

PLAT AND CERTIFICATE FOR WATTS & CORKREAN ADDITION, PLAT NO. 2,
TO THE CITY OF WINTERSSET, IOWA

I, Randy Jeffs, 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 Watts & Corkrean Addition, Plat No. 2, and that the real estate described in the said plat is described as follows:

A part of the East 45.52 Acres of the North Half (1/2) of the Northwest Fractional Quarter (1/4) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as commencing at the Northwest Corner of Lot 7, Block 1, Watts & Corkrean Addition to Winterset, Iowa, Plat No. 1 which is the Point of Beginning; thence South 00°37'58" East 794.31 feet to the Southwest Corner of Lot 3, Block 1, said Watts & Corkrean Addition; thence South 90°00'00" West 279.60 feet; thence North 00°56'00" West 15.00 feet; thence South 90°00'00" West 60.00 feet; thence South 00°56'00" East 134.60 feet; thence South 90°00'00" West 369.61 feet; thence South 00°45'36" East 290.40 feet to the South line of the Northeast Quarter (1/4) of the Northwest Fractional Quarter (1/4) of said Section 31 which is the North line of Lane Street; thence South 90°00'00" West 451.43 feet; thence North 00°50'03" West 1253.75 feet to the South right-of-way of Iowa Highway #92; thence South 82°43'31" East 225.90 feet; thence South 88°18'00" East 550.09 feet; thence South 89°20'30" East 390.42 feet to the Point of Beginning. Said parcel contains 26.796 Acres, and is to be divided into 17 Lots including Lots 8 through 12 in Block 1, Lots 1 through 9 and 11 through 12 in Block 2, and Lot A which is portion of 8th Street.

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

1. Dedication of Plat to Watts & Corkrean Addition, Plat No. 2;
2. Certificate of the County Treasurer of Madison County, Iowa, for Watts & Corkrean Addition, Plat No. 2;
3. Consent to Platting by Farmers & Merchants State Bank of Watts & Corkrean Addition, Plat No. 2;

FOR PLAT SEE
TOWN PLAT BOOK 2
PAGE 279

COMPUTER
RECORDED
COMPARED

REC \$110.00
ADD \$5.00
R.M.F. \$1.00

FILED NO. 3237


BOOK 61 PAGE 135

96 MAY 22 PH 3: 34

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

4. Consent to Platting by Union State Bank of Watts & Corkrean Addition, Plat No. 2;
5. Title Opinion of Attorney-at-Law for Watts & Corkrean Addition, Plat No. 2; and
6. Resolution of Approving Final Plat of Watts & Corkrean Addition, Plat No. 2, to the City of Winterset, Madison County, Iowa,
all of which are duly certified in accordance with the Winterset City Zoning Ordinance.

Dated this 15 day of May, 1996.


Randy Jeffs, Zoning Administrator

DEDICATION OF PLAT TO

WATTS & CORKREAN ADDITION, PLAT NO. 2

Patrick F. Corkrean and Nancy M. Corkrean, husband and wife; Farmers & Merchants State Bank; Richard L. Cooper and Jeanne Cooper, husband and wife; Russell Parker, also known as Russell D. Parker, and Carol Parker, also known as Carol L. Parker, husband and wife; Randall L. Simon and Catherine A. Simon, also known as Cathy Simon, husband and wife; and Gary C. Tyer and Sandra L. Tyer, husband and wife, state:

1. They constitute all proprietors and their spouses owning the following described real property, which is being platted into Watts & Corkrean Addition, Plat No. 2:

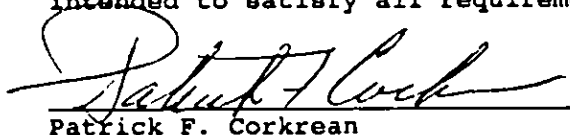
A part of the East 45.52 Acres of the North Half ($\frac{1}{2}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as commencing at the Northwest Corner of Lot 7, Block 1, Watts & Corkrean Addition to Winterset, Iowa, Plat No. 1 which is the Point of Beginning; thence South $00^{\circ}37'58''$ East 794.31 feet to the Southwest Corner of Lot 3, Block 1, said Watts & Corkrean Addition; thence South $90^{\circ}00'00''$ West 279.60 feet; thence North $00^{\circ}56'00''$ West 15.00 feet; thence South $90^{\circ}00'00''$ West 60.00 feet; thence South $00^{\circ}56'00''$ East 134.60 feet; thence South $90^{\circ}00'00''$ West 369.61 feet; thence South $00^{\circ}45'36''$ East 290.40 feet to the South line of the Northeast Quarter ($\frac{1}{4}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of said Section 31 which is the North line of Lane Street; thence South $90^{\circ}00'00''$ West 451.43 feet; thence North $00^{\circ}50'03''$ West 1253.75 feet to the South right-of-way of Iowa Highway #92; thence South $82^{\circ}43'31''$ East 225.90 feet; thence South $88^{\circ}18'00''$ East 550.09 feet; thence South $89^{\circ}20'30''$ East 390.42 feet to the Point of Beginning. Said parcel contains 26.796 Acres, and is to be divided into 17 Lots including Lots 8 through 12 in Block 1, Lots 1 through 9 and 11 through 12 in Block 2, and Lot A which is portion of 8th Street.

