



LISA SMITH, COUNTY RECORDER
MADISON IOWA

Document 2007 996

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**PLAT AND CERTIFICATE
FOR
CORKREAN & WATTS ADDITION PLAT NO. 5
AN ADDITION TO THE CITY OF WINTERSSET,
MADISON COUNTY, IOWA**

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.5, 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, City of Winterset, Madison County, Iowa more particularly described as follows:

Beginning at a point on the East line of Lot 1, Busch Subdivision, City of Winterset, Madison County, Iowa which is the Southeast Corner of Lot 12, Corkrean & Watts Addition, Plat No. 2; thence South 00°15'26" East 675.63 feet along the East line of said Lot 1; thence South 89°38'39" West 226.64 feet along the South line of said Lot 1; thence North 87°32'07" West 433.34 feet along the South line of said Lot 1; thence North 00°16'31" West 736.85 feet along the West line of said Lot 1; thence North 89°51'49" East 131.80 feet; thence North 00°15'22" West 66.00 feet; thence North 89°51'56" East 330.00 feet to the Southeast Corner of Lot 13 of Corkrean & Watts Addition, Plat No. 2; thence South 00°15'22" East 66.00 feet; thence North 89°51'56" East 66.00 feet to the Northwest Corner of Lot 12 of Corkrean & Watts Addition, Plat No. 2; thence South 00°15'22" East 80.00 feet along the West line of said Lot 12; thence North 89°51'49" East 131.92 feet along the South line of said Lot 12 to the Point of Beginning. Parcel contains 11.613 acres and is divided into 29 residential Lots and Lot A which is street right-of-way for Benton Street, 9th Avenue, 10th Avenue and Filmore Street.

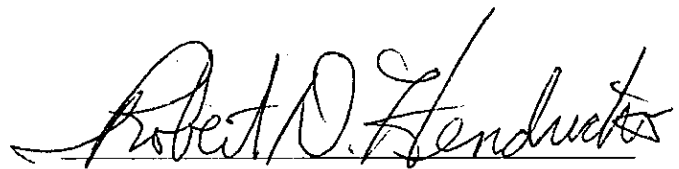
I do further certify that attached hereto are true and correct copies of the following documents that have been submitted in connection with said plat.

- 1) Dedication of Plat of Corkrean & Watts Addition Plat No. 5, an Addition to the City of Winterset, Madison County, Iowa;
- 2) Consent of Mortgagee, Farmers & Merchants State Bank;
- 3) Attorney's Opinion;
- 4) Certificate of Treasurer;

- 5) Ground Water Statement;
- 6) Deed of Restrictions;
- 7) Resolution of Winterset City Council.

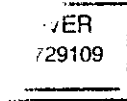
all of which are duly certified in accordance with the Winterset Zoning Ordinance.

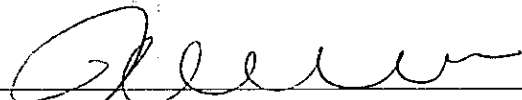
Dated this 11th day of JANUARY, 2007.


Robert D. Hendricks, Zoning Administrator

STATE OF IOWA, MADISON COUNTY, ss:

On this 11 day of January, 2007, 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.




Notary Public in and for the State of Iowa



**DEDICATION OF PLAT
OF
CORKREAN & WATTS ADDITION PLAT NO. 5
TO THE CITY OF WINTERSET, MADISON COUNTY, IOWA**

KNOW ALL MEN BY THESE PRESENT:

That Corkrean Watts Development Co., does certify that they are the sole owner and proprietor of the following-described real estate:

A part of Lot 1, Busch Subdivision, City of Winterset, Madison County, Iowa more particularly described as follows:

Beginning at a point on the East line of Lot 1, Busch Subdivision, City of Winterset, Madison County, Iowa which is the Southeast Corner of Lot 12, Corkrean & Watts Addition, Plat No. 2; thence South 00°15'26" East 675.63 feet along the East line of said Lot 1; thence South 89°38'39" West 226.64 feet along the South line of said Lot 1; thence North 87°32'07" West 433.34 feet along the South line of said Lot 1; thence North 00°16'31" West 736.85 feet along the West line of said Lot 1; thence North 89°51'49" East 131.80 feet; thence North 00°15'22" West 66.00 feet; thence North 89°51'56" East 330.00 feet to the Southeast Corner of Lot 13 of Corkrean & Watts Addition, Plat No. 2; thence South 00°15'22" East 66.00 feet; thence North 89°51'56" East 66.00 feet to the Northwest Corner of Lot 12 of Corkrean & Watts Addition, Plat No. 2; thence South 00°15'22" East 80.00 feet along the West line of said Lot 12; thence North 89°51'49" East 131.92 feet along the South line of said Lot 12 to the Point of Beginning. Parcel contains 11.613 acres and is divided into 29 residential Lots and Lot A which is street right-of-way for Benton Street, 9th Avenue, 10th Avenue and Filmore Street.

That the subdivision of the above described real estate, as shown by the Final Plat of Corkrean & Watts Addition Plat No. 5 is with the free consent and in accordance with the owners' desires as owners of said real estate.

Dated this 10 day of Jan., 2007.

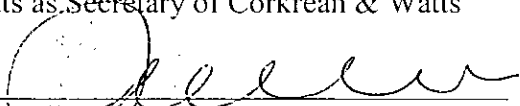
CORKREAN & WATTS DEVELOPMENT CO.

By Patrick F. Corkrean
Patrick F. Corkrean, President

By Larry Watts
Larry Watts, Secretary

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 11 day of January, 2007, by Patrick F. Corkrean as President and Larry Watts as Secretary of Corkrean & Watts Development Co.



Notary Public in and for said State of Iowa



**CONSENT TO PLATTING
BY FARMERS & MERCHANTS STATE BANK**

Farmers & Merchants State Bank does consent to the platting and subdivision of the following-described real estate:

A part of Lot 1, Busch Subdivision, City of Winterset, Madison County, Iowa more particularly described as follows:

Beginning at a point on the East line of Lot 1, Busch Subdivision, City of Winterset, Madison County, Iowa which is the Southeast Corner of Lot 12, Corkrean & Watts Addition, Plat No. 2; thence South 00°15'26" East 675.63 feet along the East line of said Lot 1; thence South 89°38'39" West 226.64 feet along the South line of said Lot 1; thence North 87°32'07" West 433.34 feet along the South line of said Lot 1; thence North 00°16'31" West 736.85 feet along the West line of said Lot 1; thence North 89°51'49" East 131.80 feet; thence North 00°15'22" West 66.00 feet; thence North 89°51'56" East 330.00 feet to the Southeast Corner of Lot 13 of Corkrean & Watts Addition, Plat No. 2; thence South 00°15'22" East 66.00 feet; thence North 89°51'56" East 66.00 feet to the Northwest Corner of Lot 12 of Corkrean & Watts Addition, Plat No. 2; thence South 00°15'22" East 80.00 feet along the West line of said Lot 12; thence North 89°51'49" East 131.92 feet along the South line of said Lot 12 to the Point of Beginning. Parcel contains 11.613 acres and is divided into 29 residential Lots and Lot A which is street right-of-way for Benton Street, 9th Avenue, 10th Avenue and Filmore Street.

in accordance with the ordinances of Madison County, Iowa, and the laws of the State of Iowa. The undersigned holds the following mortgages on the above real estate:

1. A Mortgage from Corkrean Watts Development Co., by Patrick F. Corkrean, President-Treasurer and by Larry Watts, Vice President-Secretary to Farmers & Merchants State Bank in the principal amount of \$250,000.00, dated and filed July 22, 1999, in Book 210, Page 633 of the Recorder's Office of Madison County, Iowa.
2. A Mortgage from Corkrean Watts Development Co., a Corporation, by Patrick F. Corkrean, President-Treasurer, and by Larry Watts, V.P.-Secretary to Farmers & Merchants State Bank in the principal amount of \$533,250.00 dated April 1, 2003, and filed December 9, 2003, in Book 2003, Page 7258 of the Recorder's Office of Madison County, Iowa.
3. An Open-End Mortgage from Corkrean Watts Development Co., A Corporation, By Patrick F. Corkrean, President/Treasurer and By Larry Watts, Vice President, Secretary in the principal amount of \$500,000.00 dated April 12, 2004, and filed April 22, 2004, in Book 2004, Page 1789 of the Recorder's Office of Madison County, Iowa.

Dated this 11th day of January, 2007.

Farmers & Merchants State Bank

By James W. Mease
James W. Mease, President

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 11th day of January, 2007, by James W. Mease as President of Farmers & Merchants State Bank.



Staci Shortt
Notary Public in and for said State

**ATTORNEY'S OPINION FOR FINAL PLAT, CORKREAN & WATTS
ADDITION PLAT NO. 5**

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 December 20, 2006, at 8:00 a.m., by Security Abstract & Title Co., Inc., 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. 5, to the City of Winterset, Madison County, Iowa:

A part of Lot 1, Busch Subdivision, City of Winterset, Madison County, Iowa more particularly described as follows:

Beginning at a point on the East line of Lot 1, Busch Subdivision, City of Winterset, Madison County, Iowa which is the Southeast Corner of Lot 12, Corkrean & Watts Addition, Plat No. 2; thence South $00^{\circ}15'26''$ East 675.63 feet along the East line of said Lot 1; thence South $89^{\circ}38'39''$ West 226.64 feet along the South line of said Lot 1; thence North $87^{\circ}32'07''$ West 433.34 feet along the South line of said Lot 1; thence North $00^{\circ}16'31''$ West 736.85 feet along the West line of said Lot 1; thence North $89^{\circ}51'49''$ East 131.80 feet; thence North $00^{\circ}15'22''$ West 66.00 feet; thence North $89^{\circ}51'56''$ East 330.00 feet to the Southeast Corner of Lot 13 of Corkrean & Watts Addition, Plat No. 2; thence South $00^{\circ}15'22''$ East 66.00 feet; thence North $89^{\circ}51'56''$ East 66.00 feet to the Northwest Corner of Lot 12 of Corkrean & Watts Addition, Plat No. 2; thence South $00^{\circ}15'22''$ East 80.00 feet along the West line of said Lot 12; thence North $89^{\circ}51'49''$ East 131.92 feet along the South line of said Lot 12 to the Point of Beginning. Parcel contains 11.613 acres and is divided into 29 residential Lots and Lot A which is street right-of-way for Benton Street, 9th Avenue, 10th Avenue and Filmore Street.

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, except the following mortgages:

1. A Mortgage from Corkrean Watts Development Co., by Patrick F. Corkrean, President-Treasurer and by Larry Watts, Vice President-Secretary to Farmers & Merchants State Bank in the principal amount of \$250,000.00, dated and filed July 22, 1999, in Book 210, Page 633 of the Recorder's Office of Madison County, Iowa.
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State Bank in the principal amount of \$533,250.00 dated April 1, 2003, and filed December 9, 2003, in Book 2003, Page 7258 of the Recorder's Office of Madison County, Iowa.

3. An Open-End Mortgage from Corkrean Watts Development Co., A Corporation, By Patrick F. Corkrean, President/Treasurer and By Larry Watts, Vice President, Secretary in the principal amount of \$500,000.00 dated April 12, 2004, and filed April 22, 2004, in Book 2004, Page 1789 of the Recorder's Office of Madison County, Iowa.

