

REC \$ 115.00
AUD \$ 5.00
R.M.F. \$ 1.00

FILED NO. 4733
BOOK 141 PAGE 480

99 MAY 21 PM 4: 18

PLAT AND CERTIFICATION

FOR PLAT SEE
FARM PLAT 3, PAGE 446

OF

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

MILLSTREAM COUNTRY ESTATES

COMPUTER ✓
RECORDED ✓
CERTIFIED _____

I, Jean E. Thompson, Acting Madison County Zoning Administrator, do hereby certify that the plat to which this certificate is attached is a plat of a subdivision known and designated as Millstream Country Estates and that the real estate comprising said plat is attached hereto.

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

1. Consent to Plat of the Millstream Country Estates.
2. Attorney's Opinion.
3. Lenders Consent to Plat
4. Certificate from County Treasure of Madison County, Iowa.
5. Certificate from County Recorder of Madison County, Iowa.
6. Certificate from Clerk of Court of Madison County, Iowa.
7. Declaration of Covenants, Conditions and Restrictions for Millstream Country Estates
8. Resolution of the Madison County Board of Supervisors approving said plat.
9. 8 1/2 x 14 inch Final Plat
10. 8 1/2 x 14 inch Final Plat - mylar copy
11. Agreement between developer and County Engineer
12. Final Plat
13. Resolution from City of Winterset

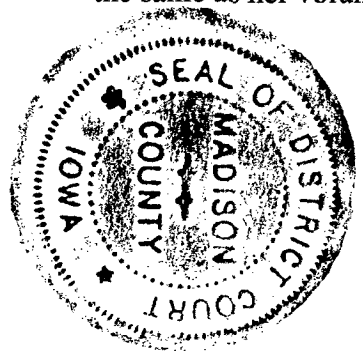
All of which is duly certified in accordance with the Madison County Rural Estates Subdivision Regulations.

Dated this 4 day of May

Jean E. Thompson
Jean E. Thompson
Acting Madison County
Zoning Administrator

STATE OF IOWA :
:
MADISON COUNTY :

On this 5th day of May 1999, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared, Jean E. Thompson, Acting Madison County Zoning Administrator, to me known to be the identical person name in and who executed the foregoing instrument, and acknowledged that he executed the same as her voluntary act and deed.



Sam Sligo
Deputy Clerk of Court

2

DEDICATION OF PLAT OF MILLSTREAM COUNTRY ESTATES

KNOW ALL MEN BY THESE PRESENTS:

That we, Patrick F. Corkrean and Nancy M. Corkrean, husband and wife, and Peter J. Corkrean, single, do hereby certify that we are the sole owners and proprietors of the following-described real state:

A Parcel of land previously described as the South Half of the Northeast Quarter of the Northeast Quarter of Section 18 Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

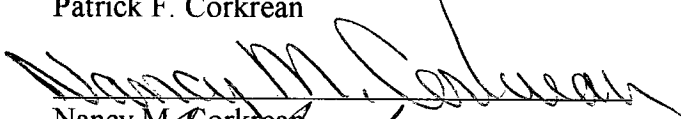
Beginning at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 18, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence North 0°00'00" East, 655.57 feet along the East line of the Northeast Quarter of the Northeast Quarter of said Section 18; thence South 89°54'11" West, 1320.49 feet along an existing fenceline to a point on the West line of the Northeast Quarter of the Northeast Quarter of said Section 18; thence South 0°09'48" East, 655.64 feet along an existing fenceline to the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 18; thence North 89°54'01" East, 1318.62 feet along an existing fenceline to the Point of Beginning, containing 19.860 acres, including 0.610 acres of County Road right-of-way. Said Parcel is divided into 6 Lots, with a Private Easement Roadway.

That the subdivision of the above-described real estate as shown by the final plat of Millstream Country Estates is with the free consent and in accordance with the owners' desires as owners of said real estate.

A building setback line of fifty (50) feet from all streets, roads and private drives is hereby provided.

DATED this 2nd day of March 1999.

