

FOR PLAT SEE
TOWN PLAT BOOK
2, PAGE 419

REGISTERED ✓
RECORDED ✓
FILED ✓

FILED NO. **001412**
BOOK **63** PAGE **479**
99 OCT -5 PH 4: 11

**DEDICATION OF PLAT
OF
CORKREAN & WATTS ADDITION
PLAT NO. 1
TO THE CITY OF WINTERSSET, MADISON COUNTY, IOWA**

MICHELLE E. HUNTER
RECORDER
MADISON COUNTY, IOWA

KNOW ALL MEN BY THESE PRESENT:

REC \$ 95.00
AUD \$ 5.00
R.M.F. \$ 1.00

That Corkrean Watts Development Co., does certify that it is the sole owner and

proprietor of the following-described real estate:

A replat of a portion of Lot 1, Busch Subdivision, City of Winterset, Madison County, Iowa, more particularly described as follows:

Lots 1, 2 & 3 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 00°07'00" East 37.21 feet along the East line of the Northwest Quarter of said Section 36; thence South 85°40'05" East 45.57 feet along the South Right-of-way line of Iowa Highway No. 92 to the Northeast Corner of Lot 1; Busch Subdivision, City of Winterset, Madison County, Iowa, which is the Point of Beginning; thence South 04°56'50" East 319.73 feet along the East line of said Lot 1; thence South 07°10'14" East 150.83 feet along the East line of said Lot 1 to a Point on the East line of the Northwest Quarter of said Section 36; thence South 00°07'00" East 307.46 feet along the East line of said Lot 1; thence North 89°38'59" West 90.00 feet; thence North 00°07'00" West 150.00 feet; thence North 89°38'59" West 203.85 feet; thence South 00°07'00" East 150.00 feet; thence North 89°38'59" West 70.00 feet; thence North 00°07'00" West 150.00 feet; thence North 89°38'59" West 458.15 feet to the West line of said Lot 1; thence North 00°07'00" West 586.89 feet to the Northwest Corner of said Lot 1; thence South 89°57'01" East 320.07 feet along the North line of said Lot 1; thence North 85°40'05" East 457.70 feet to the Point of Beginning containing 11.612 acres and is divided into 3 lots numbered 1 through 3.

Lots 4, 5, 6, 7 & 8 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 00°07'00" East 882.30 feet along the East line of the Northwest Quarter of said Section 36 to the Point of Beginning; thence South 00°07'00" East 464.58 feet along the East line of Lot 1, Busch Subdivision, City of Winterset, Madison County, Iowa, to the North line of William & Alice Busch Suburban Addition; thence North 89°58'33" West 161.85 feet along the North line of William & Alice Busch Suburban Addition; thence North 00°07'00" West 465.50 feet; thence South 89°38'59" East 161.85 feet to the Point of Beginning containing 1.728 acres and is divided into 5 lots numbered 4 through 8.

*For Replat see
Deed Record 63 Page 857
& Town Plat 2 Page 443
5-4-00*

ENTERED FOR TAXATION
THIS 5 DAY OF 10-99
Joan Welch
AUDITOR
Dorothy Corkrean
DEPUTY AUDITOR

That the subdivision of the above-described real estate, as shown by the final plat of
Corkrean & Watts Addition Plat No. 1, 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 29 day of Sept., 1999.

CORKREAN WATTS DEVELOPMENT CO.

By Patrick F. Corkrean
Patrick F. Corkrean, President

By Larry Watts
Larry Watts, Secretary

STATE OF IOWA :
: ss
MADISON COUNTY :

On this 29 day of September, 1999, before me, the undersigned, a Notary Public
in and for the State of Iowa, personally appeared Patrick F. Corkrean, to me personally known,
who being by me duly sworn, did say that he is the President of the corporation executing the
within and foregoing instrument, and Larry Watts, to me personally known, who being by me duly
sworn, did say that he is the Secretary of the corporation executing the within and foregoing
instrument; that there is no seal on behalf of the corporation; and that Patrick F. Corkrean and
Larry Watts, as officers, acknowledged the execution of the forgoing instrument to be the
voluntary act and deed of the corporation, by it and by them voluntarily executed.