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

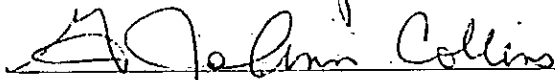
**CERTIFICATE OF THE COUNTY TREASURER
OF MADISON COUNTY, IOWA**

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, City of Winterset, Madison County, Iowa more particularly described as follows:

Beginning at a point on the East line of Lot 1, Busch Subdivision, City of Winterset, Madison County, Iowa which is the Southeast Corner of Lot 12, Corkrean & Watts Addition, Plat No. 2; thence South 00°15'26" East 675.63 feet along the East line of said Lot 1; thence South 89°38'39" West 226.64 feet along the South line of said Lot 1; thence North 87°32'07" West 433.34 feet along the South line of said Lot 1; thence North 00°16'31" West 736.85 feet along the West line of said Lot 1; thence North 89°51'49" East 131.80 feet; thence North 00°15'22" West 66.00 feet; thence North 89°51'56" East 330.00 feet to the Southeast Corner of Lot 13 of Corkrean & Watts Addition, Plat No. 2; thence South 00°15'22" East 66.00 feet; thence North 89°51'56" East 66.00 feet to the Northwest Corner of Lot 12 of Corkrean & Watts Addition, Plat No. 2; thence South 00°15'22" East 80.00 feet along the West line of said Lot 12; thence North 89°51'49" East 131.92 feet along the South line of said Lot 12 to the Point of Beginning. Parcel contains 11.613 acres and is divided into 29 residential Lots and Lot A which is street right-of-way for Benton Street, 9th Avenue, 10th Avenue and Filmore Street.

DATED at Winterset, Iowa, this 11 day of January, 2007.



G. JoAnn Collins, Treasurer of Madison County,
Iowa

**DEED OF RESTRICTIONS
CORKREAN & WATTS ADDITION PLAT NO. 5
AN ADDITION TO THE CITY OF WINTERSET,
MADISON COUNTY, IOWA**

That Corkrean Watts Development Co., and Iowa corporation, is now the fee simple owner and record titleholder of the following-described real estate, to-wit:

A part of Lot 1, Busch Subdivision, City of Winterset, Madison County, Iowa more particularly described as follows:

Beginning at a point on the East line of Lot 1, Busch Subdivision, City of Winterset, Madison County, Iowa which is the Southeast Corner of Lot 12, Corkrean & Watts Addition, Plat No. 2; thence South 00°15'26" East 675.63 feet along the East line of said Lot 1; thence South 89°38'39" West 226.64 feet along the South line of said Lot 1; thence North 87°32'07" West 433.34 feet along the South line of said Lot 1; thence North 00°16'31" West 736.85 feet along the West line of said Lot 1; thence North 89°51'49" East 131.80 feet; thence North 00°15'22" West 66.00 feet; thence North 89°51'56" East 330.00 feet to the Southeast Corner of Lot 13 of Corkrean & Watts Addition, Plat No. 2; thence South 00°15'22" East 66.00 feet; thence North 89°51'56" East 66.00 feet to the Northwest Corner of Lot 12 of Corkrean & Watts Addition, Plat No. 2; thence South 00°15'22" East 80.00 feet along the West line of said Lot 12; thence North 89°51'49" East 131.92 feet along the South line of said Lot 12 to the Point of Beginning. Parcel contains 11.613 acres and is divided into 29 residential Lots and Lot A which is street right-of-way for Benton Street, 9th Avenue, 10th Avenue and Filmore Street.

which real estate is being platted as Corkrean & Watts Addition Plat No. 5, an Addition to the City of Winterset, Madison County, Iowa.

