

DEDICATION OF PLAT AND DEED TO WINTERSSET, IOWA
FOR BELLAMY ADDITION TO THE CITY OF WINTERSSET, PLAT NO. 1 NO. 2060

BOOK 57 PAGE 333

For Plat See
Town Plat 2, Page 141

Fee \$75.00

92 MAR -4 AM 8:50

KNOW ALL MEN BY THESE PRESENTS:

Transfer \$5.00

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Winterset Incentive Network, Inc., a corporation organized under the laws of the State of Iowa, the City of Winterset, Iowa, a municipal corporation organized under the laws of the State of Iowa, and Kenneth A. Bellamy and Doris Bellamy, husband and wife, hereby certify that they are the sole owners and proprietors of the real property described below, and that the disposition of the said real property, subdivided as shown by the accompanying final plat for Bellamy Addition to the City of Winterset, Plat No. 1, is in accordance with their free consent and in accordance with their desires as owners and proprietors. Winterset Incentive Network, Inc., the City of Winterset, Iowa, and Kenneth A. Bellamy and Doris Bellamy, husband and wife, do hereby dedicate and convey for public use, the public streets, road and highways that comprise Lot A of the accompanying plat entitled Bellamy Addition to the City of Winterset, Plat No. 1 and the other public grounds shown on that plat. The real property covered by this Dedication of Plat and Deed to Winterset, Iowa, for Bellamy Addition to the City of Winterset, Plat No. 1, is described as follows:

A parcel of land in the West Half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., City of Winterset, Madison County, Iowa, more precisely described as follows: Beginning at the North Quarter Corner of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., City of Winterset, Madison County, Iowa; thence South 89°02'11" East 1070.01 feet, thence South 00°00'00" 935.86 feet;

thence South 00°00'56" West 627.45 feet; thence North 89°20'34" West 1069.87 feet to the West line of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section Thirty-one (31); thence North 00°01'30" East 251.74 feet to the Southwest Corner of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section Thirty-one (31), thence North 00°00'00" 1317.29 feet to the Point of Beginning, EXCEPT public and utility easements of record and public roads and highways of record.

WINTERSET INCENTIVE NETWORK, INC.

By *David M. Nicholl*
 David M. Nicholl, President

By *Jefford B. Oliver*
 Jefford B. Oliver, Secretary

CITY OF WINTERSET, IOWA

By *Robert W. Howell*
 Robert W. Howell, Mayor

By *Mark Nitchals*
 Mark Nitchals, City Clerk

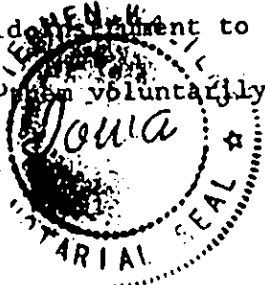


Kenneth A. Bellamy
 Kenneth A. Bellamy

Doris Bellamy
 Doris Bellamy

STATE OF IOWA :
: ss
MADISON COUNTY :

On this 17th day of February, 1992, before me, the undersigned a Notary Public in and for said County and State, personally appeared David M. Nicholl and Jerrold B. Oliver, to me personally known, who being by me duly sworn, did say that they are the President and Secretary, respectively, of said corporation executing the within and foregoing instrument, that no seal has been procured by the said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said David M. Nicholl and Jerrold B. Oliver, as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it and by them voluntarily executed.



[Signature]
Notary Public in and for the State of Iowa

STATE OF IOWA :
: ss
MADISON COUNTY :

On this 18th day of February, 1992, before me, a Notary Public in and for the State of Iowa, personally appeared Robert W. Howell and Mark Nitchals, to me personally known, and who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Winterset, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Ordinance No. 399, passed by the City Council on the 16th day of December, 1991, and that Robert W. Howell and Mark Nitchals acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.



Lorraine Kile
Notary Public in and for the State of Iowa

STATE OF ~~IOWA~~ Nebraska
GOSPER : ss
~~MASON~~ COUNTY :

On this 14th day of February, 1992, before me, the undersigned,
a Notary Public in and for said State, personally appeared Kenneth A. Bellamy and
Doris Bellamy, to me personally 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.

