

FOR PLAT SEE  
TOWN PLAT BOOK  
2, PAGE 418

COMPUTED  
RECORDED  
COMPAID

FILED NO. 001411  
BOOK 63 PAGE 365  
99 OCT -5 PH 4: 10

ENTERED FOR TAXATION  
THIS 5 DAY OF 10-99

Jean Welch  
AUDITOR  
Debra Carlson  
DEPUTY AUDITOR

**PLAT AND CERTIFICATE  
FOR  
SUNSET ACRES, PLAT 1,  
AN ADDITION TO THE CITY OF WINTERSET,  
MADISON COUNTY, IOWA**

MICHELLE UTASCH  
RECORDER  
MADISON COUNTY, IOWA

REC \$ 70<sup>00</sup>  
AUD \$ 5<sup>00</sup>  
R.M.F. \$ 1<sup>00</sup>

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 Replat of Lots 1, 4, and 7 of Sunset Acres, Plat 1, an Addition to the City of Winterset, Madison County, Iowa, and that the real estate comprising said plat is described as follows:

Replat of Lots One (1), Four (4) and Seven (7) of Sunset Acres, Plat 1,  
City of Winterset, Madison County, Iowa.

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 Replat of Lots 1, 4 and 7 of Sunset Acres, Plat 1, An Addition to the City of Winterset, Madison County, Iowa;
2. Consent of Mortgagee, Carita A. Kelleher, to said Plat.
3. Consents of the following owners of Lots 2, 3, 5 and 6 of Sunset Acres, Plat 1, An Addition to the City of Winterset, Madison County, Iowa: Scott E. Gaylord and Holly C. Gaylord, Bryan L. Roberts and Mary J. Roberts, Steve A. Nelson and Marcie A. Nelson, and Rodrick A. Thompson and Jill K. Thompson;
4. Attorney's opinion;
5. Certificate of County Treasurer of Madison County, Iowa; and

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6. Resolution of the city Council of the City of Winterset approving said plat.

7. Groundwater Hazard Statement,

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

Dated this 5<sup>TH</sup> day of OCTOBER, 1999.

  
Robert Hendricks, Zoning Administrator

**DEDICATION OF PLAT  
OF  
REPLAT OF LOTS 1, 4 AND 7 OF  
SUNSET ACRES, Plat 1  
TO THE CITY OF WINTERSET, MADISON COUNTY, IOWA**

**KNOW ALL MEN BY THESE PRESENT:**

That we, Marvin D. Cox and Mary A. Cox, husband and wife, do certify that we are the sole owners and proprietors of the following-described real estate:

**Replat of Lots One (1), Four (4) and Seven (7) of Sunset Acres, Plat 1,  
City of Winterset, Madison County, Iowa.**

There is filed herewith the Consents of all owners of Lots in Sunset Acres, Plat 1, City of Winterset, Madison County, Iowa.

That the plat of the above-described real estate, as shown by the final plat of the Replat of Lots 1, 4 and 7 of Sunset Acres - Plat 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 22 day of September, 1999...

Marvin D. Cox  
Marvin D. Cox

Mary A. Cox  
Mary A. Cox

STATE OF IOWA :

:SS

COUNTY OF MADISON :

On this 22 day of September 1999, before me, the undersigned, a Notary Public in and for said State, personally appeared **Marvin D. Cox and Mary A. Cox**, 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.

Caryl Kerger

Notary Public in and for said State



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**CONSENT OF MORTGAGEE**

**COMES NOW** Carita A. Kelleher, the Mortgagee named in a certain Mortgage dated Noavember1, 1994, and filed for record November 4, 1994, at Mortgage Record 174, Page 574, in the office of the Madison County Recorder, and hereby consents to the Dedication of Plat of Replat of Lots 1, 4 and 7 of Sunset Acres, Plat 1, to the City of Winterset, Madison County, Iowa.

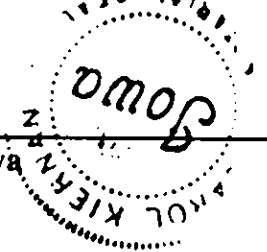
Dated this 14 day of September, 1999.

Carita A. Kelleher  
Carita A. Kelleher

STATE OF IOWA :  
                                  :SS  
COUNTY OF MADISON :

On this 14 day of September, 1999, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Carita A. Kelleher, 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.