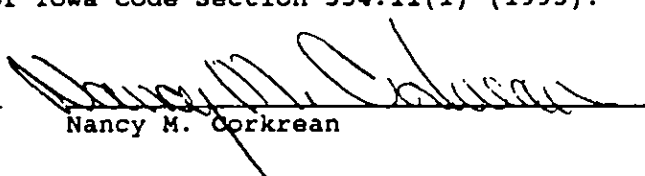
2. The said platting of the above described property into Watts & Corkrean Addition, Plat No. 2, is prepared with their free consent and in accordance with their desires.

3. They hereby dedicate to the public, which would be the City of Winterset, Iowa, all lands within the plat of Watts & Corkrean Addition, Plat No. 2, that are designated for streets or other public uses.

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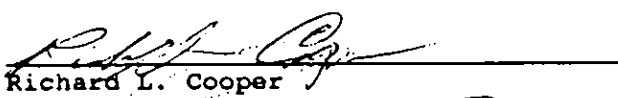
4. This Dedication of Plat to Watts & Corkrean Addition, Plat No. 2, is intended to satisfy all requirements of Iowa Code Section 354.11(1) (1995).

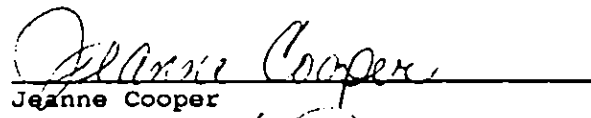

Patrick F. Corkrean

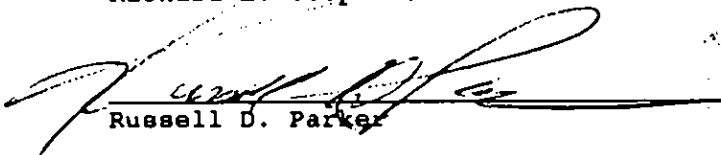

Nancy M. Corkrean

FARMERS & MERCHANTS STATE BANK

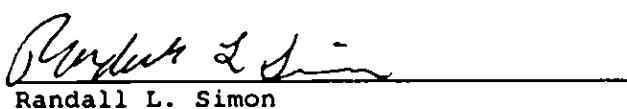
By 
James W. Mease, President


Richard L. Cooper

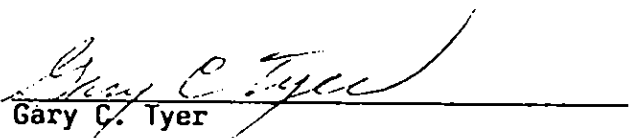

Jeanne Cooper

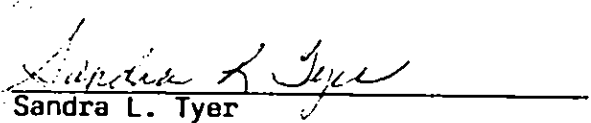

Russell D. Parker


Carol L. Parker


Randall L. Simon


Catherine A. Simon


Gary C. Tyer


Sandra L. Tyer

STATE OF IOWA)
MADISON COUNTY)

ss

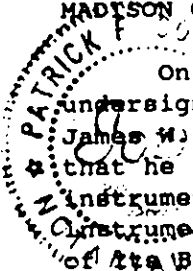
On this 19 day of Feb, 1996, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Patrick F. Corkrean and Nancy M. Corkrean, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