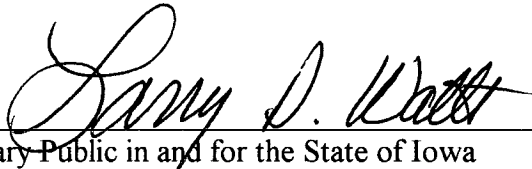

Patrick F. Corkrean


Nancy M. Corkrean


Peter J. Corkrean

STATE OF IOWA :
: SS
MADISON COUNTY :

On this 2 day of March, 1999, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Patrick F. Corkrean and Nancy M. Corkrean and Peter J. Corkrean, to me known to be the identical persons named in and who executed the within and foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



Notary Public in and for the State of Iowa



LAW OFFICES

JORDAN, OLIVER & WALTERS, P. C.

FARMERS & MERCHANTS STATE BANK BUILDING
POST OFFICE BOX 230
WINTERSSET, IOWA 50273-0230
TELEPHONE (515) 462-3731
FAX (515) 462-3734

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

April 5, 1999

Ms. Jean Thompson
Madison County Zoning Administrator
Madison County Courthouse
Winterset, IA 50273

Dear Ms. Thompson:

This attorney's opinion is given in accordance with Section 6, subparagraph C1, of the Madison County Subdivision Ordinance. I, Jerrold B. Oliver, an attorney at law of Winterset, Madison County, Iowa, do hereby state that this attorney's opinion of title concerns the following described real estate:

A Parcel of land previously described as the South Half of the Northeast Quarter of the Northeast Quarter of Section 18 Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 18, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence North 0°00'00" East, 655.57 feet along the East line of the Northeast Quarter of the Northeast Quarter of said Section 18; thence South 89°54'11" West, 1320.49 feet along an existing fenceline to a point on the West line of the Northeast Quarter of the Northeast Quarter of said Section 18; thence South 0°09'48" East, 655.64 feet along an existing fenceline to the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 18; thence North 89°54'01" East, 1318.62 feet along an existing fenceline to the Point of Beginning, containing 19.860 acres, including 0.610 acres of County Road right-of-way. Said Parcel is divided into 6 Lots, with a Private Easement Roadway.

Title to said real estate is in Patrick F. Corkrean and Peter J. Corkrean, free and clear of all liens and encumbrances, except an Open-End Mortgage from Patrick F. Corkrean and Nancy M. Corkrean, husband and wife, and Peter J. Corkrean, a single person, to Farmers & Merchants State Bank, in the principal sum of \$50,000, recorded in mortgage record 202, page 886 of the Recorder's office of Madison County, Iowa.

Ms. Jean Thompson
April 5, 1999
Page Two

Respectfully submitted,

JORDAN, OLIVER & WALTERS, P.C.

By 

Jerrold B. Oliver

JBO:hm

CONSENT TO PLATTING

BY FARMERS & MERCHANTS STATE BANK

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

A Parcel of land previously described as the South Half of the Northeast Quarter of the Northeast Quarter of Section 18 Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 18, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence North 0°00'00" East, 655.57 feet along the East line of the Northeast Quarter of the Northeast Quarter of said Section 18; thence South 89°54'11" West, 1320.49 feet along an existing fenceline to a point on the West line of the Northeast Quarter of the Northeast Quarter of said Section 18; thence South 0°09'48" East, 655.64 feet along an existing fenceline to the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 18; thence North 89°54'01" East, 1318.62 feet along an existing fenceline to the Point of Beginning, containing 19.860 acres, including 0.610 acres of County Road right-of-way. Said Parcel is divided into 6 Lots, with a Private Easement Roadway.

in accordance with ordinances of the State of Iowa. The undersigned holds a mortgage against said real estate.

Dated: March 16, 1999.



FARMERS & MERCHANTS STATE BANK

By [Signature] V.P.

STATE OF IOWA :
 : ss
MADISON COUNTY :

On this 16th day of March, 1999, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Tim Rethmeick of said corporation executing the within and foregoing instrument; that the seal affixed thereto is the seal of said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Vice President as such officer, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by his voluntarily executed.



