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**PLAT AND CERTIFICATE
FOR LAUER'S SUBDIVISION,
MADISON COUNTY, IOWA**

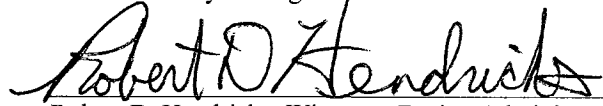
I, Robert D. Hendricks, Zoning Administrator of Madison County, Iowa, do hereby certify that the plat to which this certificate is attached is a plat of a subdivision known and designated as Lauer's Subdivision, and that the real estate comprising said plat is described as follows:

Lot 4 and the North Half of the Lot 3 of Block 1, Watts & Corkrean Addition, Plat No. 1, City of Winterset, Madison County, Iowa, containing 1.456 acres. Area is divided into two lots designated Lot 1 containing 0.413 acres and Lot 2 containing 1.043 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:

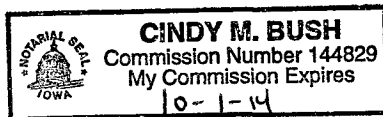
1. Attorney's Opinion;
2. Lenders Consent to Plat;
3. Consent to Plat;
4. Certificate from County Treasurer;
5. Statement of Zoning Administrator;
6. Ground Water Statement;
7. Consent of County Auditor to subdivision name;

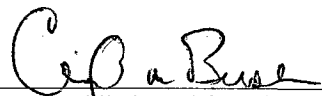
all of which are duly certified in accordance with the Madison County Zoning Ordinance.


Robert D. Hendricks, Winterset Zoning Administrator

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 25th day of June, 2012, by Robert D. Hendricks.




Notary Public in and for said State of Iowa

W City of Winterset
124 W. Court
Winterset, IA 50273

**ATTORNEY'S OPINION FOR
LAUER'S SUBDIVISION**

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 April 10, 2012, at 8:00 a.m., by Madison County Abstract Co., purporting to show the chain of title to the following described real estate, which is the real property contained in Lauer's Subdivision, Madison County, Iowa:

Lot 4 and the North Half of the Lot 3 of Block 1, Watts & Corkrean Addition, Plat No. 1, City of Winterset, Madison County, Iowa, containing 1.456 acres. Area is divided into two lots designated Lot 1 containing 0.413 acres and Lot 2 containing 1.043 acres

In my opinion, merchantable title to the above described property is in the names of Dwight Lauer and Angie Lauer, Husband and Wife, free and clear of all liens and encumbrances, except the following:


1. A Mortgage to Farmers & Merchants State Bank by Dwight Lauer and Angie Lauer, Husband and Wife, in the principal amount of \$71,250.00 dated and filed on March 3, 1997, in Mortgage Record 187, Page 153 of the Recorder's Office of Madison County, Iowa.

2. A Mortgage to Farmers & Merchants State Bank by Dwight Lauer and Angie Lauer, Husband and Wife, in the principal amount of \$300,000.00 dated and filed April 30, 2004, in Book 2004, Page 1948 of the Recorder's Office of Madison County, Iowa.

These two mortgages are liens against the above described real estate.

Respectfully submitted,

JORDAN, OLIVER, WALTERS & SMITH, P.C.

By 

Jerfold B. Oliver

Farmers & Merchants Bank Bldg.

P.O. Box 230

Winterset, Iowa 50273

Telephone: (515) 462-3731

ATTORNEYS FOR DWIGHT LAUER AND
ANGIE LAUER

**CONSENT TO PLATTING
BY FARMERS & MERCHANTS STATE BANK**

Farmers & Merchants State Bank does consent to the platting and subdivision of the following-described real estate:

Lot 4 and the North Half of the Lot 3 of Block 1, Watts & Corkrean Addition, Plat No. 1, City of Winterset, Madison County, Iowa, containing 1.456 acres. Area is divided into two lots designated Lot 1 containing 0.413 acres and Lot 2 containing 1.043 acres


in accordance with the ordinances of Madison County, Iowa, and the laws of the State of Iowa. The undersigned holds the following mortgages on the above real estate:

1. A Mortgage to Farmers & Merchants State Bank by Dwight Lauer and Angie Lauer, Husband and Wife, in the principal amount of \$71,250.00 dated and filed on March 3, 1997, in Mortgage Record 187, Page 153 of the Recorder's Office of Madison County, Iowa.