Said owners do hereby impose and subject said real estate to certain regulations, covenants, restrictions and easements as to the use and occupancy thereof, as follows:

1) All lots in said Plat shall be used in a manner consistent with the Winterset Zoning Ordinance. No structure shall be erected on any lot except single-family and two-family residential dwelling structures, a garage as an accessory building or an accessory portion of the main building designed and used for the shelter of vehicles owned by the occupants of the main building, and certain other accessory buildings provided that such other accessory buildings other than garages may not be

erected in excess of 400 square feet in area. Churches shall also be permitted. No construction shall start on any such dwelling until the plans have been approved by the developer. No mobile homes or manufactured homes as defined by the Code of Iowa or earth homes shall be erected or placed on any of the lots in said Corkrean & Watts Addition Plat No. 5, to the City of Winterset, Madison County, Iowa, except that a berm home may be permitted. Motor homes, camper trailers, boats, motorcycles and other recreational vehicles shall not be stored on the premises unless the same are stored in a garage as permitted by these covenants.

2) No lot in the Plat shall be further subdivided, except that a lot may be divided and sold to or with adjoining lots to increase their size.

3) No trailer, basement, tent, shack, garage, barn or other accessory building in the tract shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.

4) No building shall be erected on any building lot unless the design and location is in harmony with the existing structures and locations in the tract and does not violate any of these protective covenants.

5) The titleholder of each lot, vacant or improved, shall keep his lot or lots free of weeds and debris, and shall not engage in act activity which is a nuisance.

6) These covenants are to run with the land and shall be binding on all parties and persons for a period of twenty (20) years from the time this Plat is approved and accepted, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by a vote of the majority of the then owners of the lots, it is agreed to delete the said covenants in whole or in part. No new or additional covenants shall be added unless all of the owners of the lots in said Corkrean &

Watts Addition Plat No. 5, to the City of Winterset, Madison County, Iowa, agree in writing to any such additional covenants. The easements shown at numbered paragraph 9 hereof are perpetual in nature and may not be deleted.

7) If any party shall violate or attempt to violate any of the covenants, conditions or restrictions contained herein, it shall be lawful for any owner of any lot or lots in the subdivision to institute proceedings in law or in equity against the person or persons violating or attempting to violate any such covenants, conditions or restrictions, and to prevent or enjoin him or them from so doing or recover damages for such violation.

8) Invalidation of any one of these covenants by judgment or court order shall not affect any of the other provisions which shall remain in full force and effect.

9) Perpetual easements for ingress, egress, drainage and utility purposes are hereby granted to the City of Winterset, Iowa, Mid American Energy, Qwest, and their successors and assigns for the installation, operation, maintenance and repair thereof, as shown by the Engineer's Final Plat filed herewith.

10) If any lot owner decides to erect a fence upon his lot, the total cost of installation of such fence shall be borne by said lot owner as well as the cost of all future maintenance of the fence. No adjoining lot owner shall be required to participate in the cost of the erection or maintenance of any fence. Any fence erected shall be the sole property of the lot owner and can be removed by such lot owner at his discretion. Nothing in this paragraph shall be deemed to preclude a fencing agreement between adjoining lot owners for erection and maintenance of a common fence; however, for any such common fence agreement to be enforceable upon future lot owners, such fencing agreement must be in writing and filed for record in the Madison County Recorder's office in order to apprise prospective

purchasers of their obligations with respect to such fencing.

11) No animals shall be kept or maintained on any of the lots in Corkrean & Watts Addition Plat No. 5, to the City of Winterset, Madison County, Iowa, except ordinary household pets.

12) Any person, partnership, corporation or other entity purchasing a vacant lot in Corkrean & Watts Addition Plat No. 5, an Addition to the City of Winterset, Madison County, Iowa, shall commence construction of a residential dwelling withing eighteen (18) months of the date of delivery of a deed to said purchaser from the developer. In the event such buyer has not commenced construction within said 18-month period, the developer shall have the right to repurchase said lot at the same price paid by the buyer plus interest at the rate of seven percent (7%) per annum from and after date of the Deed from developer to buyer; and upon developer exercising the option to repurchase the lot buyer shall promptly comply and furnish to developer an abstract showing merchantable title and a warranty deed.