Sharon Corkrean
Notary Public in and for the State of Iowa
Sharon Corkrean
Commission Exp 3/1/02

CONSENT OF MORTGAGEE

COMES NOW, Farmers & Merchants State Bank, the Mortgagee named in a certain Mortgage dated July 22, 1999, and filed for record July 22, 1999, at Mortgage Record 210, Page 633 in the office of the Madison County Recorder, and hereby consents to the Dedication of Plat of Corkrean & Watts Addition Plat No. 1, an Addition to the City of Winterset, Madison County, Iowa.

Dated this 29th day of September, 1999.



FARMERS & MERCHANTS STATE BANK

BY James W. Mease, President

STATE OF IOWA :
:ss
COUNTY OF MADISON :

On this 29th day of September, 1999, before me, the undersigned, a Notary public in and for said State, personally appeared James W. Mease, to me personally know, who being by me duly sworn, did say that he/she is a President of the corporation executing the within and foregoing instrument, that the seal affixed thereto is the seal of the corporation; that the instrument was signed and sealed on behalf of the corporation by authority of its Board of Directors; and that James W. Mease, as an officer, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by him/her voluntarily executed.



Tim J. Rethmeier
Notary Public in and for the State of Iowa

TITLE OPINION OF ATTORNEY AT LAW

I, Jerrold B. Oliver, do hereby state that I am an attorney at law practicing in Winterset, Madison County, Iowa; and, that I have examined an abstract of title to the following-described real estate:

A replat of a portion of Lot 1, Busch Subdivision, City of Winterset, Madison County, Iowa, more particularly described as follows:

Lots 1, 2 & 3 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 00°07'00" East 37.21 feet along the East line of the Northwest Quarter of said Section 36; thence South 85°40'05" East 45.57 feet along the South Right-of-way line of Iowa Highway No. 92 to the Northeast Corner of Lot 1; Busch Subdivision, City of Winterset, Madison County, Iowa, which is the Point of Beginning; thence South 04°56'50" East 319.73 feet along the East line of said Lot 1; thence South 07°10'14" East 150.83 feet along the East line of said Lot 1 to a Point on the East line of the Northwest Quarter of said Section 36; thence South 00°07'00" East 307.46 feet along the East line of said Lot 1; thence North 89°38'59" West 90.00 feet; thence North 00°07'00" West 150.00 feet; thence North 89°38'59" West 203.85 feet; thence South 00°07'00" East 150.00 feet; thence North 89°38'59" West 70.00 feet; thence North 00°07'00" West 150.00 feet; thence North 89°38'59" West 458.15 feet to the West line of said Lot 1; thence North 00°07'00" West 586.89 feet to the Northwest Corner of said Lot 1; thence South 89°57'01" East 320.07 feet along the North line of said Lot 1; thence North 85°40'05" East 457.70 feet to the Point of Beginning containing 11.612 acres and is divided into 3 lots numbered 1 through 3.

Lots 4, 5, 6, 7 & 8 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 00°07'00" East 882.30 feet along the East line of the Northwest Quarter of said Section 36 to the Point of Beginning; thence South 00°07'00" East 464.58 feet along the East line of Lot 1, Busch Subdivision, City of Winterset, Madison County, Iowa, to the North line of William & Alice Busch Suburban Addition; thence North 89°58'33" West 161.85 feet along the North line of William & Alice Busch Suburban Addition; thence North 00°07'00" West 465.50 feet; thence South 89°38'59" East 161.85 feet to the Point of Beginning containing 1.728 acres and is divided into 5 lots numbered 4 through 8.

