

FOR PLAT SEE
TOWN PLAT BOOK 2
PAGE 403

REC \$ 75.00
ADJ \$ 5.00
TAX \$ 1.00

FILED NO. 000118

BOOK 63 PAGE 248

1999 JUL -8 AM 8:08

MICHELLE UTGLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER ✓
RECORDED ✓
COMPARED ✓

PLAT AND CERTIFICATE
FOR
BUSCH SUBDIVISION,
AN ADDITION TO THE CITY OF WINTERSSET,
MADISON COUNTY, IOWA

I, Robert 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 Busch Subdivision, an addition to the City of Winterset, Madison County, Iowa, and that the real estate comprising said plat is described as follows:

A Plat of Survey located in the East Half of the Northwest Quarter of Section 36, Township 76 North, Range 28 West of the 5th P.M., located in & forming a part of the City of Winterset, Madison County, Iowa, more particularly described as follows:

Commencing at the North Quarter corner of Section 36, Township 76 North, Range 28 West of the 5th P.M., located in & forming a part of the City of Winterset, Madison County, Iowa; thence South 0°07'00" East, 37.21 feet along the East line of the Northwest Quarter of said Section 36 to the Point of Beginning; thence South 0°07'00" East, 1309.67 feet along the East line of the Northwest Quarter of said Section 36; thence North 89°58'33" West, 161.85 feet; thence South 0°07'00" East, 272.18 feet; thence South 89°58'33" East, 131.85 feet; thence South 0°07'00" East, 66.00 feet; thence North 89°58'33" West, 131.85 feet; thence South 0°07'00" East, 272.06 feet; thence South 89°58'33" East 131.96 feet; thence South 0°03'45" East, 65.93 feet; thence North 89°58'30" West, 131.90 feet; thence South 0°07'00" East, 417.52 feet; thence North 89°45'22" East, 161.85 feet to a point on the East line of the Northwest Quarter of said Section 36; thence South 0°07'00" East, 132.00 feet along the East line of the Northwest Quarter of said Section 36; thence South 89°39'58" West, 132.06 feet; thence North 0°05'00" West, 42.05 feet; thence Northwesterly 227.47 feet along a 954.93 foot radius curve, concave Northeasterly, with a chord of North 66°51'34" West, 226.93 feet; thence South 89°45'23" West, 47.75 feet; thence South 1°03'48" East, 177.98 feet; thence North 89°28'04" West, 236.13 feet; thence North 21°54'35" West, 178.02 feet; thence South 89°16'23" West, 47.07 feet; thence South 88°03'50" West, 32.32 feet; thence North 60°37'09" West, 62.97 feet; thence North 0°07'00" West, 2348.46 feet to a point on the South right-of-way (R.O.W.) line of Iowa Highway 92; thence South 89°51'01" East, 320.07 feet along said R.O.W. line; thence North 85°40'05" East, 503.27 feet along said ROW line, to the Point of Beginning. Said Plat of Survey contains 42.952 acres, which consists of 4 lots (Lots 1-3 & Lot "A"). Lot "A" consists of an easement for Highway purposes granted to the Iowa State Highway Commission. Said Easement is filed at the Madison County Recorder's Office in Deed Book 110, Page 717.

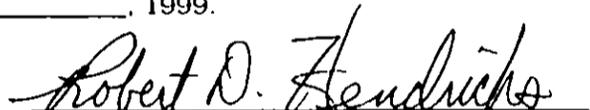
I do further certify that attached hereto are true and correct copies of the following documents which have been submitted in connection with said plat:

ENTERED FOR TAXATION
THIS 8 DAY OF July
Jason Wilch
AUDITOR
DEPUTY AUDITOR

1. Engineers Final Plat;
2. Consent to Plat;
3. Warranty Deed;
4. Certificate of County Treasurer of Madison County, Iowa
5. Attorney's Title Opinion;
6. Resolution of the City Council of the City of Winterset; and
7. Groundwater Hazard Statement

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

Dated this 6TH day of JULY, 1999.


