

**PLAT AND CERTIFICATE
FOR
CEDAR WOODS PLAT 2,
A REPLAT OF LOTS 19 THROUGH 24, AND LOTS 33, 34 & 35,
CEDAR WOODS PLAT 1 AN ADDITION
TO THE CITY OF WINTERSET, 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 Cedar Woods Plat 2, a Replat of Lots 19 through 24, and Lots 33, 34 & 35, Cedar Woods Plat 1 an Addition to the City of Winterset, Madison County, Iowa; and, that the real estate comprising said plat is described as follows:

SEE LEGAL DESCRIPTION ATTACHED

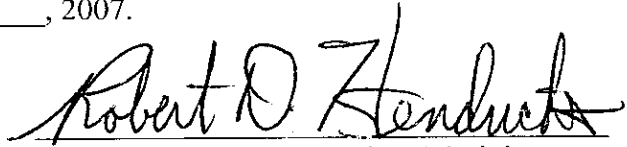
I do further certify that attached hereto are true and correct copies of the following documents that have been submitted in connection with said plat.

1) Dedication of Cedar Woods Plat 2, a Replat of Lots 19 through 24, and Lots 33, 34 & 35, Cedar Woods Plat 1, and Addition to the City of Winterset, Madison County, Iowa;

- 1) Attorney's Opinion;
- 2) Certificate of Treasurer;
- 3) Ground Water Statement;
- 4) Statement of Zoning Administrator;
- 5) Consent of Mortgagee;
- 6) Covenants, Conditions and Restrictions.

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

Dated this 3RD day of JULY, 2007.

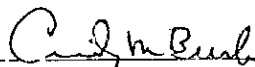


Robert D. Hendricks, Zoning Administrator

STATE OF IOWA, MADISON COUNTY, ss:

On this 3rd day of July, 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

LEGAL DESCRIPTION – CEDAR WOODS PLAT 2

A Replat of Lots 19 through 24, Lots 33, 34, 35 and part of Lot 'C', Cedar Woods Plat 1, described as follows:

Beginning at the NW corner of Lot 33, Cedar Woods Plat 1;
Thence S 88°38'17"E, a distance of 1,642.63 feet to the point of curvature of a curve concave southwesterly having a radius of 50.00 feet, a delta of 90°00'00", and a chord bearing S43°38'17"E, 70.71 feet; Thence along the arc of said curve 78.54 feet;
Thence S 01°21'43"W, a distance of 52.44 feet to the point of curvature of a curve concave northwesterly having a radius of 467.00 feet, a delta of 08°43'22" and a chord bearing S05°43'24"W, 71.03 feet; Thence along the arc of said curve 71.10 feet;
Thence S10°05'05"W, a distance of 254.87 feet to the point of curvature of a curve concave northeasterly having a radius of 533.00 feet, a delta of 18°08'22" and a chord bearing S01°00'54"W, 168.04 feet; Thence along the arc of said curve 168.74 feet;
Thence S08°03'17"E, a distance of 193.32 feet to the point of curvature of a curve concave northwesterly having a radius of 30.00 feet, a delta of 48°59'08" and a chord bearing S16°26'17"W, 24.87 feet; Thence along the arc of said curve 25.65 feet to the point of curvature of a curve concave southeasterly having a radius of 66.00 feet, a delta of 45°15'25" and a chord bearing S18°18'09"W, 50.79 feet; Thence along the arc of said curve 52.13 feet;
Thence S85°40'27"W, a distance of 519.88 feet;
Thence S88°39'19"W, a distance of 550.61 feet;
Thence N88°38'17"W, a distance of 577.42 feet;
Thence N00°25'43"E, a distance of 934.19 feet to the Point of Beginning, and containing 34.79 acres (area by survey)

**DEDICATION OF PLAT
OF
CEDAR WOODS PLAT 2, A REPLAT OF
LOTS 19 THROUGH 24, AND LOTS 33, 34 & 35,
CEDAR WOODS PLAT 1 AN ADDITION
TO THE CITY OF WINTERSET, MADISON COUNTY, IOWA**

KNOW ALL MEN BY THESE PRESENT:

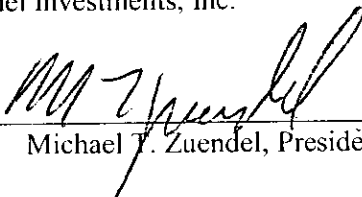
That Zuendel Investments, Inc., does certify that it is the sole owner and proprietor of the following-described real estate:

SEE LEGAL DESCRIPTION ATTACHED

That the subdivision of the above-described real estate, as shown by the final plat of Cedar Woods Plat 2, a Replat of Lots 19 through 24, and Lots 33, 34 & 35, Cedar Woods Plat 1 an Addition 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.