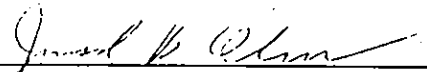
I further state that the name of the proprietor of said Plat is: **Corkrean Watts**

Development Co.

I further state that there are no mortgages, liens or other encumbrances on the above-

described land except for a Mortgage executed by Corkrean Watts Development Co., to Farmers & Merchants State Bank, which Mortgage is dated July 22, 1999, and filed for record July 22, 1999, at Mortgage Record 210, Page 633.

Dated this 29 day of Sept, 1999.



Jerrold B. Oliver

**CERTIFICATE OF THE COUNTY TREASURER
OF MADISON COUNTY, IOWA**

I, Becky McDonald, do hereby certify that I am the duly elected and acting Treasurer of Madison County, Iowa; that I have searched 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 replat of a portion of Lot 1, Busch Subdivision, City of Winterset, Madison County, Iowa, more particularly described as follows:

Lots 1, 2 & 3 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 00°07'00" East 37.21 feet along the East line of the Northwest Quarter of said Section 36; thence South 85°40'05" East 45.57 feet along the South Right-of-way line of Iowa Highway No. 92 to the Northeast Corner of Lot 1; Busch Subdivision, City of Winterset, Madison County, Iowa, which is the Point of Beginning; thence South 04°56'50" East 319.73 feet along the East line of said Lot 1; thence South 07°10'14" East 150.83 feet along the East line of said Lot 1 to a Point on the East line of the Northwest Quarter of said Section 36; thence South 00°07'00" East 307.46 feet along the East line of said Lot 1; thence North 89°38'59" West 90.00 feet; thence North 00°07'00" West 150.00 feet; thence North 89°38'59" West 203.85 feet; thence South 00°07'00" East 150.00 feet; thence North 89°38'59" West 70.00 feet; thence North 00°07'00" West 150.00 feet; thence North 89°38'59" West 458.15 feet to the West line of said Lot 1; thence North 00°07'00" West 586.89 feet to the Northwest Corner of said Lot 1; thence South 89°57'01" East 320.07 feet along the North line of said Lot 1; thence North 85°40'05" East 457.70 feet to the Point of Beginning containing 11.612 acres and is divided into 3 lots numbered 1 through 3.

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Dated at Winterset, Iowa, this 1 day of October, 1999.

Becky McDonald
Becky McDonald, Treasurer of Madison County, Iowa

**RESOLUTION APPROVING FINAL PLAT
OF
CORKREAN & WATTS ADDITION PLAT NO. 1
AN ADDITION TO THE CITY OF WINTERSET,
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 Corkrean & Watts Addition Plat No. 1, an Addition to the City of Winterset, Madison County, Iowa; and

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

A replat of a portion of Lot 1, Busch Subdivision, City of Winterset, Madison County, Iowa, more particularly described as follows:

Lots 1, 2 & 3 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 00°07'00" East 37.21 feet along the East line of the Northwest Quarter of said Section 36; thence South 85°40'05" East 45.57 feet along the South Right-of-way line of Iowa Highway No. 92 to the Northeast Corner of Lot 1; Busch Subdivision, City of Winterset, Madison County, Iowa, which is the Point of Beginning; thence South 04°56'50" East 319.73 feet along the East line of said Lot 1; thence South 07°0'14" East 150.83 feet along the East line of said Lot 1 to a Point on the East line of the Northwest Quarter of said Section 36; thence South 00°07'00" East 307.46 feet along the East line of said Lot 1; thence North 89°38'59" West 90.00 feet; thence North 00°07'00" West 150.00 feet; thence North 89°38'59" West 203.85 feet; thence South 00°07'00" East 150.00 feet; thence North 89°38'59" West 70.00 feet; thence North 00°07'00" West 150.00 feet; thence North 89°38'59" West 458.15 feet to the West line of said Lot 1; thence North 00°07'00" West 586.89 feet to the Northwest Corner of said Lot 1; thence South 89°57'01" East 320.07 feet along the North line of said Lot 1; thence North 85°40'05" East 457.70 feet to the Point of Beginning containing 11.612 acres and is divided into 3 lots numbered 1 through 3.