Robert Hendricks

Prepared by and after
Recording Return to: Streetar Cameron, 317 Sixth Avenue, Suite 300, Des Moines, Iowa 50309 Telephone: (515) 243-8157

CONSENT TO PLAT

THE UNDERSIGNED, Virginia Busch Hampton, a single person, Carrol William Busch, a single person, and Kenneth Wayne Busch, a married person, as fee titleholders of the property legally described as:

[See attached Exhibit "A"]

and to be platted and known as Busch Subdivision, an Official Plat, now included in and forming a part of the City of Winterset, Madison County, Iowa, hereby state that the platting of the property is done with our free consent and open desire pursuant to the Code of Iowa and to the Ordinances of the City of Winterset, Madison County, Iowa.

The undersigned further consent that no building permits will be issued relating to Lot 1 Busch Subdivision is replatted in conformity with the preliminary plat for Busch Subdivision.

until it
is
replatted
CWB

Virginia Busch Hampton
VIRGINIA BUSCH HAMPTON, a single person

Carrol William Busch
CARROL WILLIAM BUSCH, a single person

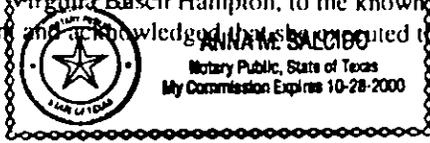
Kenneth Wayne Busch
KENNETH WAYNE BUSCH, a married person

Shirley Busch
SHIRLEY BUSCH

Shirley Busch signs this Consent to Plat for purpose of releasing all rights of dower, homestead and distributive share.

STATE OF Texas)
)ss
COUNTY OF Tarrant)

On this 15 day of June, 1999, before me, the undersigned, a Notary Public in and for said State, personally appeared Virginia Busch Hampton, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.



Anna M. Salcido
Notary Public in and for said State

STATE OF California)
)ss
COUNTY OF Los Angeles)

On this 16th day of June, 1999, before me, the undersigned, a Notary Public in and for said State, personally appeared Carrol William Busch, 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.



Jennifer A. Begin
Notary Public in and for said State

STATE OF California)
)ss
COUNTY OF Los Angeles)

On this 16th day of June, 1999, before me, the undersigned, a Notary Public in and for said State, personally appeared Kenneth Wayne Busch and Shirley Busch, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



Jennifer A. Begin
Notary Public in and for said State

EXHIBIT "A"

A Plat of Survey located in the East Half of the Northwest Quarter of Section 36, Township 76 North, Range 28 West of the 5th P.M., located in & forming a part of the City of Winterset, Madison County, Iowa, more particularly described as follows:

Commencing at the North Quarter corner of Section 36, Township 76 North, Range 28 West of the 5th P.M., located in & forming a part of the City of Winterset, Madison County, Iowa; thence South 0°07'00" East, 37.21 feet along the East line of the Northwest Quarter of said Section 36 to the Point of Beginning; thence South 0°07'00" East, 1309.67 feet along the East line of the Northwest Quarter of said Section 36; thence North 89°58'33" West; 161.85 feet; thence South 0°07'00" East, 272.18 feet; thence South 89°58'33" East, 131.85 feet; thence South 0°07'00" East, 66.00 feet; thence North 89°58'33" West, 131.85 feet; thence South 0°07'00" East, 272.06 feet; thence South 89°58'33" East, 131.96 feet; thence South 0°03'45" East, 65.93 feet; thence North 89°58'30" West, 131.90 feet; thence South 0°07'00" East, 417.52 feet; thence North 89°45'22" East, 161.85 feet to a point on the East line of the Northwest Quarter of said Section 36; thence South 0°07'00" East, 132.00 feet along the East line of the Northwest Quarter of said Section 36; thence South 89°39'58" West, 132.06 feet; thence North 0°05'00" West, 42.05 feet; thence Northwesterly 227.47 feet along a 954.93 foot radius curve, concave Northeasterly, with a chord of North 66°51'34" West, 226.93 feet; thence South 89°45'23" West, 47.75 feet; thence South 1°03'48" East, 177.98 feet; thence North 89°28'04" West, 236.13 feet; thence North 21°54'35" West, 178.02 feet; thence South 89°16'23" West, 47.07 feet; thence South 88°03'50" West, 32.32 feet; thence North 60°37'09" West; 62.97 feet; thence North 0°07'00" West, 2348.46 feet to a point on the South right-of-way (R.O.W.) line of Iowa Highway 92; thence South 89°51'01" East, 320.07 feet along said R.O.W. line; thence North 85°40'05" East, 503.27 feet along said ROW line, to the Point of Beginning. Said Plat of Survey contains 42.952 acres, which consists of 4 lots (Lots 1-3 & Lot "A"). Lot "A" consists of an easement for Highway purposes granted to the Iowa State Highway Commission. Said Easement is filed at the Madison County Recorder's Office in Deed Book 110, Page 717.