 GENERAL NOTARY-State of Nebraska
DOROTHY E. FIENE
My Comm. Exp. March 28, 1993

Dorothy E. Fiene
Notary Public in and for the State of ~~Iowa~~ Nebraska

CONSENT OF MORTGAGEE TO SUBDIVISION

The undersigned is the current owner of a mortgage, and therefore the current mortgagee, of a mortgage from Kenneth A. Bellamy and Doris Bellamy, husband and wife, Jack E. Bellamy and Marlys Bellamy, husband and wife, Bruce Bellamy and Georgine Bellamy, husband and wife, Greg L. Bellamy (also known as Gregory L. Bellamy), unmarried, Linda J. Berens and William Berens, wife and husband, and Karen J. Philips and Craig A. Philips, wife and husband, to the Federal Land Bank of Omaha, dated July 16, 1982, and recorded August 16, 1982, in Mortgage Record 136 on page 310, in the office of the Madison County, Iowa, Recorder.

The above described mortgage includes the following described real property being platted, in addition to other real property:

A parcel of land in the West Half ($W\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., City of Winterset, Madison County, Iowa, more precisely described as follows: Beginning at the North Quarter Corner of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., City of Winterset, Madison County, Iowa; thence South $89^{\circ}02'11''$ East 1070.01 feet, thence South $00^{\circ}00'00''$ 935.86 feet; thence South $00^{\circ}00'56''$ West 627.45 feet; thence North $89^{\circ}20'34''$ West 1069.87 feet to the West line of the Southwest Quarter ($SW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of said Section Thirty-one (31); thence North $00^{\circ}01'30''$ East 251.74 feet to the Southwest Corner of the Northwest Quarter ($NW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of said Section Thirty-one (31), thence North $00^{\circ}00'00''$ 1317.29 feet to the Point of Beginning, EXCEPT public and utility easements of record and public roads and highways of record.

The undersigned mortgagee, pursuant to the provisions of Section 409A.11 of the 1991 Code of Iowa, states that the plat of the above described real property, being platted as Bellamy Addition to the City of Winterset, Plat No.

ATTORNEY'S OPINION
BELLAMY ADDITION TO THE CITY OF WINTERSSET
PLAT NO. 1

I, G. Stephen Walters, do hereby certify that I am an attorney licensed to practice under the laws of the State of Iowa; that I have examined an abstract of title in one part purporting to show the chain of title to the real property described below from the root of title to the date of last continuation, December 2, 1991, plus additional documents subsequently recorded in the office of the Madison County Recorder, or issued by the Madison County Treasurer to determine the current status of the tax liens described in the abstract as of the date of this attorney's opinion. In my opinion, fee title to the real property described below, which is all of the real property included in the final plat for Bellamy Addition to the City of Winterset, Plat No. 1, is in the name of the proprietors, Winterset Incentive Network, Inc., the City of Winterset, Iowa, and Kenneth A. Bellamy and Doris Bellamy. In my opinion, no mortgage liens or other encumbrances exist against the following-described real property as of the date of this title opinion, except a Mortgage from Kenneth A. Bellamy and Doris Bellamy, husband and wife; Jack E. Bellamy and Marlys Bellamy, husband and wife; Greg L. Bellamy (also known as Gregory L. Bellamy), unmarried; Linda J. Berens and William Berrens, wife and husband; and Karen J. Philips and Craig A. Philips, wife and husband, to The Federal Land Bank of Omaha, dated July 16, 1982, and recorded August 16, 1982, in Mortgage Record 136 on Page 310, which covers a portion of the said real property:

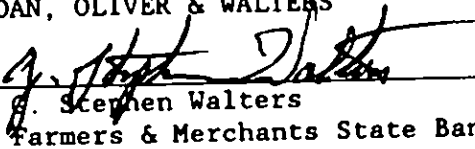
A parcel of land in the West Half ($W\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., City of Winterset, Madison County, Iowa, more precisely described as follows: Beginning at the North Quarter Corner of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., City of Winterset, Madison County, Iowa; thence South $89^{\circ}02'11''$ East 1070.01 feet, thence South $00^{\circ}00'00''$ 935.86 feet;

thence South 00°00'56" West 627.45 feet; thence North 89°20'34" West 1069.87 feet to the West line of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section Thirty-one (31); thence North 00°01'30" East 251.74 feet to the Southwest Corner of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section Thirty-one (31), thence North 00°00'00" 1317.29 feet to the Point of Beginning, EXCEPT public and utility easements of record and public roads and highways of record.

Dated at Winterset, Iowa, this 28th day of February, 1992.

JORDAN, OLIVER & WALTERS

By


J. Stephen Walters

Farmers & Merchants State Bank Bldg.

