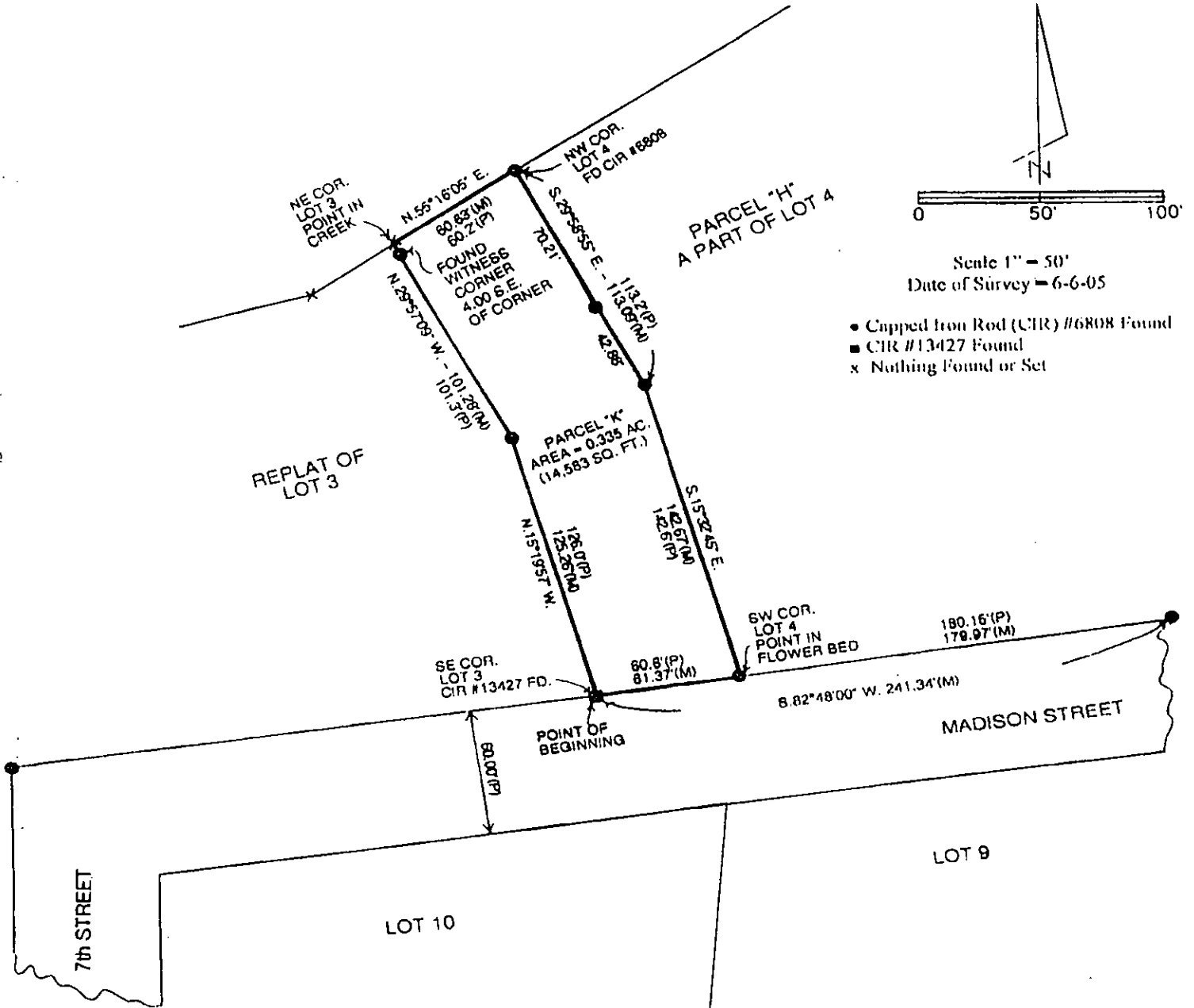
Fee \$ 18.47

COMPUTER   
RECORDED   
COMPARED

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

**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**

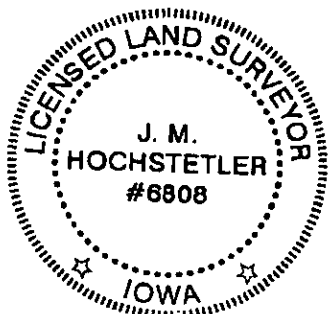
PLAT OF SURVEY FOR THE CITY OF WINTERSET OF A PORTION OF  
MADISON STREET IN HELEN McCALL HUNTOON ADDITION, PLAT NO. 3,  
CITY OF WINTERSET, MADISON COUNTY, IOWA.