Prepared by and after

Recording Return to: Streear Cameron, 317 Sixth Avenue, Suite 300, Des Moines, Iowa 50309 Telephone: (515) 243-8157

WARRANTY DEED

(Several Grantors)

For the consideration of One Dollar(s) and other valuable consideration, VIRGINIA BUSCH HAMPTON, a single person, CARROL WILLIAM BUSCH, a single person, and KENNETH WAYNE BUSCH, a married person do hereby Convey to City of Winterset the following described real estate in Madison County, Iowa:

Lot A, Busch Subdivision, an Official Plat, now included in and forming a part of the City of Winterset, Madison County, Iowa:

Subject to easements and restrictions of record, if any, specifically including any easement rights in favor of Iowa State Highway Commission pursuant to the condemnation filed October 9, 1974, in Book 110, Page 715, of the Records of the Recorder of Madison County, Iowa.

Exemption #4 - Deed given pursuant to platting.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear of all Liens and Encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 6/15/99

Virginia Busch Hampton
VIRGINIA BUSCH HAMPTON (Grantor)

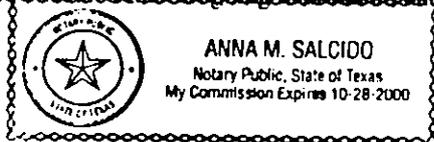
Carrol William Busch
CARROL WILLIAM BUSCH (Grantor)

Kenneth Wayne Busch
KENNETH WAYNE BUSCH (Grantor)

Shirley Busch
SHIRLEY BUSCH (Grantor)

STATE OF Texas)
) ss.
COUNTY OF Des Moines)

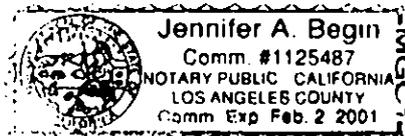
On this 15th day of June, 1999, before me, the undersigned, a Notary Public in and for said County and said State, personally appeared VIRGINIA BUSCH HAMPTON, a single person to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



Anna M. Salcido
Notary Public

STATE OF California)
) ss.
COUNTY OF Los Angeles)

On this 16th day of June, 1999, before me, the undersigned, a Notary Public in and for said County and said State, personally appeared CARROL WILLIAM BUSCH, a single person to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



Jennifer A. Begin
Notary Public

STATE OF California)
) ss.
COUNTY OF Los Angeles)

On this June 16, 1999, before me, the undersigned, a Notary Public in and for said County and said State, personally appeared KENNETH WAYNE BUSCH and SHIRLEY BUSCH, husband and wife to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.




_____, Notary Public

CERTIFICATE OF TREASURER OF MADISON COUNTY

STATE OF IOWA)
)ss
COUNTY OF MADISON)

I, Becky McDonald, Treasurer of Madison County, Iowa, having examined the records of my office in accordance with the provisions of Section 354.11 of the Code of Iowa pertaining to real properties, specifically the property described as follows:

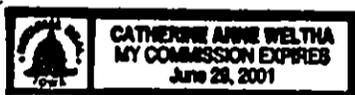
[See attached Exhibit "A"]

do hereby certify that the same is free from all certified taxes and certified special assessments.

DATED this 17 day of May, 1999.

Becky McDonald
Becky McDonald, Madison County Treasurer

Subscribed and sworn to before me this 17 day of May, 1999.



Catherine A. Weltha

Notary Public in and for said State.