P. O. Box 230

Winterset, IA 50273

Telephone: 515-462-3731

RESOLUTION APPROVING FINAL PLAT
OF BELLAMY ADDITION TO THE CITY OF WINTERSSET, PLAT NO. 1
MADISON COUNTY, IOWA

WHEREAS, there was filed in the offices of the Zoning Administrator of the City of Winterset, Iowa, a registered land surveyor's plat of a proposed subdivision known as Bellamy Addition to the City of Winterset, Plat No. 1; and

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

A parcel of land in the West Half ($W\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., City of Winterset, Madison County, Iowa, more precisely described as follows: Beginning at the North Quarter Corner of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., City of Winterset, Madison County, Iowa; thence South $89^{\circ}02'11''$ East 1070.01 feet, thence South $00^{\circ}00'00''$ 935.86 feet; thence South $00^{\circ}00'56''$ West 627.45 feet; thence North $89^{\circ}20'34''$ West 1069.87 feet to the West line of the Southwest Quarter ($SW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of said Section Thirty-one (31); thence North $00^{\circ}01'30''$ East 251.74 feet to the Southwest Corner of the Northwest Quarter ($NW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of said Section Thirty-one (31), thence North $00^{\circ}00'00''$ 1317.29 feet to the Point of Beginning, EXCEPT public and utility easements of record and public roads and highways of record;

and

WHEREAS, there was also filed with said plat a Dedication of said plat containing a statement to the effect that this division as it appears on the plat is with the free consent and in accordance with the desires of the proprietors, Winterset Incentive Network, Inc., the City of Winterset, Iowa, and Kenneth A. Bellamy and Doris Bellamy, husband and wife; 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 proprietors, and that the platted land is free from mortgage liens and other encumbrances, except by those consenting to the platting and releasing their liens against areas conveyed to the governing body or dedicated to the public; and

WHEREAS, said plat was accompanied by a Certificate of County Treasurer of Madison County, Iowa, certifying that she has examined the records in her office and that there are no certified taxes and no certified special assessments forming a lien against the real estate; and

WHEREAS, the said subdivision and plat have been approved by the zoning administrator of the City of Winterset and the Zoning Commission of the City of Winterset; and

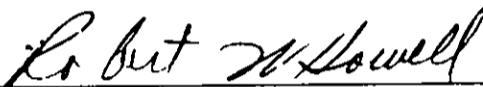
WHEREAS, the City Council of the City of Winterset, Iowa, finds that said plat conforms to the provisions of the Zoning Ordinance and Subdivision of the City of Winterset, Iowa, and that the plat, papers, and documents presented therewith should be approved by the City Council.

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

1. That the said plat, known as Bellamy Addition to the City of Winterset, Plat No. 1, be, and is hereby, approved.
2. That the Mayor and the City Clerk of the City of Winterset are hereby directed to certify this Resolution which shall be affixed to the said plat to

the County Recorder of Madison County, and to 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, on this 2nd day of March, 1992.



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

ATTEST:



Mark Nitchals, City Clerk



CERTIFICATE OF APPROVAL OF
BELLAMY ADDITION TO THE CITY OF WINTERSSET,
PLAT NO. 1

We, Robert W. Howell and Mark Nitchals, Mayor and City Clerk, respectfully, of the City of Winterset, Iowa, located in Madison County, Iowa, hereby certify that the plat to which this Certificate is attached is a final plat of the Addition to the City of Winterset, Madison County, Iowa, designated as Bellamy Addition to the City of Winterset, Plat No. 1, and that the real estate comprising the said Bellamy Addition to the City of Winterset, Plat No. 1, is more specifically described as follows:

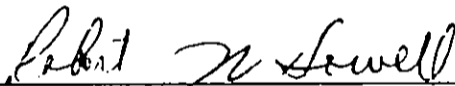
A parcel of land in the West Half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., City of Winterset, Madison County, Iowa, more precisely described as follows: Beginning at the North Quarter Corner of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., City of Winterset, Madison County, Iowa; thence South 89°02'11" East 1070.01 feet, thence South 00°00'00" 935.86 feet; thence South 00°00'56" West 627.45 feet; thence North 89°20'34" West 1069.87 feet to the West line of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section Thirty-one (31); thence North 00°01'30" East 251.74 feet to the Southwest Corner of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section Thirty-one (31), thence North 00°00'00" 1317.29 feet to the Point of Beginning, EXCEPT public and utility easements of record and public roads and highways of record;

The said Bellamy Addition to the City of Winterset, Plat No. 1 was approved by the City Council by Resolution passed and adopted by the Council on the 2nd day of March, 1992, and approved by the Mayor on the 2nd day of March, 1992, and a true, correct and complete copy of the said Resolution is affixed to the said Final Plat of Bellamy Addition to the City of Winterset, Plat No. 1, and is made a part of this Certificate by this reference, and the Mayor and City Clerk do hereby certify the said Resolution as a part of

the said Bellamy Addition to the City of Winterset, Plat No. 1.