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1.728 acres and is divided into 5 lots numbered 4 through 8.

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 Corkrean Watts Development Co.

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 encumbrance, and a certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes; and

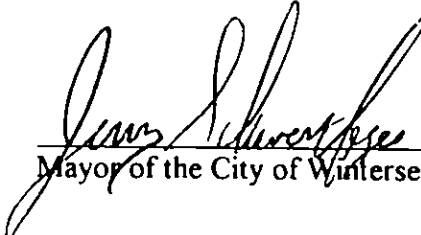
WHEREAS, the City Council of the City of Winterset, Iowa, finds that said Plat conforms to the provisions of the Zoning Ordinance of the City of Winterset and that the plat, papers and documents presented therewith should be approved by the City Council; and, that said Plat, known as Corkrean & Watts Addition Plat No. 1, an Addition to the City of Winterset, Madison County, Iowa, 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 Corkrean & Watts Addition Plat No. 1, 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 4TH day of OCTOBER, 1999.



Mayor of the City of Winterset, Iowa

ATTEST:



Clerk of the City of Winterset, Iowa



**DEED OF RESTRICTIONS
CORKREAN & WATTS ADDITION PLAT NO. 1
AN ADDITION TO THE CITY OF WINTERSET,
MADISON COUNTY, IOWA**

That Corkrean Watts Development Co., and Iowa corporation, is now the fee simple owner and record titleholder of the following-described real estate, to-wit:

A replat of a portion of Lot 1, Busch Subdivision, City of Winterset, Madison County, Iowa, more particularly described as follows:

Lots 1, 2 & 3 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 00°07'00" East 37.21 feet along the East line of the Northwest Quarter of said Section 36; thence South 85°40'05" East 45.57 feet along the South Right-of-way line of Iowa Highway No. 92 to the Northeast Corner of Lot 1; Busch Subdivision, City of Winterset, Madison County, Iowa, which is the Point of Beginning; thence South 04°56'50" East 319.73 feet along the East line of said Lot 1; thence South 07°10'14" East 150.83 feet along the East line of said Lot 1 to a Point on the East line of the Northwest Quarter of said Section 36; thence South 00°07'00" East 307.46 feet along the East line of said Lot 1; thence North 89°38'59" West 90.00 feet; thence North 00°07'00" West 150.00 feet; thence North 89°38'59" West 203.85 feet; thence South 00°07'00" East 150.00 feet; thence North 89°38'59" West 70.00 feet; thence North 00°07'00" West 150.00 feet; thence North 89°38'59" West 458.15 feet to the West line of said Lot 1; thence North 00°07'00" West 586.89 feet to the Northwest Corner of said Lot 1; thence South 89°57'01" East 320.07 feet along the North line of said Lot 1; thence North 85°40'05" East 457.70 feet to the Point of Beginning containing 11.612 acres and is divided into 3 lots numbered 1 through 3.

Lots 4, 5, 6, 7 & 8 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 00°07'00" East 882.30 feet along the East line of the Northwest Quarter of said Section 36 to the Point of Beginning; thence South 00°07'00" East 464.58 feet along the East line of Lot 1, Busch Subdivision, City of Winterset, Madison County, Iowa, to the North line of William & Alice Busch Suburban Addition; thence North 89°58'33" West 161.85 feet along the North line of William & Alice Busch Suburban Addition; thence North 00°07'00" West 465.50 feet; thence South 89°38'59" East 161.85 feet to the Point of Beginning containing 1.728 acres and is divided into 5 lots numbered 4 through 8.

which real estate is being platted as Corkrean & Watts Addition Plat No. 1, an Addition to the City of Winterset, Madison County, Iowa.