Exhibit "A"

A Parcel of Land located in the Northwest Quarter (¼) and the Northeast Quarter (¼) of the Southwest Quarter (¼) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., located in and forming a part of the City of Winterset, Madison County, Iowa, more particularly described as follows: Beginning at the Southeast corner of the Southwest Quarter (¼) of the Northwest Quarter (¼) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M.; located in and forming a part of the City of Winterset, Madison County, Iowa; thence North 89°16'19" West along the South line of the Southwest Quarter (¼) of the Northwest Quarter (¼) of said Section Thirty-six (36), 1319.45 feet to the West Quarter corner of said Section Thirty-six (36); thence North 0°01'19" West, 2500.66 feet along the West line of the Northwest Quarter (¼) of said Section Thirty-six (36) to a point on the South right-of-way (R.O.W.) line of Iowa Highway 92; thence South 71°32'12" East, 34.88 feet along said R.O.W. line; thence North 27°13'55" East, 126.86 feet along said R.O.W. line; thence South 89°39'31" East, 339.89 feet along said R.O.W. line; thence South 76°11'22" East, 11.32 feet along said R.O.W. line; thence South 85°12'36" East, 601.14 feet along said R.O.W. line; thence South 89°51'01" East, 1098.96 feet along said R.O.W. line; thence North 85°40'05" East, 503.27 feet along said R.O.W. line to a point on the East line of the Northwest Quarter of said Section Thirty-six (36); thence South 0°07'00" East, 1309.67 feet along the East line of the Northwest Quarter (¼) of said Section Thirty-six; thence North 89°58'33" West, 161.85 feet; thence South 0°07'00" East, 272.18 feet; thence South 89°58'33" East, 131.85 feet; thence South 0°07'00" East, 66.00 feet; thence North 89°58'33" West, 131.85 feet; thence South 0°07'00" East, 272.06 feet; thence South 89°58'33" East, 131.96 feet; thence South 0°03'45" East, 65.93 feet; thence North 89°58'30" West, 131.90 feet; thence South 0°07'00" East, 417.52 feet; thence North 89°45'22" East, 161.85 feet to a point on the East line of the Northwest Quarter (¼) of said Section Thirty-six (36); thence South 0°07'00" East, 132.00 feet along the East line of the Northwest Quarter (¼) of said Section Thirty-six (36); thence South 89°39'58" West, 132.06 feet; thence North 0°05'00" West, 42.05 feet; thence Northwesterly 227.47 feet along a 954.93 foot curve concave Northeasterly with a chord of North 66°51'34" West, 226.93 feet; thence South 89°45'23" West, 47.75 feet; thence South 1°03'48" East, 177.98 feet; thence North 89°28'04" West, 236.13 feet; thence North 21°54'35" West, 178.02 feet; thence South 89°16'23" West, 47.07 feet; thence South 88°03'50" West, 32.32 feet; thence North 60°37'10" West, 76.82 feet; thence North 79°58'13" West, 62.70 feet; thence South 0°11'36" East, 190.23 feet; thence South 01°34'52" West, 91.24 feet; thence North 89°16'38" West, 428.78 feet to a point in an existing fenceline; thence North 0°00'35" East, 44.51 feet along said fenceline to the Point of Beginning. Said Parcel contains 150.764 acres, which consists of 6 lots (Lots 1-4, Lot "A" and Lot "B"). The entirety of Lot "A" and a portion of Lot "B" consist of an easement for highway purposes granted to the Iowa State Highway Commission. Said Easement is filed at the Madison County Recorder's Office in Deed Book 110, Page 717,

CONNOLLY O'MALLEY LILLIS HANSEN OLSON LLP

ATTORNEYS AT LAW

WILLIAM J. LILLIS
RUSSELL J. HANSEN
MICHAEL W. O'MALLEY
EUGENE E. OLSON
STREETAR CAMERON
DOUGLAS A. FULTON
DANIEL L. MANNING
CHRISTOPHER R. POSE
PATRICK T. BURK
DAVID I. HANSEN

300 NATIONS BANK BUILDING
317 SIXTH AVENUE
DES MOINES, IOWA 50309

TELEPHONE (515) 243-8157
FAX (515) 243-3919
E-MAIL CLAWFIRM@AOI.COM

JOHN CONNOLLY, JR. (1891-1975)
GEORGE E. O'MALLEY (1905-1982)
JOHN CONNOLLY III (1918-1998)
BERNARD J. CONNOLLY (1970-1970)
C. I. McNUTT (1901-1958)

ESTABLISHED IN 1917

April 5, 1999

Honorable Mayor and Members
of the City Council
City of Winterset
101 E. Jefferson Street
Winterset, IA 50273