The Mayor and City Clerk do hereby further certify that the said final plat of Bellamy Addition to the City of Winterset, Plat No. 1, with its enclosures, including the Opinion of Attorney at Law, showing the fee title of the said real estate is in the proprietors executing the said Dedication of Plat and Deed, free from encumbrance, except by those consenting to the platting and releasing their liens against areas conveyed to the governing body or dedicated to the public; the dedication of Plat and Deed to Winterset, Iowa; and a Certificate of the County Treasurer of Madison County, Iowa, stating that the real estate is free from all certified taxes and certified special assessments; all of which is duly certified in accordance with the provisions of Chapter 409A of the Code of Iowa and other applicable provisions of the law.

Dated and signed by the Mayor and City Clerk of Winterset, Iowa, on the 2nd day of March, 1992, at Winterset, Madison County, Iowa.



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

ATTEST:



Mark Witchals, City Clerk



CERTIFICATE OF COUNTY TREASURER
OF MADISON COUNTY, IOWA
BELLAMY ADDITION TO THE CITY OF WINTERSET
PLAT NO. 1

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:

A parcel of land in the West Half ($W\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., City of Winterset, Madison County, Iowa, more precisely described as follows: Beginning at the North Quarter Corner of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., City of Winterset, Madison County, Iowa; thence South $89^{\circ}02'11''$ East 1070.01 feet, thence South $00^{\circ}00'00''$ 935.86 feet; thence South $00^{\circ}00'56''$ West 627.45 feet; thence North $89^{\circ}20'34''$ West 1069.87 feet to the West line of the Southwest Quarter ($SW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of said Section Thirty-one (31); thence North $00^{\circ}01'30''$ East 251.74 feet to the Southwest Corner of the Northwest Quarter ($NW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of said Section Thirty-one (31), thence North $00^{\circ}00'00''$ 1317.29 feet to the Point of Beginning, EXCEPT public and utility easements of record and public roads and highways of record.

DATED at Winterset, Iowa, this 29 day of February, 1992.

