

COMPILED

ENTERED FOR TAXATION
THIS 27th DAY OF June 1991

AUDITORS FEE \$ 5.00

Joan Welch
AUDITOR

Deborah Kite
DEPUTY AUDITOR

For Plat See
Town Plat 2
Page 117

FILED NO. 2680
BOOK 56 PAGE 695

91 JUN 27 AM 9:00

CERTIFICATE OF APPROVAL OF NORTHWEST DEVELOPMENT - PLAT 2
TO THE
CITY OF WINTERSET, IOWA

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

Transfer \$5.00 Fee \$60.00

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 Northwest Development - Plat 2, and the real estate comprising the said Northwest Development - Plat 2 is more specifically described as follows:

A parcel of land in the South Half of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of Section 36, Township 76 North, Range 28 West of the 5th P. M., City of Winterset, Madison County, Iowa, more particularly described as follows:

Commencing at the North Quarter Corner of Section 36, T76N, R28W of the 5th P. M., Madison County, Iowa; thence South 00° 00' 00" 394.06 feet along the West line of the NE $\frac{1}{4}$ of said Section 36; thence South 90° 00' 00" East 50.00 feet to the Point of Beginning; thence South 00° 00' 00" 270.00 feet; thence South 89° 43' 03" East 300.00 feet along the north line of Northwest Development Plat 1; thence North 00° 00' 00" 270.00 feet; thence North 89° 43' 03" West 300.00 feet to Point of Beginning. Said parcel of land contains 80,999 square feet.

The said Northwest Development - Plat 2 was approved by the City Council by a Resolution passed and adopted by the said Council on the 17th day of June, 1991, and approved by the Mayor on the 12th day of June, 1991, and a true, correct and complete copy of the said Resolution is affixed to the said Final Plat of Northwest Development - Plat 2, 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 said Northwest Development - Plat 2.

The Mayor and City Clerk do hereby further certify that the said Final Plat of Northwest Development - Plat 2, with its enclosures, including the Opinion of Attorney at Law, showing the fee title of the said real estate is in the

proprietors executing the said Dedication of Plat and Deed, free from encumbrance; the Dedication of Plat and Deed to Winterset, Iowa; and a Certificate of the County Treasurer of Madison County, Iowa, stating that the real estate is free from all certified taxes and certified special assessments; all of which is duly certified in accordance with the provisions of Chapter 409A 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 17th day of June, 1991, at Winterset, Madison County, Iowa.

Robert W. Howell
Robert W. Howell, Mayor

ATTEST:

Mark Nitchals
Mark Nitchals, City Clerk



60757410

DEDICATION OF PLAT AND DEED
TO WINTERSET, IOWA
FOR NORTHWEST DEVELOPMENT - PLAT 2

KNOW ALL MEN BY THESE PRESENTS:

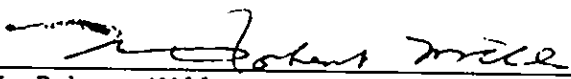
That we, W. Robert Mills and Gayla F. Mills, husband and wife, do hereby certify that we are the sole owners and proprietors of the real property described below; and that the disposition of the said real property, subdivided into Northwest Development - Plat 2, as shown by the accompanying Plat and Survey Certificate, is with our free consent and in accordance with our desires as owners and proprietors:

A parcel of land in the South Half of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of Section 36, Township 76 North, Range 28 West of the 5th P. M., City of Winterset, Madison County, Iowa, more particularly described as follows:

Commencing at the North Quarter Corner of Section 36, T76N, R28W of the 5th P. M., Madison County, Iowa; thence South 00' 00' 00" 394.06 feet along the West line of the NE $\frac{1}{4}$ of said Section 36; thence South 90' 00' 00" East 50.00 feet to the Point of Beginning; thence South 00' 00' 00" 270.00 feet; thence South 89' 43' 03" East 300.00 feet along the north line of Northwest Development Plat 1; thence North 00' 00' 00" 270.00 feet; thence North 89' 43' 03" West 300.00 feet to Point of Beginning. Said parcel of land contains 80,999 square feet.

The utility easements on the above described real property are by the said Plat set apart and designated for public use.

IN WITNESS WHEREOF, we have hereunto set our hands this 13 day of June, 1991.