2. A Mortgage to Farmers & Merchants State Bank by Dwight Lauer and Angie Lauer, Husband and Wife, in the principal amount of \$300,000.00 dated and filed April 30, 2004, in Book 2004, Page 1948 of the Recorder's Office of Madison County, Iowa.

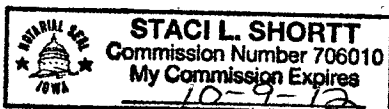
Dated this 12th day of June, 2012.

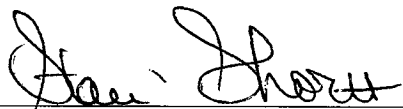
Farmers & Merchants State Bank

By 
Shane Pashek, President

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 12th day of June, 2012, by Shane Pashek as President of Farmers & Merchants State Bank.




Notary Public in and for said State

**DEDICATION OF PLAT
OF
LAUER'S SUBDIVISION**

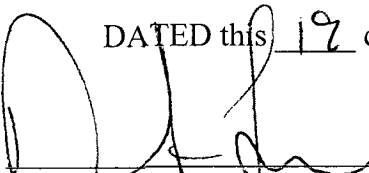
KNOW ALL MEN BY THESE PRESENTS:

That Dwight Lauer and Angie Lauer, do hereby certify that they are the sole owners and proprietors of the following-described real state:

Lot 4 and the North Half of the Lot 3 of Block 1, Watts & Corkrean Addition, Plat No. 1, City of Winterset, Madison County, Iowa, containing 1.456 acres. Area is divided into two lots designated Lot 1 containing 0.413 acres and Lot 2 containing 1.043 acres

That the subdivision of the above-described real estate as shown by the final plat of Lauer's Subdivision is with the free consent and in accordance with the owners' desire as owners of said real estate.

DATED this 19 day of June, 2012.



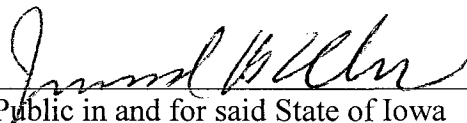
Dwight Lauer



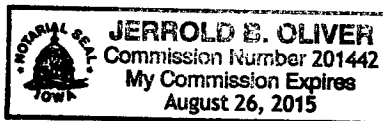
Angie Lauer

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 19 day of June, 2012, by Dwight Lauer and Angie Lauer.



Notary Public in and for said State of Iowa

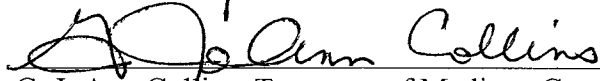


**CERTIFICATE OF THE COUNTY TREASURER
OF MADISON COUNTY, IOWA**

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:

Lot 4 and the North Half of the Lot 3 of Block 1, Watts & Corkrean Addition, Plat No. 1, City of Winterset, Madison County, Iowa, containing 1.456 acres. Area is divided into two lots designated Lot 1 containing 0.413 acres and Lot 2 containing 1.043 acres

DATED at Winterset, Iowa, this 7th day of June, 2012.



G. JoAnn Collins, Treasurer of Madison County,
Iowa



**LAUER'S SUBDIVISION
TO THE CITY OF WINTERSET, MADISON COUNTY, IOWA**

APPROVAL BY ZONING ADMINISTRATOR

WHEREAS, there was filed in the office of the Zoning Administrator of the City of Winterset, Iowa. A registered and surveyor's plat of a proposed subdivision known as Lauer's Subdivision, an Addition to the City of Winterset, Madison County, Iowa.

