

FOR PLAT SEE
TOWN PLAT
REC 2- PAGE 147

COMPARED

REC# 40.00
AUD# 5.00

PLAT AND CERTIFICATE
FOR THE LANNY WENCK ADDITION

TO THE CITY OF WINTERSSET, MADISON COUNTY, 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 Lanny Wenck Addition, and that real estate comprising said Plat is described as follows:

A parcel of land located in the East Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence along the North line of the Northeast Quarter (1/4) of said Section Thirty-six (36), North 90°00'00" West, 329.76 feet, thence South 00°21'48" East, 134.47 feet to the point of beginning, thence continuing South 00°21'48" East, 525.57 feet, thence North 90°00'00" West, 17.00 feet, thence South 00°07'41" East, 232.61 feet, thence North 89°52'15" West, 312.05 feet, thence North 00°20'55" West, 776.00 feet, thence along the South Highway Right of Way Line, South 86°47'11" East, 330.44 feet to the point of beginning, said parcel of land contains 5.716 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 Lanny Wenck Addition;
 2. Attorney's opinion;
 3. Certificate of County Treasurer of Madison County, Iowa;
- and
4. 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.

Dated this 29 day of May, 1992.

FILED NO. 3130

BOOK 57 PAGE 547

92 JUN 22 PM 4: 55

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Randy D. Jeffs
Randall D. Jeffs, Zoning Administrator
for
the City of Winterset

*Not Amended + Substituted Plat
Sec. Recd. Record. 57-673*

DEDICATION OF PLAT
OF
LANNY WENCK ADDITION

KNOW ALL MEN BY THE PRESENTS:

That I, Lanny Wenck, do hereby certify that I am the sole owner and proprietor of the following described real estate, to wit:

A parcel of land located in the East Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence along the North line of the Northeast Quarter (1/4) of said Section Thirty-six (36), North 90°00'00" West, 329.76 feet, thence South 00°21'48" East, 134.47 feet to the point of beginning, thence continuing South 00°21'48" East, 525.57 feet, thence North 90°00'00" West, 17.00 feet, thence South 00°07'41" East, 232.61 feet, thence North 89°52'15" West, 312.05 feet, thence North 00°20'55" West, 776.00 feet, thence along the South Highway Right of Way Line, South 86°47'11" East, 330.44 feet to the point of beginning, said parcel of land contains 5.716 Acres,

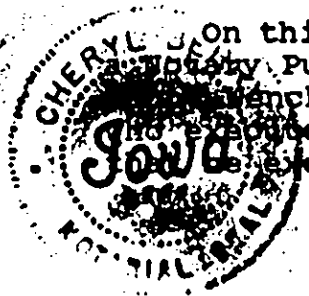
That the undersigned owner of above-described real estate hereby dedicates to the public all lands within the plat that are designated for streets, alleys, parks, open areas, school property, or other public use.

That the subdivision of the above-described real estate, as shown by the Final Plat of the Lanny Wenck Addition, is with the free consent and in accordance with the owner's desires as owner of said real estate.

Dated this 30th day of May, 1992,

Lanny H. Wenck
Lanny Wenck

STATE OF IOWA :
:SS
COUNTY OF MADISON :



On this 30th day of May, 1992, before me, the undersigned, Notary Public in and for the State of Iowa, personally appeared Lanny H. Wenck, to me known to be the identical person named in and who executed the within and foregoing instrument and acknowledged to me that he executed the same as their voluntary act and deed.

Cheryl J. ...
NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

A. ZANE BLESSUM
Attorney at Law

113 N. John Wayne Drive
P.O. Box 308
Winterset, IA 50273

Telephone:
(515) 462-1888

May 29, 1992

Lanny's Auto Company
Lanny Wenck
R.R. 2, Box 1B
Winterset, IA 50273

Re: A parcel of land located in the East Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence along the North line of the Northeast Quarter (1/4) of said Section Thirty-six (36), North 90°00'00" West, 329.76 feet, thence South 00°21'48" East, 134.47 feet to the point of beginning, thence continuing South 00°21'48" East, 525.57 feet, thence North 90°00'00" West, 17.00 feet, thence South 00°07'41" East, 232.61 feet, thence North 89°52'15" West, 312.05 feet, thence North 00°20'55" West, 776.00 feet, thence along the South Highway Right of Way Line, South 86°47'11" East, 330.44 feet to the point of beginning, said parcel of land contains 5.716 Acres,

Dear Lanny:

We have examined the abstract of title to the above-described real estate as extended to May 21, 1992 at 8:00 o'clock A.M. by Security Abstract and Title Co., Abstracters, and find merchantable

title to the premises to be in:

Lanny's Auto Company

subject to the following:

EXCEPTIONS

NONE

CAUTIONS

1. Real estate taxes payable in the fiscal year beginning July 1, 1991 as shown with the taxes paid in full. Real estate taxes for all prior years are shown as paid.

