

FOR PLAT SEE  
TOWN PLAT 2-411

PLAT AND CERTIFICATE  
FOR CANDLE RIDGE SUBDIVISION  
TO THE CITY OF WINTERSET, 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 Candle Ridge Subdivision, and that the real estate comprising said plat is described as follows:

A Plat of Survey located in the South Half of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of Section 36, Township 76 North, Range 28 West of the 5th P.M., located in 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., City of Winterset, Madison County, Iowa; thence South 0°00'00" West, 332.64 feet along the West line of the Northeast Quarter of said Section 36; thence South 89°31'16" East, 50.00 feet to the Point of Beginning; thence South 89°31'16" East, 607.56 feet along an existing fenceline; thence South 0°12'14" East, 330.72 feet to the Northeast corner of Lot 8 of Northwest Development Plat 1; thence North 89°34'39" West, 310.89 feet along the North line of said Northwest Development Plat 1; the Southeast corner of Lot 1 of Northwest Development Plat 2; thence North 0°00'00" East, 270.02 feet to the Northeast corner of said Lot 1; thence North 89°31'16" West, 297.84 feet to the Northwest corner of said Lot 1; thence North 0°00'00" East, 61.00 feet along the East line of Eighth Avenue to the Point of Beginning. Said Parcel contains 2.774 acres.

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:

1. Dedication of Plat of Candle Ridge Subdivision;
2. Attorney's opinion;
3. Certificate of County Treasurer of Madison County, Iowa; and
4. Resolution of the City County of the City of Winterset approving said plat,

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

Date this 3<sup>RD</sup> day of SEPTEMBER 1999.

*Robert D. Hendricks*  
Robert Hendricks, Zoning Administrator

ENTERED FOR TAXATION  
THIS 9 DAY OF 9-99  
*Jean Welch*  
AUDITOR  
*Debra Cochran*  
DEPUTY AUDITOR

COMPUTER   
RECORDED   
COMPARED

REC \$ 40.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

FILED NO. 001023  
BOOK 63 PAGE 386  
99 SEP -9 AM 10:09  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

DEDICATION OF PLAT  
OF  
CANDLE RIDGE SUBDIVISION

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KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, William E. Spreitzer, President of WESCAP Investments, Inc., an Arizona corporation, the General Partner of Winterset IV, Limited Partnership, an Iowa limited partnership, does hereby certify that the said Limited Partnership is the sole-owner and proprietor of the following described real estate:

A Plat of Survey located in the South Half of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of Section 36, Township 76 North, Range 28 West of the 5th P.M., located in 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., City of Winterset, Madison County, Iowa; thence South 0°00'00" West, 332.64 feet along the West line of the Northeast Quarter of said Section 36; thence South 89°31'16" East, 50.00 feet to the Point of Beginning; thence South 89°31'16" East, 607.56 feet along an existing fenceline; thence South 0°12'14" East, 330.72 feet to the Northeast corner of Lot 8 of Northwest Development Plat 1; thence North 89°34'39" West, 310.89 feet along the North line of said Northwest Development Plat 1; the Southeast corner of Lot 1 of Northwest Development Plat 2; thence North 0°00'00" East, 270.02 feet to the Northeast corner of said Lot 1; thence North 89°31'16" West, 297.84 feet to the Northwest corner of said Lot 1; thence North 0°00'00" East, 61.00 feet along the East line of Eighth Avenue to the Point of Beginning. Said Parcel contains 2.774 acres;

That the subdivision of the above-described real estate as shown by the final plat of Candle Ridge Subdivision is with the free consent and in accordance with the owner's desire as owner of said real estate;

That there are no areas on said final plat that are being dedicated to the City of Winterset as public rights of way or alleys. That there is dedicated to the City an easement for sanitary sewer and easements for public utilities as shown by said final plat.

DATED this 11<sup>TH</sup> day of AUGUST, 1999.

WINTERSSET IV, LIMITED PARTNERSHIP

By: WESCAP Investments, Inc., General Partner

By:   
William E. Spreitzer, President

STATE OF ARIZONA, COUNTY OF Maricopa; ss

On this 11<sup>th</sup> day of August, 1999, before me, the undersigned, a Notary Public in and for the State of Arizona, personally appeared William E. Spreitzer, President of WESCAP Investments, Inc., to me personally known, who being by me duly sworn, did say that WESCAP Investments, Inc. is the General Partner of Winterset IV, Limited Partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and said partners acknowledge the execution of the instrument to be the voluntary act and deed of the partnership by it and by the General Partner voluntarily executed.