Steven P. Weeks
Notary Public in and for the state of Iowa

STATE OF IOWA)
MADISON COUNTY)

ss

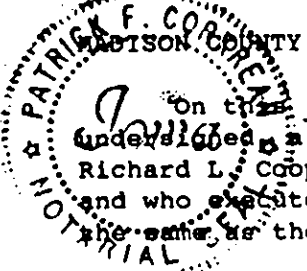


On this 28 day of Feb, 1996, before me, the undersigned, a Notary Public in and for the state of Iowa, personally appeared James W. Mease, to me personally known, who being by me duly sworn, did say that he is the president of the corporation executing the within and foregoing instrument, the seal affixed thereto is the seal of the corporation; that the instrument was signed (and sealed) on behalf of the corporation by authority of the Board of Directors; and that James W. Mease acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

Patrick F. Corkrean
Notary Public in and for the State of Iowa

STATE OF IOWA)
MADISON COUNTY)

ss



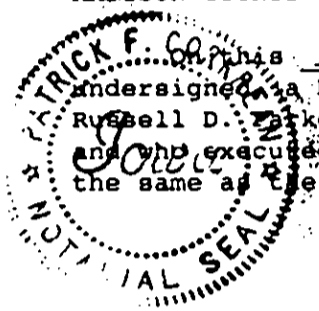
On this 21 day of Feb, 1996, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Richard L. Cooper and Jeanne Cooper, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Patrick F. Corkrean
Notary Public in and for the state of Iowa

STATE OF IOWA)
MADISON COUNTY)

ss

On this 27 day of Feb, 1996, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Russell D. Parker and Carol L. Parker, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

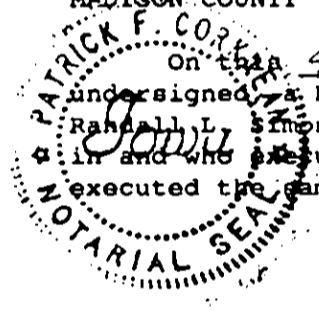


Patrick F. Cook
Notary Public in and for the state of Iowa

STATE OF IOWA)
MADISON COUNTY)

ss

On this 29 day of Feb, 1996, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Randall L. Simon and Catherine A. Simon, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

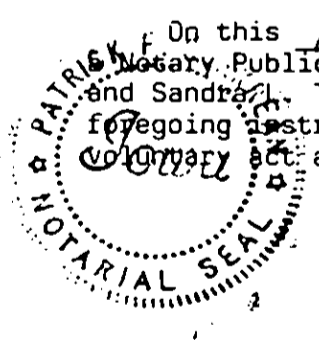


Patrick F. Cook
Notary Public in and for the state of Iowa

STATE OF IOWA)
MADISON COUNTY)

ss

On this 16 day of April, 1996, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Gary C. Tyer and Sandra L. Tyer, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



Patrick F. Cook
Notary Public in and for the state of Iowa

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CONSENT TO PLATTING BY

UNION STATE BANK

OF WATTS & CORKREAN ADDITION, PLAT NO. 2

Union State Bank hereby states that the Plat of Watts & Corkrean Addition, Plat No. 2, is prepared with its free consent, and in accordance with its desires, with the said plat covering the following described real property:

A part of the East 45.52 Acres of the North Half ($\frac{1}{2}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as commencing at the Northwest Corner of Lot 7, Block 1, Watts & Corkrean Addition to Winterset, Iowa, Plat No. 1 which is the Point of Beginning; thence South $00^{\circ}37'58''$ East 794.31 feet to the Southwest Corner of Lot 3, Block 1, said Watts & Corkrean Addition; thence South $90^{\circ}00'00''$ West 279.60 feet; thence North $00^{\circ}56'00''$ West 15.00 feet; thence South $90^{\circ}00'00''$ West 60.00 feet; thence South $00^{\circ}56'00''$ East 134.60 feet; thence South $90^{\circ}00'00''$ West 369.61 feet; thence South $00^{\circ}45'36''$ East 290.40 feet to the South line of the Northeast Quarter ($\frac{1}{4}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of said Section 31 which is the North line of Lane Street; thence South $90^{\circ}00'00''$ West 451.43 feet; thence North $00^{\circ}50'03''$ West 1253.75 feet to the South right-of-way of Iowa Highway #92; thence South $82^{\circ}43'31''$ East 225.90 feet; thence South $88^{\circ}18'00''$ East 550.09 feet; thence South $89^{\circ}20'30''$ East 390.42 feet to the Point of Beginning. Said parcel contains 26.796 Acres, and is to be divided into 17 Lots including Lots 8 through 12 in Block 1, Lots 1 through 9 and 11 through 12 in Block 2, and Lot A which is portion of 8th Street.