W. Robert Mills



Gayla F. Mills

STATE OF IOWA)

ss

MADISON COUNTY)

On this 13 day of June, 1991, before me, the undersigned, a Notary Public in and for said County and State, personally appeared W. Robert Mills and Gayla F. Mills, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



Shirley Keating
Notary Public in and for the State of Iowa.

ATTORNEY'S OPINION

NORTHWEST DEVELOPMENT - PLAT 2

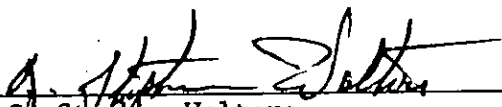
I, G. Stephen Walters, do hereby certify that I am an attorney licensed to practice under the laws of the state of Iowa; that I have examined an abstract of title in one part purporting to show the chain of title to the real property described below from the root of title to the date of the last continuation, January 11, 1991, at 8:00 A. M.; that, in my opinion, fee title to the real property described below, which is all of the real property included in the above subdivision, is in the name of proprietor, W. Robert Mills; and that, in my opinion, no liens or encumbrances exist against the following described real property:

A parcel of land in the South Half of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of Section 36, Township 76 North, Range 28 West of the 5th P. M., City of Winterset, Madison County, Iowa, more particularly described as follows:

Commencing at the North Quarter Corner of Section 36, T76N, R28W of the 5th P. M., Madison County, Iowa; thence South 00° 00' 00" 394.06 feet along the West line of the NE $\frac{1}{4}$ of said Section 36; thence South 90° 00' 00" East 50.00 feet to the Point of Beginning; thence South 00° 00' 00" 270.00 feet; thence South 89° 43' 03" East 300.00 feet along the north line of Northwest Development Plat 1; thence North 00° 00' 00" 270.00 feet; thence North 89° 43' 03" West 300.00 feet to Point of Beginning. Said parcel of land contains 80,999 square feet.

Dated at Winterset, Iowa, this 12th day of June, 1991.

JORDAN, OLIVER & WALTERS

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

CERTIFICATE OF COUNTY TREASURER
OF MADISON COUNTY, IOWA

NORTHWEST DEVELOPMENT - PLAT 2

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 in the South Half of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of Section 36, Township 76 North, Range 28 West of the 5th P. M., City of Winterset, Madison County, Iowa, more particularly described as follows:

Commencing at the North Quarter Corner of Section 36, T76N, R28W of the 5th P. M., Madison County, Iowa; thence South 00° 00' 00" 394.06 feet along the West line of the NE $\frac{1}{4}$ of said Section 36; thence South 90° 00' 00" East 50.00 feet to the Point of Beginning; thence South 00° 00' 00" 270.00 feet; thence South 89° 43' 03" East 300.00 feet along the north line of Northwest Development Plat 1; thence North 00° 00' 00" 270.00 feet; thence North 89° 43' 03" West 300.00 feet to Point of Beginning. Said parcel of land contains 80,999 square feet.

Dated at Winterset, Iowa, this 12 day of June, 1991.

CARITA A. KELLEHER, County Treas.
by [Signature]
Carita Kelleher, Treasurer of Madison County,
Iowa.

RESOLUTION APPROVING NORTHWEST DEVELOPMENT - PLAT 2

AS A SUBDIVISION IN THE CITY OF WINTERSET, IOWA

WHEREAS, W. Robert Mills and Gayla F. Mills have filed in the office of the Clerk of the City of Winterset, Iowa, the final plat subdividing real estate within the limits of the City of Winterset, Iowa;

WHEREAS, the said subdivision, named Northwest Development - Plat 2, encompasses the real estate described in Exhibit A, attached hereto, and incorporated herein by this reference;

WHEREAS, the said Northwest Development - Plat 2 is accompanied by an Opinion of Attorney at Law showing that the fee title is in W. Robert Mills, and that the land is platted free from encumbrance; by a Dedication of Plat and Deed to Winterset, Iowa, duly executed by W. Robert Mills and Gayla F. Mills, husband and wife, and acknowledged before a Notary Public; and by a Certificate of County Treasurer of Madison County, Iowa, that the said real estate is free from all certified taxes and certified special assessments;

WHEREAS, the said Northwest Development - Plat 2 is accompanied by a statement of J. M. Hochstetler, a professional engineer and licensed surveyor of Winterset, Iowa, certifying his preparation of said Northwest Development - Plat 2;

WHEREAS, the City Engineer of the City of Winterset has approved the said Northwest Development - Plat 2;

