

INDX ✓  
ANNO ✓  
SCAN ✓  
CHEK

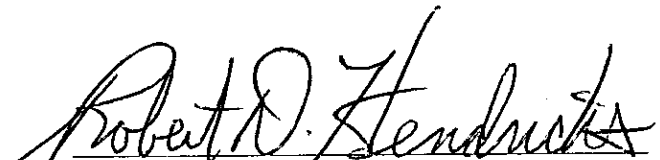
**PLAT AND CERTIFICATE  
FOR  
NELSON ACRES PLAT 2  
AN ADDITION TO THE CITY OF WINTERSET,  
MADISON COUNTY, IOWA**

I, Robert D. Hendricks, Zoning Administrator of the City of Winterset, Iowa, do hereby certify that attached hereto is a plat of a subdivision known and designated as Amended Final Plat Nelson Acres Plat 2 to the City of Winterset, Madison County, Iowa; and, that the real estate comprising said plat is described as follows:

SEE EXHIBIT "A" ATTACHED

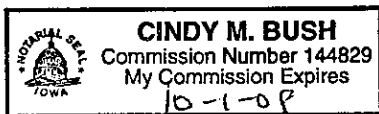
I further certify that said amended plat has been approved by Resolution of the City of Winterset, Madison County, Iowa, and a true and correct copy of said Resolution is attached hereto.

Dated this 7<sup>th</sup> day of AUGUST, 2007.

  
Robert D. Hendricks, Zoning Administrator

STATE OF IOWA, MADISON COUNTY, ss:

On this 7<sup>th</sup> day of August, 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.



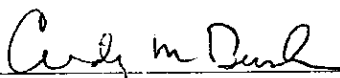
  
Notary Public in and for the State of Iowa

EXHIBIT "A"

Nelson Acres, Plat 2 in the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter all in Section 1, Township 75 North, Range 28 West of the 5<sup>th</sup> P.M., City of Winterset, Madison County, Iowa more particularly described as follows:

Beginning at the Northeast Corner of the Northwest Quarter of the Southeast Quarter of Section 1, Township 75 North, Range 28 West of the 5<sup>th</sup> P.M., City of Winterset, Madison County, Iowa; Thence South 00°13'44" West 123.16 feet along the East line of said Northwest Quarter of the Southeast Quarter; thence North 89°39'50" West 550.00 feet; thence South 00°09'45" East 132.81 feet; thence North 89°04'39" West 934.32 feet; thence North 00°06'45" West 461.60 feet to the Southwest Corner of Parcel "D" in the Southeast Quarter of the Northwest Quarter of said Section 1; thence South 89°45'50" East 1484.37 feet along the South line of Parcel "D" to a point on the East line of the Southwest Quarter of the Northeast Quarter of said Section 1; thence South 00°13'44" East 217.79 feet to the Point of Beginning containing 14.314 Acres. Nelson Acres, Plat 2 is divided into Lot 1 containing 13.918 acres and Lot A containing 0.396 acres which is South 4<sup>th</sup> Avenue right-of-way.

**RESOLUTION APPROVING  
FINAL PLAT NELSON ACRES PLAT 2**

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 entitled "Amended Final Plat Nelson Acres Plat 2, City of Winterset, Madison County, Iowa"

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

See Exhibit "A" attached

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 said amended plat should be approved by the City 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 amended plat, is hereby approved;
2. The Zoning Administrator of the City of Winterset, Madison County, Iowa is hereby directed to record this Resolution with said amended plat with the Office of the Madison County, Recorder.

DATED at Winterset, Iowa, this 6th day of August, 2007.

CITY OF WINTERSET, IOWA

By James C. Olson  
James C. Olson, Mayor

ATTEST:

Mark Nitchals  
Mark Nitchals, City Administrator



EXHIBIT "A"

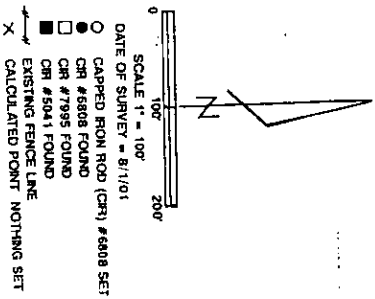
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INDX  
ANNO  
SCAN  
CHK