Union State Bank holds the following described mortgages covering portions of the real property contained in Watts & Corkrean Addition, Plat No. 2, to the City of Winterset, Madison County, Iowa:

1. A mortgage from Patrick F. Corkrean and Nancy M. Corkrean, husband and wife, and Harry B. Watts and Helen Watts, husband and wife, to Union State Bank, dated August 25, 1983, and recorded September 2, 1983, in Mortgage Record 138 on page 541;

- 2. A mortgage from Richard L. Cooper and Jeanne Cooper, husband and wife, and H. M. Cooper and Fern V. Cooper, husband and wife, to Union State Bank, dated and recorded April 28, 1986, in Mortgage Record 145 on page 331;
- 3. A mortgage from Russell D. Parker and Carol L. Parker to Union State Bank, dated and recorded October 11, 1991, in Mortgage Record 160 on page 156; and
- 4. A mortgage from Russell D. Parker and Carol L. Parker to Union State Bank, dated June 11, 1993, and recorded June 14, 1993, in Mortgage Record 167 on page 532.

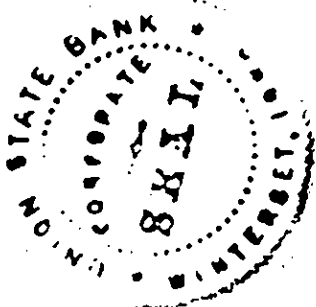
Union State Bank hereby releases from the liens of the above described mortgages the portions of Watts & Corkrean Addition, Plat No. 2, to the City of Winterset, Madison County, Iowa, which have been conveyed to the governing body, the City of Winterset, or dedicated to the public. This would include only lands within the plat that are designated for streets or other public uses.

This Consent to Platting is designed to satisfy all requirements imposed under Section 354.11(2) of the 1995 Code of Iowa.

Dated 2.29-, 1996.

UNION STATE BANK

By James F. Herrick
James F. Herrick



STATE OF IOWA)

SS

MADISON COUNTY)

On this 29 day of Feb., 1996, before me, the undersigned, a Notary Public in and for the state of Iowa, personally appeared James F. Herrick, 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, 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 F. Herrick acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by him voluntarily executed.


 Notary Public in and for the State of Iowa

CONSENT TO PLATTING BY**FARMERS & MERCHANTS STATE BANK****OF WATTS & CORKREAN ADDITION, PLAT NO. 2**

Farmers & Merchants State Bank hereby states that the Plat of Watts & Corkrean Addition, Plat No. 2, is prepared with its free consent, and in accordance with its desires, with the said plat covering the following described real property:

A part of the East 45.52 Acres of the North Half ($\frac{1}{2}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as commencing at the Northwest Corner of Lot 7, Block 1, Watts & Corkrean Addition to Winterset, Iowa, Plat No. 1 which is the Point of Beginning; thence South $00^{\circ}37'58''$ East 794.31 feet to the Southwest Corner of Lot 3, Block 1, said Watts & Corkrean Addition; thence South $90^{\circ}00'00''$ West 279.60 feet; thence North $00^{\circ}56'00''$ West 15.00 feet; thence South $90^{\circ}00'00''$ West 60.00 feet; thence South $00^{\circ}56'00''$ East 134.60 feet; thence South $90^{\circ}00'00''$ West 369.61 feet; thence South $00^{\circ}45'36''$ East 290.40 feet to the South line of the Northeast Quarter ($\frac{1}{4}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of said Section 31 which is the North line of Lane Street; thence South $90^{\circ}00'00''$ West 451.43 feet; thence North $00^{\circ}50'03''$ West 1253.75 feet to the South right-of-way of Iowa Highway #92; thence South $82^{\circ}43'31''$ East 225.90 feet; thence South $88^{\circ}18'00''$ East 550.09 feet; thence South $89^{\circ}20'30''$ East 390.42 feet to the Point of Beginning. Said parcel contains 26.796 Acres, and is to be divided into 17 Lots including Lots 8 through 12 in Block 1, Lots 1 through 9 and 11 through 12 in Block 2, and Lot A which is portion of 8th Street.

