

COMPARED

57-547

REC \$ 2.00
AUD \$ -

FILED NO. 709
BOOK 57 PAGE 673
92 SEP 17 PM 1:39
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

AMENDED AND SUBSTITUTED
DEDICATION OF PLAT
OF
LANNY WENCK ADDITION

KNOW ALL MEN BY THE PRESENTS:

This Dedication supersedes and replaces the prior Dedication of Plat executed by Lanny Wenck, individually. The prior dedication erroneously stated that the real estate hereafter described was owned by Lanny Wenck, individually, when in truth and in fact this real estate was owned by Lanny's Auto Company, an Iowa Corporation, in which Lanny Wenck is the duly elected and acting President of this Corporation.

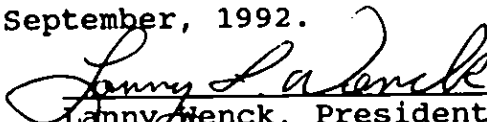
That Lanny's Auto Company does hereby certify that it is the sole owner and proprietor of the following described real estate, to wit:

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 1st day of September, 1992.



Lanny Wenck, President
Lanny's Auto Company

STATE OF IOWA)
) SS
COUNTY OF MADISON)

On this 1st day of Sept, 1992, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Lanny Wenck, to me personally known, who, being by me duly sworn, did say that he is the president of said corporation; 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 Lanny Wenck as such officer acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.



NOTARY PUBLIC IN AND FOR THE STATE OF IOWA



2

SUBSTITUTE 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 Final Subdivision Plat was accompanied by various documents including a Dedication of Plat. This Dedication erroneously indicated the real estate being platted was owned by Lanny Wenck, individually, when in truth and in fact this real estate was owned by Lanny's Auto Company, an Iowa Corporation doing business in Madison County, Iowa, with Lanny Wenck the President of the Corporation.

WHEREAS, the original Resolution Approving Final Plat indicated Lanny Wenck, individually, was the proprietor of the real estate to be dedicated for platting. This resolution corrects and supersedes this prior Resolution to indicate the owner of the dedicated real estate as Lanny's Auto Company; 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's Auto Company; 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:

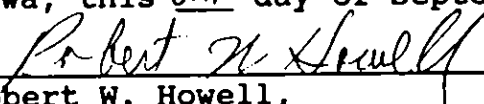
NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Winterset, Iowa:

1. This Resolution corrects and supersedes the prior Resolution approving the Final Plat of the Lanny Wenck Addition to the City of Winterset, Iowa.

2. That said Plat, is known as Lanny Wenck Addition, prepared in connection with said Plat and subdivision is hereby approved.

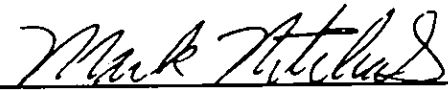
3. The Zoning Administrator of the City of Winterset, Iowa, is hereby directed to certify this Resolution which shall be affixed to said Plat to the County Recorder of Madison County, Iowa, and attend to the filing and recording of the Plat, papers and documents which should be filed and recorded in connection therewith.

Dated at Winterset, Iowa, this 8th day of September, 1992.



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

ATTEST:



 Mark Nitchals,
 Clerk of the City of Winterset, Iowa