Re: Busch Subdivision, an Official Plat, now included in and forming a part of
the City of Winterset, Madison County, Iowa

Honorable Mayor and Members of the City Council:

The undersigned attorney at law certifies as follows:

1. That the undersigned has reviewed the Abstract of Title No. 36762822 of Madison
County Abstract Company which has been continued and certified from root of title to March 23,
1999, at 8:00 a.m. to the following described real estate situated in Madison County, Iowa:

[See attached Exhibit "A"]

which abstract wholly includes the property being platted as final plat Busch Subdivision which
contains 42.952 acres and is legally described on Exhibit "B" attached hereto.

2. As of March 23, 1999, at 8:00 a.m. the proprietor and record fee titleholders to the
property described above was in Virginia Busch Hampton, Kenneth Wayne Busch and Carroll
William Busch, subject to the following liens and objections:

- A. An easement for sewer line is shown filed December 3, 1951, in Book 86,
Page 67.
- B. A portion of Lot A of Busch Subdivision is subject to an easement in favor
of Iowa State Highway Commission arising pursuant to the condemnation
filed October 9, 1974, in Book 110, Page 715, of the Records of the Madison
County Recorder.

CONNOLLY O'MALLEY LILLIS HANSEN & OLSON LLP
The Honorable Mayor and Members of the City Council
April 5, 1999
Page 2

- C. The abstracter notes that a special assessment relating to the North 8th Avenue Paving Project relates to a portion of the property under examination, and that such assessment has been deferred because of the property's present agricultural usage.
- D. All real estate taxes pertaining to the property are shown as paid and no other special assessments are certified at the present time.

DATED the 5th day of April 1999.

Very truly yours,



Streetar Cameron
For the Firm

SC/ems

Exhibit "A"

A Parcel of Land located in the Northwest Quarter (¼) and the Northeast Quarter (¼) of the Southwest Quarter (¼) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., located in and forming a part of the City of Winterset, Madison County, Iowa, more particularly described as follows: Beginning at the Southeast corner of the Southwest Quarter (¼) of the Northwest Quarter (¼) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., located in and forming a part of the City of Winterset, Madison County, Iowa; thence North 89°16'19" West along the South line of the Southwest Quarter (¼) of the Northwest Quarter (¼) of said Section Thirty-six (36), 1319.45 feet to the West Quarter corner of said Section Thirty-six (36); thence North 0°01'19" West, 2500.66 feet along the West line of the Northwest Quarter (¼) of said Section Thirty-six (36) to a point on the South right-of-way (R.O.W.) line of Iowa Highway 92; thence South 71°32'12" East, 34.88 feet along said R.O.W. line; thence North 27°13'55" East, 126.86 feet along said R.O.W. line; thence South 89°39'31" East, 339.89 feet along said R.O.W. line; thence South 76°11'22" East, 11.32 feet along said R.O.W. line; thence South 85°12'36" East, 601.14 feet along said R.O.W. line; thence South 89°51'01" East, 1098.96 feet along said R.O.W. line; thence North 85°40'05" East, 503.27 feet along said R.O.W. line to a point on the East line of the Northwest Quarter of said Section Thirty-six (36); thence South 0°07'00" East, 1309.67 feet along the East line of the Northwest Quarter (¼) of said Section Thirty-six; thence North 89°58'33" West, 161.85 feet; thence South 0°07'00" East, 272.18 feet; thence South 89°58'33" East, 131.85 feet; thence South 0°07'00" East, 66.00 feet; thence North 89°58'33" West, 131.85 feet; thence South 0°07'00" East, 272.06 feet; thence South 89°58'33" East, 131.96 feet; thence South 0°03'45" East, 65.93 feet; thence North 89°58'30" West, 131.90 feet; thence South 0°07'00" East, 417.52 feet; thence North 89°45'22" East, 161.85 feet to a point on the East line of the Northwest Quarter (¼) of said Section Thirty-six (36); thence South 0°07'00" East, 132.00 feet along the East line of the Northwest Quarter (¼) of said Section Thirty-six (36); thence South 89°39'58" West, 132.06 feet; thence North 0°05'00" West, 42.05 feet; thence Northwesterly 227.47 feet along a 954.93 foot curve concave Northeasterly with a chord of North 66°51'34" West, 226.93 feet; thence South 89°45'23" West, 47.75 feet; thence South 1°03'48" East, 177.98 feet; thence North 89°28'04" West, 236.13 feet; thence North 21°54'35" West, 178.02 feet; thence South 89°16'23" West, 47.07 feet; thence South 88°03'50" West, 32.32 feet; thence North 60°37'10" West, 76.82 feet; thence North 79°58'13" West, 62.70 feet; thence South 0°11'36" East, 190.23 feet; thence South 01°34'52" West, 91.24 feet; thence North 89°16'38" West, 428.78 feet to a point in an existing fenceline; thence North 0°00'35" East, 44.51 feet along said fenceline to the Point of Beginning. Said Parcel contains 150.764 acres, which consists of 6 lots (Lots 1-4, Lot "A" and Lot "B"). The entirety of Lot "A" and a portion of Lot "B" consist of an easement for highway purposes granted to the Iowa State Highway Commission. Said Easement is filed at the Madison County Recorder's Office in Deed Book 110, Page 717.

