



**PLAT AND CERTIFICATE
FOR
DUFF & JORDAN ADDITION
AN ADDITION TO THE CITY OF WINTERSET,
MADISON COUNTY, IOWA**

I, Robert D. Hendricks, 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 Duff & Jordan Addition, an Addition to the City of Winterset, Madison County, Iowa; and, that the real estate comprising said plat is described as follows:

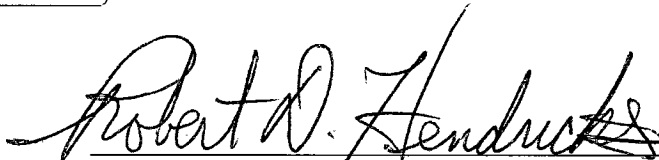
See Description Attached

I do further certify that attached hereto are true and correct copies of the following documents that have been submitted in connection with said plat.

- 1) Dedication of Plat of Duff & Jordan Addition, an Addition to the City of Winterset, Madison County, Iowa;
- 2) Attorney's Opinion;
- 3) Certificate of Treasurer;
- 4) Ground Water Statement;
- 5) Authorization for subdivision name from Auditor;
- 6) Resolution of Winterset City Council.

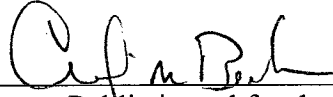
all of which are duly certified in accordance with the Winterset Zoning Ordinance.

Dated this 19TH day of JANUARY, 2010.

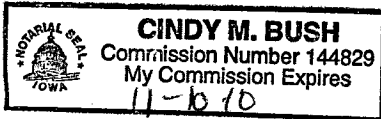

Robert D. Hendricks, Zoning Administrator

STATE OF IOWA, MADISON COUNTY, ss:

On this 19th day of January, 2010, before me, the undersigned, a Notary Public in and for the said State, personally appeared, Robert D. Hendricks, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.



Notary Public in and for the State of Iowa



Parcel "T" in the Southeast Quarter of the Northwest 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 Center corner of Section 36, Township 76 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa; thence North 00°00'00" East, 25.00 feet along the East line of the Northwest Quarter of said Section 36 to the point of beginning. Thence continuing along said East line, North 00°00'00" East, 188.70 feet; thence South 89°50'36" West, 161.60 feet to the Southeast corner of Corkrean & Watts Addition, Plat No. 5; thence along the South line of said Corkrean & Watts Addition, Plat No. 5, South 89°57'19" West, 223.40 feet; thence South 01°07'07" West, 180.60 feet; thence South 88°53'29" East, 388.60 feet to the point of beginning and containing 71,379 square feet.

**DEDICATION OF PLAT
OF
DUFF & JORDAN ADDITION
TO THE CITY OF WINTERSET, MADISON COUNTY, IOWA**

KNOW ALL MEN BY THESE PRESENT:

That HDH Enterprises, LLC; Theodore L. Leonard and Beatrice K. Leonard, Husband and Wife; and Debra K. Brinkman and Nathan Ziegel, Wife and Husband, do certify that they are the sole owners and proprietors of the following-described real estate:

See Description Attached

That the subdivision of the above described real estate, as shown by the Final Plat of Duff & Jordan Addition is with the free consent and in accordance with the owners' desires as owners of said real estate.

Dated this 31st day of DEC, 2009.

HDH Enterprises, LLC

BY: Robert C. Duff
Robert C. Duff, President

Theodore L. Leonard
Theodore L. Leonard

Beatrice K. Leonard
Beatrice K. Leonard

Debra K. Brinkman
Debra K. Brinkman

Nathan Ziegel
Nathan Ziegel

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 31st day of December, 2009, by Robert C. Duff as President of HDH Enterprises, LLC.



Connie Harvey
Notary Public in and for said State of Iowa

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 31st day of December, 2009, by Theodore L. Leonard and Beatrice K. Leonard.



Connie Harvey
Notary Public in and for said State of Iowa

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 31st day of December, 2009, by Debra K. Brinkman and Nathan Ziegel.