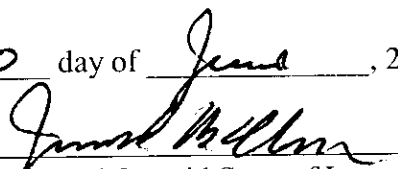
Dated this 20 day of JUNE, 2007.

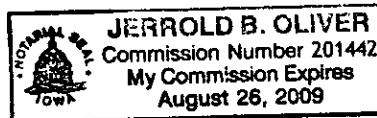
Zuendel Investments, Inc.

By 
Michael T. Zuendel, President

STATE OF IOWA, COUNTY OF POLK

This instrument was acknowledged before me on this 20 day of June, 2007, by Michael T. Zuendel as President of Zuendel Investments, Inc.


Notary Public in and for said State of Iowa



LEGAL DESCRIPTION – CEDAR WOODS PLAT 2

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Thence N88°38'17"W, a distance of 577.42 feet;
Thence N00°25'43"E, a distance of 934.19 feet to the Point of Beginning, and containing 34.79 acres (area by survey)

**ATTORNEY'S OPINION FOR CEDAR WOODS PLAT 2, A REPLAT OF
LOTS 19 THROUGH 24, AND LOTS 33, 34 & 35, CEDAR WOODS PLAT 1
AN ADDITION TO THE CITY OF WINTERSET, MADISON COUNTY, IOWA**

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 May 31, 2007, 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, Cedar Woods Plat 2, a Replat of Lots 19 through 24, and Lots 33, 34 & 35, Cedar Woods Plat 1 an Addition to the City of Winterset, Madison County, Iowa

SEE LEGAL DESCRIPTION ATTACHED

In my opinion, merchantable title to the above described property is in the name of Zuendel Investments, Inc. free and clear of all liens and encumbrances except the following:

1. Entry No. 136 of the abstract shows a Mortgage from Zuendel Investments, Inc. to Wells Fargo Bank, National Association in the principal amount of \$612,500.00 dated December 21, 2005, and filed December 22, 2005, in Book 2005, 6091 of the Recorder's Office of Madison County, Iowa. Entry No. 137 shows a modification of this mortgage dated January 25, 2007, and filed January 31, 2007, in Book 2007, Page 426 of the Recorder's Office of Madison County, Iowa.
2. Entry No. 138 shows an Assignment of Rents by Zuendel Investments, Inc. to Wells Fargo Bank, National Association dated January 26, 2007, and filed January 31, 2007, in Book 2007, Page 427 of the Recorder's Office of Madison County, Iowa.

3. Entry No. 139 shows an Assignment of Development Agreement by Zuendel Investments, Inc. to Wells Fargo Bank, National Association, dated January 26, 2007, and filed January 31, 2007, in Book 2007, Page 428 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

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and containing 34.79 acres (area by survey)

**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:

SEE LEGAL DESCRIPTION ATTACHED

DATED at Winterset, Iowa, this 22 day of June, 2007.



G. JoAnn Collins, Treasurer of Madison County,
Iowa

LEGAL DESCRIPTION – CEDAR WOODS PLAT 2

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**CEDAR WOODS PLAT 2,
A REPLAT OF LOTS 19 THROUGH 24, AND LOTS 33, 34 & 35,
CEDAR WOODS PLAT 1 AN ADDITION
TO THE CITY OF WINTERSSET, 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 Cedar Woods Plat 2, a Replat of Lots 19 through 24, and Lots 33, 34 & 35, Cedar Woods Plat 1 an Addition to the City of Winterset, Madison County, Iowa.

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

SEE LEGAL DESCRIPTION ATTACHED

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, Zuendel Investments, Inc.

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

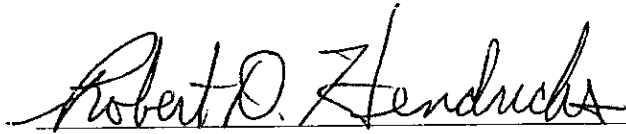
WHEREAS, the Zoning Administrator of the City of Winterset, Iowa, finds that said Plat conforms to the provisions of the Subdivisions Ordinance of the City of Winterset and that the plat, papers and documents presented therewith should be approved by the Zoning Administrator.