EXHIBIT "B"

A Plat of Survey located in the East Half of the Northwest Quarter of Section 36, Township 76 North, Range 28 West of the 5th P.M., located in & forming a part of the City of Winterset, Madison County, Iowa, more particularly described as follows:

Commencing at the North Quarter corner of Section 36, Township 76 North, Range 28 West of the 5th P.M., located in & forming a part of the City of Winterset, Madison County, Iowa; thence South 0°07'00" East, 37.21 feet along the East line of the Northwest Quarter of said Section 36 to the Point of Beginning; thence South 0°07'00" East, 1309.67 feet along the East line of the Northwest Quarter of said Section 36; thence North 89°58'33" West, 161.85 feet; thence South 0°07'00" East, 272.18 feet; thence South 89°58'33" East, 131.85 feet; thence South 0°07'00" East, 66.00 feet; thence North 89°58'33" West, 131.85 feet; thence South 0°07'00" East, 272.06 feet; thence South 89°58'33" East, 131.96 feet; thence South 0°03'45" East, 65.93 feet; thence North 89°58'30" West, 131.90 feet; thence South 0°07'00" East, 417.52 feet; thence North 89°45'22" East, 161.85 feet to a point on the East line of the Northwest Quarter of said Section 36; thence South 0°07'00" East, 132.00 feet along the East line of the Northwest Quarter of said Section 36; thence South 89°39'58" West, 132.06 feet; thence North 0°05'00" West, 42.05 feet; thence Northwesterly 227.47 feet along a 954.93 foot radius curve, concave Northeasterly, with a chord of North 66°51'34" West, 226.93 feet; thence South 89°45'23" West, 47.75 feet; thence South 1°03'48" East, 177.98 feet; thence North 89°28'04" West, 236.13 feet; thence North 21°54'35" West, 178.02 feet; thence South 89°16'23" West, 47.07 feet; thence South 88°03'50" West, 32.32 feet; thence North 60°37'09" West, 62.97 feet; thence North 0°07'00" West, 2348.46 feet to a point on the South right-of-way (R.O.W.) line of Iowa Highway 92; thence South 89°51'01" East, 320.07 feet along said R.O.W. line; thence North 85°40'05" East, 503.27 feet along said ROW line, to the Point of Beginning. Said Plat of Survey contains 42.952 acres, which consists of 4 lots (Lots 1-3 & Lot "A"). Lot "A" consists of an easement for Highway purposes granted to the Iowa State Highway Commission. Said Easement is filed at the Madison County Recorder's Office in Deed Book 110, Page 717.