**LEGAL DESCRIPTION:**

Parcel "K" which is a part of Madison Street as dedicated to the City of Winterset as Lot A of Helen McCall Huntoon Addition, Plat No. 3; City of Winterset, Madison County, Iowa more particularly described as follows:

Beginning at the Southeast Corner of Lot 3, Helen McCall Huntoon Addition, Plat No. 3, City of Winterset, Madison County, Iowa thence North 15°19'57" West 125.26 feet along a line of said Lot 3; thence North 29°57'09" West 101.28 feet to the Northeast Corner of said Lot 3; thence North 55°16'05" East 60.63 feet to the Northwest Corner of Lot 4 of said Helen McCall Huntoon Addition, Plat No. 3; thence South 29°58'55" East 113.09 feet along a line of said Lot 4; thence South 15°32'45" East 142.67 feet to the Southwest Corner of said Lot 4; thence South 82°48'00" West 61.37 feet to the Point of Beginning containing 0.335 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.

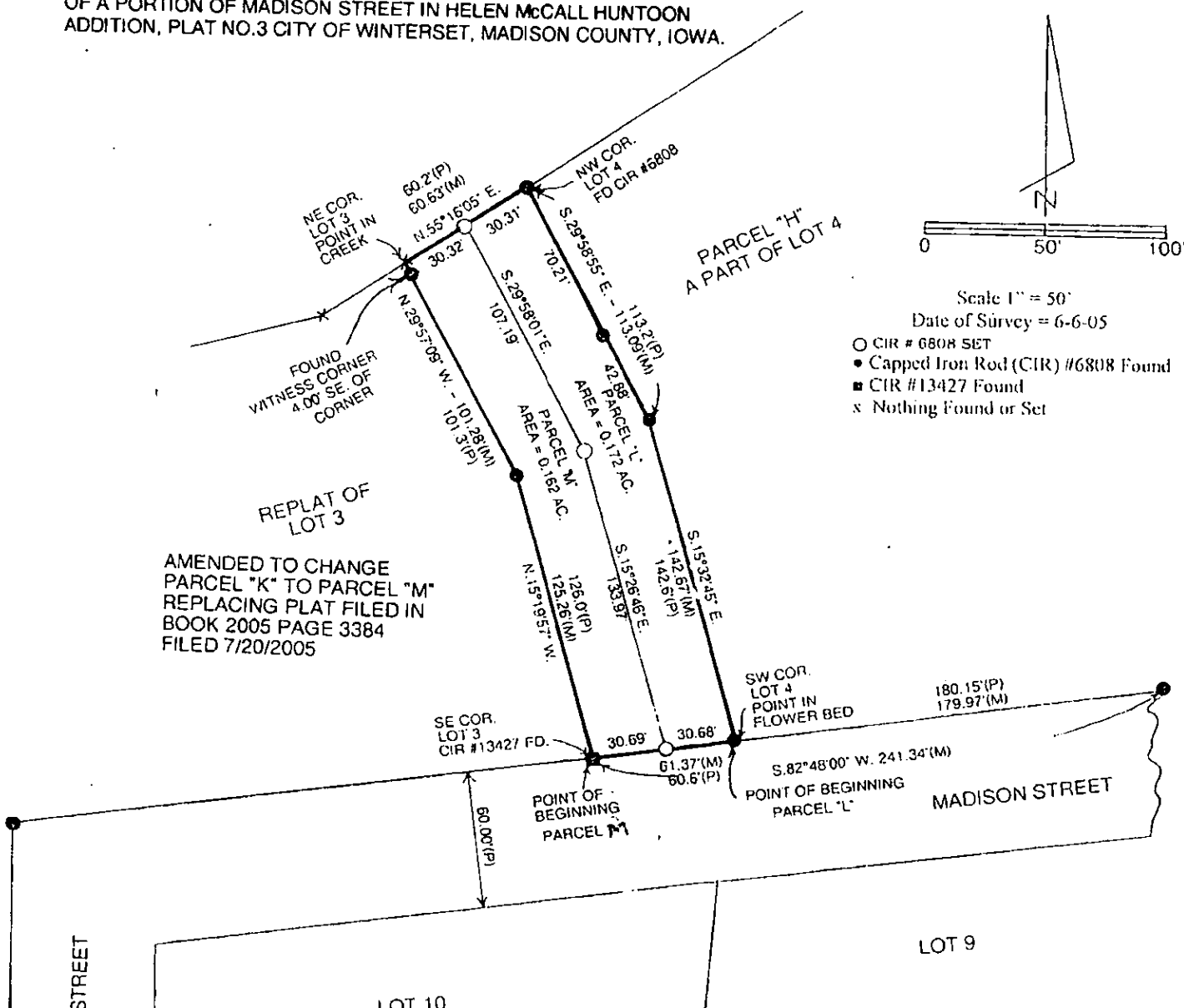
*J.M. Hochstetler*  
J.M. HOCHSTETLER  
Licence number 6808 Date 2/3/06  
My license renewal date is December 31, 2007  
Pages or sheets covered by this seal: 1

