

COMPUTER
RECORDED
CONTAINED _____

REC \$ 21.00
AUD \$ 5.00
R.M.F. \$ 1.00

FOR PLAT SEE
TOWN PLAT 2 PAGE 222

**PLAT AND CERTIFICATE
FOR MASON'S SUBDIVISION
TO THE CITY OF WINTERSET, IOWA**

FILED NO. 478

BOOK 59 PAGE 481

94 AUG 16 PM 2: 19

MICHELLE UTSLER
RECORDER
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 Mason's Subdivision, and that the real estate comprising said plat is described as follows:

A parcel of land in the North 11 acres of the West Half (1/2) of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-six (36), 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: Beginning at the West Quarter Corner of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence, along the West line of the Southwest Quarter (1/4) of said Section Thirty-six (36), South 00°45'31" East, 524.89 feet; thence South 90°00'00" East, 317.72 feet; thence South 00°45'31" East, 200.00 feet; thence South 90°00'00" East, 199.90 feet; thence North 00°44'23" West, 152.59 feet thence North 90°00'00" East, 142.00 feet; thence North 00°44'23" West, 572.29 feet to the North line of said Southwest Quarter (1/4) of Section Thirty-six (36); thence along said North line, North 90°00'00" West, 659.86 feet to the point of beginning. Said parcel of land contains 9.022 acres including 0.463 acres of Public Street right of way.

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 Mason's Subdivision;
2. Attorney's opinion;
3. Certificate of County Treasurer of Madison County, Iowa;
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 11 day of August, 1994.


Randy Jeffs, Zoning Administrator

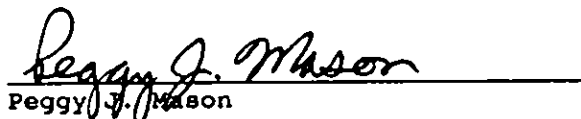
**DEDICATION OF PLAT AND DEED TO WINTERSSET, IOWA
MASON'S SUBDIVISION TO THE CITY OF WINTERSSET**

KNOW ALL MEN BY THESE PRESENTS:

Donald R. Mason and Peggy J. Mason, 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 Mason's Subdivision is in accordance with their free consent and in accordance with their desires as owners and proprietors. Donald R. Mason and Peggy J. Mason, husband and wife, do hereby dedicate and convey for public use, the easements, and Lot A, which is 16th Avenue, to the City of Winterset, Iowa. The real property covered by this Dedication of Plat and Deed to Winterset, Iowa, for Mason's Subdivision to the City of Winterset, is described as follows:

A parcel of land in the North 11 acres of the West Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty-six (36), 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: Beginning at the West Quarter Corner of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence, along the West line of the Southwest Quarter ($\frac{1}{4}$) of said Section Thirty-six (36), South $00^{\circ}45'31''$ East, 524.89 feet; thence South $90^{\circ}00'00''$ East, 317.72 feet; thence South $00^{\circ}45'31''$ East, 200.00 feet; thence South $90^{\circ}00'00''$ East, 199.90 feet; thence North $00^{\circ}44'23''$ West, 152.59 feet thence North $90^{\circ}00'00''$ East, 142.00 feet; thence North $00^{\circ}44'23''$ West, 572.29 feet to the North line of said Southwest Quarter ($\frac{1}{4}$) of Section Thirty-six (36); thence along said North line, North $90^{\circ}00'00''$ West, 659.86 feet to the point of beginning. Said parcel of land contains 9.022 acres including 0.463 acres of Public Street right of way.