RESOLUTION NO. 99-61**RESOLUTION APPROVING FINAL PLAT OF
BUSCH SUBDIVISION,
AN ADDITION TO THE CITY OF WINTERSSET,
MADISON COUNTY, IOWA**

WHEREAS, there was filed in the office of the Zoning Administrator of the City of Winterset a registered land surveyor's plat of a proposed subdivision known as Busch Subdivision, an Addition to the City of Winterset, Madison County, Iowa; and

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

A Plat of Survey located in the East Half of the Northwest Quarter of Section 36, Township 76 North, Range 28 West of the 5th P.M., located in & forming a part of the City of Winterset, Madison County, Iowa, more particularly described as follows:

Commencing at the North Quarter corner of Section 36, Township 76 North, Range 28 West of the 5th P.M., located in & forming a part of the City of Winterset, Madison County, Iowa; thence South 0°07'00" East, 37.21 feet along the East line of the Northwest Quarter of said Section 36 to the Point of Beginning; thence South 0°07'00" East, 1309.67 feet along the East line of the Northwest Quarter of said Section 36; thence North 89°58'33" West, 161.85 feet; thence South 0°07'00" East, 272.18 feet; thence South 89°58'33" East, 131.85 feet; thence South 0°07'00" East, 66.00 feet; thence North 89°58'33" West, 131.85 feet; thence South 0°07'00" East, 272.06 feet; thence South 89°58'33" East, 131.96 feet; thence South 0°03'45" East, 65.93 feet; thence North 89°58'30" West, 131.90 feet; thence South 0°07'00" East, 417.52 feet; thence North 89°45'22" East, 161.85 feet to a point on the East line of the Northwest Quarter of said Section 36; thence South 0°07'00" East, 132.00 feet along the East line of the Northwest Quarter of said Section 36; thence South 89°39'58" West, 132.06 feet; thence North 0°05'00" West, 42.05 feet; thence Northwesterly 227.47 feet along a 954.93 foot radius curve, concave Northeasterly, with a chord of North 66°51'34" West, 226.93 feet; thence South 89°45'23" West, 47.75 feet; thence South 1°03'48" East, 177.98 feet; thence North 89°28'04" West, 236.13 feet; thence North 21°54'35" West, 178.02 feet; thence South 89°16'23" West, 47.07 feet; thence South 88°03'50" West, 32.32 feet; thence North 60°37'09" West, 62.97 feet; thence North 0°07'00" West, 2348.46 feet to a point on the South right-of-way (R.O.W.) line of Iowa Highway 92; thence South 89°51'01" East, 320.07 feet along said R.O.W. line; thence North 85°40'05" East, 503.27 feet along said ROW line, to the Point of Beginning. Said Plat of Survey contains 42.952 acres, which consists of 4 lots (Lots 1-3 & Lot "A"). Lot "A" consists of an easement for Highway purposes granted to the Iowa State Highway Commission. Said Easement is filed at the Madison County Recorder's Office in Deed Book 110, Page 717.

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 proprietors, Virginia Busch Hampton, a single person, Carrol William Busch, a single person, Kenneth Wayne Busch, a married person, and his spouse, Shirley Busch, and

WHEREAS, said Plat was accompanied by a complete abstract of title and an opinion from Streetar Cameron, Attorney at Law, showing that title is fee simple in said proprietors and that the platted land is free from encumbrance, and a certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes and special assessments; and

WHEREAS, the City Council of the City of Winterset, Iowa finds that said Plat conforms to the provisions of the Zoning Ordinance of the City of Winterset and that the plat, papers and documents presented therewith should be approved by the City Council; and, that said Plat, known as Busch Subdivision, an Addition to the City of Winterset, Madison County, Iowa, prepared in connection with said Plat and Subdivision, should be approved by the City Council of the City of Winterset, Iowa.

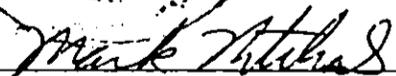
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Winterset, Iowa;

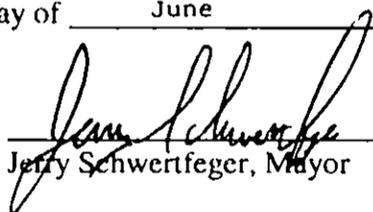
1. That said Plat, known as Busch Subdivision, an Addition to the City of Winterset, Madison County, Iowa, prepared in connection with said plat and subdivision, is hereby approved.

2. The Zoning Administrator of the City of Winterset, Iowa, 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 at Winterset, Iowa, this 21st day of June, 1999.




