

ENTERED FOR TAXATION
THIS DAY OF May 1989

AUDITORS FEE \$ 500
Joan Welsh
AUDITOR

DEPUTY AUDITOR

COMPUTED

FOR PLAT SEE
TOWN PLAT BOOK 2
PAGE 74.

Compared

INC.
REC.
PAGE

FILED NO. 2148

BOOK 55 PAGE 9

89 MAY -2 PH 12: 17

CERTIFICATE OF APPROVAL OF GOLD BUFFET SUBDIVISION
TO THE
CITY OF WINTERSSET, IOWA

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$60.00
Auditor \$ 5.00

We, Robert W. Howell and Mark Nitchals, Mayor and City Clerk, respectively, 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 an addition to the City of Winterset, Iowa, designated as Gold Buffet Subdivision, and the real estate comprising the said Gold Buffet Subdivision is more specifically described as follows:

A parcel of land described as commencing at the Southwest Corner of the Northwest Fractional Quarter of the Northwest Quarter of Section 31, Township 76 North, Range 27 West of the 5th P. M., Winterset, Madison County, Iowa, thence South 89 degrees 15' 30" East 50.00 feet to the East line of First Street (John Wayne Drive); thence North 0 degrees 00' 00" 198.42 feet to the Point of Beginning; thence North 0 degrees 00' 00" 152.63 feet; thence Northerly 80.49 feet along a 904.90 feet radius curve concave Easterly having a 80.46 feet chord bearing North 2 degrees 32' 53" East; thence Northeasterly 250.83 feet along a 904.90 feet radius curve concave Southeasterly having a 250.02 feet chord bearing North 13 degrees 02' 14" East; thence North 0 degrees 00' 00" 343.16 feet; thence North 90 degrees 00' 00" East 180.00 feet; thence North 0 degrees 00' 00" 215.46 feet; thence North 86 degrees 20' 30" East 211.50 feet; thence South 89 degrees 14' 00" East 301.80 feet; thence Southwesterly 322.50 feet along a 904.90 feet radius curve concave Southeasterly having a 320.80 feet chord bearing South 70 degrees 06' 30" West; thence South 0 degrees 03' 00" East 708.32 feet; thence North 89 degrees 15' 30" West 195.32 feet; South 0 degrees 00' 00" 205.81 feet; thence North 89 degrees 15' 30" West 162.27 feet; thence South 0 degrees 00' 00" 27.25 feet; North 89 degrees 15' 30" West 94.23 feet to Point of Beginning containing 8.1623 acres.

The said Gold Buffet Subdivision was approved by the City Council by a Resolution passed and adopted by the said Council on the 1st day of May, 1989, and approved by the Mayor on the 1st day of May, 1989, and a true, correct and complete copy of the said Resolution is affixed to the said Final Plat of Gold Buffet Subdivision, 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 Gold Buffet Subdivision.

The Mayor and City Clerk do hereby further certify that the said Final Plat of Gold Buffet Subdivision, with its enclosures, including the Opinion of Attorney at Law, showing that fee title of the said real estate is in the proprietors executing the said Dedication of Plat, free from encumbrance; the Certificate of the Engineer; the Dedication of Plat to Winterset, Iowa; the Certificate of the Clerk of the District Court of Madison County, Iowa, stating that the real estate is free from all judgments, attachments, mechanic's or other liens, as appears by the records in her office; a Certificate of the

For the Plat of Lot 3
see Deed Rec 62-589
7-24-98

County Recorder of Madison County, Iowa, stating that the title is in fee simple in the names of the parties executing the Dedication and is free from encumbrance; and a Certificate of the County Treasurer of Madison County, Iowa, stating that the real estate is free from all taxes; all of which is duly certified in accordance with the provisions of Chapter 409 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 1st day of May, 1989, at Winterset, Madison County, Iowa.