WHEREAS, the Winterset City Planning and Zoning Commission has approved the said Northwest Development - Plat 2 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 Northwest Development - Plat 2, and recommending approval thereof by the Winterset City Council;

WHEREAS, the subdividers have already posted bond for construction of all water mains, sanitary sewers and storm sewers;

WHEREAS, the Winterset City Council finds that the said Northwest Development - Plat 2, as filed, conforms to the provisions of Chapter 409A of the Code of Iowa and the ordinances of the City of Winterset, Iowa;

WHEREAS, the Winterset City Council finds that the said Northwest Development - Plat 2 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 Northwest Development - Plat 2 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 Northwest Development - Plat 2 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 409A 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


Nicholl Aye

Corkrean Nay

Johnston Aye

Collins Aye

Passed and approved this 17th day of June, 1991.


Robert W. Howell, Mayor

ATTEST:


Mark Nitchals, City Clerk

A parcel of land in the South Half of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter of Section 36, Township 76 North, Range 28 West of the 5th P. M., City of Winterset, Madison County, Iowa, more particularly described as follows:

Commencing at the North Quarter Corner of Section 36, T76N, R28W of the 5th P. M., Madison County, Iowa; thence South 00° 00' 00" 394.06 feet along the West line of the NE¼ of said Section 36; thence South 90° 00' 00" East 50.00 feet to the Point of Beginning; thence South 00° 00' 00" 270.00 feet; thence South 89° 43' 03" East 300.00 feet along the north line of Northwest Development Plat 1; thence North 00° 00' 00" 270.00 feet; thence North 89° 43' 03" West 300.00 feet to Point of Beginning. Said parcel of land contains 80,999 square feet.

Exhibit A

PUBLIC UTILITY EASEMENT - W. Robert & Gayla F. Mills to City of Winterset, Iowa.

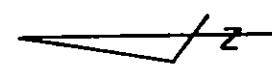
A permanent easement for public utilities described as being 20.00 feet in width 10.00 feet either side of the following described centerline: Beginning at the Northwest Corner of Lot 7 of Northwest Development Plat No. 1 thence North 49°07'22" West 207.46 feet; thence North 89°43'03" West 154.00 feet to the East line of Lot 1, Northwest Development Plat No. 2 at a point 135.00 feet due North of the Southeast Corner of said Lot 1 all in the City of Winterset, Madison County, Iowa.

FINAL PLAT
NORTHWEST DEVELOPMENT PLAT-2
OWNER & DEVELOPER:
 W. ROBERT & GAYLA F. MILLS
 609 WEST JEFFERSON
 WINTERSET, IOWA 50273
ENGINEER:
 VANCE & HOCHSTETLER, P.C.
 CONSULTING ENGINEERS
 71 JEFFERSON STREET
 WINTERSET, IOWA 50273

FILED NO. 2680
 BOOK 2 PAGE 117
 91 JUN 27 AM 9:00
 MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA
 For Dedication, Resolution
 & Certificates - See
 Deed Record 56, Page 695

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICALLY THIS 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.
 SIGNED: _____ DATE: 12 June 1991
 Charles J. Vance, P.E. & L.S. Iowa Reg. No. 5041