NOW THEREFORE:

That said plat, known as Cedar Woods Plat 2, a Replat of Lots 19 through 24, and Lots 33,

34 & 35, Cedar Woods Plat 1, 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 3RD day of JULY, 2007.

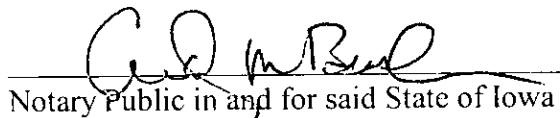


Robert D. Hendricks, Zoning Administrator

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 3rd day of July, 2007, by Robert D. Hendricks.




Notary Public in and for said State of Iowa

LEGAL DESCRIPTION – CEDAR WOODS PLAT 2

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**CONSENT TO PLATTING
BY WELLS FARGO BANK, NATIONAL ASSOCIATION**

Wells Fargo Bank, National Association does consent to the platting and subdivision of the following-described real estate:

See Attached

in accordance with the ordinances of Madison County, Iowa, and the laws of the State of Iowa. The undersigned holds a mortgage against said real estate dated December 21, 2005, and filed December 22, 2005, in Book 2005, Page 6091 of the Recorder's Office of Madison County, Iowa.

Dated this 22 day of June, 2007.

Wells Fargo Bank, National Association

By Brian Hagedorn

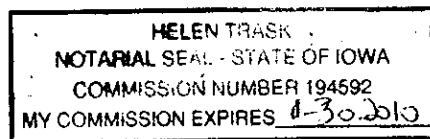
STATE OF IOWA, COUNTY OF POLK

This instrument was acknowledged before me on this 22 day of June, 2007 by Brian Hagedorn as Vice President of Wells Fargo Bank, National Association.

Helen Trask
515-245-8269
Wells Fargo Bank, N.A.
Des Moines Commercial Real Estate AU 02653

V0972
N8200-01A

Helen Trask
Notary Public in and for said State



LEGAL DESCRIPTION – CEDAR WOODS PLAT 2

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**COVENANTS, CONDITIONS AND RESTRICTIONS
OF
CEDAR WOODS PLAT 2,
A REPLAT OF LOTS 19 THROUGH 24, AND LOTS 33, 34 & 35,
CEDAR WOODS PLAT 1 AN ADDITION
TO THE CITY OF WINTERSET, MADISON COUNTY, IOWA**

Zuendel Investments, Inc. the fee simple owner of the following described real estate:

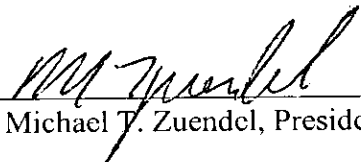
SEE LEGAL DESCRIPTION ATTACHED

Hereby imposes said real estate regulations, covenants, conditions, restrictions and easements as to the use and occupancy thereof as follows:

The covenants, conditions, restrictions and easements set for in the Substituted and Amended Declaration of Covenants, Conditions and Restrictions of Cedar Woods Plat 1, Winterset, Madison County, Iowa, dated May 17, 2007, and filed May 18, 2007, in Book 2007, Page 2052 of the Recorders' Office of Madison County, Iowa, shall apply to the above described real estate being replatted as Cedar Woods Plat 2, a Replat of Lots 19 through 24, and Lots 33, 34 & 35, Cedar Woods Plat 1, an Addition to the City of Winterset, Madison County, Iowa.


Dated this 20 day of JUNE, 2007.

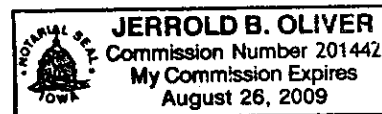
Zuendel Investments, Inc.

By 
Michael T. Zuendel, President

STATE OF IOWA, COUNTY OF POLK

This instrument was acknowledged before me on this 20 day of June, 2007,
by Michael T. Zuendel as President of Zuendel Investments, Inc.


