

Fee \$40.00
Transfer \$5.00

BOOK 56 PAGE 622

91 MAY 31 AM 9:50

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

PLAT AND CERTIFICATE
FOR DAVID M. GRISWOLD ADDITION
TO THE CITY OF WINTERSET, MADISON COUNTY, IOWA

COMPILED

I, Leo Forsyth, 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 David M. Griswold Addition, and that the real estate comprising said Plat is described as follows:

A parcel of land in the North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th Principal Meridian, City of Winterset, Madison County, Iowa, more particularly described as follows:

Commencing at the Center 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 Northeast Quarter (NE $\frac{1}{4}$) of said Section Thirty-six (36), North 00° 00' 00" , 696.34 feet; thence along the North line of Buchanan Street extended, South 89° 41' 27" East 170.00 feet to the point of beginning. Thence continuing along said North line, South 89° 41' 27" East, 235.40 feet; thence North 00° 03' 43" East, 275.32 feet to the South line of Benton Street; thence along said South line, North 89° 55' 06" West, 157.69 feet; thence South 00° 07' 12" West, 110.97 feet; thence along an existing fence, North 88° 36' 28" West, 77.78 feet; thence South 00° 00' 00" 165.19 feet to the point of beginning. Said parcel of land contains 1.289 Acres.

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 David M. Griswold Addition;
2. Attorney's opinion;
3. Certificate of County Treasurer of Madison County, Iowa; and
4. Resolution of the City Council of the City of Winterset approving

said Plat,

ENTERED FOR TAXATION
 THIS 31st DAY OF May 1991
 AUDITORS FEE \$5.00
Don Welch
 AUDITOR
Rocky Lile
 DEPUTY AUDITOR

all of which are duly certified in accordance with the Winterset Zoning Ordinance.

Dated this 6th day of May, 1991.

Leo Forsyth
Leo Forsyth, Zoning Administrator for
the City of Winterset

3

3

LAW OFFICES
JORDAN, OLIVER & WALTERS
FARMERS' & MERCHANTS' STATE BANK BLDG
P O BOX 230
WINTERSSET, IOWA 50273-0230

LEWIS H. JORDAN
JERROLD B. OLIVER
G. STEPHEN WALTERS

TELEPHONE 515-462-3731
FAX NO. 515-462-3734

May 6, 1991

6-5-911H

Winterset Zoning Administrator
City Hall
101 East Jefferson
Winterset, IA 50273

Dear Sir:

We have this date examined abstract of title in three (3) parts purporting to show the chain of title to the following-described real estate, to-wit:

A parcel of land in the North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th Principal Meridian, City of Winterset, Madison County, Iowa, more particularly described as follows:

Commencing at the Center 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 Northeast Quarter (NE $\frac{1}{4}$) of said Section Thirty-six (36), North 00° 00'00", 696.34 feet; thence along the North line of Buchanan Street extended, South 89° 41'27" East 170.00 feet to the point of beginning. Thence continuing along said North line, South 89°41'27" East, 235.40 feet; thence North 00°03'43" East, 275.32 feet to the South line of Benton Street; thence along said South line, North 89°55'06" West, 157.69 feet; thence South 00°07'12" West, 110.97 feet; thence along an existing fence, North 88°36'28" West, 77.78 feet; thence South 00° 00'00" 165.19 feet to the point of beginning. Said parcel of land contains 1.289 Acres.

from the United States Government to date of last continuation, to-wit: April 29, 1991, at 8:00 A.M.

In connection with such examination we find merchantable title to be in

DAVID M. GRISWOLD III and DON S. GRISWOLD,
As Executors U/W David M. Griswold, Deceased,

subject to the following:



Winterset Zoning Administrator
May 6, 1991
Page Two - 6-5-911H

1. Taxes payable in the fiscal year beginning July 1, 1990, and ending June 30, 1991, are shown paid in full.

2. At Entry No. 51 we find a copy of Ordinance No. 184 of the City of Winterset, which Ordinance establishes fire zones within the Fire District of the City of Winterset. The real estate under examination is shown located in Fire Zone Three.