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

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

VANCE & HOCHSTETLER, P.C. CONSULTING ENGINEERS, WINTERSSET, IOWA (515)462-3995  
CHARLES T. VANCE, 110 WEST GREEN ST., WINTERSSET, IOWA 50273-1533  
JAMES M HOCHSTETLER, 110 WEST GREEN ST., WINTERSSET, IOWA 50273-1533

AMENDED PLAT OF SURVEY FOR THE CITY OF WINTERSSET  
OF A PORTION OF MADISON STREET IN HELEN McCALL HUNTOON  
ADDITION, PLAT NO.3 CITY OF WINTERSSET, MADISON COUNTY, IOWA.



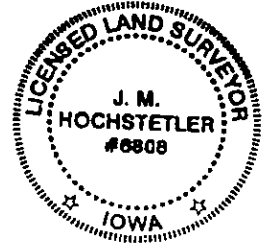
AMENDED TO CHANGE  
PARCEL "K" TO PARCEL "M"  
REPLACING PLAT FILED IN  
BOOK 2005 PAGE 3384  
FILED 7/20/2005

LEGAL DESCRIPTION:

Parcel "M" which is a part of Madison Street as dedicated to the City of Winterset, as Lot "A" of Helen Mc Call Huntoon Addition, Plat No. 3, City of Winterset, Madison County, Iowa more particularly described as follows:  
Beginning at the Southeast Corner of Lot 3, Helen Mc Call Huntoon Addition, Plat No. 3, City of Winterset, Madison County, Iowa; thence North 15°19'57" West 125.26 feet along a line of said Lot 3; thence North 29°57'09" West 101.28 feet to the Northeast Corner of said Lot 3; thence North 55°16'05" East 30.32 feet; thence South 29°58'01" East 107.19 feet; thence South 15°26'46" East 133.97 feet; thence South 82°48'00" West 30.69 feet to the Point of Beginning containing 0.162 acres.

LEGAL DESCRIPTION:

Parcel "L" which is a part of Madison Street dedicated to the City of Winterset, as Lot "A" of Helen Mc Call Huntoon Addition, Plat No. 3, City of Winterset, Madison County, Iowa more particularly described as follows:  
Beginning at the Southwest Corner of Lot 4, Helen Mc Call Huntoon Addition, Plat No. 3, City of Winterset, Madison County, Iowa; thence South 82°48'00" West 30.68 feet; thence North 15°26'46" West 133.97 feet; thence North 29°58'01" West 107.19 feet; thence North 55°16'05" East 30.31 feet to the Northwest Corner of said Lot 4, thence South 29°58'55" East 113.09 feet; thence South 15°32'45" East 142.67 feet to the Point of Beginning containing 0.172 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 2/10/06  
My license renewal date is December 31, 2007  
Pages or sheets covered by this seal: 1