Notary Public in and for said State of Iowa



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INXD
ANNO
SCAN
CHEK

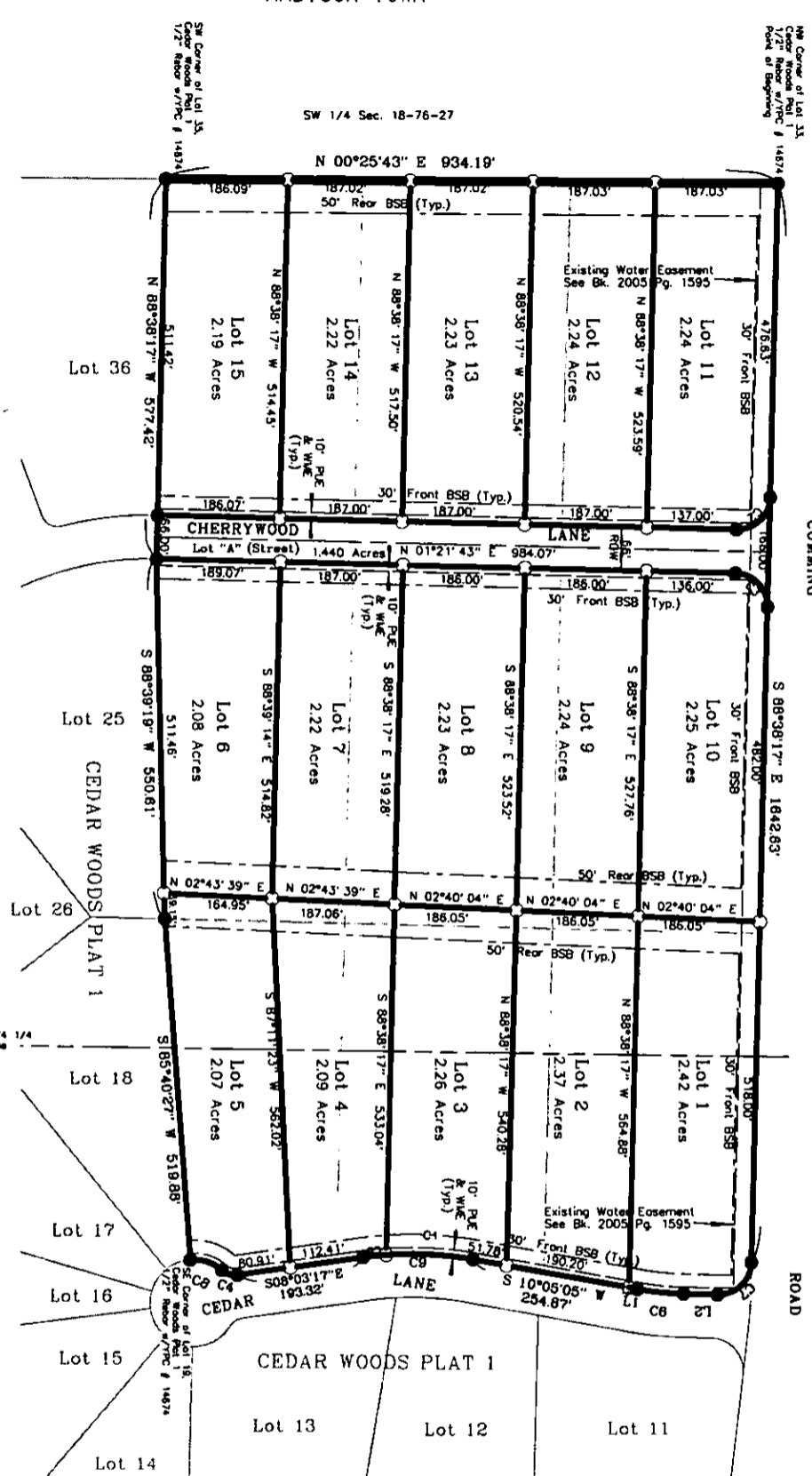
LISA SMITH, COUNTY RECORDER
MADISON IOWA

Engineer/Surveyor:
Mark A. McMurphy, PEARLS
Abaci Consulting, Inc.
101 N. Circle Dr.
Grimes, IA 50048
Ph (515) 988-5048
Fax (515) 988-0588

Owner/Developer:
Mike Zuerdel
Zuerdel Investments, Inc.
5113 Applewood Road
Des Moines, IA 50319
Ph (515) 255-7807