Carita Kelleher
Carita Kelleher, Treasurer of Madison
County, Iowa

**BELLAMY ADDITION
TO THE CITY OF WINTERSET**

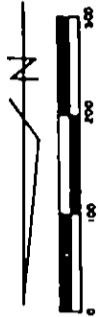
PLAT NO. 1

FILED NO. 2060
BOOK 2 PAGE 141

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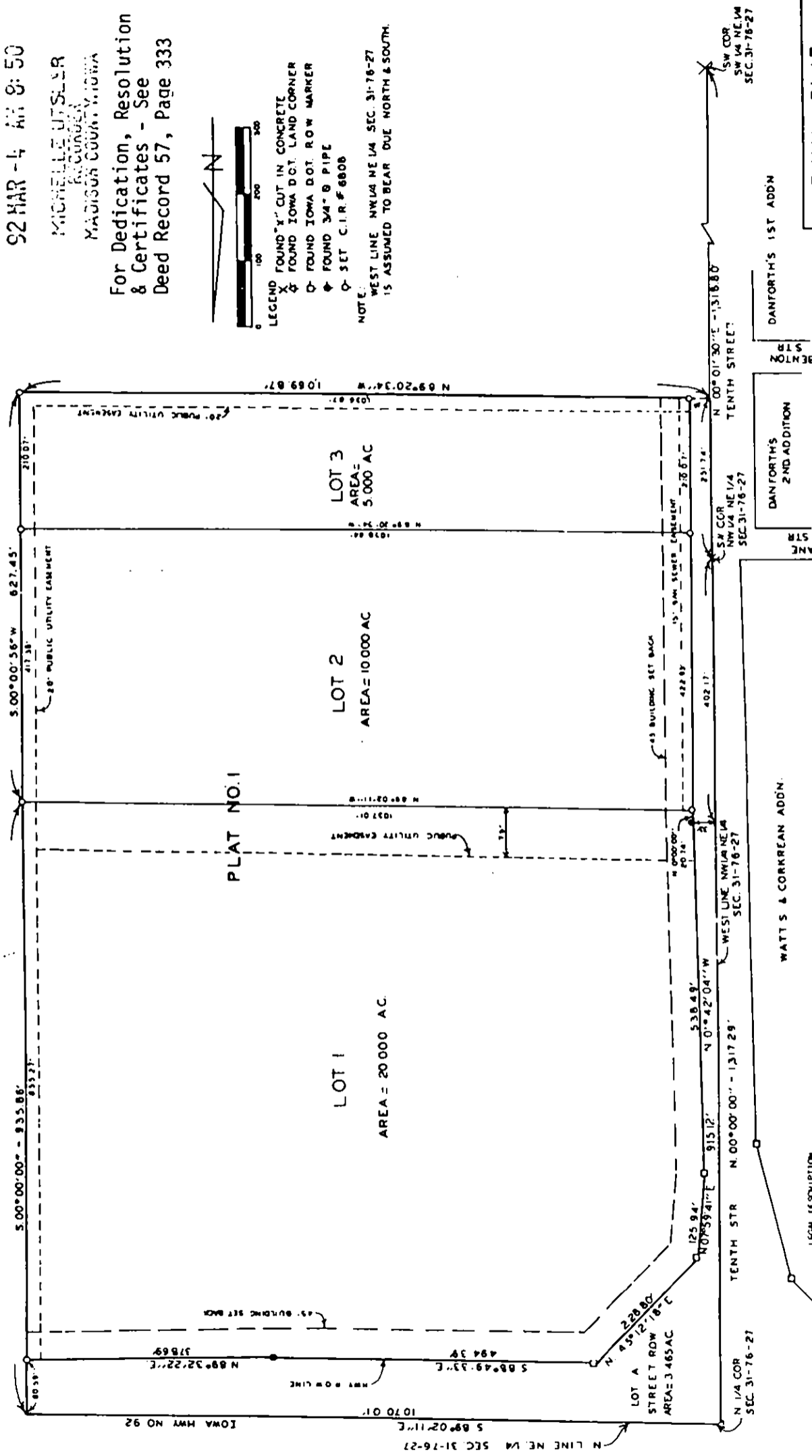
MICHELLE UTSLER
REGISTERED SURVEYOR
MADISON COUNTY, IOWA

For Dedication, Resolution
& Certificates - See
Deed Record 57, Page 333



- LEGEND
- X FOUND "X" CUT IN CONCRETE
 - ☆ FOUND IOWA DOT LAND CORNER
 - FOUND IOWA DOT ROW MARKER
 - ◆ FOUND 3/4" Ø PIPE
 - ◇ SET C.I.R. # 8808

NOTE:
WEST LINE NW 1/4 NE 1/4 SEC. 31-76-27
IS ASSUMED TO BEAR DUE NORTH & SOUTH.



FINAL PLAT
BELLAMY ADDITION TO THE CITY OF WINTERSET-PLAT NO. 1
DEVELOPER: WINTERSET INCENTIVE NETWORK, INC
VANCE & HOCHSTETLER, P.C. CONSULTING ENGINEERS 71 JEFFERSON WINTERSET, IOWA 50273

I, *Michelle Utsler*, Surveyor, do hereby certify that I am a duly registered professional engineer and land surveyor under the laws of the State of Iowa.

DATE: 2/29/92

LEGAL DESCRIPTION

A parcel of land in the West 1/2 of the Northeast Quarter (NE 1/4) of Section 31, Township 76 North, Range 27 West of the 5th P.M., City of Winterset, Madison County, Iowa more precisely described as follows:
Beginning at the North Quarter Corner of Section 31, Township 76 North, Range 27 West of the 5th P.M., City of Winterset, Madison County, Iowa; thence South 00°00'11" East 1070.01 feet; thence South 00°00'00" 935.86 feet; thence South 00°00'50" West 827.45 feet; thence North 89°20'34" West 1069.87 feet to the West line of the SW 1/4 of the NE 1/4 of said Section 31; thence North 00°01'30" East 291.74 feet to the Southwest Corner of the NE 1/4 of the NE 1/4 of said Section 31; thence North 00°00'00" 1317.26 feet to the Point of Beginning.

Said parcel is divided into Lots 1 through 3 and Lot "A" which is Tenth Street and Iowa Highway No. 82 right of way containing acreage as shown for a total area of 38.465 acres.