At Entry No. 52 we find a copy of Ordinance No. 207 of the City of Winterset, which Ordinance is a comprehensive zoning ordinance. The real estate under examination is shown comprehensively zoned for one or two-family residential district.

At Entry No. 53 we find a copy of Ordinance No. 208 of the City of Winterset, which Ordinance provides for the subdivision of real estate within the city limits of the City of Winterset.

These Ordinances may to some extent limit the use of the real estate under examination.

Respectfully submitted,

JORDAN, OLIVER & WALTERS

By


Lewis B. Jordan

ck

CERTIFICATE OF THE COUNTY TREASURER
OF MADISON COUNTY, IOWA

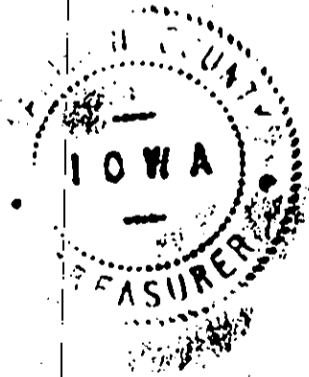
I, Carita Kelleher, do hereby certify that I am the duly elected and acting Treasurer of Madison County, Iowa; that I have examined the records in my office, and that there are no certified taxes and no certified special assessments forming a lien against the following-described real estate, to-wit:

A parcel of land in the North Half (N½) of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th Principal Meridian, City of Winterset, Madison County, Iowa, more particularly described as follows:

Commencing at the Center 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 Northeast Quarter (NE¼) of said Section Thirty-six (36), North 00° 00'00", 696.34 feet; thence along the North line of Buchanan Street extended, South 89° 41'27" East 170.00 feet to the point of beginning. Thence continuing along said North line, South 89°41'27" East, 235.40 feet; thence North 00°03'43" East, 275.32 feet to the South line of Benton Street; thence along said South line, North 89°55'06" West, 157.69 feet; thence South 00°07'12" West, 110.97 feet; thence along an existing fence, North 88°36'28" West, 77.78 feet; thence South 00° 00'00" 165.19 feet to the point of beginning. Said parcel of land contains 1.289 Acres.

Dated at Winterset, Iowa this 6 day of May, 1991.

Carita Kelleher
Carita Kelleher, Treasurer
Madison County, Iowa



5

RESOLUTION APPROVING FINAL PLAT
OF DAVID M. GRISWOLD 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 David M. Griswold Addition; and

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

A parcel of land in the North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th Principal Meridian, City of Winterset, Madison County, Iowa, more particularly described as follows:

Commencing at the Center 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 Northeast Quarter (NE $\frac{1}{4}$) of said Section Thirty-six (36), North 00° 00' 00", 696.34 feet; thence along the North line of Buchanan Street extended, South 89° 41' 27" East 170.00 feet to the point of beginning. Thence continuing along said North line, South 89° 41' 27" East, 235.40 feet; thence North 00° 03' 43" East, 275.32 feet to the South line of Benton Street; thence along said South line, North 89° 55' 06" West, 157.69 feet; thence South 00° 07' 12" West, 110.97 feet; thence along an existing fence, North 88° 36' 28" West, 77.78 feet; thence South 00° 00' 00" 165.19 feet to the point of beginning. Said parcel of land contains 1.289 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 proprietors, David M. Griswold III and Don S. Griswold; and

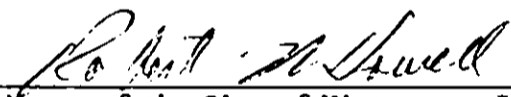
WHEREAS, said Plat was accompanied by a complete abstract of title and an opinion from an attorney at law showing that title in fee simple is in said proprietors and that the platted land is free from encumbrance, and certified statements from the Treasurer of Madison County, Iowa, that said platted land is free from taxes; and

WHEREAS, the City Council of the City of Winterset, Iowa, finds that said Plat conforms to the provisions 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 David M. Griswold 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. That said Plat, known as David M. Griswold Addition, prepared in connection with said Plat and subdivision is hereby approved.
2. 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 6th day of May, 1991.



Mayor of the City of Winterset, Iowa

ATTEST:



Clerk of the City of Winterset, Iowa