Said owners do hereby impose and subject said real estate to certain regulations, covenants, restrictions and easements as to the use and occupancy thereof, as follows:

- 1) All lots in said Plat shall be used in a manner consistent with the Winterset Zoning Ordinance, the above-described real estate being located in R-1, multi-residential district. No structure shall be erected on any lot except single-family and multi-family residential dwelling structures, a garage as an accessory building or an accessory portion of the main building designed and used for the shelter of vehicles owned by the occupants of the main building, and certain other accessory buildings provided that such other accessory buildings other than garages may not be erected in excess of 400 square feet in area. Churches shall also be permitted. No construction shall start on any such dwelling until the plans have been approved by the developer. No mobile homes, double-wide mobile homes or earth homes shall be erected or placed on any of the lots in said Corkrean & Watts Addition Plat No. 1, to the City of Winterset, Madison County, Iowa, except that a berm home may be permitted. Motor homes, camper trailers, boats, motorcycles and other recreational vehicles shall not be stored on the premises unless the same are stored in a garage as permitted by these covenants.
- 2) No lot in the Plat shall be further subdivided, except that a lot may be divided and sold to or with adjoining lots to increase their size.
- 3) No trailer, basement, tent, shack, garage, barn or other accessory building in the tract shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.
- 4) No building shall be erected on any building lot unless the design and location is in harmony with the existing structures and locations in the tract and does not violate any of these protective covenants.

5) The titleholder of each lot, vacant or improved, shall keep his lot or lots free of weeds and debris, and shall not engage in act activity which is a nuisance.

6) These covenants are to run with the land and shall be binding on all parties and persons for a period of twenty (20) years from the time this Plat is approved and accepted, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by a vote of the majority of the then owners of the lots, it is agreed to delete the said covenants in whole or in part. No new or additional covenants shall be added unless all of the owners of the lots in said Corkrean & Watts Addition Plat No. 1, to the City of Winterset, Madison County, Iowa, agree in writing to any such additional covenants. The easements shown at numbered paragraph 9 hereof are perpetual in nature and may not be deleted.

7) If any party shall violate or attempt to violate any of the covenants, conditions or restrictions contained herein, it shall be lawful for any owner of any lot or lots in the subdivision to institute proceedings in law or in equity against the person or persons violating or attempting to violate any such covenants, conditions or restrictions, and to prevent or enjoin him or them from so doing or recover damages for such violation.

8) Invalidation of any one of these covenants by judgment or court order shall not affect any of the other provisions which shall remain in full force and effect.

9) Perpetual easements for ingress, egress, drainage and utility purposes are hereby granted to the City of Winterset, Iowa, Mid American Energy, U.S. West Communications, Inc. and their successors and assigns for the installation, operation, maintenance and repair thereof, as shown by the Engineer's Final Plat filed herewith.

10) If any lot owner decides to erect a fence upon his lot, the total cost of installation of such fence shall be borne by said lot owner as well as the cost of all future maintenance of the

fence. No adjoining lot owner shall be required to participate in the cost of the erection or maintenance of any fence. Any fence erected shall be the sole property of the lot owner and can be removed by such lot owner at his discretion. Nothing in this paragraph shall be deemed to preclude a fencing agreement between adjoining lot owners for erection and maintenance of a common fence; however, for any such common fence agreement to be enforceable upon future lot owners, such fencing agreement must be in writing and filed for record in the Madison County Recorder's office in order to apprise prospective purchasers of their obligations with respect to such fencing.

11) No animals shall be kept or maintained on any of the lots in Corkrean & Watts Addition Plat No. 1, to the City of Winterset, Madison County, Iowa, except ordinary household pets.