13) "Developer" is defined as Corkrean Watts Development Co., an Iowa Corporation.

Dated this 10 day of Jan, 2007.

CORKREAN WATTS DEVELOPMENT CO.

By

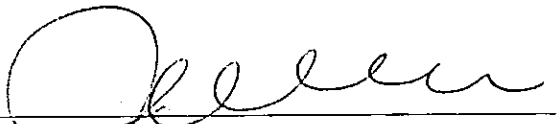
Patrick F. Corkrean
Patrick F. Corkrean, President

By

Larry Watts
Larry Watts, Secretary

STATE OF IOWA :
 :SS
MADISON COUNTY :

On this 11 day of January, 2007, 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.


Notary Public in and for the State of Iowa



**RESOLUTION APPROVING
FINAL PLAT OF CORKREAN & WATTS ADDITION PLAT NO. 5**

WHEREAS, there was filed in the Office of the City Administrator of the City of Winterset, Madison County, Iowa, a registered land surveyor's plat of a proposed subdivision known as Corkrean & Watts Addition Plat No. 5 an Addition to the City of Winterset, Madison County, Iowa; and

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

A part of Lot 1, Busch Subdivision, City of Winterset, Madison County, Iowa more particularly described as follows:

Beginning at a point on the East line of Lot 1, Busch Subdivision, City of Winterset, Madison County, Iowa which is the Southeast Corner of Lot 12, Corkrean & Watts Addition, Plat No. 2; thence South 00°15'26" East 675.63 feet along the East line of said Lot 1; thence South 89°38'39" West 226.64 feet along the South line of said Lot 1; thence North 87°32'07" West 433.34 feet along the South line of said Lot 1; thence North 00°16'31" West 736.85 feet along the West line of said Lot 1; thence North 89°51'49" East 131.80 feet; thence North 00°15'22" West 66.00 feet; thence North 89°51'56" East 330.00 feet to the Southeast Corner of Lot 13 of Corkrean & Watts Addition, Plat No. 2; thence South 00°15'22" East 66.00 feet; thence North 89°51'56" East 66.00 feet to the Northwest Corner of Lot 12 of Corkrean & Watts Addition, Plat No. 2; thence South 00°15'22" East 80.00 feet along the West line of said Lot 12; thence North 89°51'49" East 131.92 feet along the South line of said Lot 12 to the Point of Beginning. Parcel contains 11.613 acres and is divided into 29 residential Lots and Lot A which is street right-of-way for Benton Street, 9th Avenue, 10th Avenue and Filmore Street.

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.; and

WHEREAS, said plat was accompanied by an opinion from an attorney at law showing that title is in fee simple in said proprietors and that said platted land is free from encumbrance, except mortgages held by Farmers & Merchants State Bank and a certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes; and a consent by the mortgage holder, Farmers & Merchants State Bank to such platting.

WHEREAS, the City Council of the City of Winterset, Madison County, Iowa, finds that said plat conforms to the provisions of the Ordinances of the City of Winterset, Madison County, Iowa, and that the plat, papers and documents presented therewith should be approved by the City of Council of the City of Winterset, Madison County, Iowa.

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

1. Said plat, known as Corkrean & Watts Additions Plat No. 5 an Addition to the City of Winterset, Madison County, Iowa, prepared in connection with said plat and subdivision is hereby approved.
2. The City Administrator of the City of Winterset, Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County documents which should be filed and recorded in connection therewith.

DATED at Winterset, Iowa, this ____ day of _____, 2007.
CITY OF WINTERSET, IOWA

By James C. Olson
James C. Olson, Mayor

ATTEST:

Mark Nitchals
Mark Nitchals, City Administrator



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

Pursuant to Iowa Code requirements, the following proposed subdivision name:

Corkrean & Watts Addition, Plat No. 5

For property located at:

Part of Lot 1, Busch Subdivision, City of Winterset, Madison County, Iowa.