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

Lot 4 and the North Half of the Lot 3 of Block 1, Watts & Corkrean Addition, Plat No. 1, City of Winterset, Madison County, Iowa, containing 1.456 acres. Area is divided into two lots designated Lot 1 containing 0.413 acres and Lot 2 containing 1.043 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, Dwight Lauer and Angie Lauer.

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

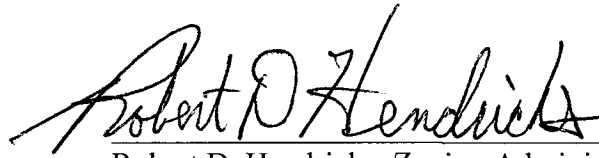
WHEREAS, the Zoning Administrator of the City of Winterset, Iowa, finds that said Plat conforms to the provisions of the Subdivisions Ordinance of the City of Winterset and that the plat, papers and documents presented therewith should be approved by the Zoning Administrator.

NOW THEREFORE:

That said plat, known as Lauer's Subdivision, an Addition to the City of Winterset, Madison County, Iowa, and all documents and papers prepared in connection with said plat and

subdivision, is hereby approved.

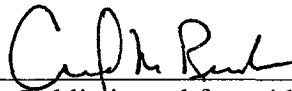
Dated at Winterset, Iowa, this 25th day of JUNE, 2012.



Robert D. Hendricks, Zoning Administrator

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 25th day of June, 2012, by Robert D. Hendricks.



Notary Public in and for said State of Iowa

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

Lauer's Subdivision

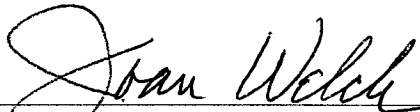
For property located at:

Lot 4 and the North Half of the Lot 3 of Block 1, Watts & Corkrean Addition, Plat No. 1, City of Winterset, Madison County, Iowa, containing 1.456 acres. Area is divided into two lots designated Lot 1 containing 0.413 acres and Lot 2 containing 1.043 acres

And owned by: Dwight Lauer and Angie Lauer

Has been approved on the 11 day of JUNE, 2012.

By the Auditor, Madison County, Iowa.