Donald R. Mason


Peggy J. Mason

**ATTORNEY'S OPINION
FOR
MASON'S SUBDIVISION TO THE CITY OF WINTERSSET**

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: July 11, 1994, at 8:00 A.M., plus a Mortgage Release subsequently recorded in the Office of the Madison County Recorder for a Mortgage originally given to United Federal Savings Bank of Iowa and recorded in Mortgage Record 148 on page 262 in the Office of the Madison County, Iowa, Recorder, plus additional documents subsequently issued by the Madison County Treasurer to determine the current status of certified taxes and certified special assessments with regard to the said property, 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 Mason's Subdivision, is in the names of the proprietors, Donald R. Mason and Peggy J. Mason, husband and wife. In my opinion, no mortgage liens or other encumbrances exist against the following described real property as of the date of this title opinion, and the real property covered by this opinion described as follows:

A parcel of land in the North 11 acres of the West Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty-six (36), 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: Beginning at the West Quarter Corner of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence, along the West line of the Southwest Quarter ($\frac{1}{4}$) of said Section Thirty-six (36), South $00^{\circ}45'31''$ East, 524.89 feet; thence South $90^{\circ}00'00''$ East, 317.72 feet; thence South $00^{\circ}45'31''$ East, 200.00 feet; thence South $90^{\circ}00'00''$ East, 199.90 feet; thence North $00^{\circ}44'23''$ West, 152.59 feet thence North $90^{\circ}00'00''$ East,

5

142.00 feet; thence North 00°44'23" West, 572.29 feet to the North line of said Southwest Quarter (¼) of Section Thirty-six (36); thence along said North line, North 90°00'00" West, 659.86 feet to the point of beginning. Said parcel of land contains 9.022 acres including 0.463 acres of Public Street right of way.

Dated at Winterset, Iowa, this 11th day of August, 1994.

JORDAN, OLIVER & WALTERS

By G. Stephen Walters

G. Stephen Walters, No. 478580861
Farmers & Merchants State Bank Bldg.
P. O. Box 230
Winterset, Iowa 50273
Telephone: 515-462-3731

RESOLUTION 94-122**CERTIFIED RESOLUTION APPROVING FINAL PLAT
OF MASON'S SUBDIVISION TO THE CITY OF WINTERSET,
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 Mason's Subdivision to the City of Winterset; and

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

A parcel of land in the North 11 acres of the West Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty-six (36), 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: Beginning at the West Quarter Corner of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence, along the West line of the Southwest Quarter ($\frac{1}{4}$) of said Section Thirty-six (36), South $00^{\circ}45'31''$ East, 524.89 feet; thence South $90^{\circ}00'00''$ East, 317.72 feet; thence South $00^{\circ}45'31''$ East, 200.00 feet; thence South $90^{\circ}00'00''$ East, 199.90 feet; thence North $00^{\circ}44'23''$ West, 152.59 feet thence North $90^{\circ}00'00''$ East, 142.00 feet; thence North $00^{\circ}44'23''$ West, 572.29 feet to the North line of said Southwest Quarter ($\frac{1}{4}$) of Section Thirty-six (36); thence along said North line, North $90^{\circ}00'00''$ West, 659.86 feet to the point of beginning. Said parcel of land contains 9.022 acres including 0.463 acres of Public Street right of way; and

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 desires of the proprietors, Donald R. Mason and Peggy J. Mason, husband and wife; and

WHEREAS, the 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 any mortgage liens or other encumbrances; and

WHEREAS, said plat was accompanied by a Certificate of the County Treasurer of Madison County, Iowa, certifying that she has examined the records in her

1.

office, and that there are no certified taxes and no certified special assessments forming a lien against said real estate; and

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

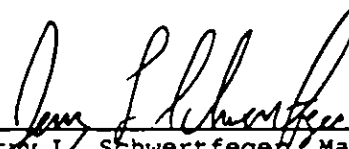
WHEREAS, the City Council of the City of Winterset, Iowa, finds that said plat conforms to the provisions of the Zoning Ordinance and Subdivision Ordinance of the City of Winterset, Iowa, and that the plat, papers and documents presented therewith should be approved by the City Council.

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

1. That said plat, known as Mason's Subdivision to the City of Winterset, be, and is hereby approved.

2. That the Mayor and 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, Iowa, and attend to the filing and recording of the plat, papers and documents which should be filed and recorded therewith.

DATED at Winterset, Iowa, this 5th day of July, 1994.



Jerry L. Schwertfege, Mayor of the City of
Winterset, Iowa

ATTEST:



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

.8.

