

FOR PLAT SEE
FARM PLAT BOOK 3
PAGE 319

FILED NO. 1155

BOOK 139 PAGE 558

98 SEP -8 PM 4:09

MICHELLE UTSLEK
RECORDER
MADISON COUNTY IOWA

DEC \$ 85 ⁰⁰
AND \$ 5 ⁰⁰
TOTAL \$ 1 ⁰⁰

PLAT AND CERTIFICATION

OF

WOODS ADDITION

COMPUTER
RECORDED
INDEXED

I, Jean E. Thompson, Acting Madison County Zoning Administrator, do hereby certify that the plat to which this certificate is attached is a plat of a subdivision known and designated as Woods Addition and that the real estate comprising said plat is attached hereto.

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

1. Consent to Plat of the Woods Addition.
2. Attorney's Opinion.
3. Lenders Consent to Plat
4. Certificate from County Treasure of Madison County, Iowa.
5. Certificate from County Recorder of Madison County, Iowa.
6. Certificate from Clerk of Court of Madison County, Iowa.
7. Declaration of Covenants, Conditions and Restrictions for Woods Addition.
8. Resolution of the Madison County Board of Supervisors approving said plat.
9. 8 1/2 x 14 inch Final Plat
10. 8 1/2 x 14 inch Final Plat - mylar copy
11. Agreement between developer and County Engineer
12. Final Plat

All of which is duly certified in accordance with the Madison County Rural Estates Subdivision Regulations.

Dated this 8 day of September, 1998.

Jean E. Thompson
Jean E. Thompson
Acting Madison County
Zoning Administrator

STATE OF IOWA

MADISON COUNTY

On this 8th day of Sept., 1998, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared, Jean E. Thompson, Acting Madison County Zoning Administrator, to me known to be the identical person name in and who executed the foregoing instrument, and acknowledged that he executed the same as her voluntary act and deed.

Susan Ambrose
Deputy Clerk of Court
DEPT. OF DISTRICT CLERK
MADISON COUNTY
IOWA

CONSENT TO PLAT

COMES NOW Community State Bank, mortgagee, by its authorized officers and pursuant to resolution of its Board of Directors, and does hereby consent to platting of the following described real estate to wit:

Parcel "D" which is a part of Parcel "C" located in the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northeast Corner of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section 25, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South 00°46'14" East 1225.00 feet along the East line of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section 25; thence South 81°58'24" West 860.58 feet; thence North 21°21'23" East 340.81 feet; thence North 55°08'21" West 210.93 feet; thence North 25°45'44" East 478.48 feet; thence North 10°18'45" East 397.18 feet to the North line of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section 25; thence North 81°58'24" East 611.56 feet to the point of beginning, containing 21.015 acres, including 0.466 acres of county road right-of-way

The premises are subject to mortgage to the undersigned, which mortgage is recorded in Book 198, Page 275, in the Office of the Recorder of Madison County, Iowa.

Dated this 16th day of July, 1998.

COMMUNITY STATE BANK

By: *Sam Hoff* Cashier/V.P.
Authorized Officer

By: *Leif Johnson* Loan Officer
Authorized Officer

STATE OF IOWA, WARREN COUNTY, ss:

On this 16th day of JULY, 1998, before me, a Notary Public in and for said State, personally appeared LANCE HOFFMAN and KENT AHNEIMAN to me personally known, who being by me duly sworn, did say that they are the CASHIER / V. P. and LOAN OFFICER, respectively, of said corporation; that (no seal has been procured by the said) corporation; that said instrument was signed (the seal affixed thereto is the seal of said) and sealed on behalf of said corporation by authority of its Board of Directors; and that the said CASHIER / V. P. and LOAN OFFICER as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by voluntarily executed.