Robert W. Howell
Robert W. Howell, Mayor

ATTEST:

Mark Nitchals
Mark Nitchals, City Clerk



RESOLUTION APPROVING GOLD BUFFET SUBDIVISION
AS A
SUBDIVISION OF THE CITY OF WINTERSET, IOWA

WHEREAS, Gold Buffet, Inc., a Corporation, has filed in the office of the Clerk of the City of Winterset, Iowa, a Final Plat subdividing real estate within the corporate limits of the City of Winterset, Iowa;

WHEREAS, the said subdivision, named Gold Buffet Subdivision, encompasses the real estate described in Exhibit A, attached hereto, and incorporated herein by this reference;

WHEREAS, the said Gold Buffet Subdivision is accompanied by an Opinion of Attorney at Law showing that the fee title is in Gold Buffet, Inc., a corporation, and that the land platted is free from encumbrance; by a Dedication of Plat to Winterset, Iowa, duly executed by John Meyer, Vice President, and Karen Silliman, Secretary, of Gold Buffet, Inc., and acknowledged before a Notary Public; by a Certified Statement of County Treasurer of Madison County, Iowa, that the said real estate is free from taxes; by a Certified Statement of the Clerk of Court of Madison County, Iowa, that the said real estate is free from all judgments, attachments, mechanic's or other liens, as appears by the records in her office; by a Certified Statement of the County Recorder of Madison County, Iowa, that the title to the said real estate is held in fee simple by Gold Buffet, Inc., a corporation, and free from encumbrance;

WHEREAS, the said Gold Buffet Subdivision is accompanied by a statement of James M. Hochstetler, a professional engineer and licensed surveyor of Winterset, Iowa, certifying his preparation of said Gold Buffet Subdivision;

WHEREAS, the City Engineer of the City of Winterset has approved the said Gold Buffet Subdivision;

WHEREAS, the Winterset City Planning Zoning Commission has approved the said Gold Buffet Subdivision prepared pursuant to Chapter 54 of the Winterset Municipal Code of 1982, as amended, and has submitted a true copy of its Resolution approving the said Gold Buffet Subdivision, and recommending approval thereof by the Winterset City Council;

WHEREAS, the subdividers have already installed all water mains and sanitary sewer required to be installed for subdivision purposes;

WHEREAS, the Winterset City Council finds that the said Gold Buffet Subdivision as filed, conforms to the provisions of Chapter 409 of the Code of Iowa and the ordinances of the City of Winterset, Iowa;

WHEREAS, THE Winterset City Council finds that the said Gold Buffet Subdivision to the City of Winterset, Iowa, should now be approved and accepted by the City of Winterset, Iowa.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WINTERSET, IOWA, that the final plat of Gold Buffet Subdivision be, and is hereby, approved and accepted.

BE IT FURTHER RESOLVED that the Mayor and Clerk of the City of Winterset, Iowa, are hereby authorized and directed to certify this Resolution, which shall be affixed to said final Gold Buffet Subdivision as a subdivision to the City of Winterset, Iowa, to the Recorder of Madison County, Iowa, and attend to the filing and recording of all instruments and documents which should be filed and recorded in connection therewith, and that all things should be done to carry out the provisions of Chapter 409 of the Code of Iowa and Chapter 54 of the Winterset Municipal Code, as amended, so far as applicable.

On roll call vote, the members of the Winterset City Council voted as follows:

Breeding AYE
Corkrean AYE
Johnston AYE
Nicholl AYE
Olson AYE

Passed and approved this 1st day of May, 1989.

Robert W. Howell
Robert W. Howell, Mayor

ATTEST:

Mark Nitchals
Mark Nitchals, City Clerk



5

A parcel of land described as commencing at the Southwest Corner of the Northwest Fractional Quarter of the Northwest Quarter of Section 31, Township 76 North, Range 27 West of the 5th P. M., Winterset, Madison County, Iowa, thence South 89 degrees 15' 30" East 50.00 feet to the East line of First Street (John Wayne Drive); thence North 0 degrees 00' 00" 198.42 feet to the Point of Beginning; thence North 0 degrees 00' 00" 152.63 feet; thence Northerly 80.49 feet along a 904.90 feet radius curve concave Easterly having a 80.46 feet chord bearing North 2 degrees 32' 53" East; thence Northeasterly 250.83 feet along a 904.90 feet radius curve concave Southeasterly having a 250.02 feet chord bearing North 13 degrees 02' 14" East; thence North 0 degrees 00' 00" 343.16 feet; thence North 90 degrees 00' 00" East 180.00 feet; thence North 0 degrees 00' 00" 215.46 feet; thence North 86 degrees 20' 30" East 211.50 feet; thence South 89 degrees 14' 00" East 301.80 feet; thence Southwesterly 322.50 feet along a 904.90 feet radius curve concave Southeasterly having a 320.80 feet chord bearing South 70 degrees 06' 30" West; thence South 0 degrees 03' 00" East 708.32 feet; thence North 89 degrees 15' 30" West 195.32 feet; South 0 degrees 00' 00" 205.81 feet; thence North 89 degrees 15' 30" West 162.27 feet; thence South 0 degrees 00' 00" 27.25 feet; North 89 degrees 15' 30" West 94.23 feet to Point of Beginning containing 8.1623 acres.

Exhibit A of Resolution Approving Gold Buffet Subdivision as a Subdivision of the City of Winterset, Iowa.

DEDICATION OF PLAT TO WINTERSSET, IOWA
GOLD BUFFET SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS:

That Gold Buffet, Inc. does hereby certify that it is the owner in fee of the following described real estate:

A parcel of land described as commencing at the Southwest Corner of the Northwest Fractional Quarter of the Northwest Quarter of Section 31, Township 76 North, Range 27 West of the 5th P. M., Winterset, Madison County, Iowa, thence South 89 degrees 15' 30" East 50.00 feet to the East line of First Street (John Wayne Drive); thence North 0 degrees 00' 00" 198.42 feet to the Point of Beginning; thence North 0 degrees 00' 00" 152.63 feet; thence Northerly 80.49 feet along a 904.90 feet radius curve concave Easterly having a 80.46 feet chord bearing North 2 degrees 32' 53" East; thence Northeasterly 250.83 feet along a 904.90 feet radius curve concave Southeasterly having a 250.02 feet chord bearing North 13 degrees 02' 14" East; thence North 0 degrees 00' 00" 343.16 feet; thence North 90 degrees 00' 00" East 180.00 feet; thence North 0 degrees 00' 00" 215.46 feet; thence North 86 degrees 20' 30" East 211.50 feet; thence South 89 degrees 14' 00" East 301.80 feet; thence Southwesterly 322.50 feet along a 904.90 feet radius curve concave Southeasterly having a 320.80 feet chord bearing South 70 degrees 06' 30" West; thence South 0 degrees 03' 00" East 708.32 feet; thence North 89 degrees 15' 30" West 195.32 feet; South 0 degrees 00' 00" 205.81 feet; thence North 89 degrees 15' 30" West 162.27 feet; thence South 0 degrees 00' 00" 27.25 feet; North 89 degrees 15' 30" West 94.23 feet to Point of Beginning containing 8.1623 acres.

That the disposition of the above described real property, subdivided into the Gold Buffet Subdivision to Winterset, Iowa, as shown by the accompanying Plat and Survey Certificate, is with the free consent of Gold Buffet, Inc., which hereby dedicates the said Plat as specifically set forth therein.

IN WITNESS WHEREOF, we have hereunto set our hands this 1st day of May, 1989.

GOLD BUFFET, INC.

By John Meyer
John Meyer, Vice President

By Karen Silliman
Karen Silliman, Secretary.

1

STATE OF IOWA)

ss

MADISON COUNTY)

On this 1st day of May, 1989, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared John Meyer and Karen Silliman, to me personally known, who, being by me duly sworn, did say that they are Vice 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; and John Meyer and Karen Silliman acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it, and by them voluntarily executed.



Carl Knapp
Notary Public in and for the State of Iowa.