STATE OF IOWA)
MADISON COUNTY) SS

On this 5th day of July, 1994, before me, a Notary Public in and for the State of Iowa, personally appeared Mark Nitchals, to me personally known, and who being by me duly sworn, did say that he is the City Clerk of the City of Winterset, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. 94-122, passed by the City Council on the 5th day of July, 1994, and that Mark Nitchals acknowledged the execution of the instrument to be his voluntary act and deed and the voluntary act and deed of the corporation, by its voluntary execution.



Cindy M. Bush
Notary Public in and for the State of Iowa.

9

CERTIFICATE OF THE COUNTY TREASURER

OF MADISON COUNTY, IOWA,

FOR MASON'S SUBDIVISION TO THE CITY OF WINTERSSET

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 North 11 acres of the West Half (1/2) of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-six (36), 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: Beginning at the West Quarter Corner of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence, along the West line of the Southwest Quarter (1/4) of said Section Thirty-six (36), South 00°45'31" East, 524.89 feet; thence South 90°00'00" East, 317.72 feet; thence South 00°45'31" East, 200.00 feet; thence South 90°00'00" East, 199.90 feet; thence North 00°44'23" West, 152.59 feet thence North 90°00'00" East, 142.00 feet; thence North 00°44'23" West, 572.29 feet to the North line of said Southwest Quarter (1/4) of Section Thirty-six (36); thence along said North line, North 90°00'00" West, 659.86 feet to the point of beginning. Said parcel of land contains 9.022 acres including 0.463 acres of Public Street right of way.

DATED at Winterset, Iowa, this 11 day of August, 1994.