2. At Entry No. 27 of the abstract is shown an ordinance passed and approved on December 5, 1977 and certified January 18, 1978 filed January 19, 1978 in Miscellaneous Record Book 31 on Page 672 and shows the real estate described in the caption hereof located in a multi-family residential district. Our intended use would fall within commercial zoning and appropriate variance or a change of zoning should be requested from the City of Winterset.

3. At Entry No. 36 is shown a Utility Easement to Charles and Phyllis Garrison for a sanitary sewer dated June 19, 1991 and filed June 24, 1992 in Deed Record Book 127 on Page 531. At Entry No. 37 of the abstract is a Utility Easement to the City of Winterset for sanitary sewer dated June 19, 1991 and filed June 24, 1991 in Deed Record Book 127 on Page 534.

4. You should also satisfy yourself that there are no encroachments of buildings or other things over the boundary lines of the property you are acquiring, and that any improvements in which you are acquiring an interest are within the boundaries of this property.

Upon due satisfaction of such of the foregoing as constitute EXCEPTIONS, it is our opinion that the abstract will show merchantable title to the real estate in Lanny's Auto Company.

We will retain the abstract of title in our office until you advise us as to the disposition to be made.

Very truly yours,


A. Zane Blessum

AZB/cb

re/wenck.pto

CERTIFICATE OF THE COUNTY TREASURER
OF MADISON COUNTY, IOWA

I, Carita Kelleher, 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 parcel of land located in the East Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence along the North line of the Northeast Quarter (1/4) of said Section Thirty-six (36), North 90°00'00" West, 329.76 feet, thence South 00°21'48" East, 134.47 feet to the point of beginning, thence continuing South 00°21'48" East, 525.57 feet, thence North 90°00'00" West, 17.00 feet, thence South 00°07'41" East, 232.61 feet, thence North 89°52'15" West, 312.05 feet, thence North 00°20'55" West, 776.00 feet, thence along the South Highway Right of Way Line, South 86°47'11" East, 330.44 feet to the point of beginning, said parcel of land contains 5.716 Acres,

Dated at Winterset, Iowa this 27th day of June, 1992.

Carita Kelleher
Carita Kelleher, Treasurer Madison County, Iowa

RESOLUTION APPROVING FINAL PLAT

OF LANNY WENCK ADDITION

TO THE CITY OF WINTERSSET, MADISON COUNTY, IOWA

WHEREAS, there was filed in the office of the Zoning Administrator of the City of Winterset a registered land surveyor's plat of a proposed subdivision known as the Lanny Wenck Addition; and

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

A parcel of land located in the East Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence along the North line of the Northeast Quarter (1/4) of said Section Thirty-six (36), North 90°00'00" West, 329.76 feet, thence South 00°21'48" East, 134.47 feet to the point of beginning, thence continuing South 00°21'48" East, 525.57 feet, thence North 90°00'00" West, 17.00 feet, thence South 00°07'41" East, 232.61 feet, thence North 89°52'15" West, 312.05 feet, thence North 00°20'55" West, 776.00 feet, thence along the South Highway Right of Way Line, South 86°47'11" East, 330.44 feet to the point of beginning, said parcel of land contains 5.716 Acres,

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, Lanny Wenck; 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 encumbrance, and certified statements 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 Lanny Wenck Addition, 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, is known as Lanny Wenck Addition, 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.