Connie Harvey
Notary Public in and for said State of Iowa

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**ATTORNEY'S OPINION FOR FINAL PLAT,
DUFF & JORDAN ADDITION**

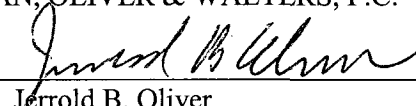
I, Jerrold B. Oliver, an attorney at law licensed to practice under the laws of the State of Iowa, have examined the abstract of title in one (1) part, last certified to December 27, 2009, at 8:00 a.m., by Madison County Abstract Co., purporting to show the chain of title to the following described property, which is the real property contained in Final Plat, Duff & Jordan Addition, to the City of Winterset, Madison County, Iowa:

See Description Attached

In my opinion, merchantable title to the above described property is in the names of sole proprietors, Theodore L. Leonard and Beatrice K. Leonard, Husband and Wife, HDH Enterprises, LLC, and Debra K. Brinkman free and clear of all liens and encumbrances.

JORDAN, OLIVER & WALTERS, P.C.

By _____


Jerrold B. Oliver
Farmers & Merchants Bank Bldg.
PO BOX 230
Winterset, IA 50273
Telephone: (515)462-3731
Facsimile: (515)462-3734

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**CERTIFICATE OF THE COUNTY TREASURER
OF MADISON COUNTY, IOWA**

I, G. JoAnn Collins, 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 unpaid taxes forming a lien against the following-described real estate, to-wit:

See Attached

DATED at Winterset, Iowa, this 30th day of December, ~~2010~~ ²⁰⁰⁹.



G. JoAnn Collins, Treasurer of Madison County,
Iowa



Parcel "T" in the Southeast Quarter of the Northwest 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:

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Pursuant to Iowa Code requirements, the following proposed subdivision name:


Duff & Jordan Addition

For property located at: See Description Attached

And owned by: HDH Enterprises, LLC, Theodore L. Leonard, Beatrice K. Leonard, Debra K. Brinkman and Nathan Ziegel

Has been approved on the 30th day of December, 2009.

By the Auditor, Madison County, Iowa.


Joan Welch Auditor

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**RESOLUTION APPROVING
FINAL PLAT OF DUFF & JORDAN ADDITION**

WHEREAS, there was filed in the Office of the City Administrator of the City of Winterset, Madison County, Iowa, a registered land surveyor's plat of a proposed subdivision known as Duff & Jordan Addition to the City of Winterset, Madison County, Iowa; and

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

See Description Attached

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, HDH Enterprise, LLC, Theodore L. Leonard, Beatrice K. Leonard, Husband and Wife, Debra K. Brinkman and Nathan Ziegel, Wife and Husband; and

WHEREAS, said plat was accompanied by an opinion from an attorney at law showing that title is in fee simple in said proprietors and that said platted land is free from encumbrance.

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

NOW, THEREFORE, BE IT RESOLVED by the City of Council of the City of Winterset, Madison County, Iowa:

1. Said plat, known as Duff & Jordan Addition to the City of Winterset, Madison County, Iowa, prepared in connection with said plat and subdivision is hereby approved.
2. The City Administrator of the City of Winterset, Madison County, Iowa, is hereby

directed to certify this resolution which shall be affixed to said plat to the County documents which should be filed and recorded in connection therewith.

DATED at Winterset, Iowa, this 18TH day of JANUARY, 2010.

CITY OF WINTERSET, IOWA

By James C. Olson
James C. Olson, Mayor

ATTEST:

Mark Nitchals
Mark Nitchals, City Administrator



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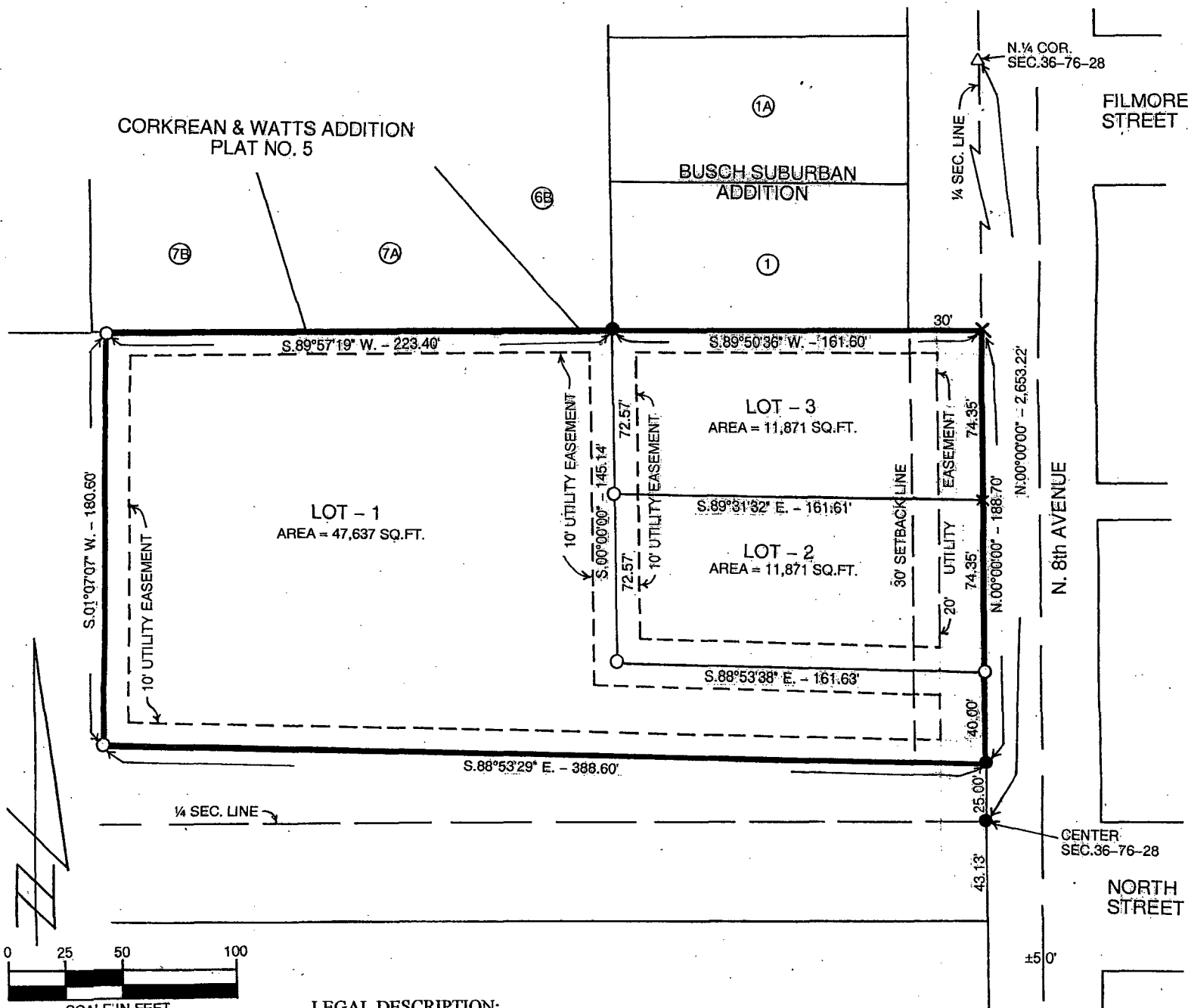
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INDX ✓
ANNO
SCAN
CHK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

VANCE & HOCHSTETLER, P.C. CONSULTING ENGINEERS, WINTERSSET, IOWA (515) 462-3995
CHARLES T. VANCE, 110 WEST GREEN ST., WINTERSSET, IOWA 50273-1533
JAMES M HOCHSTETLER, 110 WEST GREEN ST., WINTERSSET, IOWA 50273 - 1533



LEGAL DESCRIPTION:

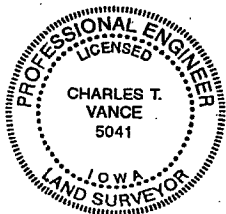
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I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

Charles T. Vance 16 Dec. 2009
Charles T. Vance, PE & PLS Date

License No. 5041

My License renewal date is 31, December 2009



FINAL PLAT

DUFF & JORDAN ADDITION

OWNER & DEVELOPER:

ROBERT DUFF
922 N. 3rd AVE.
WINTERSSET, IOWA 50273

ENGINEER & SURVEYOR:

VANCE & HOCHSTETLER, P.C.
110 W. GREEN ST.
WINTERSSET, IOWA 50273