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**



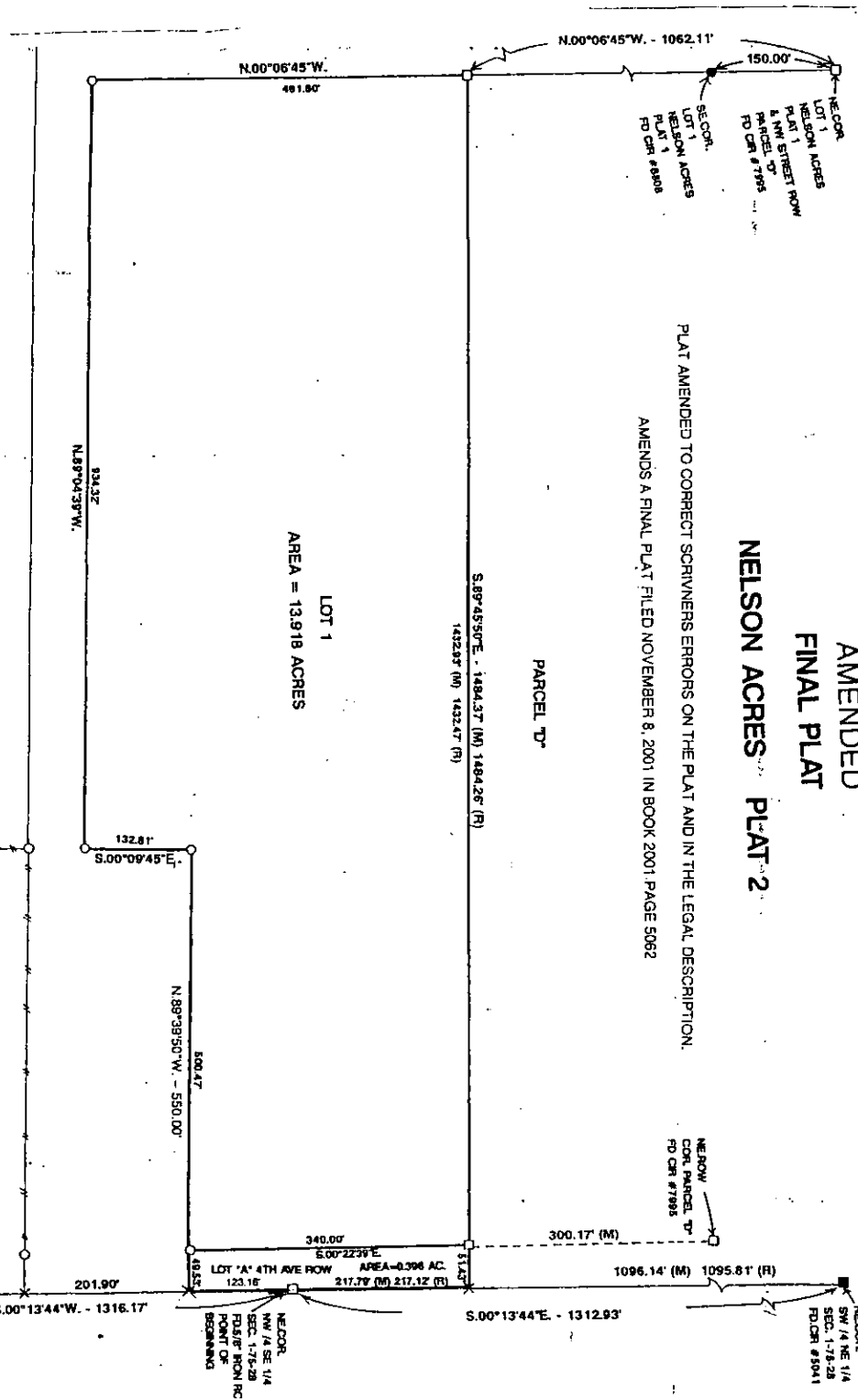
SCALE 1" = 100'

DATE OF SURVEY = 8/1/01

○ CAPED IRON ROD (CIR) #6808 SET  
● CIR #6808 FOUND

□ CIR #7995 FOUND  
■ CIR #5041 FOUND

X CALCULATED POINT NOTHING SET



**AMENDED  
FINAL PLAT  
NELSON ACRES PLAT 2**

PLAT AMENDED TO CORRECT SCRIBBLED ERRORS ON THE PLAT AND IN THE LEGAL DESCRIPTION.  
AMENDS A FINAL PLAT FILED NOVEMBER 8, 2001 IN BOOK 2001 PAGE 5062

LOT 1  
AREA = 13.918 ACRES

PARCEL "D"

**LEGAL DESCRIPTION:**  
Nelson Acres, Plat 2 in the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter all in Section 1, Township 75 North, Range 28 West of the 5<sup>th</sup> P.M., City of Winterset, Madison County, Iowa more particularly described as follows:  
Beginning at the Northeast Corner of the Northwest Quarter of the Southeast Quarter of Section 1, Township 75 North, Range 28 West of the 5<sup>th</sup> P.M., City of Winterset, Madison County, Iowa, Thence South 00°13'44" West 123.16 feet along the East line of said Northwest Quarter of the Southeast Quarter, thence North 89°39'50" West 550.00 feet, thence South 00°06'45" East 132.81 feet; thence North 89°04'39" West 394.32 feet; thence North 00°06'45" West 461.80 feet to the Southwest Corner of Parcel "D" in the Southeast Quarter of the Northwest Quarter of said Section 1; thence South 89°45'50" East 1484.37 feet along the South line of Parcel "D" to a point on the East line of the Southwest Quarter of the Northeast Quarter of said Section 1; thence South 00°13'44" East 217.79 feet to the Point of Beginning containing 14.314 Acres, Nelson Acres, Plat 2 is divided into Lot 1 containing 13.918 acres and Lot A containing 0.396 acres which is South 4<sup>th</sup> Avenue right-of-way.

LICENSED LAND SURVEYOR  
IOWA  
J. M. HOCHSTETLER  
#6808  
I hereby certify that the 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  
License number 6808 Date 8/1/07  
My license renewal date is December 31, 2007  
Pages or sheets covered by this seal: 1

AMENDED  
FINAL PLAT  
NELSON ACRES - PLAT 2  
OWNER:  
WINTERSSET COMMUNITY SCHOOL  
P.O. BOX 30 224 E. HWY 92, SUITE 3  
WINTERSSET, IOWA 50273  
ENGINEER/LAND SURVEYOR  
VANCE & HOCHSTETLER, P.C.  
CONSULTING ENGINEERS  
110 W. GREEN STREET  
WINTERSSET, IOWA 50273  
PH. 1-515-462-3995