Farmers & Merchants State Bank holds a mortgage from Randall L. Simon and Cathy Simon to Farmers & Merchants State Bank, dated September 9, 1994, and recorded September 12, 1994, in Mortgage Record 173 on page 784. Farmers & Merchants State Bank holds another mortgage from Gary C. Tyer and Sandra L. Tyer to Farmers & Merchants State Bank dated December 28, 1995, and recorded December 29, 1995, in Mortgage Record 179 on page 816. Farmers & Merchants State Bank holds an additional mortgage from Patrick F. Corkrean and Nancy M. Corkrean to Farmers & Merchants State Bank dated March 29, 1996, and recorded March 29, 1996, in Book 181 on page 147. Farmers & Merchants State Bank hereby releases from the liens of the said mortgages the portions of Watts &

Corkrean Addition, Plat No. 2, to the City of Winterset, which are conveyed to the governing body or dedicated to the public. The released property includes only land within the plat designated for streets and other public uses.

This Consent to Platting is designed to satisfy all requirements imposed under Section 354.11(2) of the 1995 Code of Iowa.

Dated: April 10, 1996.

FARMERS & MERCHANTS STATE BANK



By Tim J. Rethmeier
Tim J. Rethmeier, Vice President

On this 10th day of April, 1996, before me, the undersigned, a Notary Public in and for the state of Iowa, personally appeared Tim J. Rethmeier, to me personally known, who being by me duly sworn, did say that he is the vice president of the corporation executing the within and foregoing instrument, 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 Tim J. Rethmeier acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by him voluntarily executed.

Nancy J. Corkrean
Notary Public in and for the State of Iowa



**TITLE OPINION OF ATTORNEY-AT-LAW FOR
WATTS & CORKREAN ADDITION, PLAT NO. 2**

I, G. Stephen Walters, 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 part of the East 45.52 Acres of the North Half ($\frac{1}{2}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as commencing at the Northwest Corner of Lot 7, Block 1, Watts & Corkrean Addition to Winterset, Iowa, Plat No. 1 which is the Point of Beginning; thence South $00^{\circ}37'58''$ East 794.31 feet to the Southwest Corner of Lot 3, Block 1, said Watts & Corkrean Addition; thence South $90^{\circ}00'00''$ West 279.60 feet; thence North $00^{\circ}56'00''$ West 15.00 feet; thence South $90^{\circ}00'00''$ West 60.00 feet; thence South $00^{\circ}56'00''$ East 134.60 feet; thence South $90^{\circ}00'00''$ West 369.61 feet; thence South $00^{\circ}45'36''$ East 290.40 feet to the South line of the Northeast Quarter ($\frac{1}{4}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of said Section 31 which is the North line of Lane Street; thence South $90^{\circ}00'00''$ West 451.43 feet; thence North $00^{\circ}50'03''$ West 1253.75 feet to the South right-of-way of Iowa Highway #92; thence South $82^{\circ}43'31''$ East 225.90 feet; thence South $88^{\circ}18'00''$ East 550.09 feet; thence South $89^{\circ}20'30''$ East 390.42 feet to the Point of Beginning. Said parcel contains 26.796 Acres, and is to be divided into 17 Lots including Lots 8 through 12 in Block 1, Lots 1 through 9 and 11 through 12 in Block 2, and Lot A which is portion of 8th Street.

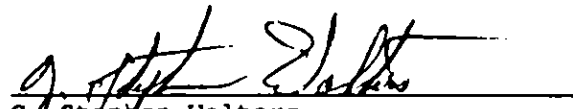
from the root of title to the date of the last continuation: November 14, 1995, at 8:00 A.M., plus mortgages and other documents recorded after that date.

I further state that the names of the proprietors of the real property covered by the said plat, and their respective spouses, are: Patrick F. Corkrean and Nancy M. Corkrean, husband and wife, Farmers & Merchants State Bank; Richard L. Cooper and Jeanne Cooper, husband and wife; Russell Parker, also known as Russell D. Parker, and Carol Parker, also known as Carol L. Parker, husband and wife; Randall L. Simon and Catherine A. Simon, also known as Cathy Simon, husband and wife; and Gary C. Tyer and Sandra L. Tyer, husband and wife; and that the holders of mortgages, liens, or other encumbrances on the land being platted are as follows:

1. A mortgage from Patrick F. Corkrean and Nancy M. Corkrean, husband and wife, and Harry B. Watts and Helen Watts, husband and wife, to Union State Bank, dated August 25, 1983, and recorded September 2, 1983, in Mortgage Record 138 on page 541, in the office of the Madison County, Iowa, Recorder;
2. A mortgage from Richard L. Cooper and Jeanne Cooper, husband and wife, and H. M. Cooper and Fern V. Cooper, husband and wife, to Union State Bank, dated and recorded April 28, 1986, in Mortgage Record 145 on page 331 in the office of the Madison County, Iowa, Recorder;
3. A mortgage from Russell D. Parker and Carol L. Parker to Union State Bank, dated and recorded October 11, 1991, in Mortgage Record 160 on page 156, in the office of the Madison County, Iowa, Recorder; and
4. A mortgage from Russell D. Parker and Carol L. Parker to Union State Bank, dated June 11, 1993, and recorded June 14, 1993, in Mortgage Record 167 on page 532, in the office of the Madison County, Iowa, Recorder.
5. A mortgage from Randall L. Simon and Cathy Simon to Farmers & Merchants State Bank, dated September 9, 1994, and recorded September 12, 1994, in Mortgage Record 173 on page 784, in the office of the Madison County, Iowa, Recorder.
6. A mortgage from Gary C. Tyer and Sandra L. Tyer to Farmers & Merchants State Bank, dated December 28, 1995, and recorded December 29, 1995, in Book 179 on page 816, in the office of the Madison County, Iowa, Recorder.

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7. A mortgage from Patrick F. Corkrean and Nancy M. Corkrean to Farmers & Merchants State Bank, dated and recorded March 29, 1996, in Book 181 on page 147, in the office of the Madison County, Iowa, Recorder.

Dated this 16th day of March, 1996.


G Stephen Walters

**RESOLUTION OF APPROVING FINAL PLAT OF WATTS & CORKREAN ADDITION, PLAT NO. 2,
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 Watts & Corkrean Addition, Plat No. 2; and

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

A part of the East 45.52 Acres of the North Half (½) of the Northwest Fractional Quarter (¼) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as commencing at the Northwest Corner of Lot 7, Block 1, Watts & Corkrean Addition to Winterset, Iowa, Plat No. 1 which is the Point of Beginning; thence South 00°37'58" East 794.31 feet to the Southwest Corner of Lot 3, Block 1, said Watts & Corkrean Addition; thence South 90°00'00" West 279.60 feet; thence North 00°56'00" West 15.00 feet; thence South 90°00'00" West 60.00 feet; thence South 00°56'00" East 134.60 feet; thence South 90°00'00" West 369.61 feet; thence South 00°45'36" East 290.40 feet to the South line of the Northeast Quarter (¼) of the Northwest Fractional Quarter (¼) of said Section 31 which is the North line of Lane Street; thence South 90°00'00" West 451.43 feet; thence North 00°50'03" West 1253.75 feet to the South right-of-way of Iowa Highway #92; thence South 82°43'31" East 225.90 feet; thence South 88°18'00" East 550.09 feet; thence South 89°20'30" East 390.42 feet to the Point of Beginning. Said parcel contains 26.796 Acres, and is to be divided into 17 Lots including Lots 8 through 12 in Block 1, Lots 1 through 9 and 11 through 12 in Block 2, and Lot A which is portion of 8th Street, and

WHEREAS, there was also filed with said plat a Dedication of Plat to Watts & Corkrean Addition, Plat No. 2, containing a statement by the proprietors and their respective spouses that the plat was prepared with their fee consent and in accordance with their desires, including a dedication to the public of all lands within the plat designated for streets or other public uses to the City of Winterset; 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 the said proprietors and that the platted land is free from encumbrances, except for specifically described mortgages to Farmers & Merchants State Bank and Union State Bank against portions of the said real estate; and

WHEREAS, the said plat was accompanied by a Consent to Platting from all such mortgage holders or lien holders to the effect that the plat was prepared with their free consent and in accordance with their desires, and specifically releasing from the liens of the said mortgages areas of the platted property conveyed to the City of Winterset or dedicated to the public for streets or other public uses; and

WHEREAS, the said plat was accompanied by a Certificate of the County Treasurer of Madison County, Iowa, that the said platted property is free from certified taxes and certified special assessments; and

WHEREAS, the City Council of Winterset, Iowa, finds that the 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.

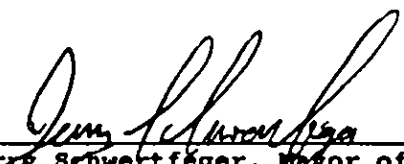
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Winterset, Iowa:

1. That the said plat, known as Watts & Corkrean Addition, Plat No. 2, be, and is hereby, approved.

2. That the dedication of the streets and other public improvements shown in the said plat is 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, and papers and documents which should be filed and recorded in connection therewith.

Dated at Winterset, Iowa, on this 6th day of May,
1996.