Notary Public

Sherry Northway

5

ELGIN, CLOGG & PATIN

ATTORNEYS AT LAW

P. F. ELGIN
RICHARD B. CLOGG
CLAIRE B. PATIN

108 E. SALEM AVE., P.O. BOX 215
INDIANOLA, IOWA 50125-0215
TELEPHONE: (515) 981-2574
FACSIMILE: (515) 981-2577

July 8, 1998

ATTORNEY'S OPINION

Dennis W. Woods
799 Geneva Street
Indianola, Iowa 50125

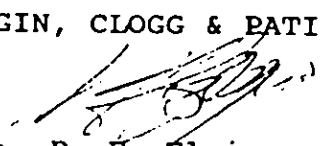
I, P. F. Elgin, being a practicing attorney in Warren County, Iowa, do hereby state that I have examined the Abstract of Title to the following described real estate, to-wit:

Parcel "D" which is a part of Parcel "C" located in the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northeast Corner of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section 25, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South 00°46'14" East 1225.00 feet along the East line of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section 25; thence South 81°58'24" West 860.58 feet; thence North 21°21'23" East 340.81 feet; thence North 55°08'21" West 210.93 feet; thence North 25°45'44" East 478.48 feet; thence North 10°18'45" East 397.18 feet to the North line of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section 25; thence North 81°58'24" East 611.56 feet to the point of beginning, containing 21.015 acres, including 0.466 acres of county road right-of-way

which Abstract is certified to the 5th day of July, 1998 at 8:00 a.m., by Madison County Abstract Company. Merchantable title to said premises is now held by Dennis W. Woods subject to mortgage to Community State Bank filed May 7, 1998 in Book 198, Page 275.

Respectfully submitted,

ELGIN, CLOGG & PATIN


By: P. F. Elgin

ELGIN, CLOGG & PATIN

ATTORNEYS AT LAW

P. F. ELGIN
RICHARD B. CLOGG
CLAIRE B. PATIN106 E. SALEM AVE., P.O. BOX 215
INDIANOLA, IOWA 50125-0215
TELEPHONE: (515) 961-2574
FACSIMILE: (515) 961-2577

September 8, 1998

ATTORNEY'S OPINION

Dennis W. Woods
799 Geneva Street
Indianola, Iowa 50125

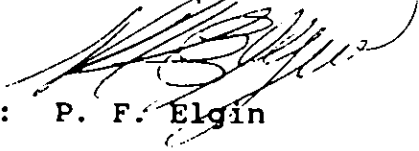
I, P. F. Elgin, being a practicing attorney in Warren County, Iowa, do hereby state that I have examined the Abstract of Title to the following described real estate, to-wit:

Parcel "D" which is a part of Parcel "C" located in the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 222 on April 24, 1998 in the Office of the Recorder of Madison County, Iowa

which Abstract is certified to the 4th day of September, 1998 at 8:00 a.m., by Madison County Abstract Company. Merchantable title to said premises is now held by Dennis W. Woods subject to mortgage to Community State Bank filed May 7, 1998 in Book 198, Page 275.

Respectfully submitted,

ELGIN, CLOGG & PATIN


By: P. F. Elgin

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This Statement prepared by:
P. F. Elgin, P.O. Box 215, Indianola, Iowa 50125 (515) 961-2574


PROPRIETOR'S STATEMENT

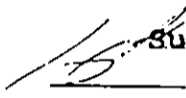
COMES NOW Dennis W. Woods, titleholder to the following described real estate to wit:


Parcel "D" which is a part of Parcel "C" located in the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northeast Corner of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section 25, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South 00°46'14" East 1225.00 feet along the East line of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section 25; thence South 81°58'24" West 860.58 feet; thence North 21°21'23" East 340.81 feet; thence North 55°08'21" West 210.93 feet; thence North 25°45'44" East 478.48 feet; thence North 10°18'45" East 397.18 feet to the North line of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section 25; thence North 81°58'24" East 611.56 feet to the point of beginning, containing 21.015 acres, including 0.466 acres of county road right-of-way

and does hereby plat said real estate into a subdivision to be known as Woods Addition and into 7 lots, all as indicated by the plat attached hereto and made a part hereof, said plat having been prepared by Vance and Hochstetler, PC on the 1st day of July, 1998. Said subdivision as it appears on the attached plat is made with

the free consent and in accordance with the desires of the proprietor.