Nancy J. Corkrean
Notary Public in and for the State of Iowa

CERTIFICATE OF THE COUNTY TREASURER
OF MADISON COUNTY, IOWA

I, Becky McDonald, 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:

A Parcel of land previously described as the South Half of the Northeast Quarter of the Northeast Quarter of Section 18 Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 18, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence North 0°00'00" East, 655.57 feet along the East line of the Northeast Quarter of the Northeast Quarter of said Section 18; thence South 89°54'11" West, 1320.49 feet along an existing fenceline to a point on the West line of the Northeast Quarter of the Northeast Quarter of said Section 18; thence South 0°09'48" East, 655.64 feet along an existing fenceline to the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 18; thence North 89°54'01" East, 1318.62 feet along an existing fenceline to the Point of Beginning, containing 19.860 acres, including 0.610 acres of County Road right-of-way. Said Parcel is divided into 6 Lots, with a Private Easement Roadway.

DATED at Winterset, Iowa, this 24 day of March, 1999.

Becky McDonald
Becky McDonald, Treasurer of Madison County,
Iowa

CERTIFICATE OF THE COUNTY RECORDER OF MADISON COUNTY, IOWA

I, Michelle Utsler, do hereby certify that I am the duly elected and acting Recorder of Madison County, Iowa; that Patrick F. Corkrean and Nancy M. Corkrean, husband and wife, and Peter J. Corkrean, single, are the fee simple owners and record titleholders of the following-described real estate, to-wit:

A Parcel of land previously described as the South Half of the Northeast Quarter of the Northeast Quarter of Section 18 Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 18, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence North 0°00'00" East, 655.57 feet along the East line of the Northeast Quarter of the Northeast Quarter of said Section 18; thence South 89°54'11" West, 1320.49 feet along an existing fenceline to a point on the West line of the Northeast Quarter of the Northeast Quarter of said Section 18; thence South 0°09'48" East, 655.64 feet along an existing fenceline to the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 18; thence North 89°54'01" East, 1318.62 feet along an existing fenceline to the Point of Beginning, containing 19.860 acres, including 0.610 acres of County Road right-of-way. Said Parcel is divided into 6 Lots, with a Private Easement Roadway.

and that said real estate is free and clear of all liens and encumbrances, except for a mortgage held by Farmers & Merchants State Bank against said real estate.

DATED at Winterset, Iowa, this 6th day of April, 1999.



Michelle Utsler
Michelle Utsler, Recorder of Madison
County, Iowa *Shelley G. Henry*
Deputy

**CERTIFICATE OF THE CLERK OF THE DISTRICT
COURT
OF MADISON COUNTY, IOWA**

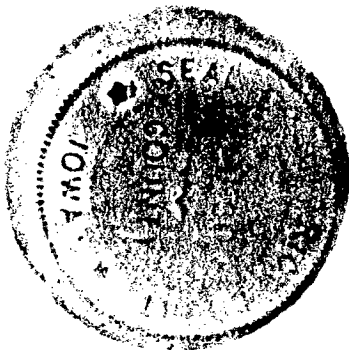
I, Janice Weeks, do hereby certify that I am the duly elected and acting Clerk of the District Court of Madison County, Iowa; that I have examined the records in my office, and that the following-described real estate, to-wit:

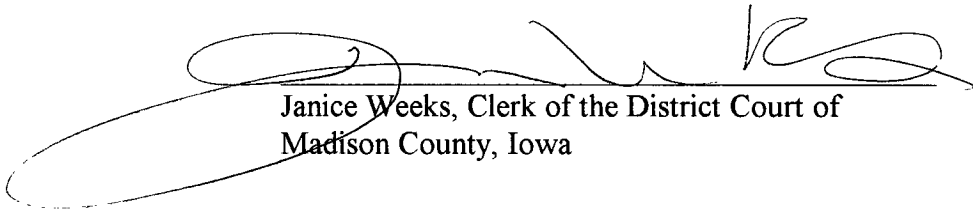
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is free from all judgments, attachments, mechanic's or other liens.

DATED at Winterset, Iowa, this 16th day of March, 1999.




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

DEED OF RESTRICTIONS
MILLSTREAM COUNTRY ESTATES
MADISON COUNTY, IOWA

We, Patrick F. Corkrean and Nancy M. Corkrean, husband and wife, and Peter J.

