

ENTERED FOR TAXATION
THIS 7 DAY OF Dec 1893

AUDITORS FEE \$ 5.00

John W. White
AUDITOR
Delbert C. Kresan
DEPUTY AUDITOR

**DEDICATION OF PLAT AND DEED TO WINTERSSET, IOWA
FOR BELLAMY ADDITION NO. 3 TO THE CITY OF WINTERSSET, IOWA**

KNOW ALL MEN BY THESE PRESENTS:

Winterset Incentive Network, Inc. a corporation organized under the laws of the State of Iowa, hereby certifies that it is the sole owner and proprietor of the real property described below, and that the disposition of this real property, subdivided as shown by the accompanying final plat for Bellamy Addition No. 3 to the City of Winterset, Iowa, is in accordance with their free consent and in accordance with its desires as owner and proprietor. Winterset Incentive Network, Inc. does hereby dedicate and convey for public use the public streets, road and highways that comprise Lots A, B and C of the accompanying plat entitled Bellamy Addition No. 3 to the City of Winterset, Iowa, 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 No. 3 to the City of Winterset, Iowa is described as follows:

A parcel of land in the Northeast Quarter (¼) 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; described as commencing at the North Quarter Corner of said Section Thirty-one (31), thence South 89°02'11" East 1070.01 feet along the North line of the Northeast Quarter (¼) of said Section Thirty-one (31) to the Northeast Corner of Bellamy Addition to Winterset, Iowa Plat No. 1 which is the Point of Beginning; thence South 00°00'00" 935.86 feet; thence South 00°00'56" West 1404.76 feet to the Southeast Corner of Bellamy Addition to Winterset, Iowa, Plat No. 2; thence South 89°20'34" East 572.07 feet; thence North 00°00'00" 2337.57 feet to the North line of the Northeast Quarter (¼) of said Section Thirty-one (31); thence North 89°02'11" West 571.73 feet to the Point of Beginning. Said parcel is divided into Lot "A" which is Buchanan Street; Lot "B" which is a future Street; Lot "C" which is Iowa Highway No. 92 right-of-way and lots 1, 2, and 3 containing acreage as noted for a total area of 30.7030 acres.

For Plat See
Town Plat
Rec 2-Page 193

FILED NO. **1472**

BOOK 58 PAGE 772

93 DEC -7 AM 11:50

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

REC \$ 40.00
AUD \$ 5.00
R.M.F. \$ 1.00

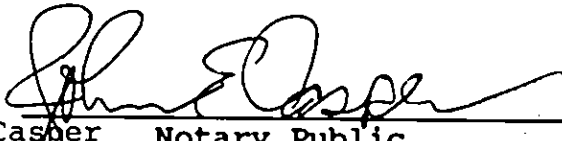
WINTERSSET INCENTIVE NETWORK, INC.

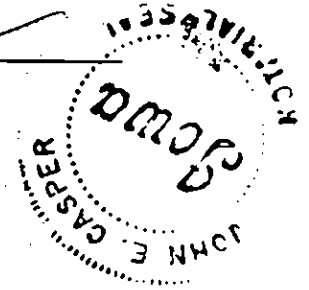
By *Gary Dwyer*
Gary Dwyer, President

By *Jerrold B. Oliver*
Jerrold B. Oliver, Secretary

STATE OF IOWA)
) SS
MADISON COUNTY)

On this third day of December 1993, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Gary Dwyer 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 the corporation executing the foregoing instrument; that no seal has been procured by the corporation; that the instrument was signed on behalf of the corporation by authority of its Board of Directors; that Gary Dwyer and Jerrold B. Oliver acknowledged the execution of the instrument to be the voluntary act and deed of the corporation and of the fiduciary, by it, by them and as the fiduciary voluntarily executed.


John E. Casper Notary Public



**ATTORNEY'S OPINION
FOR
BELLAMY ADDITION NO. 3 TO THE CITY OF WINTERSSET, IOWA**

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 estate described below from the root of title to the date of the last continuation: October 29, 1993 at 8:00 A.M., plus additional documents subsequently issued by the Madison County Treasurer to determine the current status of 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 No. 3 to the City of Winterset, is in the name of the proprietor, Winterset Incentive Network, Inc. In my opinion, no mortgages, liens or other encumbrances exist against the following-described real property as of the date of this title opinion:

A parcel of land in the Northeast Quarter ($\frac{1}{4}$) 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; described as commencing at the North Quarter Corner of said Section Thirty-one (31), thence South 89°02'11" East 1070.01 feet along the North line of the Northeast Quarter ($\frac{1}{4}$) of said Section Thirty-one (31) to the Northeast Corner of Bellamy Addition to Winterset, Iowa Plat No. 1 which is the Point of Beginning; thence South 00°00'00" 935.86 feet; thence South 00°00'56" West 1404.76 feet to the Southeast Corner of Bellamy Addition to Winterset, Iowa, Plat No. 2; thence South 89°20'34" East 572.07 feet; thence North 00°00'00" 2337.57 feet to the North line of the Northeast Quarter ($\frac{1}{4}$) of said Section Thirty-one (31); thence North 89°02'11" West 571.73 feet to the Point of Beginning. Said parcel is divided into Lot "A" which is Buchanan Street; Lot "B" which is a future Street; Lot "C" which is Iowa Highway No. 92 right-of-way and lots 1, 2, and 3 containing acreage as noted for a total area of 30.7030 acres.

Dated at Winterset, Iowa, this 1st day of December, 1993.

JORDAN, OLIVER & WALTERS

By G. Stephen Walters
G. Stephen Walters
Farmers & Merchants State Bank Bldg.
P. O. Box 230
Winterset, IA 50273
Tele: (515) 462-3731

RESOLUTION 93-114

CERTIFIED RESOLUTION APPROVING FINAL PLAT
OF BELLAMY ADDITION NO. 3 TO THE CITY OF WINTERSET,
MADISON COUNTY, IOWA

WHEREAS, there is filed in the Office of the Zoning Administrator of the City of Winterset, Iowa, a registered land surveyor's plat of a proposed subdivision known as Bellamy Addition No. 3 to the City of Winterset, Iowa; and,

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

A parcel of land in the Northeast Quarter (¼) 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; described as commencing at the North Quarter Corner of said Section Thirty-one (31), thence South 89°02'11" East 1070.01 feet along the North line of the Northeast Quarter (¼) of said Section Thirty-one (31) to the Northeast Corner of Bellamy Addition to Winterset, Iowa Plat No. 1 which is the Point of Beginning; thence South 00°00'00" 935.86 feet; thence South 00°00'56" West 1404.76 feet to the Southeast Corner of Bellamy Addition to Winterset, Iowa, Plat No. 2; thence South 89°20'34" East 572.07 feet; thence North 00°00'00" 2337.57 feet to the North line of the Northeast Quarter (¼) of said Section Thirty-one (31); thence North 89°02'11" West 571.73 feet to the Point of Beginning. Said parcel is divided into Lot "A" which is Buchanan Street; Lot "B" which is a future Street; Lot "C" which is Iowa Highway No. 92 right-of-way and lots 1, 2, and 3 containing acreage as noted for a total area of 30.7030 acres.

WHEREAS, there is also filed with this survey plat a dedication of the 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, Winterset Incentive Network, Inc.; and,

WHEREAS, this survey plat is accompanied by an opinion from an attorney at law who has examined the abstract of title of the land being platted showing that title in fee simple is in the proprietors and that the platted land is free from mortgages, liens or other encumbrances; and,

WHEREAS, this survey plat is accompanied by a Certificate of the County Treasurer of Madison County, Iowa, certifying that the land being platted is free from certified taxes and certified special assessments; and,

WHEREAS, this subdivision of plat has been approved by the Zoning Administrator of the City of Winterset and the Planning and Zoning Commission of the City of Winterset; and,

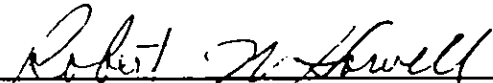
WHEREAS, the City Council of the City of Winterset, Iowa, finds that said plat conforms to the provisions of the Zoning Ordinance and Subdivision Ordinance of the City of Winterset, Iowa, and that the Subdivision plat and accompanying documents should be approved by the City Council.

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


1. That the subdivision plat, known as Bellamy Addition No. 3 to the City of Winterset, Iowa and the proprietor's dedication to the public be and is hereby approved in all respects.

2. That the City Administrator of the City of Winterset is hereby directed to certify this Resolution which shall be affixed to this Subdivision plat to the County Recorder of Madison County, Iowa, and attend to the filing and recording of the subdivision plat and accompanying documents.

Dated at Winterset, Iowa, this 1st day of November, 1993.


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

ATTEST:


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

CLERK'S CERTIFICATE


I, the undersigned City Clerk of the City of Winterset, Iowa, do hereby certify that the following documents, to-wit:

1. Registered land surveyors subdivision plat of Bellamy Addition No. 3 to the City of Winterset, Iowa,
2. Dedication of said Plat
3. Attorney's Opinion for said Plat
4. County Treasurer's Tax Certificate for said Plat
5. Resolution of the City of Winterset, Iowa approving said Subdivision Plat.

is a true and complete copy of the portion of the corporate records of said Municipality showing proceedings of the Council, and the same is a true and complete copy of the action taken by said Council with respect to said matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action there at was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no council vacancy existed, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the City of Winterset, Iowa hereto affixed this 7th day of December, 1993.