Jerry Schwertfeger, Mayor of the
City of Winterset, Iowa.

ATTEST:



Mark Nitchals, Clerk of the City of
Winterset, Iowa

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**CERTIFICATE OF THE COUNTY TREASURER OF MADISON COUNTY, IOWA,
FOR WATTS & CORKREAN ADDITION, PLAT NO. 2**

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:

A part of the East 45.52 Acres of the North Half ($\frac{1}{2}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as commencing at the Northwest Corner of Lot 7, Block 1, Watts & Corkrean Addition to Winterset, Iowa, Plat No. 1 which is the Point of Beginning; thence South $00^{\circ}37'58''$ East 794.31 feet to the Southwest Corner of Lot 3, Block 1, said Watts & Corkrean Addition; thence South $90^{\circ}00'00''$ West 279.60 feet; thence North $00^{\circ}56'00''$ West 15.00 feet; thence South $90^{\circ}00'00''$ West 60.00 feet; thence South $00^{\circ}56'00''$ East 134.60 feet; thence South $90^{\circ}00'00''$ West 369.61 feet; thence South $00^{\circ}45'36''$ East 290.40 feet to the South line of the Northeast Quarter ($\frac{1}{4}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of said Section 31 which is the North line of Lane Street; thence South $90^{\circ}00'00''$ West 451.43 feet; thence North $00^{\circ}50'03''$ West 1253.75 feet to the South right-of-way of Iowa Highway #92; thence South $82^{\circ}43'31''$ East 225.90 feet; thence South $88^{\circ}18'00''$ East 550.09 feet; thence South $89^{\circ}20'30''$ East 390.42 feet to the Point of Beginning. Said parcel contains 26.796 Acres, and is to be divided into 17 Lots including Lots 8 through 12 in Block 1, Lots 1 through 9 and 11 through 12 in Block 2, and Lot A which is portion of 8th Street.

Dated at Winterset, Iowa, this 8 day of March, 1996.

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

For Dedication, Resolution & Certificates - See Deed Record 61-135

FILED NO. 3237
BOOK 2 PAGE 279

96 MAY 22 PM 3:34

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

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

Signature: *J.M. Hochstetler*
J.M. Hochstetler
Date: 5/21/96 Reg. No. 6808
(Month, day, year)

My registration renewal date is December 31, 1997



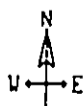
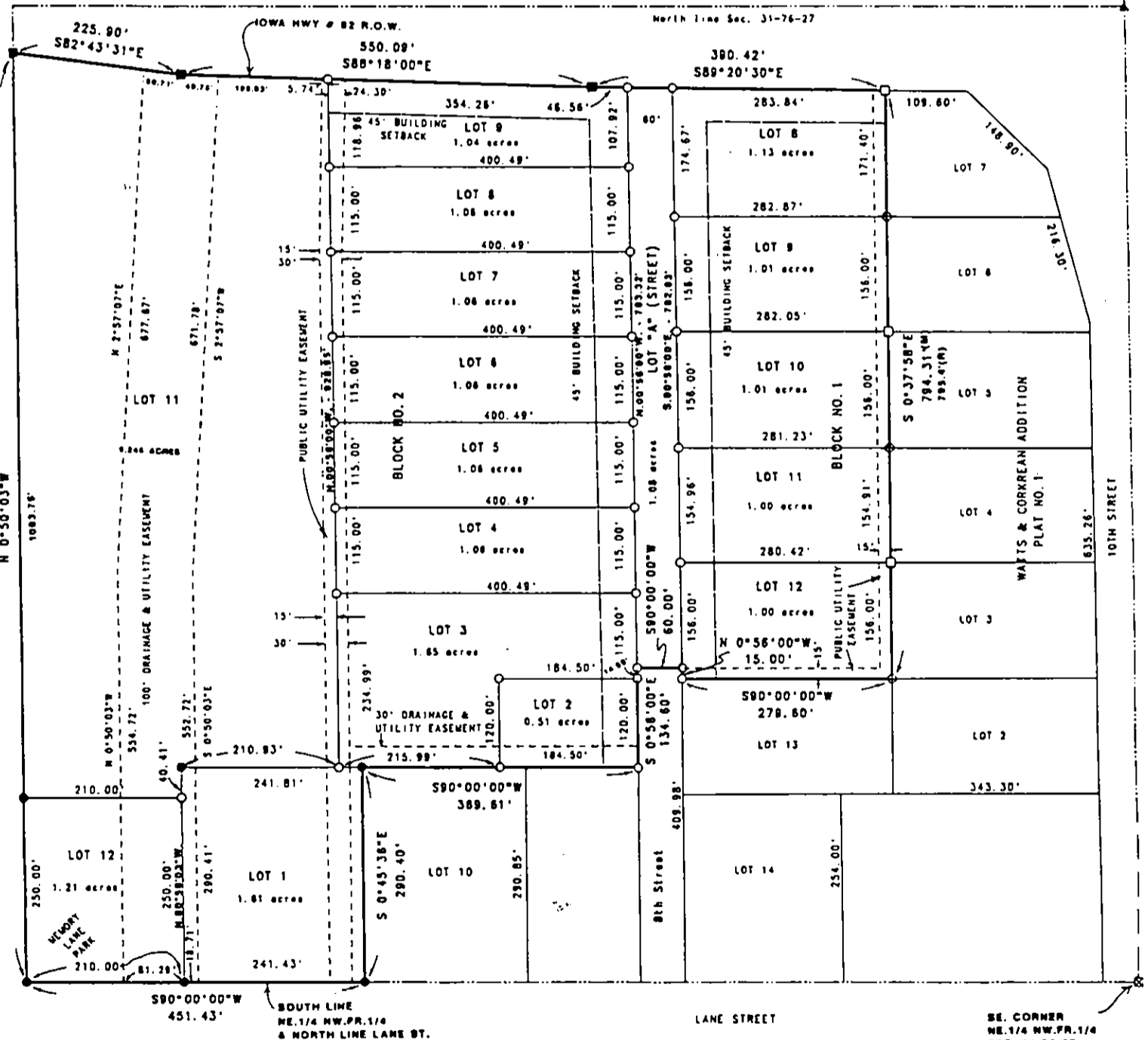
NE CORNER
NW. 1/4
SEC. 21-76-27