Corkrean, single, are now the fee simple owners and record titleholders of the following-described real estate:

A Parcel of land previously described as the South Half of the Northeast Quarter of the Northeast Quarter of Section 18 Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 18, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence North 0°00'00" East, 655.57 feet along the East line of the Northeast Quarter of the Northeast Quarter of said Section 18; thence South 89°54'11" West, 1320.49 feet along an existing fenceline to a point on the West line of the Northeast Quarter of the Northeast Quarter of said Section 18; thence South 0°09'48" East, 655.64 feet along an existing fenceline to the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 18; thence North 89°54'01" East, 1318.62 feet along an existing fenceline to the Point of Beginning, containing 19.860 acres, including 0.610 acres of County Road right-of-way. Said Parcel is divided into 6 Lots, with a Private Easement Roadway.

which real estate is being platted as Millstream Country Estates, Madison County, Iowa.

Said owners do hereby impose and subject said real estate to certain regulations, covenants, restrictions and easements as to the use and occupancy thereof, as follows:

1. All lots in said plat shall be used only for single-family residential purposes. No structure shall be erected on any lot except the residential dwelling structure, which shall be at least 1250 square feet in area, a one- to three-car garage and certain accessory buildings provided that accessory buildings other than garages may not be erected in excess of 1000 square feet in area. No mobile homes, earth homes, modular homes, or berm homes shall be erected or placed on any of the lots in Millstream Country Estates. No hog confinement, nursery or finishing structure, cattle finishing structure, poultry laying or raising houses shall be erected on any of the

lots in said Millstream Country Estates.

2. The requirements contained in the Madison County Zoning Ordinance as to lot area, width and yard requirements shall apply to all lots within the subdivision. A setback of fifty feet from all streets, roads, and private drives shall apply.

3. No lot in the plat shall be further subdivided, except that a lot may be divided and sold to or with adjoining lots to increase their size.

4. No trailer, basement, tent, shack, garage, barn or other accessory building in the tract shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.

5. No building shall be erected on any building lot unless the design and location is in harmony with the existing structures and locations in the tract and does not violate any of these protective covenants.

6. The titleholder of each lot, vacant or improved, shall keep his lot or lots free of weeds and debris, and shall not engage in any activity which is a nuisance.

7. These covenants are to run with the land, and shall be binding on all parties and persons claiming through or under them until January 1, 2019, at which time said covenants shall be automatically extended for successive periods of 10 years, unless by a vote of the majority of the then owners of the lots, it is agreed to delete and said covenants in whole or in part. No new or additional covenants shall be added unless all of the owners of the lots in said Millstream Country Estates agree in writing to any such additional covenants.

8. If any person shall violate or attempt to violate any of the covenants, conditions or restrictions contained herein, it shall be lawful for any owner of any lot or lots in the subdivision to institute proceedings in law or in equity against the person or persons violation or attempting

to violate any such covenants, conditions or restrictions, and to prevent or enjoin him or them from so doing or recover damages for such violation.

9. Invalidation of any one of these covenants by judgment or court order shall not affect any of the other provisions which shall remain in full force and effect.

10. A perpetual easement for a private drive and utility purposes with the right to construct, maintain and remove electric light lines, telephone lines, poles, wires, conduits, water pipe lines, drain tiles, sewer tile and other necessary installations is hereby granted to all lot owners together with the right of ingress and egress by, through, over and to the following-described real estate:

Area designated on plat as private access road.

Developers Patrick F. Corkrean, Nancy M. Corkrean, and Peter J. Corkrean, shall pay for and provide the initial construction of the private drive. Thereafter, the owners of lots of Millstream Country Estates shall pay for the cost of maintenance and repair of said private drive, and snow removal for said private drive, with the owner of each lot paying 1/6 of the costs of such maintenance, repair and snow removal costs. A majority of the lot owners may decide at any time as to the need for and cost of any needed maintenance, repair or snow removal, and the decision of the majority of said lot owners shall be binding upon all of the owners of lots.