Carita Kelleher
Carita Kelleher, Treasurer of Madison County,
Iowa

FOR DEDICATION, RESOLUTION & CERTIFICATES - SEE DEED RECORD 59 Page 481

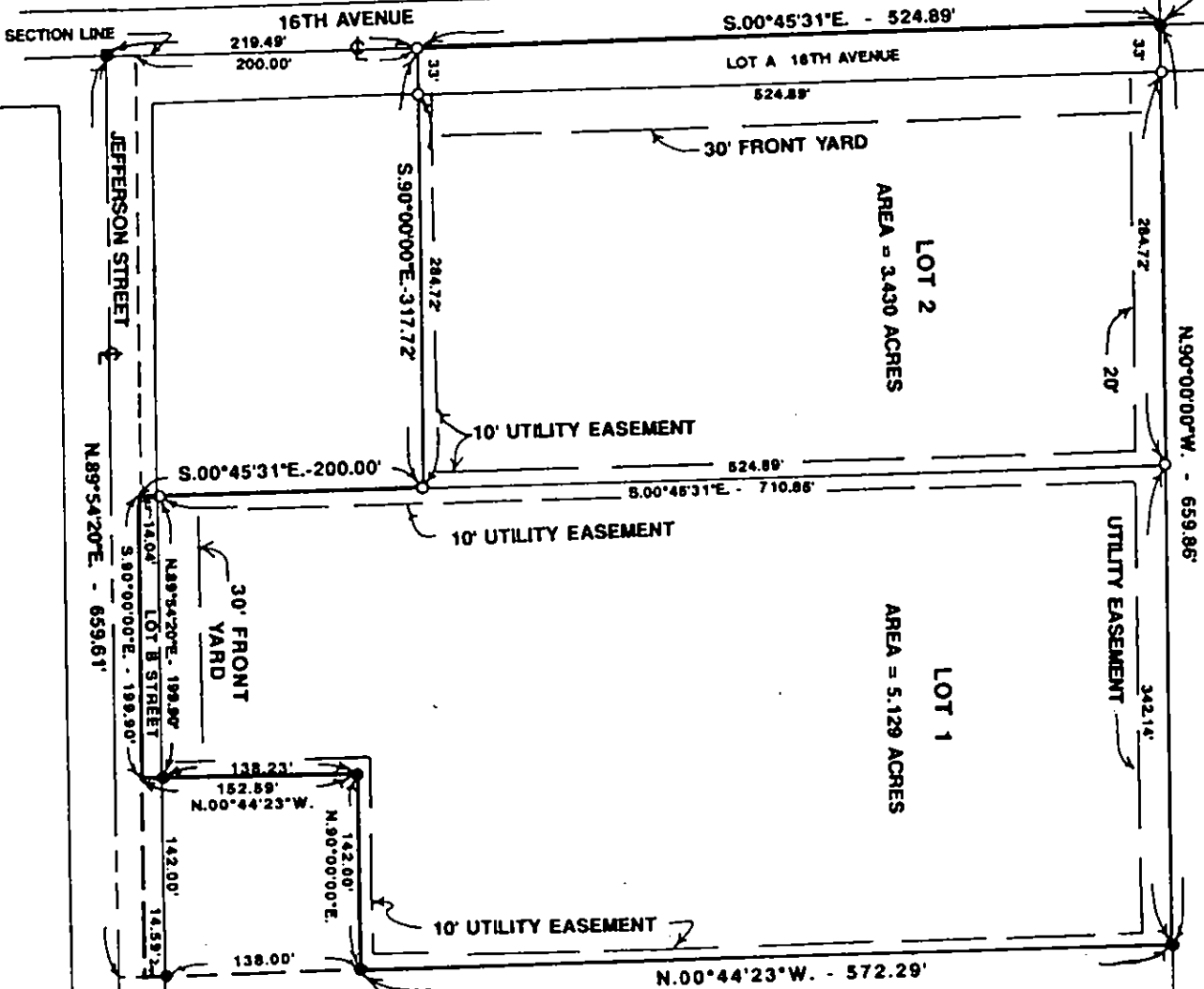
FILED NO. 478

BOOK 2 PAGE 222

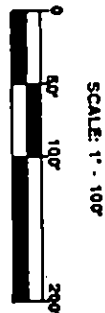
94 AUG 16 PM 2: 19

MICHELLE UTSLER RECORDER MADISON COUNTY, IOWA

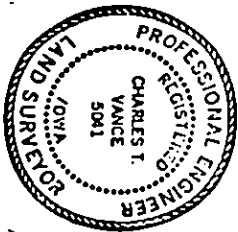
FINAL PLAT OF MASON'S SUBDIVISION



DESCRIPTION:
 A parcel of land in the North 11 acres of the West 1/4 of the Northwest Quarter of the Southwest Quarter of Section 36, Township 78 North, Range 28 West of the 5th Principal Meridian, City of Winterset, Madison County, Iowa, more particularly described as follows:
 Beginning at the West Quarter Corner of Section 36, T78N, R28W of the 5th P.M., Madison County, Iowa; thence, along the West line of the SW 1/4 of said Section 36, South 00°45'31" East, 524.89 feet; thence South 90°00'00" East, 317.72 feet; thence South 00°45'31" East, 200.00 feet; thence South 90°00'00" East, 199.90 feet; thence North 00°44'23" West, 152.59 feet; thence North 90°00'00" East, 142.00 feet; thence North 00°44'23" West, 572.29 feet to the North line of said SW 1/4 of Section 36; thence along said North line, North 90°00'00" West, 659.86 feet to the point of beginning. Said parcel of land contains 9.022 acres including 0.463 acres of Public Street right of way.



- FOUND 1/2" I.R.
- FOUND C.I.R.
- SET C.I.R. # 5041



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICALLY THE PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER REGISTERED AND LICENSED UNDER THE LAWS OF THE STATE OF IOWA.
 DATE: August 11, 1994
 Charles T. Vance, P.E. & L.S. Iowa Reg. No. 5041
 My Registration Expires December 31, 1995

MASON'S SUBDIVISION
 DEVELOPER:
 DON R. & PEGGY J. MASON
 709 W. SUMMIT
 WINTERSSET, IOWA 50273

VANCE & HOCHSTETLER, P.C.
 CONSULTING ENGINEERS
 71 JEFFERSON STREET
 WINTERSSET, IOWA 50273