IOWA HIGHWAY #92

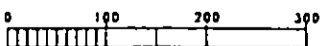
North Line Sec. 31-76-27

MANDOLFO ADDITION - PLAT NO. 1

1252.80' (R)
1253.75'
N 0°50'03"W



scale 1"=100'



- ▲ FOUND 100T DISC
- FOUND "X" IN CONCRETE
- FOUND 1/2" IRON ROD
- FOUND CIR #6808
- FOUND ROW RAIL
- ◆ CORNER ON EXISTING MANHOLE
- SET CIR #6808
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE

NOTE:
DESCRIPTION IS ATTACHED

FINAL PLAT
WATTS & CORKREAN ADDITION
PLAT NO. 2

Owner/Developer:
Patrick Corkrean
Farmers Merchants State Bank

Engineer/Land Surveyor:
Vance & Hochstetler, P.C.
Consulting Engineers
71 Jefferson Street
Winterset, Iowa 50273

LEGAL DESCRIPTION:

WATTS & CORKREAN ADDITION, PLAT NO. 2

A part of the East 45.52 Acres of the North Half (N1/2) of the Northwest Fractional Quarter (NW.Fr.1/4) of Section 31, Township 76 North, Range 27 West of the 5th P.M., Winterset, Madison County, Iowa described as commencing at the Northwest Corner of Lot 7, Block 1, Watts & Corkrean Addition to Winterset, Iowa; Plat No. 1 which is the Point of Beginning; thence South 00°37'58"East 794.31 feet to the Southwest Corner of Lot 3, Block 1, said Watts & Corkrean Addition; thence South 90°00'00"West 279.60 feet; thence North 00°56'00"West 15.00 feet; thence South 90°00'00"West 60.00 feet; thence South 00°56'00"East 134.60 feet; thence South 90°00'00"West 369.61 feet; thence South 00°45'36"East 290.40 feet to the South line of the Northeast Quarter (NE1/4) of the Northwest Fractional Quarter (NW.Fr.1/4) of said Section 31 which is the North line of Lane Street; thence South 90°00'00"West 451.43 feet; thence North 00°50'03"West 1253.75 feet to the South right-of-way of Iowa Highway #92; thence South 82°43'31"East 225.90 feet; thence South 88°18'00"East 550.09 feet; thence South 89°20'30"East 390.42 feet to the Point of Beginning. Said parcel contains 26.796 Acres and is divided into 17 Lots including Lots 8 through 12 in Block 1, Lots 1 through 9 and 11 through 12 in Block 2, and Lot A which is a portion of 8th Street.