CERTIFIED STATEMENT OF COUNTY TREASURER OF MADISON COUNTY, IOWA



GOLD BUFFET SUBDIVISION

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 property is free from any unpaid taxes:

A parcel of land described as commencing at the Southwest Corner of the Northwest Fractional Quarter of the Northwest Quarter of Section 31, Township 76 North, Range 27 West of the 5th P. M., Winterset, Madison County, Iowa, thence South 89 degrees 15' 30" East 50.00 feet to the East line of First Street (John Wayne Drive); thence North 0 degrees 00' 00" 198.42 feet to the Point of Beginning; thence North 0 degrees 00' 00" 152.63 feet; thence Northerly 80.49 feet along a 904.90 foot radius curve concave Easterly having a 80.46 feet chord bearing North 2 degrees 32' 53" East; thence Northeasterly 250.83 feet along a 904.90 foot radius curve concave Southeasterly having a 250.02 feet chord bearing North 13 degrees 02' 14" East; thence North 0 degrees 00' 00" 343.16 feet; thence North 90 degrees 00' 00" East 180.00 feet; thence North 0 degrees 00' 00" 215.46 feet; thence North 86 degrees 20' 30" East 211.50 feet; thence South 89 degrees 14' 00" East 301.80 feet; thence Southwesterly 322.50 feet along a 904.90 foot radius curve concave Southeasterly having a 320.80 feet chord bearing South 70 degrees 06' 30" West; thence South 0 degrees 03' 00" East 708.32 feet; thence North 89 degrees 15' 30" West 195.32 feet; South 0 degrees 00' 00" 205.81 feet; thence North 89 degrees 15' 30" West 162.27 feet; thence South 0 degrees 00' 00" 27.25 feet; North 89 degrees 15' 30" West 94.23 feet to Point of Beginning containing 8.1623 acres.

I, Carita Kelleher, hereby certify under penalty of perjury and pursuant to the laws of the State of Iowa that the preceding is true and correct.

Dated this 1 day of May, 1989.



 Carita Kelleher, Treasurer of Madison
 County, Iowa.

CERTIFIED STATEMENT OF THE COUNTY RECORDER OF MADISON COUNTY, IOWA

GOLD BUFFET SUBDIVISION

I, Mary E. Welty, hereby certify that I am the duly elected and acting Recorder of Madison County, Iowa; that Gold Buffet, Inc. is the titleholder in fee to the following described real property; and that the following described real property is free from encumbrance as shown by the records of the Recorder's Office:

A parcel of land described as commencing at the Southwest Corner of the Northwest Fractional Quarter of the Northwest Quarter of Section 31, Township 76 North, Range 27 West of the 5th P. M., Winterset, Madison County, Iowa, thence South 89 degrees 15' 30" East 50.00 feet to the East line of First Street (John Wayne Drive); thence North 0 degrees 00' 00" 198.42 feet to the Point of Beginning; thence North 0 degrees 00' 00" 152.63 feet; thence Northerly 80.49 feet along a 904.90 foot radius curve concave Easterly having a 80.46 feet chord bearing North 2 degrees 32' 53" East; thence Northeasterly 250.83 feet along a 904.90 foot radius curve concave Southeasterly having a 250.02 feet chord bearing North 13 degrees 02' 14" East; thence North 0 degrees 00' 00" 343.16 feet; thence North 90 degrees 00' 00" East 180.00 feet; thence North 0 degrees 00' 00" 215.46 feet; thence North 86 degrees 20' 30" East 211.50 feet; thence South 89 degrees 14' 00" East 301.80 feet; thence Southwesterly 322.50 feet along a 904.90 foot radius curve concave Southeasterly having a 320.80 feet chord bearing South 70 degrees 06' 30" West; thence South 0 degrees 03' 00" East 708.32 feet; thence North 89 degrees 15' 30" West 195.32 feet; South 0 degrees 00' 00" 205.81 feet; thence North 89 degrees 15' 30" West 162.27 feet; thence South 0 degrees 00' 00" 27.25 feet; North 89 degrees 15' 30" West 94.23 feet to Point of Beginning containing 8.1623 acres.

I, Mary E. Welty, hereby certify under penalty of perjury and pursuant to the laws of the State of Iowa that the preceding is true and correct.