A REPLAT OF LOTS 19 THROUGH 24, AND LOTS 33, 34 & 35, CEDAR WOODS PLAT 1

Cedar Woods Plat 2



Approx. 1/4 1/4 Section Line

Lot No.	Acres	Total
LOT 1	2.42	2.42
LOT 2	2.37	4.79
LOT 3	2.26	7.05
LOT 4	2.09	9.14
LOT 5	2.07	11.21
LOT 6	2.08	13.29
LOT 7	2.22	15.51
LOT 8	2.23	17.74
LOT 9	2.24	19.98
LOT 10	2.25	22.23
LOT 11	2.24	24.47
LOT 12	2.24	26.71
LOT 13	2.23	28.94
LOT 14	2.22	31.16
LOT 15	2.19	33.35
LOT 16	2.07	35.42
LOT 17	2.07	37.49
LOT 18	2.07	39.56
LOT 19	2.07	41.63
LOT 20	2.07	43.70
LOT 21	2.07	45.77
LOT 22	2.07	47.84
LOT 23	2.07	49.91
LOT 24	2.07	51.98
LOT 25	2.07	54.05
LOT 26	2.07	56.12
TOTAL	56.12	56.12

LEGAL DESCRIPTION:
A Replat of Lots 19 through 24, Lots 33, 34, 35 and part of Lot 1, Cedar Woods Plat 1 described on Subdiv. Record 2007 2693.

Line Table:

Line No.	Length (ft)	Bearing	Area (sq ft)
1	1288.00	N 02°43'39" E	162,123.21
2	524.28	N 88°38'17" W	67,456.78
3	5310.40	N 02°40'04" E	682,345.67
4	519.28	S 88°38'17" E	67,456.78
5	524.28	S 88°38'17" W	67,456.78
6	5310.40	S 02°40'04" W	682,345.67
7	519.28	S 88°38'17" E	67,456.78
8	524.28	S 88°38'17" W	67,456.78
9	5310.40	S 02°40'04" E	682,345.67
10	519.28	S 88°38'17" E	67,456.78
11	524.28	S 88°38'17" W	67,456.78
12	5310.40	S 02°40'04" W	682,345.67
13	519.28	S 88°38'17" E	67,456.78
14	524.28	S 88°38'17" W	67,456.78
15	5310.40	S 02°40'04" E	682,345.67
16	519.28	S 88°38'17" E	67,456.78
17	524.28	S 88°38'17" W	67,456.78
18	5310.40	S 02°40'04" W	682,345.67
19	519.28	S 88°38'17" E	67,456.78
20	524.28	S 88°38'17" W	67,456.78
21	5310.40	S 02°40'04" E	682,345.67
22	519.28	S 88°38'17" E	67,456.78
23	524.28	S 88°38'17" W	67,456.78
24	5310.40	S 02°40'04" W	682,345.67
25	519.28	S 88°38'17" E	67,456.78
26	524.28	S 88°38'17" W	67,456.78
27	5310.40	S 02°40'04" E	682,345.67
28	519.28	S 88°38'17" E	67,456.78
29	524.28	S 88°38'17" W	67,456.78
30	5310.40	S 02°40'04" W	682,345.67
31	519.28	S 88°38'17" E	67,456.78
32	524.28	S 88°38'17" W	67,456.78
33	5310.40	S 02°40'04" E	682,345.67
34	519.28	S 88°38'17" E	67,456.78
35	524.28	S 88°38'17" W	67,456.78

Notes:
1) The existing zoning is R-1, Low Density Residential District.
2) The Subdivisions are as follows:
- Lot size: 150 ft. min.
- Front Building Setback: 25 ft. min.
- Side and Rear Setback: 10 ft. min.
- Height: 35 ft. max.
- Use: Single-Family Residential.
- Refer to current Zoning Ordinance for modifications and/or additional conditions or requirements.

3) Final development should not adversely affect downtown properties or facilities.
4) The plat is to be filed in the public records of Cedar Woods Plat 1, The Final Plat Book 2007, Page 4970.
5) It shall be the engineer's responsibility to verify for and obtain any storm water discharge permits from the Iowa Department of Natural Resources.
6) The plat is to be filed within one year of the date of recording of this plat.
7) The plat was prepared for the purpose of dividing and recombining Lots 19 through 24, Lots 33, 34, 35 and part of Lot 1, Cedar Woods Plat 1, as shown on the plat.
8) This plat is subject to all laws, ordinances, rules, regulations, and orders of the State of Iowa, and the County of Madison, Iowa.

ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING
101 N. CIRCLE DR., GRIMES, IOWA 50111, PH (515) 988-5048

REGISTERED PROFESSIONAL ENGINEER AND SURVEYOR
MARK A. MCMURPHY, P.E., P.S.
IOWA LICENSE NO. 14674
EXPIRES 12/31/2008

DATE: 7/3/07
BY: [Signature]
CHECKED: [Signature]

FINAL PLAT OF CEDAR WOODS PLAT 2

Scale: 1" = 100'