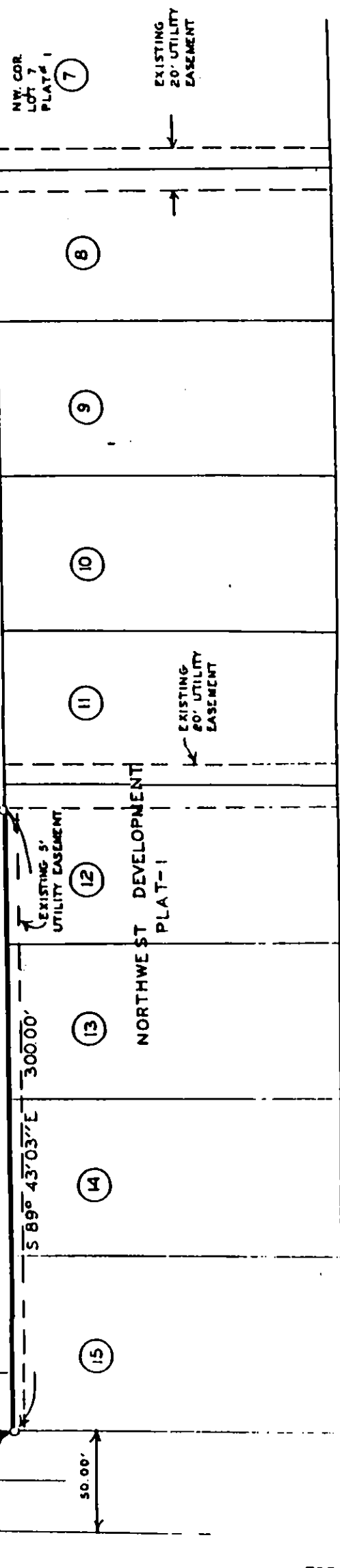
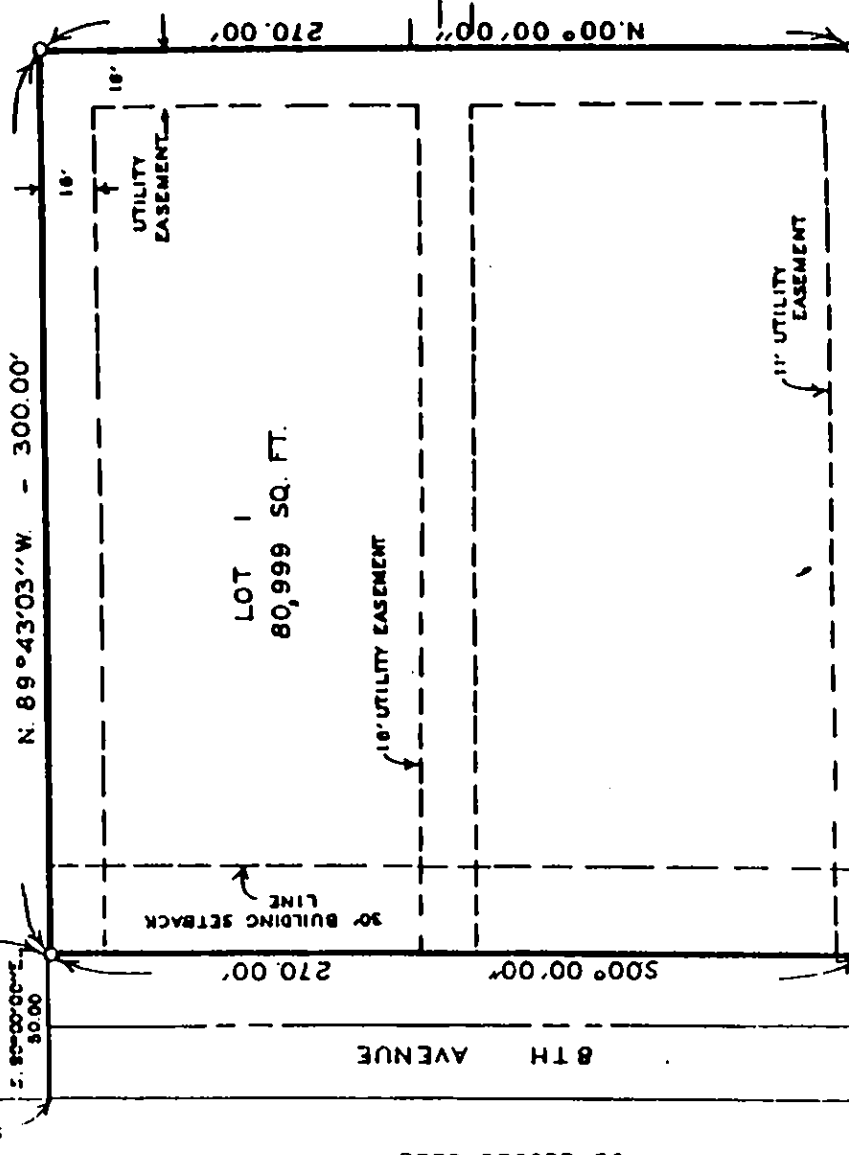
NOTE: DESCRIPTIONS ARE ATTACHED



0 50 100
 SCALE: 1" = 50'
 C.I.R. # 5041 SET
 Δ P.D. 'X' IN CONC.

NORTHWEST DEVELOPMENT PLAT - 2

N. 1/4 COR. SEC. 38-78-28
 WEST LINE NE. 1/4
 P.O.B.
 S. 89°00'00"E 30.00'



8TH AVENUE

MILLS STREET