Dennis W. Woods

 subscribed and sworn to before me by Dennis W. Woods this day of July, 1998.


Notary Public



TREASURER'S CERTIFICATE

STATE OF IOWA :
:
COUNTY OF MADISON :

I, Becky McDonald, having been duly sworn on oath, do hereby depose and state that on examination of my records as Treasurer of Madison County, Iowa, reference the following described real estate to wit:

Parcel "D" which is a part of Parcel "C" located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northeast Corner of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section 25, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South 00°46'14" East 1225.00 feet along the East line of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section 25; thence South 81°58'24" West 860.58 feet; thence North 21°21'23" East 340.81 feet; thence North 55°08'21" West 210.93 feet; thence North 25°45'44" East 478.48 feet; thence North 10°18'45" East 397.18 feet to the North line of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section 25; thence North 81°58'24" East 611.56 feet to the point of beginning, containing 21.015 acres, including 0.466 acres of county road right-of-way

I find the above land is free from certified taxes and certified special assessments.

Dated this 10 day of August, 1998 at 3:25 o'clock P.M.

Becky McDonald
Madison County - Treasurer

Subscribed and sworn to before me by BECKY McDONALD this 10th day of AUGUST, 1998.



Michelle Utsler
Notary Public

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RECORDER'S CERTIFICATE

STATE OF IOWA :
COUNTY OF MADISON :

I, MICHELLE WITKER, being first duly sworn upon oath, do hereby depose and state that I am the Recorder of Madison County, Iowa, and that there are no liens of record in my office as against the following described real estate to wit:

Parcel "D" which is a part of Parcel "C" located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northeast Corner of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section 25, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South 00°46'14" East 1225.00 feet along the East line of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section 25; thence South 81°58'24" West 860.58 feet; thence North 21°21'23" East 340.81 feet; thence North 55°08'21" West 210.93 feet; thence North 25°45'44" East 478.48 feet; thence North 10°18'45" East 397.18 feet to the North line of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section 25; thence North 81°58'24" East 611.56 feet to the point of beginning, containing 21.015 acres, including 0.466 acres of county road right-of-way

and that said real estate is free from encumbrance as shown by the records of my office.

Dated this 8th day of September, 1998 at 9:00 o'clock A.M.

Michelle Utaker
- Recorder

Subscribed and sworn to before me by Michelle Utaker this 8 day of September, 1998.

[Signature]
Notary Public
NOTARIAL SEAL

DISTRICT COURT CLERK'S CERTIFICATE

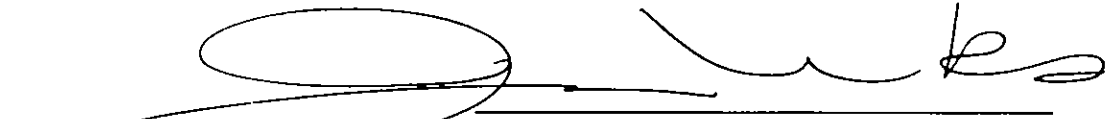
STATE OF IOWA :
 :
COUNTY OF MADISON :

I, JANICE WEEKS, being first duly sworn upon oath, do hereby depose and state that I am the District Court Clerk of Madison County, Iowa, and that there are no liens of record in my office as against the following described real estate to wit:

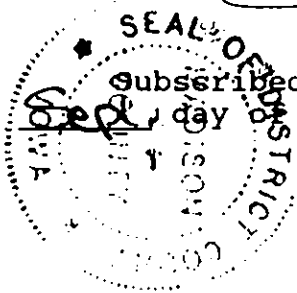
Parcel "D" which is a part of Parcel "C" located in the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northeast Corner of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section 25, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South 00°46'14" East 1225.00 feet along the East line of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section 25; thence South 81°58'24" West 860.58 feet; thence North 21°21'23" East 340.81 feet; thence North 55°08'21" West 210.93 feet; thence North 25°45'44" East 478.48 feet; thence North 10°18'45" East 397.18 feet to the North line of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section 25; thence North 81°58'24" East 611.56 feet to the point of beginning, containing 21.015 acres, including 0.466 acres of county road right-of-way

and that said real estate is free from all judgments, attachments, mechanic's or other liens of record as shown by the records of my office.

Dated this 8th day of September, 1998 at 9:00 o'clock A.M.



- District Court Clerk



Subscribed and sworn to before me by Janice Weeks this 8th day of September, 1998.



Notary Public

WOODS ADDITION

COVENANTS RUNNING WITH LAND

WHEREAS, the undersigned, Dennis W. Woods, is the owner of fee title in the following described premises situated in Madison County, Iowa, to wit:

Parcel "D" which is a part of Parcel "C" located in the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northeast Corner of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section 25, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South $00^{\circ}46'14''$ East 1225.00 feet along the East line of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section 25; thence South $81^{\circ}58'24''$ West 860.58 feet; thence North $21^{\circ}21'23''$ East 340.81 feet; thence North $55^{\circ}08'21''$ West 210.93 feet; thence North $25^{\circ}45'44''$ East 478.48 feet; thence North $10^{\circ}18'45''$ East 397.18 feet to the North line of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section 25; thence North $81^{\circ}58'24''$ East 611.56 feet to the point of beginning, containing 21.015 acres, including 0.466 acres of county road right-of-way,

WHEREAS, it is the desire of said owner to subdivide said property into tracts, and,

WHEREAS, it is deemed desirable to execute and require restricted covenants on the land above described after said subdivision.

NOW THEREFORE, the owner of said premises covenants as follows:

A. All lots described herein shall be now described and used solely as residential and agricultural lots, and no structure shall be erected on any residential building lot for any purpose other than residence or agricultural use.

B. There shall be no basement homes.

C. That the dwellings to be constructed thereon shall be permanent dwellings.

D. That only a dwelling, barn and a garage shall be permitted on each tract and no other buildings other than those used for storage of machinery or the keeping of livestock and livestock feeds shall be permitted thereon. That no unsightly junk or junk cars shall be stored or left on any of said tracts, and no hogs, cattle, sheep, goats or poultry shall be raised on any of said tracts at any time, and that no commercial enterprises shall be carried on or engaged in on any of said tracts.

E. That no more than a total of 2 horses shall be permitted on each of said tracts. No more than 2 dogs over the age of six months shall be permitted on each of said tracts.

F. All concrete or concrete block portion of structures more than 18 inches above ground shall be brick veneered or sided to blend harmoniously with the structure. All concrete block or concrete exposed above ground more than 8 inches shall be painted.

G. Titleholder of each lot or the purchaser thereof, if on contract, vacant or improved, shall keep the lot or lots free of weeds and debris.

H. No obnoxious or offensive trade shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

I. No basement, tent, shack, garage, barn or other outbuilding, erected in the tract, shall at anytime be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted. No mobile homes or similarly constructed manufactured buildings shall be allowed.

J. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until _____, at which time said covenants shall automatically be extended for successive periods of ten years unless by a vote of the majority of the then owners of the lots, it is agreed to change the said covenants in whole or in part.

K. If the parties hereto, or any of them, or their heirs or assigns shall violate or attempt to violate any of the covenants or restrictions herein before _____, it shall be lawful for any person or persons owning any of the lots in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant or restrictions and either to prevent him or them from so doing, or to recover damages or other dues for such violation.

L. Invalidation of any one of these covenants by judgment or order shall in no wise affect any other provision which shall remain in full force and effect.