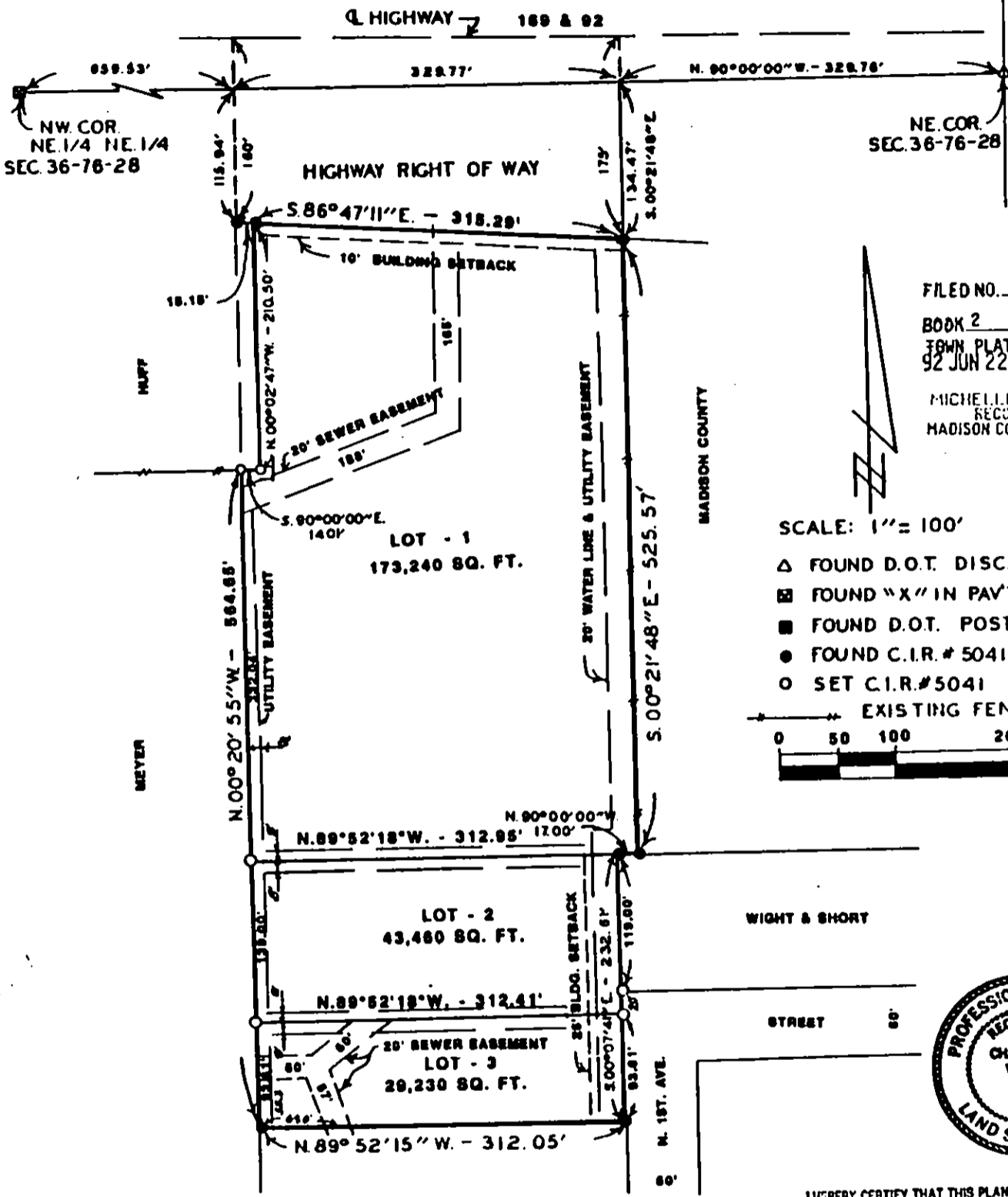
Dated at Winterset, Iowa, this 1st day of June, 1992.

Robert W. Howell
Mayor of the City of Winterset, Iowa

ATTEST:

Mark Nitchals
Clerk of the City of Winterset, Iowa
Mark Nitchals

PLAT OF
LANNY WENCK ADDITION
 TO THE CITY OF WINTERSET, MADISON COUNTY, IOWA.



FILED NO. 3130
 BOOK 2 PAGE 147
 TOWN PLAT
 92 JUN 22 PM 4:55
 MICHELLE HETTLER
 REGISTERED
 MADISON COUNTY, IOWA

SCALE: 1" = 100'

- △ FOUND D.O.T. DISC.
- ⊠ FOUND "X" IN PAVT.
- FOUND D.O.T. POST
- FOUND C.I.R. # 5041
- SET C.I.R. # 5041
- +— EXISTING FENCE



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICALLY THIS PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
 SIGNED: *Charles T. Vance* DATE: *7 April 1992*
 Charles T. Vance, P.E. & L.S., Iowa Reg. No. 5041

DESCRIPTION:

A parcel of land located in the East Half of the Northeast Quarter of the Northeast Quarter of Section 38, Township 78 North, Range 28 West of the 5th Principal Meridian, City of Winterset, Madison County, Iowa, more particularly described as follows:
 Commencing at the Northeast Corner of Section 38, T78N, R28W of the 5th P.M., City of Winterset, Madison County, Iowa; thence along the North line of the NE. 1/4 of said Section 38, North 90°00'00" West, 329.78 feet; thence South 00°21'48" East, 134.47 feet to the point of beginning. Thence continuing South 00°21'48" East, 525.57 feet; thence North 90°00'00" West, 17.00 feet; thence South 00°07'41" East, 232.81 feet; thence North 89°52'15" West, 312.05 feet; thence North 00°20'55" West, 584.65 feet; thence South 90°00'00" East, 14.01 feet; thence North 00°02'47" West, 210.50 feet; thence along the South Highway Right of Way line, South 88°47'11" East, 315.29 feet to the point of beginning. Said parcel of land contains 5.645 Acres.

LANNY WENCK ADDITION

OWNER:
 LANNY WENCK
 RR-3 BOX 139
 WINTERSET, IOWA 50273

VANCE & HOCHSTETLER P. C.
 CONSULTING ENGINEERS
 71 JEFFERSON
 WINTERSET IOWA 50273