12) Any person, partnership, corporation or other entity purchasing a vacant lot in Corkrean & Watts Addition Plat No. 1, an Addition to the City of Winterset, Madison County, Iowa, shall commence construction of a residential dwelling within eighteen (18) months of the date of delivery of a deed to said purchaser from the developer. In the event such buyer has not commenced construction within said 18-month period, the developer shall have the right to repurchase said lot at the same price paid by the buyer plus interest at the rate of seven percent (7%) per annum from and after date of the Deed from developer to buyer; and upon developer exercising the option to repurchase the lot buyer shall promptly comply and furnish to developer an abstract showing merchantable title and a warranty deed.

13) "Developer" is defined as Corkrean Watts Development Co., an Iowa Corporation.

Dated this 29 day of September, 1999.

CORKREAN WATTS DEVELOPMENT CO.

By Patrick F. Corkrean
Patrick F. Corkrean, President

By Larry Watts
Larry Watts, Secretary

STATE OF IOWA

SS

MADISON COUNTY

On this 07 day of September, 1999, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Patrick F. Corkrean, to me personally known, who being by me duly sworn, did say that he is the President of the corporation executing the within and foregoing instrument, and Larry Watts, to me personally known, who being by me duly sworn, did say that he is the Secretary of the corporation executing the within and foregoing instrument; that there is no seal on behalf of the corporation; and that Patrick F. Corkrean and Larry Watts, as officers, acknowledged the execution of the forgoing instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

Shawn Corkrean
Notary Public in and for the State of Iowa
Shawn Corkrean
Commission Exp 3/1/02

**PLAT AND CERTIFICATE
FOR
CORKREAN & WATTS ADDITION PLAT NO. 1
AN ADDITION TO THE CITY OF WINTERSET,
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 Corkrean & Watts Addition Plat No. 1, an Addition to the City of Winterset, Madison County, Iowa; and, that the real estate comprising said plat is described as follows:

A replat of a portion of Lot 1, Busch Subdivision, City of Winterset, Madison County, Iowa, more particularly described as follows:

Lots 1, 2 & 3 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 00°07'00" East 37.21 feet along the East line of the Northwest Quarter of said Section 36; thence South 85°40'05" East 45.57 feet along the South Right-of-way line of Iowa Highway No. 92 to the Northeast Corner of Lot 1; Busch Subdivision, City of Winterset, Madison County, Iowa, which is the Point of Beginning; thence South 04°56'50" East 319.73 feet along the East line of said Lot 1; thence South 07°10'14" East 150.83 feet along the East line of said Lot 1 to a Point on the East line of the Northwest Quarter of said Section 36; thence South 00°07'00" East 307.46 feet along the East line of said Lot 1; thence North 89°38'59" West 90.00 feet; thence North 00°07'00" West 150.00 feet; thence North 89°38'59" West 203.85 feet; thence South 00°07'00" East 150.00 feet; thence North 89°38'59" West 70.00 feet; thence North 00°07'00" West 150.00 feet; thence North 89°38'59" West 458.15 feet to the West line of said Lot 1; thence North 00°07'00" West 586.89 feet to the Northwest Corner of said Lot 1; thence South 89°57'01" East 320.07 feet along the North line of said Lot 1; thence North 85°40'05" East 457.70 feet to the Point of Beginning containing 11.612 acres and is divided into 3 lots numbered 1 through 3.

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1.728 acres and is divided into 5 lots numbered 4 through 8.

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

1. Dedication of Plat of Corkrean & Watts Addition Plat No. 1, an Addition to the City of Winterset, Madison County, Iowa;

2) Consent of Mortgagee, Farmers & Merchants State Bank;

3) Attorney's opinion;

4) Certificate of County Treasurer of Madison County, Iowa;

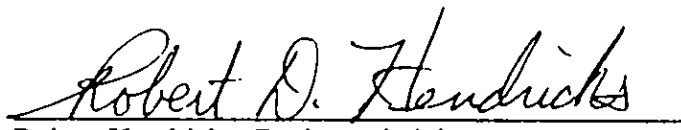
5) Resolution of the City Council of the City of Winterset approving said plat,

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

6) Restrictive Covenants.