M. The undersigned owner of the above-described real estate known as Woods Addition, does hereby agree to convey to the owners of lots within the subdivision by Deed Without Warranty, that portion of said private road shown on the Plat, adjoining each of said lots, upon receipt of full payment of the purchase price therefore, and each purchaser shall be required to maintain his proportionate share of said private road, and to pay his proportionate share of the cost of maintenance, resurfacing or improvement.

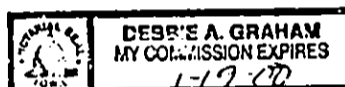
Dated this 1st day of ~~August~~^{September}, 1998.

Dennis W. Woods
Dennis W. Woods

STATE OF IOWA :
 : ss
COUNTY OF WARREN :

Subscribed and sworn to before me, the undersigned, a Notary Public in and for said County and State, by Dennis W. Woods this 1st day of ~~August~~^{September}, 1998.

Debbie A. Graham
Notary Public



RESOLUTION APPROVING FINAL PLAT

OF

WOODS ADDITION

WHEREAS, there was filed in the office of the Acting Madison County Zoning Administrator a registered Land Surveyor's plat of a proposed subdivision known as Woods Addition; and

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

LEGAL DESCRIPTION:

Parcel "D" which is a part of Parcel "C" in the Northwest Quarter of the Northeast Quarter of Section 25, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Beginning at the Northeast Corner of the Northwest Quarter of the Northeast Quarter of Section 25, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South 00°46'14" East 1225.00 feet along the East line of the Northwest Quarter of the Northeast Quarter of said Section 25; thence South 81°58'24" West 860.58 feet; thence North 21°21'23" East 340.81 feet; thence North 55°08'21" West 210.93 feet; thence North 25°45'44" East 478.48 feet; thence North 10°18'45" East 397.18 feet to the North line of the Northwest Quarter of the Northeast Quarter of said Section 25; thence North 81°58'24" East 611.56 feet to the Point of Beginning containing 21.015 acres including 0.466 acres of County Road Right-of-Way.

WHEREAS, there was filed with said plat a Consent to Plat containing a statement to the effect that the subdivision as it appears on the plat is with free consent and in accordance with the desire of the proprietor, Dennis W. Woods, and

WHEREAS, said plat was accompanied by an Attorney's Opinion stating that Madison County Abstract Company certifies the abstract. Merchantable title to said premises is now held by Dennis W. Woods subject to mortgage to Community State Bank; and

WHEREAS, a Lender's Consent to Plat from Community State Bank, has also been filed with consent to the platting of the property to be platted as Woods Addition, an Official Plat, included in and forming a part of Madison County, Iowa and specifically described as attached hereto; and

WHEREAS, a Treasurer's Certificate stating that same is free from certified taxes and certified special assessments; and

WHEREAS, a Certificate from the County Clerk of the District Court that the Subdivision is free from all judgements, attachments, mechanics or other liens or record; and

WHEREAS, a Certificate from the County Recorder that the title in fee is in the owners name and that it is free from encumbrances other than those secured by an encumbrance bond, provided that the certificate of the Recorder may show a mortgage or encumbrance if the plat is accompanied by a consent to such platting by the holder of the mortgage or encumbrance; and


WHEREAS, said subdivision and plat have been approved the Acting Madison County Zoning Administrator and the Madison County Zoning Commission; and

WHEREAS, the Board of Supervisors of Madison County, Iowa find that said plat, known as Woods Addition, and other supporting documents presented, conforms to the provisions of the Madison County Zoning Ordinance, and therewith should be approved.

NOW THEREFORE, BE IT RESOLVED by the Board of Supervisors of Madison County, Iowa;

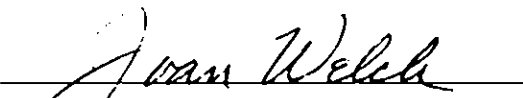
1. That said plat known as Woods Addition prepared in connection with said plat and subdivision are hereby approved.
2. The Acting Madison County Zoning Administrator is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder of Madison County, Iowa and attend to the filing and recording of the plat, papers and documents which should be filed and recorded in connection therewith.