Kathleen Preble

\_\_\_\_\_, Notary Public in and for the State of Arizona



TITLE OPINION OF ATTORNEY AT LAW

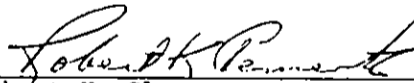
I, Robert K. Clements, do hereby state that I am an attorney at law practicing in Oskaloosa, Mahaska County, Iowa, and that I am licensed to practice in the State of Iowa, and that I have examined an abstract of title to the following described real estate:

A Plat of Survey located in the South Half of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of Section 36, Township 76 North, Range 28 West of the 5th P.M., located in 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., City of Winterset, Madison County, Iowa; thence South 0°00'00" West, 332.64 feet along the West line of the Northeast Quarter of said Section 36; thence South 89°31'16" East, 50.00 feet to the Point of Beginning; thence South 89°31'16" East, 607.56 feet along an existing fenceline; thence South 0°12'14" East, 330.72 feet to the Northeast corner of Lot 8 of Northwest Development Plat 1; thence North 89°34'39" West, 310.89 feet along the North line of said Northwest Development Plat 1; the Southeast corner of Lot 1 of Northwest Development Plat 2; thence North 0°00'00" East, 270.02 feet to the Northeast corner of said Lot 1; thence North 89°31'16" West, 297.84 feet to the Northwest corner of said Lot 1; thence North 0°00'00" East, 61.00 feet along the East line of Eighth Avenue to the Point of Beginning. Said Parcel contains 2.774 acres.

I further state that the name of the proprietor of said real estate is Winterset IV, Limited Partnership, and that the said Limited Partnership holds title to said real estate free and clear of mortgages, liens or other encumbrances.

Dated this 10<sup>th</sup> day of August, 1999.

  
Robert K. Clements

CERTIFICATE OF THE COUNTY TREASURER  
OF MADISON COUNTY, IOWA

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I, Becky McDonald, 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 certified taxes and no certified special assessments forming a lien against the following-described real estate, to-wit:

A Plat of Survey located in the South Half of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of Section 36, Township 76 North, Range 28 West of the 5th P.M., located in 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., City of Winterset, Madison County, Iowa; thence South 0°00'00" West, 332.64 feet along the West line of the Northeast Quarter of said Section 36; thence South 89°31'16" East, 50.00 feet to the Point of Beginning; thence South 89°31'16" East, 607.56 feet along an existing fenceline; thence South 0°12'14" East, 330.72 feet to the Northeast corner of Lot 8 of Northwest Development Plat 1; thence North 89°34'39" West, 310.89 feet along the North line of said Northwest Development Plat 1; the Southeast corner of Lot 1 of Northwest Development Plat 2; thence North 0°00'00" East, 270.02 feet to the Northeast corner of said Lot 1; thence North 89°31'16" West, 297.84 feet to the Northwest corner of said Lot 1; thence North 0°00'00" East, 61.00 feet along the East line of Eighth Avenue to the Point of Beginning. Said Parcel contains 2.774 acres.

DATED at Winterset, Iowa, this 3 day of September, 1999.

Becky McDonald  
Becky McDonald, Treasurer of Madison County, Iowa

**RESOLUTION APPROVING FINAL PLAT  
OF CANDLE RIDGE SUBDIVISION  
TO THE CITY OF WINTERSET,  
MADISON COUNTY, IOWA**

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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 Candle Ridge Subdivision; and

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

A Plat of Survey located in the South Half of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of Section 36, Township 76 North, Range 28 West of the 5th P.M., located in 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., City of Winterset, Madison County, Iowa; thence South 0°00'00" West, 332.64 feet along the West line of the Northeast Quarter of said Section 36; thence South 89°31'16" East, 50.00 feet to the Point of Beginning; thence South 89°31'16" East, 607.56 feet along an existing fenceline; thence South 0°12'14" East, 330.72 feet to the Northeast corner of Lot 8 of Northwest Development Plat 1; thence North 89°34'39" West, 310.89 feet along the North line of said Northwest Development Plat 1; the Southeast corner of Lot 1 of Northwest Development Plat 2; thence North 0°00'00" East, 270.02 feet to the Northeast corner of said Lot 1; thence North 89°31'16" West, 297.84 feet to the Northwest corner of said Lot 1; thence North 0°00'00" East, 61.00 feet along the East line of Eighth Avenue to the Point of Beginning. Said Parcel contains 2.774 acres; and

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, Winterset IV, Limited Partnership; and

WHEREAS, said plat was accompanied by a complete abstract of title and an opinion from an attorney at law showing that title in fee simple is in said proprietor and that the platted land is free from any mortgages, encumbrances, or other liens, and a certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes; and

WHEREAS, the City Council of the City of Winterset, Iowa, finds that said plat conforms to the provision 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 Candle Ridge 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 Candle Ridge Subdivision, prepared in connection with said plat and subdivision is hereby approved.

2. That the easements for sanitary sewer and public utilities as shown on said plat are hereby approved and accepted.

3. That 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 2nd day of August, 1999.

*[Signature]*  
Mayor of the City of Winterset, Iowa

ATTEST:  
*[Signature]*  
Clerk of the City of Winterset, Iowa