11. If any lot owner decides to erect a fence upon his lot, the total cost of installation of such fence shall be borne by said lot owner as well as the cost of all future maintenance of the fence. No adjoining lot owner shall be required to participate in the cost of the erection or maintenance of any fence. Any fence erected shall be the sole property of the lot owner and can be removed by such lot owner at his discretion. Nothing in this paragraph shall be deemed to preclude a fencing agreement between adjoining lot owners for erection and maintenance of a

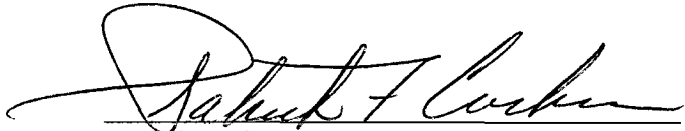
common fence; however, for any such common fence agreement to be enforceable upon future lot owners, such fencing agreement must be in writing and filed on record in the Madison County Recorder's office in order to apprise prospective purchasers of their obligations with respect to such fencing.

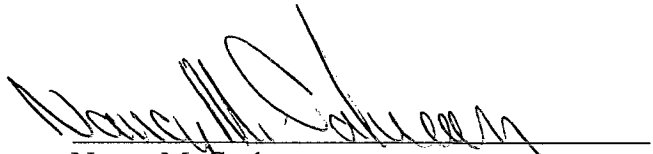
12. With respect to exterior partition fences it shall be the responsibility and obligation of each lot owner to maintain a lawful partition fence separating his lot from adjoining unplatted real estate.

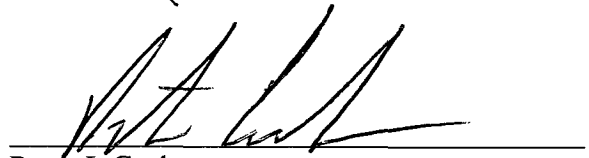
13. There is no common sewage system available for use within Millstream Country Estates, and it shall be the responsibility of each of the owners of the respective lots within the Millstream Country Estates to provide a septic tank for use with the residence constructed upon each lot.

14. No animals shall be kept or maintained on any of the lots in Millstream Country Estates except ordinary household pets, except that the owner or owner of each lot shall be allowed to maintain one (1) horse on such parcel.

Dated this 3rd day of March, 1999.


Patrick F. Corkrean

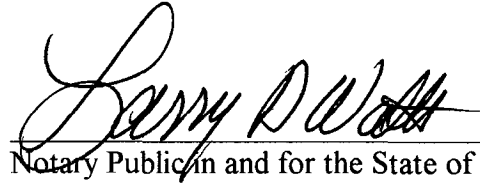

Nancy M. Corkrean


Peter J. Corkrean

STATE OF IOWA :
:SS
MADISON COUNTY :

On this 2 day of March, 1999, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Patrick F. Corkrean and Nancy M. Corkrean, to me known to be the identical persons named in and who executed the within and foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

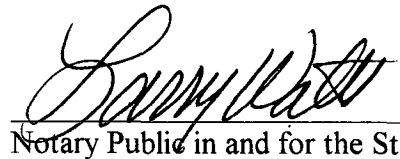



Notary Public in and for the State of Iowa

STATE OF IOWA :
:SS
MADISON COUNTY :

On this 2 day of March, 1999, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Peter J. Corkrean, to me known to be the identical person named in and who executed the within and foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.




Notary Public in and for the State of Iowa

**RESOLUTION APPROVING FINAL PLAT
OF MILLSTREAM COUNTRY ESTATES
MADISON COUNTY, IOWA**

WHEREAS, there was filed in the Office of the Zoning Administrator of Madison County, Iowa, a registered land surveyor's plat of a proposed subdivision known as Millstream Country Estates; and

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

A Parcel of land previously described as the South Half of the Northeast Quarter of the Northeast Quarter of Section 18 Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 18, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence North 0°00'00" East, 655.57 feet along the East line of the Northeast Quarter of the Northeast Quarter of said Section 18; thence South 89°54'11" West, 1320.49 feet along an existing fenceline to a point on the West line of the Northeast Quarter of the Northeast Quarter of said Section 18; thence South 0°09'48" East, 655.64 feet along an existing fenceline to the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 18; thence North 89°54'01" East, 1318.62 feet along an existing fenceline to the Point of Beginning, containing 19.860 acres, including 0.610 acres of County Road right-of-way. Said Parcel is divided into 6 Lots, with a Private Easement Roadway.