7) Groundwater Statement.

Dated this 5TH day of OCTOBER, 1999.


Robert Hendricks, Zoning Administrator

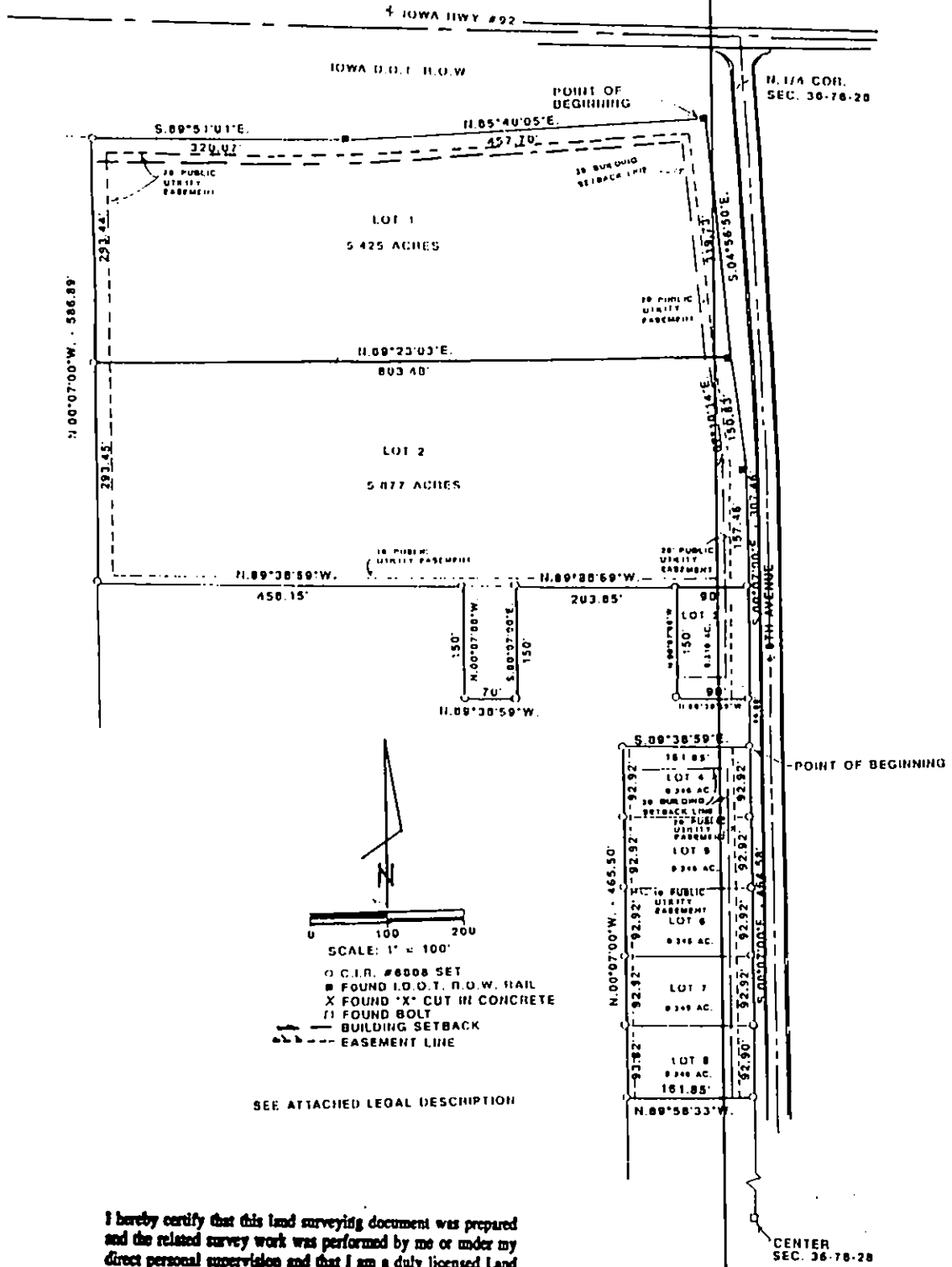
For Dedication, Resolution & Certificates - See Deed Record 63-479