Dated this 8th day of September 1998, in Winterset, Iowa.



 Cy McDonald, Chairman
 Madison County Board of Supervisors

ATTEST:



 Joan Welch, Madison County Auditor



TODD HAGAN, P.E.
COUNTY ENGINEER

MADISON COUNTY
SECONDARY ROAD DEPARTMENT

MIKE HACKETT, Assistant to County Engineer
TIM WADDINGHAM, Office Manager
RAY PARKER, JR., Maintenance Superintendent

Courthouse, P.O. Box 152
Winterset, Iowa 50273

515-462-1136
Fax 515-462-2506

September 1, 1998

Jean Thompson
Madison County Acting Zoning Administrator
Courthouse, P.O. Box 152
Winterset, IA 50273

RE: Woods Addition
NW ¼ of NE ¼ - Section 25, T-76N, R26W
Crawford Township
Madison County, Iowa

Dear Ms. Thompson:

The maintenance of the private roads within Woods Addition are not the responsibility of the County. Their maintenance should be covered in the Deed of Restrictions of the subdivision.

Sincerely,

TODD HAGAN, P.E.
Madison County Engineer

TH:kbs

Acknowledged by:

Dennis Woods

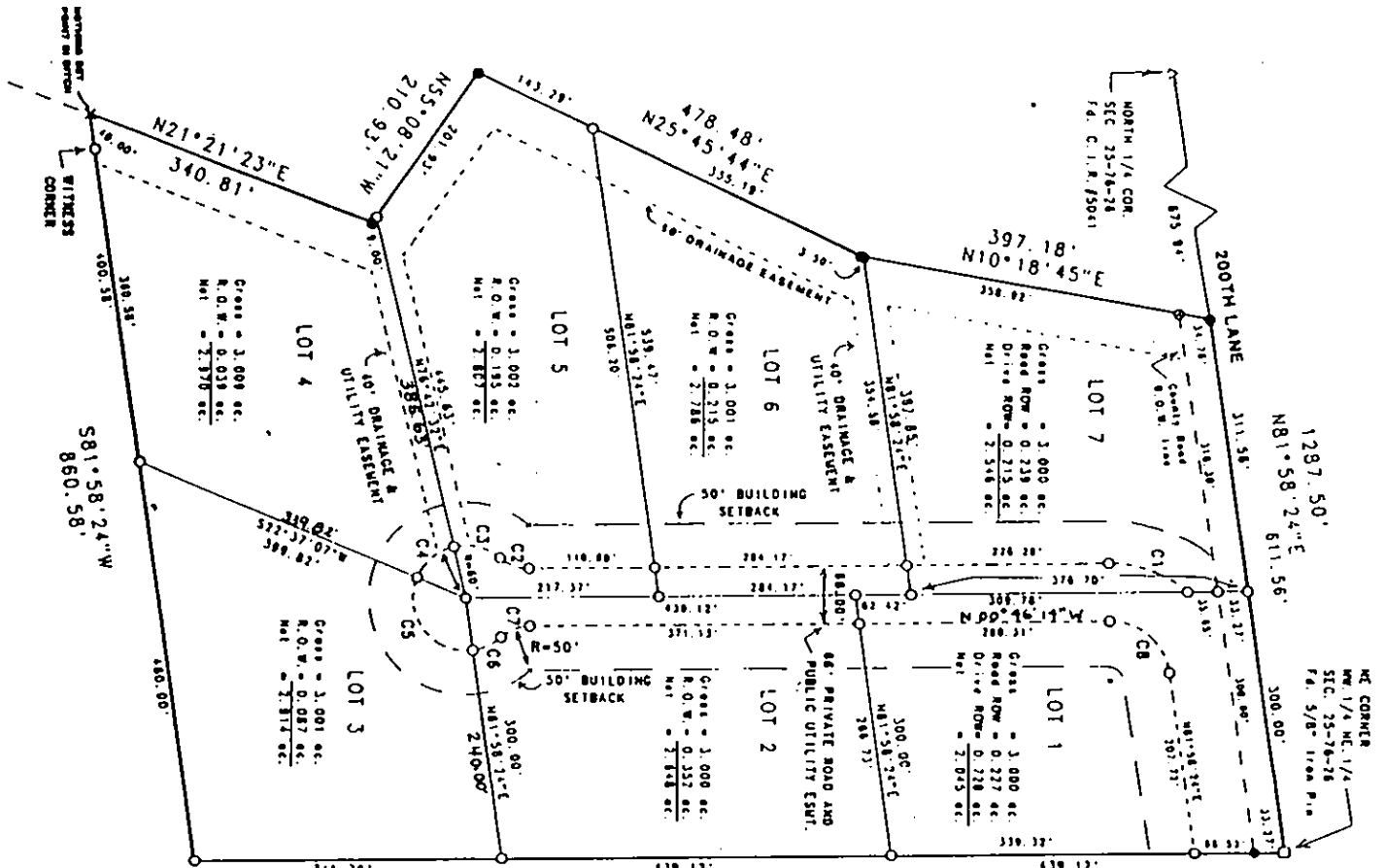
FOR DEDICATION, RESOLUTION & CERTIFICATES - SEE DEED RECORD 139, PAGE 558

COMPUTER RECORDED COMPARED

FILED NO. 1155 BOOK 3 PAGE 319 98 SEP -8 PM 4:09

MICHELLE UTSLER RECORDER MADISON COUNTY, 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

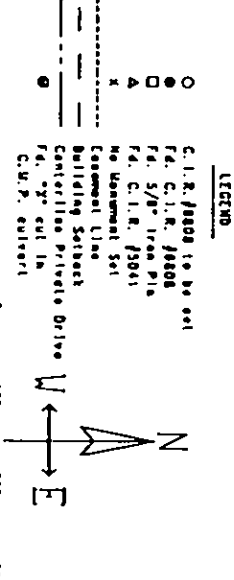


S 0°46'14"E 1225.00'