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, Patrick F. Corkrean and Nancy M. Corkrean, husband and wife, and Peter J. Corkrean, single; 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, except for a mortgage to Farmers & Merchants State Bank against said real estate, and certified statements from the Treasurer of Madison County, Iowa, that said


platted land is free from taxes, and the Clerk of the District Court of Madison County, Iowa, that said land is free from all judgments, attachments, mechanic's or other liens, and the Recorder of Madison County, Iowa, that title in fee simple is in said proprietors, and that it is free from encumbrance except for the mortgage to Farmers & Merchants State Bank against said real estate; and

WHEREAS, the Board of Supervisors, Madison County, 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 Board of Supervisors, and that said plat, known as Millstream Country Estates, should be approved by the Board of Supervisors, Madison County, Iowa.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors, Madison County, Iowa:

1. That said plat, known as Millstream Country Estates prepared in connection with said plat and subdivision is hereby approved.
2. The Zoning Administrator of Madison County, 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 4 day of May, 1999.


Cyrus McDonald, Chairman, Board of Supervisors,
Madison County, Iowa

ATTEST:


Madison County Auditor

AGREEMENT

This Agreement, made and entered into, by and between, the proprietors of Millstream Country Estates, and Todd Hagen, Madison County Engineer.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

1. The proprietors of Millstream Country Estates, a Plat of the following described real estate:


A Parcel of land previously described as the South Half of the Northeast Quarter of the Northeast Quarter of Section 18 Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

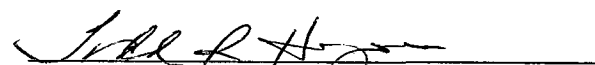
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hereby agree that all private roads located within Millstream Country Estates are private roads and are not being dedicated to Madison County, Iowa. Said proprietors consent and agree that such roads shall not be maintained in any manner by Madison County, Iowa, or the Madison County Engineer's Department.

PROPRIETORS MILLSTREAM COUNTRY
ESTATES

By


Patrick F. Corkrean


Todd Hagen, Madison County Engineer

**PLAT AND CERTIFICATE
FOR
MILLSTREAM COUNTRY ESTATES**

I, Robert 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 located in a Parcel of land previously described as the South Half of the Northeast Quarter of the Northeast Quarter of Section 18 Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 18, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence North 0°00'00" East, 655.57 feet along the East line of the Northeast Quarter of the Northeast Quarter of said Section 18; thence South 89°54'11" West, 1320.49 feet along an existing fenceline to a point on the West line of the Northeast Quarter of the Northeast Quarter of said Section 18; thence South 0°09'48" East, 655.64 feet along an existing fenceline to the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 18; thence North 89°54'01" East, 1318.62 feet along an existing fenceline to the Point of Beginning, containing 19.860 acres, including 0.610 acres of County Road right-of-way. Said Parcel is divided into 6 Lots, with a Private Easement Roadway, known and designated as **MILLSTREAM COUNTRY ESTATES** and that the real estate comprising said Plat is described as a Parcel of land previously described as the South Half of the Northeast Quarter of the Northeast Quarter of Section 18 Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 18, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence North 0°00'00" East, 655.57 feet along the East line of the Northeast Quarter of the Northeast Quarter of said Section 18; thence South 89°54'11" West, 1320.49 feet along an existing fenceline to a point on the West line of the Northeast Quarter of the Northeast Quarter of said Section 18; thence South 0°09'48" East, 655.64 feet along an existing fenceline to the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 18; thence North 89°54'01" East, 1318.62 feet along an existing fenceline to the Point of Beginning, containing 19.860 acres, including 0.610 acres of County Road right-of-way. Said Parcel is divided into 6 Lots, with a Private Easement Roadway.