Carol Kernen  
Notary Public in and for the State of Iowa



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**CONSENT**

That we, Rodrick A. Thompson and Jill K. Thompson, are the owners of:

**Lot Two (2) of Sunset Acres, Plat One (1), an Addition to the City of  
Winterset, Madison County, Iowa;**

and, that we do hereby consent to the Replat of Lots 1, 4 and 7 of Sunset Acres, Plat One (1),  
an Addition to the City of Winterset, Madison County, Iowa.

This Consent is given as an amendment to numbered paragraph 2 of the Deed of  
Restrictions of Sunset Acres, Plat One, an Addition to the City of Winterset, Madison County,  
Iowa, dated April 20, 1998.

Dated this 10 day of September, 1999.

Rod A Thompson  
Rodrick A. Thompson  
Jill K. Thompson  
Jill K. Thompson



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**CONSENT**

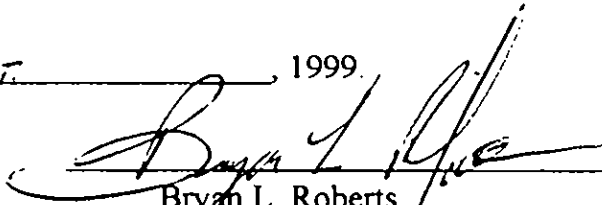
That we, Bryan L. Roberts and Mary J. Roberts, are the owners of:

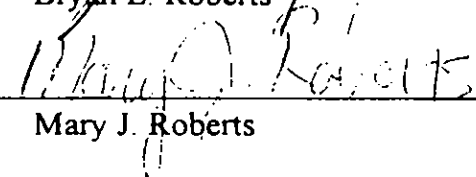
**Lot Three (3) of Sunset Acres, Plat One (1), an Addition to the City of  
Winterset, Madison County, Iowa;**

and, that we do hereby consent to the Replat of Lots 1, 4 and 7 of Sunset Acres, Plat One (1),  
an Addition to the City of Winterset, Madison County, Iowa.

This Consent is given as an amendment to numbered paragraph 2 of the Deed of  
Restrictions of Sunset Acres, Plat One, an Addition to the City of Winterset, Madison County,  
Iowa, dated April 20, 1998.

Dated this 9 day of Sept 1999.

  
 \_\_\_\_\_  
 Bryan L. Roberts

  
 \_\_\_\_\_  
 Mary J. Roberts

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**CONSENT**

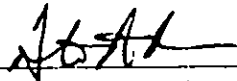
That we, Steve A. Nelson and Marcie A. Nelson, are the owners of:


**Lot Six (6) of Sunset Acres, Plat One (1), an Addition to the City of  
Winterset, Madison County, Iowa;**

and, that we do hereby consent to the Replat of Lots 1, 4 and 7 of Sunset Acres, Plat One (1),  
an Addition to the City of Winterset, Madison County, Iowa.

This Consent is given as an amendment to numbered paragraph 2 of the Deed of  
Restrictions of Sunset Acres, Plat One, an Addition to the City of Winterset, Madison County,  
Iowa, dated April 20, 1998.

Dated this 9 day of September, 1999.

  
\_\_\_\_\_  
Steve A. Nelson

  
\_\_\_\_\_  
Marcie A. Nelson





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**CONSENT**

That we, Scott E. Gaylord and Holly C. Gaylord, are the owners of:

**Lot Five (5) of Sunset Acres, Plat One (1), an Addition to the City of  
Winterset, Madison County, Iowa;**

and, that we do hereby consent to the Replat of Lots 1, 4 and 7 of Sunset Acres, Plat One (1),  
an Addition to the City of Winterset, Madison County, Iowa.

This Consent is given as an amendment to numbered paragraph 2 of the Deed of  
Restrictions of Sunset Acres, Plat One, an Addition to the City of Winterset, Madison County,  
Iowa, dated April 20, 1998.

Dated this 14<sup>th</sup> day of September, 1999.