And owned by:

Corkrean & Watts Development Company

Has been reviewed and approved on the 7th day of Nov. 2006

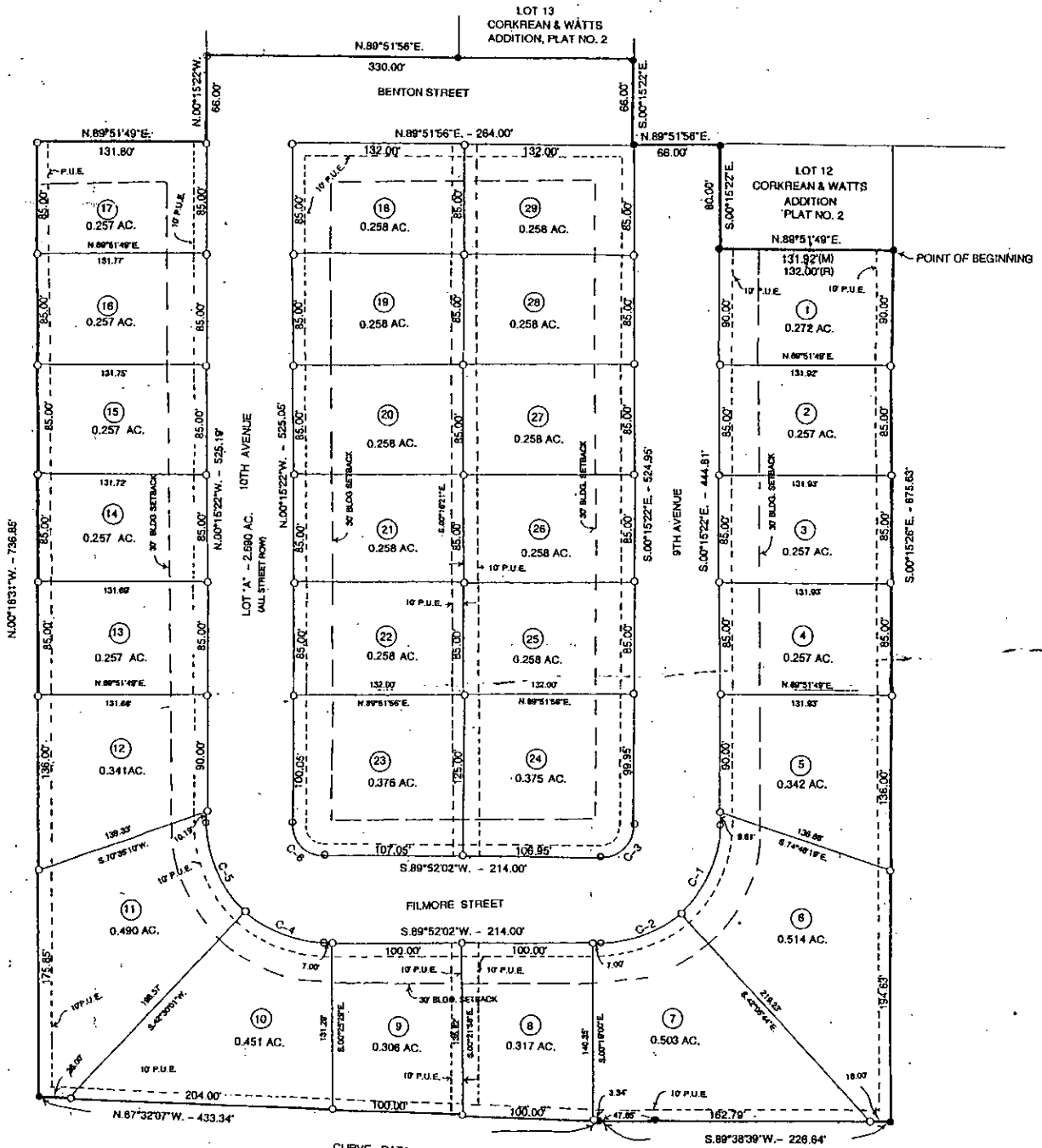
By the Auditor, Madison County, Iowa.