Dated this 1 day of May, 1989.



Mary E. Welty
Mary E. Welty, County Recorder of Madison County,
Iowa.

CERTIFIED STATEMENT OF THE CLERK OF COURT OF MADISON COUNTY, IOWA

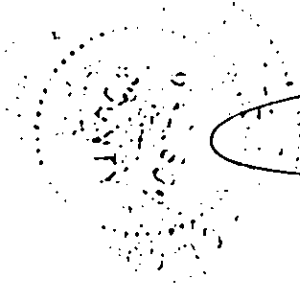
GOLD BUFFET SUBDIVISION

I, Janice Weeks, do hereby certify that I am the duly elected and acting Clerk of the District Court of Madison County, Iowa; that I have examined the records in my office; and that the following described real property is free from all judgments, attachments, mechanic's or other liens, as appears by the records in the Clerk's Office:

A parcel of land described as commencing at the Southwest Corner of the Northwest Fractional Quarter of the Northwest Quarter of Section 31, Township 76 North, Range 27 West of the 5th P. M., Winterset, Madison County, Iowa, thence South 89 degrees 15' 30" East 50.00 feet to the East line of First Street (John Wayne Drive); thence North 0 degrees 00' 00" 198.42 feet to the Point of Beginning; thence North 0 degrees 00' 00" 152.63 feet; thence Northerly 80.49 feet along a 904.90 feet radius curve concave Easterly having a 80.46 feet chord bearing North 2 degrees 32' 53" East; thence Northeasterly 250.83 feet along a 904.90 feet radius curve concave Southeasterly having a 250.02 feet chord bearing North 13 degrees 02' 14" East; thence North 0 degrees 00' 00" 343.16 feet; thence North 90 degrees 00' 00" East 180.00 feet; thence North 0 degrees 00' 00" 215.46 feet; thence North 86 degrees 20' 30" East 211.50 feet; thence South 89 degrees 14' 00" East 301.80 feet; thence Southwesterly 322.50 feet along a 904.90 feet radius curve concave Southeasterly having a 320.80 feet chord bearing South 70 degrees 06' 30" West; thence South 0 degrees 03' 00" East 708.32 feet; thence North 89 degrees 15' 30" West 195.32 feet; South 0 degrees 00' 00" 205.81 feet; thence North 89 degrees 15' 30" West 162.27 feet; thence South 0 degrees 00' 00" 27.25 feet; North 89 degrees 15' 30" West 94.23 feet to Point of Beginning containing 8.1623 acres.

I, Janice Weeks, hereby certify under penalty of perjury and pursuant to the laws of the State of Iowa that the preceding is true and correct.

Dated this 1st day of May, 1989.



Janice Weeks
Janice Weeks, Clerk of the District
Court of Madison County, Iowa.

OPINION OF ATTORNEY AT LAW

GOLD BUFFET SUBDIVISION


We have examined the abstract of title in one part purporting to show the chain of title to the following described real estate:

A parcel of land described as commencing at the Southwest Corner of the Northwest Fractional Quarter of the Northwest Quarter of Section 31, Township 76 North, Range 27 West of the 5th P. M., Winterset, Madison County, Iowa, thence South 89 degrees 15' 30" East 50.00 feet to the East line of First Street (John Wayne Drive); thence North 0 degrees 00' 00" 198.42 feet to the Point of Beginning; thence North 0 degrees 00' 00" 152.63 feet; thence Northerly 80.49 feet along a 904.90 foot radius curve concave Easterly having a 80.46 feet chord bearing North 2 degrees 32' 53" East; thence Northeasterly 250.83 feet along a 904.90 foot radius curve concave Southeasterly having a 250.02 feet chord bearing North 13 degrees 02' 14" East; thence North 0 degrees 00' 00" 343.16 feet; thence North 90 degrees 00' 00" East 180.00 feet; thence North 0 degrees 00' 00" 215.46 feet; thence North 86 degrees 20' 30" East 211.50 feet; thence South 89 degrees 14' 00" East 301.80 feet; thence Southwesterly 322.50 feet along a 904.90 foot radius curve concave Southeasterly having a 320.80 feet chord bearing South 70 degrees 06' 30" West; thence South 0 degrees 03' 00" East 708.32 feet; thence North 89 degrees 15' 30" West 195.32 feet; South 0 degrees 00' 00" 205.81 feet; thence North 89 degrees 15' 30" West 162.27 feet; thence South 0 degrees 00' 00" 27.25 feet; North 89 degrees 15' 30" West 94.23 feet to Point of Beginning containing 8.1623 acres.