Scott E. Gaylord  
Scott E. Gaylord  
Holly C. Gaylord  
Holly C. Gaylord

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**TITLE OPINION OF ATTORNEY AT LAW**

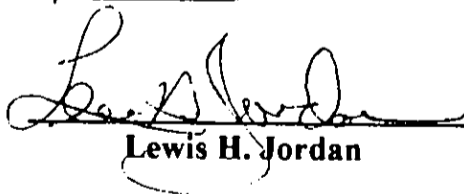
**I, Lewis H. Jordan, do hereby state that I am an attorney at law practicing in Winterset, Madison County, Iowa; and, that I have examined an abstract of title to the following-described real estate:**

**Replat of Lots One (1), Four (4) and Seven (7) of Sunset Acres, Plat 1, City of Winterset, Madison County, Iowa.**

**I further state that the name of the proprietors of said Plat are: Marvin D. Cox and Mary A. Cox.**

**I further state that there are no mortgages, liens or other encumbrances on the above-described land, except for a Real Estate Mortgage executed by Marvin D. Cox and Mary Cox, husband and Wife, to Carita A. Kelleher, which Mortgage is dated November 1, 1994, and filed for record November 4, 1994, at Mortgage Record 174, Page 574.**

**Dated this 28 day of September, 1999.**

  
\_\_\_\_\_  
**Lewis H. Jordan**



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**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:

**Replat of Lots One (1), Four (4) and Seven (7) of Sunset Acres, Plat 1,  
City of Winterset, Madison County, Iowa.**

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

Becky McDonald  
**Becky McDonald, Treasurer of Madison County, Iowa**

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**RESOLUTION APPROVING FINAL PLAT  
OF  
REPLAT OF LOTS 1, 4 AND 7 OF  
SUNSET ACRES - PLAT 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 Replat of Lots 1, 4 and 7 of Sunset Acres, Plat 1, an Addition to the City of Winterset, Madison County, Iowa; and**

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

**Replat of Lots One (1), Four (4) and Seven (7) of Sunset Acres, Plat 1, City of Winterset, Madison County, Iowa.**

**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, Marvin D. Cox and Mary A. Cox, husband and wife; and also the Consents of the owners of Lots 2, 3, 5 and 6 of Sunset Acres, Plat 1, City of Winterset, Madison County, Iowa; and**

**WHEREAS, there was also filed with said Plat a Consent of Carita A. Kelleher, Mortgagee, consenting to the dedication of said Plat; and**

**WHEREAS, said Plat was accompanied by a complete abstract of title and an opinion from the attorney at law showing that title in fee simple is 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**

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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 Replat of Lots 1, 4 and 7 of Sunset Acres - Plat 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 Replat of Lots 1, 4 and 7 of Sunset Acres, Plat 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 4<sup>TH</sup> day of OCTOBER, 1999.