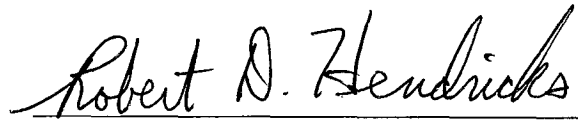
I do further certify that true and correct copies of:

1. Dedication of Plat of **MILLSTREAM COUNTRY ESTATES**;
2. Attorney's opinion;
3. Certificate of the County Treasurer of Madison County, Iowa; and
4. Resolution of the City Council of the City of Winterset, Iowa, approving said plat;
5. Consent to Platting by Farmers & Merchants State Bank.

are attached hereto and duly certified in accordance with the Zoning Ordinance of the City of

Winterset, Iowa.

Dated this 17th day of MAY, 1999.



Robert Hendricks, Zoning Administrator

**RESOLUTION APPROVING FINAL PLAT
OF
MILLSTREAM COUNTRY ESTATES**

A SUBDIVISION LOCATED IN A Parcel of land previously described as the South Half of the Northeast Quarter of the Northeast Quarter of Section 18 Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 18, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence North 0°00'00" East, 655.57 feet along the East line of the Northeast Quarter of the Northeast Quarter of said Section 18; thence South 89°54'11" West, 1320.49 feet along an existing fenceline to a point on the West line of the Northeast Quarter of the Northeast Quarter of said Section 18; thence South 0°09'48" East, 655.64 feet along an existing fenceline to the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 18; thence North 89°54'01" East, 1318.62 feet along an existing fenceline to the Point of Beginning, containing 19.860 acres, including 0.610 acres of County Road right-of-way. Said Parcel is divided into 6 Lots, with a Private Easement Roadway

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 of the above described real estate, which is located within two (2) miles of the City Limits of the City of Winterset, Madison County, Iowa; and,

WHEREAS, there was also filed with said Plat true and correct copies of all documents filed with the Zoning Administrator of Madison County, Iowa, including (1) 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 desires of the proprietors, Patrick F. Corkrean, Nancy M. Corkrean, and Peter J. Corkrean; (2) an opinion from an attorney-at-law showing that fee simple title is in said proprietors' names and that the platted land is free from encumbrances; and (3) a certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes; and,

WHEREAS, the said Plat and Subdivision were approved by the Board of Supervisors of Madison County, Iowa, on the 4th day of May, 1999; 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; that the plat, papers and documents presented therewith should be approved by the City Council.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Winterset, Iowa;

1. That said Plat, know as Millstream Country Estates, which is a subdivision located in a Parcel of land previously described as the South Half of the Northeast Quarter of the Northeast Quarter of Section 18 Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 18, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence North 0°00'00" East, 655.57 feet along the East line of the Northeast Quarter of the Northeast Quarter of said Section 18; thence South 89°54'11" West, 1320.49 feet along an existing fenceline to a point on the West line of the Northeast Quarter of the Northeast Quarter of said Section 18; thence South 0°09'48" East, 655.64 feet along an existing fenceline to the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 18; thence North 89°54'01" East, 1318.62 feet along an existing fenceline to the Point of Beginning, containing 19.860 acres, including 0.610 acres of County Road right-of-way. Said Parcel is divided into 6 Lots, with a Private Easement Roadway and within two (2) miles of the City Limits of the City of Winterset, Madison County, Iowa, prepared in connection with said Plat of subdivisions 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 17th day of May, 1999.



Mayor of the City of Winterset, Iowa

ATTEST:



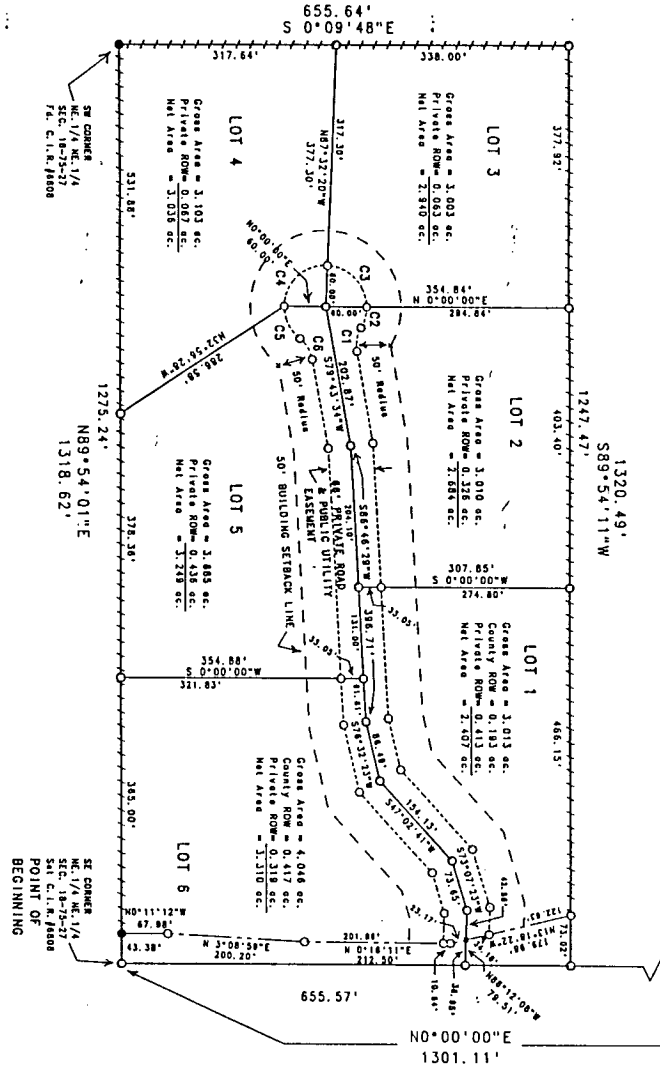
Clerk of the City of Winterset, Iowa

FOR DEDICATION,
 RESOLUTION &
 CERTIFICATES SEE
 DEED RECORD 141-480

FILED NO. 4733
 BOOK 3 PAGE 446
 99 MAY 21 PM 4: 18

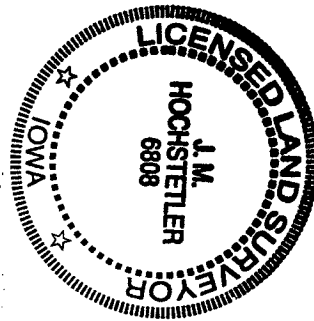
MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA

LEGAL DESCRIPTION:
 A Parcel of land previously described as the South Half of the Northeast Quarter of the Northeast Quarter of Section 16 Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southeast corner of the Northeast Quarter of Section 16, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence North 0°00'00" East, 455.57 feet along the East line of the Northeast Quarter of the Northeast Quarter of said Section 16; thence South 89°54'11" West, 1320.49 feet along on a line joining to a point on the West line of the Northeast Quarter of said Section 16; thence South 09°48'48" East, 855.57 feet along the East line of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of said Section 16; thence North 89°54'01" East, 1316.82 feet along an existing fence line to the Point of Beginning, containing 19,660 square feet, including 0.810 acres of Casully Road right-of-way. Said Parcel is divided into 6 Lots, with a Private Easement Roadway.



CURVE TABLE:

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD BEARING	DEGREE
C1	50.00'	41°00'52"	35.79'	18.70'	35.03'	N79°46'00"W	114°35'34"
C2	60.00'	30°44'28"	32.19'	16.48'	31.81'	N74°37'47"W	95°29'38"
C3	60.00'	87°32'20"	81.67'	57.48'	83.01'	S46°13'50"W	85°28'38"
C4	60.00'	82°27'40"	96.83'	62.83'	86.45'	S33°46'10"E	85°28'38"
C5	60.00'	31°17'18"	32.71'	26.00'	31.83'	N84°21'21"E	95°28'38"
C6	50.00'	41°00'52"	32.79'	16.70'	32.03'	N89°13'08"E	114°35'34"



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
 J.M. HOCHSTETLER
 License number 6808 Date 9/30/99
 My license renewal date is December 31, 1999.
 Pages or sheets covered by this seal: 1

FINAL PLAT

MILLSTREAM COUNTRY ESTATES SECTION 18-75N-27W MADISON COUNTY, IOWA
OWNER/SUBDIVIDER: Patrick F. & Peter J. Carreon 65 West Jefferson St. Winterset, IA, 50273
ENGINEER/SURVEYOR: Vance & Hochstetler, PC Consulting Engineers 110 West Green Street Winterset, IA, 50273 Ph. 462-3995 Fax 462-9845