Mark Nitchals
City Administrator
City of Winterset, Iowa

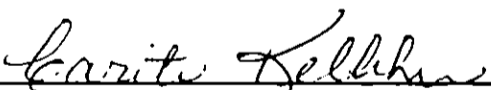
CERTIFICATE OF THE COUNTY TREASURER
OF MADISON COUNTY, IOWA

FOR BELLAMY ADDITION NO. 3 TO THE CITY OF WINTERSSET, 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 the following described real estate is free from certified taxes and certified special assessments:

A parcel of land in the Northeast Quarter ($\frac{1}{4}$) 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; described as commencing at the North Quarter Corner of said Section Thirty-one (31), thence South $89^{\circ}02'11''$ East 1070.01 feet along the North line of the Northeast Quarter ($\frac{1}{4}$) of said Section Thirty-one (31) to the Northeast Corner of Bellamy Addition to Winterset, Iowa Plat No. 1 which is the Point of Beginning; thence South $00^{\circ}00'00''$ 935.86 feet; thence South $00^{\circ}00'56''$ West 1404.76 feet to the Southeast Corner of Bellamy Addition to Winterset, Iowa, Plat No. 2; thence South $89^{\circ}20'34''$ East 572.07 feet; thence North $00^{\circ}00'00''$ 2337.57 feet to the North line of the Northeast Quarter ($\frac{1}{4}$) of said Section Thirty-one (31); thence North $89^{\circ}02'11''$ West 571.73 feet to the Point of Beginning. Said parcel is divided into Lot "A" which is Buchanan Street; Lot "B" which is a future Street; Lot "C" which is Iowa Highway No. 92 right-of-way and lots 1, 2, and 3 containing acreage as noted for a total area of 30.7030 acres.

Dated at Winterset, Iowa, this 1 day of December,
1993.



Carita Kelleher,
Treasurer of Madison County, Iowa

N.1/4 COR.
SEC. 31-76-27

S.89°02'11"E.
1070.01'

PT. OF BEG.

N.89°02'11"W.
LOT "C" HWY # 92 R.O.W.
0.7030 ACRES
HWY.#92 R.O.W. LINE

N.LINE NE.1/4 SEC. 31-76-27
571.73'

FILED NO. 1472
Town Plat
BOOK 2 PAGE 193

93 DEC -7 PH 11:50

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

For Dedication, Resolution
and Certificates - See
Deed Record 58, Page 772

- ♀ FOUND C.I.R. #6808
- ♀ FOUND I.D.O.T. R.O.W. MARKER
- ♂ SET C.I.R. #6808
- ♂ FOUND I.D.O.T. LAND COR.

BELLAMY ADDITION
PLAT NO.1

LOT 2

LOT 3

BELLAMY ADDITION
PLAT NO.2

LOT 4

BUCHANAN STREET

LOT 5

S.89°20'34"E. - 572.07'



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION,
PLAT, MAP, SURVEY, OR REPORT WAS PREPARED 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, MY REGISTRATION

EXPIRES Dec. 31, 1993

SIGNED J.M. Hochstetler DATE 10/28/93
J.M. HOCHSTETLER IOWA REG. NO. 6808

DESCRIPTION:

A parcel of land in the Northeast Quarter of Section 31, Township 76 North, Range 27 West of the 5th P.M., City of Winterset, Madison County, Iowa; described as commencing at the North Quarter Corner of said Section 31, thence South 89°02'11" East 1070.01 feet along the North line of the Northeast Quarter of said Section 31 to the Northeast Corner of Bellamy Addition to Winterset, Iowa Plat No. 1 which is the Point of Beginning; thence South 00°00'00" 935.88 feet; thence South 00°00'58" West 1404.76 feet to the Southeast Corner of Bellamy Addition to Winterset, Iowa, Plat No. 2; thence South 89°20'34" East 572.07 feet; thence North 00°00'00" 2337.57 feet to the North line of the Northeast Quarter of said Section 31; thence North 89°02'11" West 571.73 feet to the Point of Beginning. Said parcel is divided into Lot "A" which is Buchanan Street; Lot "B" which is a future Street; Lot "C" which is Iowa Highway No. 92 right-of-way and lots 1, 2, and 3 containing acreage as noted for a total area of 30.7030 acres.

FINAL PLAT

BELLAMY ADDITION TO THE
CITY OF WINTERSET, PLAT NO. 3

DEVELOPER & OWNER:
WINTERSET INCENTIVE NETWORK, INC.

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