LEGAL DESCRIPTION: Parcel 'D' which is a part of Parcel 'C', located in the Northeast Quarter of the Northeast Quarter of Section 25, Township 28 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northeast corner of the Northeast Quarter of the Northeast Quarter of Section 25, Township 28 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence South 0°46'14" East, 1225.00 feet along the East line of the Northeast Quarter of the Northeast Quarter of said Section 25, thence South 81°58'24" West, 880.58 feet; thence North 21°21'23" East, 340.81 feet; thence North 25°45'44" East, 335.19 feet; thence North 10°18'45" East, 397.18 feet to a point on the North line of the Northeast Quarter of the Northeast Quarter of said Section 25; thence North 81°58'24" East along the North line of the Northeast Quarter of the Northeast Quarter of said Section 25, 611.56 feet to the Point of Beginning, containing 21.015 acres, including 0.486 acres of County Road Right-of-Way. Said Parcel is divided into 7 lots with a Private Road Easement.

CURVE TABLE

Table with columns: CURVE, ABUTMENT, BEG. STA., END STA., LENGTH, TANGENT, CHORD, CHORD BEARING, CHORD DISTANCE, BEARING.



FINAL PLAT WOODS ADDITION SEC. 25-178R-R28V MADISON COUNTY, IA. OWNER/DEVELOPER: Dennis Woods 799 Geneva Street Indiana, IA, 50125 ENGINEER/SURVEYOR: Vance & Hochstetler, PC Consulting Engineers 110 West Green Street Winterset, IA, 50273 Ph. (515)462-3995

Handwritten signatures and dates, including '9/22/98' and '9/22/98'.