from the root of title to the date of the last continuation: April 26, 1989, at 8:00 A. M.

In the course of this examination, we find that in our opinion, fee title is in GOLD BUFFET, INC., a Corporation, and that the land platted and described above is free from encumbrance to the extent required by Iowa Code Section 409.9 (1987).

JORDAN, OLIVER & WALTERS

By 
G. Stephen Walters
Farmers & Merchants State Bank Bldg.
P. O. Box 230
Winterset, Iowa 50273
Telephone: 515-462-3731

Attorney at Law licensed to practice in the State of Iowa.

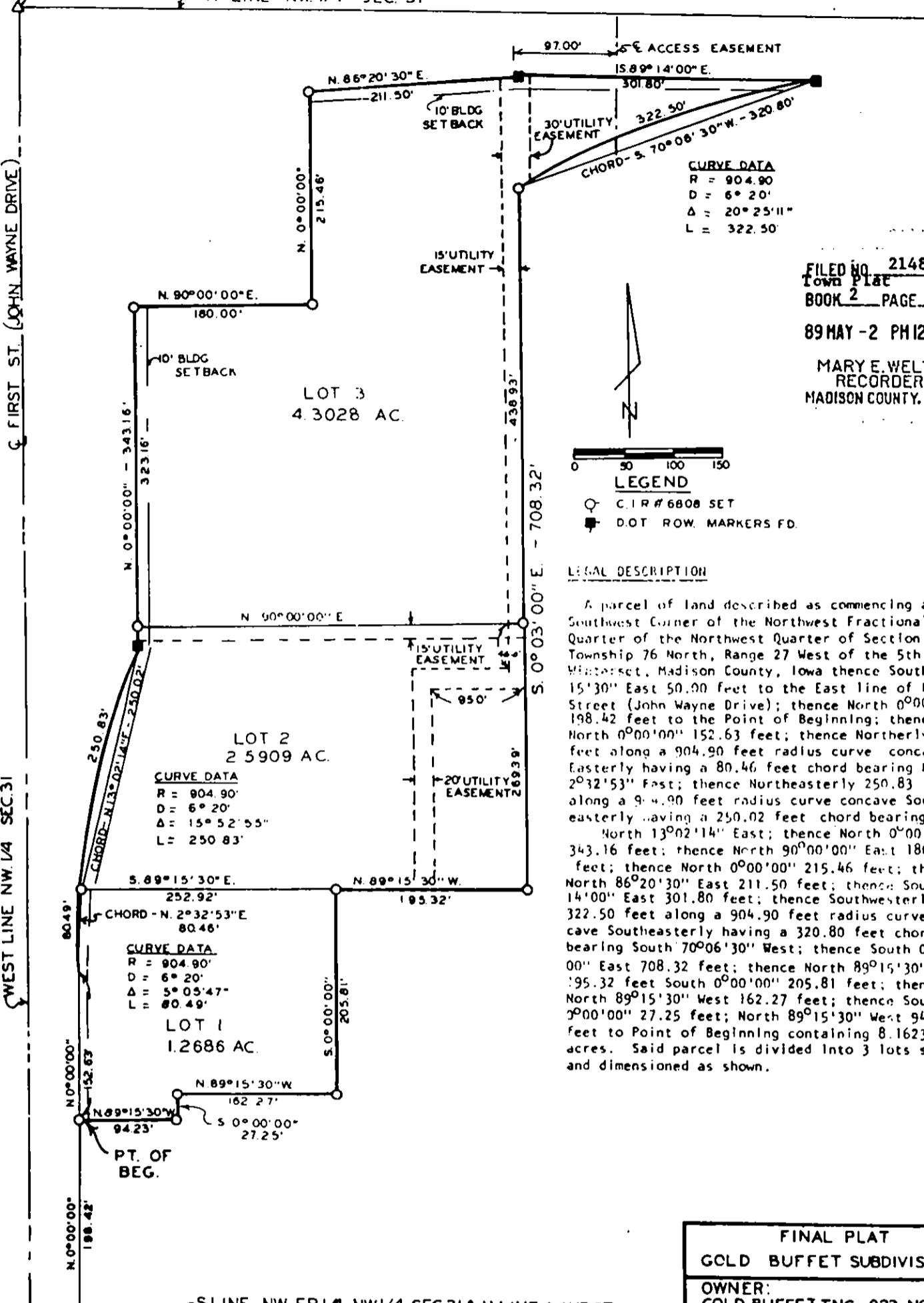
NW COR. SEC. 31-76-27

N LINE NW 1/4 SEC. 31

G FIRST ST. (JOHN WAYNE DRIVE)

WEST LINE NW 1/4 SEC. 31

SW COR. NW FR 1/4 NW 1/4 SEC. 31-76-27



CURVE DATA
 R = 904.90
 D = 6° 20'
 Δ = 20° 25' 11"
 L = 322.50'

FILED NO. 2148
 TOWN PLAT
 BOOK 2 PAGE 74

89 MAY -2 PM 12:17

MARY E. WELTY
 RECORDER
 MADISON COUNTY, IOWA



0 50 100 150
LEGEND

- C.I.R # 6808 SET
- DOT ROW MARKERS FD.

LEGAL DESCRIPTION

A parcel of land described as commencing at the Southwest Corner of the Northwest Fractional Quarter of the Northwest Quarter of Section 31, Township 76 North, Range 27 West of the 5th P.M., Winterset, Madison County, Iowa thence South 89° 15' 30" East 50.00 feet to the East line of First Street (John Wayne Drive); thence North 0° 00' 00" 198.42 feet to the Point of Beginning; thence North 0° 00' 00" 152.63 feet; thence