Mark Nitchals, City Administrator


Jerry Schwertfeger, Mayor

For Dedication, Resolution & Certificates - SEE Deed Record 63-248

FILED NO. 118 BOOK 2 PAGE 403

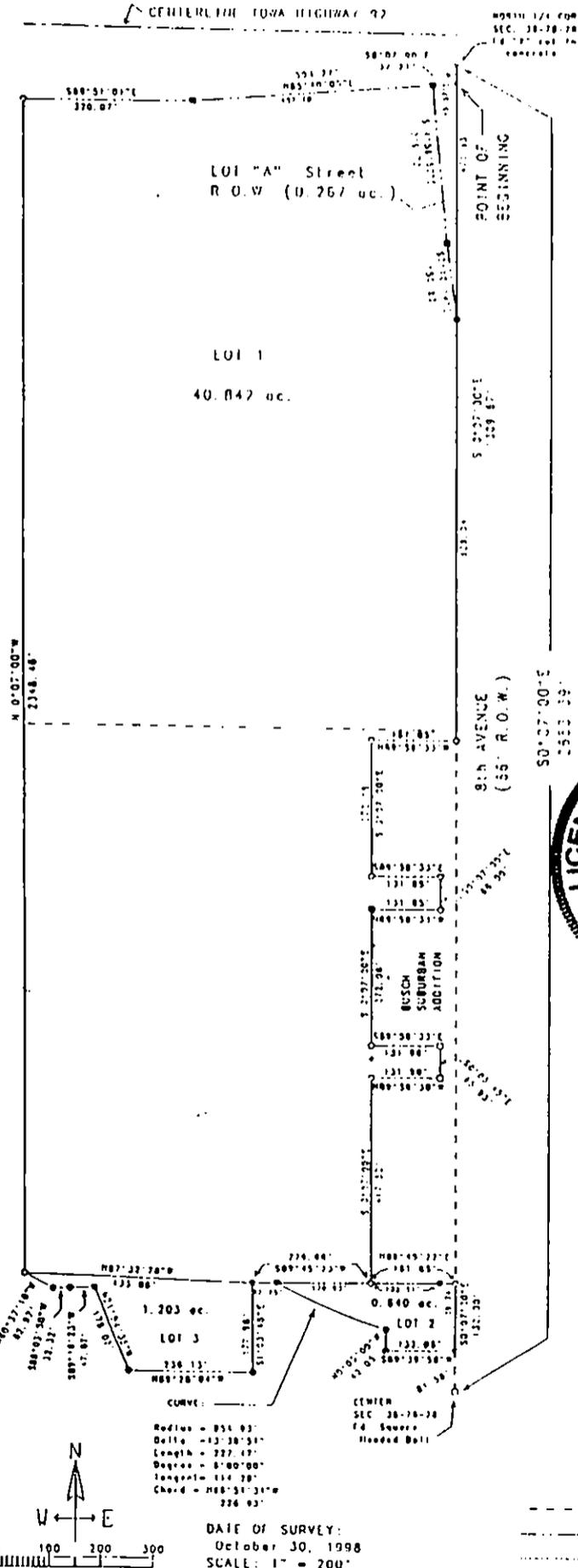
1999 JUL -8 AM 8:08

MICHELLE UTSLER RECORDER MADISON COUNTY, IOWA

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

FINAL PLAT BUSCH SUBDIVISION

Submitted to correct Plat per miss Rec 45-787 7-21-99



LEGAL DESCRIPTION: A Plat of Survey located in the East Half of the Northeast Quarter of Section 36, Township 28 North, Range 28 West of the 5th P.M. located in a farming part of the City of Winterset, Madison County, Iowa, more particularly described as follows: Commencing at the North Quarter corner of Section 36, Township 28 North, Range 28 West of the 5th P.M., located in a farming part of the City of Winterset, Madison County, Iowa, more particularly described as follows: ...

LOT 1 AREA TABLE: NE 1/4 NW 1/4 Area = 23.687 ac. SE 1/4 NW 1/4 Area = 17.160 ac.



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 License number 6808 Date 6/25/99 My license renewal date is December 31, 1999. Pages or sheets covered by this seal: 1

FINAL PLAT BUSCH SUBDIVISION OWNER/SUBDIVIDER: Virginia Busch Hampton, IA AL 2002 Beezley Branham, Iowa, 77633 ENGINEER/SURVEYOR: Vance & Hochstetler, PC Consulting Engineers 110 West Green Street Winterset, Iowa, 50273 Ph. (515) 462-3995 Fax (515) 462-8845