Joan Welch, Auditor



Document 2012 1850

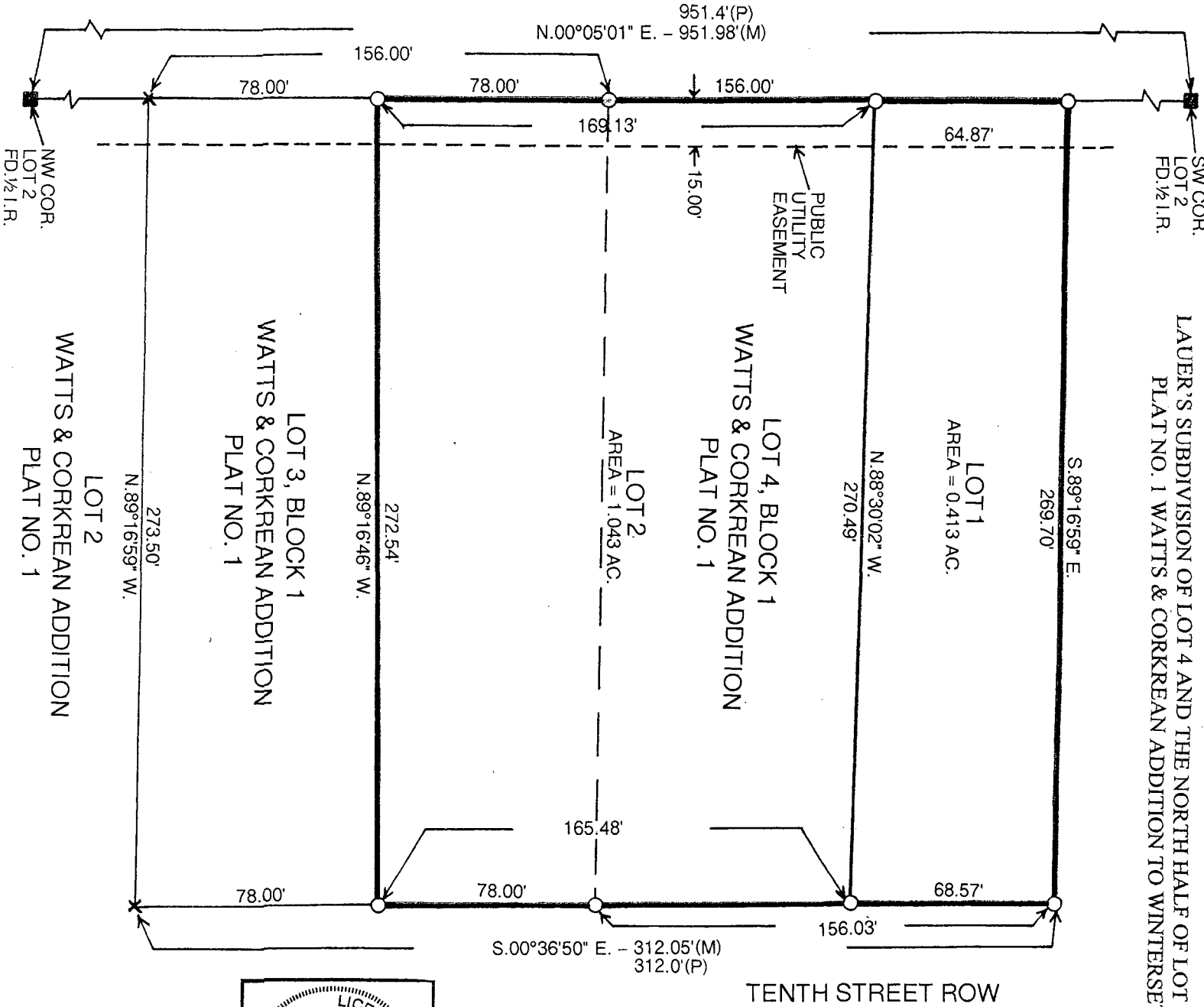
Book 2012 Page 1850 Type 06 044 Pages 10
Date 6/25/2012 Time 3:33 PM
Rec Amt \$52.00 Aud Amt \$5.00

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

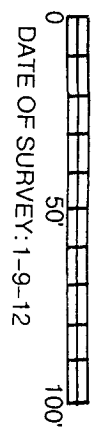
VANCE & HOCHSTETLER, P.C. • CONSULTING ENGINEERS • WINTERSET, IOWA 50273

CHARLES T. VANCE • 110 WEST GREEN ST., WINTERSET, IOWA • (515) 462-3995
JAMES M HOCHSTETLER • 110 WEST GREEN ST., WINTERSET, IOWA • FAX: (515) 462-9845



LAUER'S SUBDIVISION OF LOT 4 AND THE NORTH HALF OF LOT 3 OF BLOCK 1,
PLAT NO. 1 WATTS & CORKREAN ADDITION TO WINTERSET, IOWA.

TENTH STREET ROW



DATE OF SURVEY: 1-9-12

- CAPPED IRON ROD (CIR) #6808 SET
- 1/2" IRON ROD FOUND
- (M) MEASURED DISTANCE
- (P) PLATTED DISTANCE

LEGAL DESCRIPTION:

Lot 4 and the North Half of the Lot 3 of Block 1, Watts & Corkrean Addition, Plat No. 1, City of Winterset, Madison County, Iowa containing 1.456 acres. Area is divided into two lots designated Lot 1 containing 0.413 acres and Lot 2 containing 1.043 acres.

LICENSED LAND SURVEYOR
J. M. HOCHSTETLER #6808 IOWA

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.

J.M. HOCHSTETLER
Date 6/21/12
License number 6808
My license renewal date is December 31, 2013
Pages or sheets covered by this seal: 1