Northerly 80.49 feet along a 904.90 feet radius curve concave Easterly having a 80.46 feet chord bearing North 2° 32' 53" East; thence Northeasterly 250.83 feet along a 904.90 feet radius curve concave Southeasterly having a 250.02 feet chord bearing North 13° 02' 14" East; thence North 0° 00' 00" 343.16 feet; thence North 90° 00' 00" East 180.00 feet; thence North 0° 00' 00" 215.46 feet; thence North 86° 20' 30" East 211.50 feet; thence South 89° 14' 00" East 301.80 feet; thence Southwesterly 322.50 feet along a 904.90 feet radius curve concave Southeasterly having a 320.80 feet chord bearing South 70° 06' 30" West; thence South 0° 03' 00" East 708.32 feet; thence North 89° 15' 30" West 195.32 feet South 0° 00' 00" 205.81 feet; thence North 89° 15' 30" West 162.27 feet; thence South 0° 00' 00" 27.25 feet; North 89° 15' 30" West 94.23 feet to Point of Beginning containing 8.1623 acres. Said parcel is divided into 3 lots sized and dimensioned as shown.

CURVE DATA
 R = 904.90'
 D = 6° 20'
 Δ = 15° 52' 55"
 L = 250.83'

CURVE DATA
 R = 904.90'
 D = 6° 20'
 Δ = 5° 05' 47"
 L = 80.49'

FINAL PLAT
GOLD BUFFET SUBDIVISION
 OWNER:
 GOLD BUFFET, INC. 923 NORTH JOHN WAYNE DR, WINTERSET, IA.
 VANCE & HOCHSTETLER, P.C.
 CONSULTING ENGINEERS
 71 JEFFERSON
 WINTERSET, IOWA 50273

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, 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.
J. H. Hochstetler 51189