FILED NO. 1412
BOOK 2 PAGE 419
99 OCT -5 PM 4: 11

MICHELLE UTILEN
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

FINAL PLAT
CORKREAN & WATTS ADDITION
PLAT NO. 1



SEE ATTACHED LEGAL DESCRIPTION

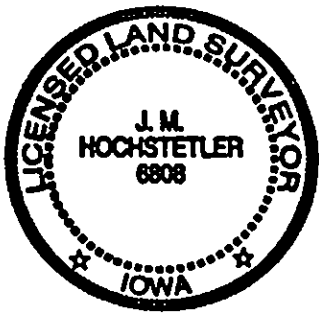
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

J. M. Hochstetler
J. M. HOCHSTETLER

License number 6808 Date 9/30/99

My license renewal date is December 31, 1999.

Pages or sheets covered by this seal: 2



FINAL PLAT
CORKREAN & WATTS ADDITION PLAT NO. 1
OWNER/DEVELOPER CORKREAN & WATTS DEVELOPMENT COMPANY 65 WEST JEFFERSON WINTERBET, IOWA 50273
ENGINEER/LAND SURVEYOR VANCE & HOCHSTETLER, P.C. 110 WEST GREEN STREET WINTERSET, IOWA 50273

LEGAL DESCRIPTION: CORKREAN & WATTS ADDITION, PLAT NO. 1

A replat of a portion of Lot 1, Busch Subdivision, City of Winterset, Madison County, Iowa more particularly described as follows:

Lots 1, 2 & 3

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 00°07'00" East 37.21 feet along the East line of the Northwest Quarter of said Section 36; thence South 85°40'05" East 45.57 feet along the South Right-of-Way line of Iowa Highway No. 92 to the Northeast Corner of Lot 1; Busch Subdivision, City of Winterset, Madison County, Iowa which is the Point of Beginning; thence South 04°56'50" East 319.73 feet along the East line of said Lot 1; thence South 07°10'14" East 150.83 feet along the East line of said Lot 1 to a Point on the East line of the Northwest Quarter of said Section 36; thence South 00°07'00" East 307.46 feet along the East line of said Lot 1; thence North 89°38'59" West 90.00 feet; thence North 00°07'00" West 150.00 feet; thence North 89°38'59" West 203.85 feet; thence South 00°07'00" East 150.00 feet; thence North 89°38'59" West 70.00 feet; thence North 00°07'00" West 150.00 feet; thence North 89°38'59" West 458.15 feet to the West line of said Lot 1; thence North 00°07'00" West 586.89 feet to the Northwest Corner of said Lot 1; thence South 89°57'01" East 320.07 feet along the North line of said Lot 1; thence North 85°40'05" East 457.70 feet to the Point of Beginning containing 11.612 acres and is divided into 3 lots numbered 1 through 3.

Lots 4, 5, 6, 7 & 8

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 00°07'00" East 882.30 feet along the East line of the Northwest Quarter of said Section 36 to the Point of Beginning; thence South 00°07'00" East 464.58 feet along the East line of Lot 1, Busch Subdivision, City of Winterset, Madison County, Iowa to the North line of William & Alice Busch Suburban Addition; thence North 89°58'33" West 161.85 feet along the North line of William & Alice Busch Suburban Addition; thence North 00°07'00" West 465.50 feet; thence South 89°38'59" East 161.85 feet to the Point of Beginning containing 1.728 acres and is divided into 5 lots numbered 4 through 8.