Joan Welch by Debby Corkrean
Joan Welch, Auditor

LISA SMITH, COUNTY RECORDER
MADISON IOWA

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

FINAL PLAT
CORKREAN & WATTS ADDITION
PLAT NO. 5

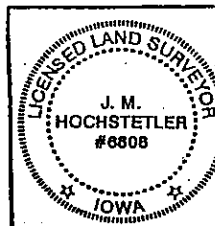


CURVE DATA

	C-1	C-2	C-3	C-4	C-5	C-6
Δ	48°09'38"	41°37'28"	90°07'00"	42°28'16"	47°14'37"	89°32'33"
R	91.00'	91.00'	25.00'	91.00'	91.00'	21.00'
T	40.47'	34.83'	25.05'	35.31'	39.80'	24.95'
L	76.49'	66.64'	19.32'	67.72'	75.03'	39.22'
CHORD	74.28'	65.16'	33.39'	67.72'	72.93'	35.32'
BEARING	S.33°49'27"W - 433.34'	S.68°33'00"W - 525.05'	S.44°48'11"W - 525.05'	N.68°40'07"W - 525.05'	N.23°32'41"W - 525.05'	N.45°11'49"W - 525.05'

LEGAL DESCRIPTION:

A part of Lot 1, Busch Subdivision, City of Winterset, Madison County, Iowa more particularly described as follows:
Beginning at a point on the East line of Lot 1, Busch Subdivision, City of Winterset, Madison County, Iowa which is the Southeast Corner of Lot 12, Corkrean & Watts Addition, Plat No. 2; thence South 00°15'22" East 675.63 feet along the East line of said Lot 1; thence South 89°18'39" West 226.64 feet along the South line of said Lot 1; thence North 87°32'07" West 433.34 feet along the South line of said Lot 1; thence North 00°16'31" West 736.85 feet along the West line of said Lot 1; thence North 89°51'49" East 131.80 feet; thence North 00°15'22" West 66.00 feet; thence North 89°51'56" East 330.00 feet to the Southeast Corner of Lot 13 of Corkrean & Watts Addition, Plat No. 2; thence South 00°15'22" East 66.00 feet; thence North 89°51'56" East 66.00 feet to the Northwest Corner of Lot 12 of Corkrean & Watts Addition, Plat No. 2; thence South 00°15'22" East 80.00 feet along the West line of said Lot 12; thence North 89°51'49" East 131.92 feet along the South line of said Lot 12 to the Point of Beginning. Parcel contains 11.813 acres and is divided into 29 residential lots and Lot A which is street right-of-way for Benton Street, 9th Avenue, 10th Avenue and Filmore Street.



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 12/21/06
My license renewal date is December 31, 2007
Pages or sheets covered by this seal: 1

FINAL PLAT

CORKREAN & WATTS
ADDITION
PLAT NO. 5

OWNER/DEVELOPER:
CORKREAN & WATTS
DEVELOPMENT COMPANY
65 JEFFERSON
WINTERSSET, IOWA 50273

ENGINEER/LAND SURVEYOR:
VANCE & HOCHSTETLER, P.C.
CONSULTING ENGINEERS
110 WEST GREEN STREET
WINTERSSET, IOWA 50273

SUBURBAN ADDITION

- CAPPED IRON ROD (CIR) #6808 SET
 - CIR # 6808 FOUND
 - PUBLIC UTILITY EASEMENT (P.U.E.)
 - BUILDING SETBACK
 - 1. FRONT & REAR YARD - 30 FEET
 - 2. MIN. SIDEYARD - 5 FEET
 - 3. SUM OF SIDE YARDS - 15 FEET
- ZONED R-2