  
\_\_\_\_\_  
Mayor of the City of Winterset, Iowa

ATTEST:   
\_\_\_\_\_  
Clerk of the City of Winterset, Iowa



For Dedication, Resolution & Certificates - See Deed Record 63-465

FILED NO. 1411

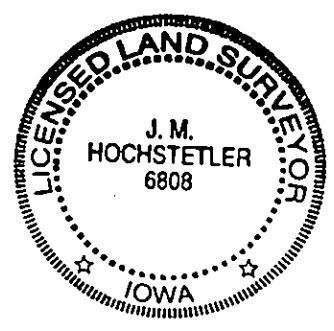
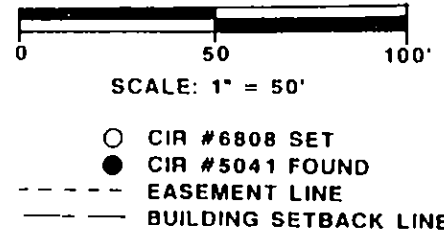
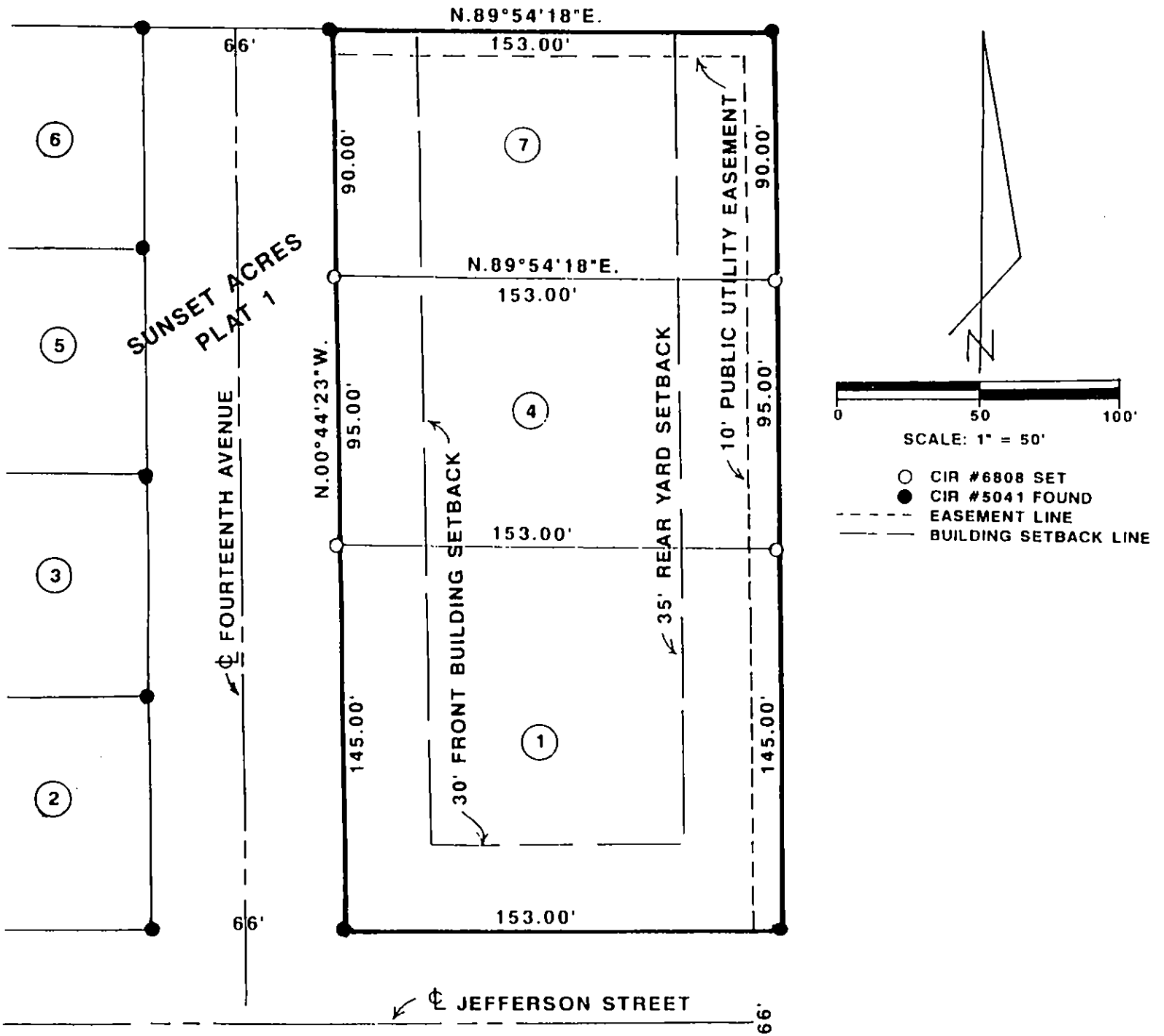
BOOK 2 PAGE 418

99 OCT -5 PM 4: 70

MICHELLE LUTSINGER  
REGISTERED  
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  
REPLAT OF LOTS 1, 4, AND 7 OF SUNSET ACRES,  
PLAT 1, CITY OF WINTERSET, MADISON COUNTY, IOWA.



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 8/23/99  
 My license renewal date is December 31, 1999  
 Pages or sheets covered by this seal: 1

FINAL PLAT  
 REPLAT OF LOTS 1, 4, AND 7  
 OF SUNSET ACRES, PLAT 1  
 CITY OF WINTERSET  
 MADISON COUNTY, IOWA.

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OWNER:  
 MARVIN D. COX  
 201 EAST GREEN STREET  
 WINTERSET, IOWA 50273

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LAND SURVEYOR  
 VANCE & HOCHSTETLER  
 110 WEST GREEN  
 WINTERSET, IOWA 50273