

**PLAT AND CERTIFICATE
FOR
PETERSON SUBDIVISION
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 Peterson Subdivision, an Addition to the City of Winterset, Madison County, Iowa; and, that the real estate comprising said plat is described as follows:

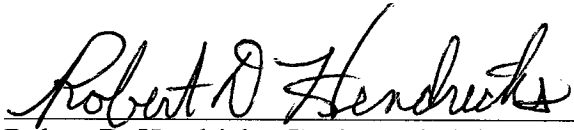
See Exhibit "A" Attached

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 Peterson Subdivision, and Addition to the City of Winterset, Madison County, Iowa;
- 2) Attorney's Opinion;
- 3) Certificate of Treasurer;
- 4) Ground Water Statement;
- 5) Statement of Zoning Administrator;
- 6) Consent to Subdivision name by Madison County Auditor.

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

Dated this 1ST day of MAY, 2013.


Robert D. Hendricks, Zoning Administrator

STATE OF IOWA, MADISON COUNTY, ss:

On this 1st day of May, 2013, 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.



Cindy M. Bush
Notary Public in and for the State of Iowa

EXHIBIT "A"

LEGAL DESCRIPTION:

Peterson Subdivision, City of Winterset, Madison County, Iowa being a part of the West 44 rods of the Northeast Fractional Quarter of the Northwest Quarter of Section 6, Township 75 North, Range 27 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 6, Township 75 North, Range 27 West of the 5th P.M., City of Winterset, Madison County, Iowa thence South 89°28'14" West 632.02 feet along the North line of the Northwest Quarter of said Section 6; thence South 00°12'17" West 51.72 feet to the Southeast Corner of Outlot 12, Laughridge & Cassiday's Addition which is the Point of Beginning; thence South 00°12'17" West 1324.62 feet; thence South 88°52'43" West 548.87 feet to the Southeast Corner of Winterset Cemetery fence; thence North 00°35'45" East 759.69 feet along said cemetery fence; thence North 89°09'54" West 147.60 feet along said cemetery fence; thence North 00°40'16" West 305.50 feet along said cemetery fence to the Southwest Corner of existing Parcel "A" thence South 89°59'45" East 327.08 feet along the South line of existing Parcel "A" thence North 00°02'10" East 267.00 feet along the East line of existing Parcel "A"; thence North 89°46'50" East 356.61 feet to the Point of Beginning containing 16.32 acres.

**DEDICATION OF PLAT
OF
PETERSON SUBDIVISION
TO THE CITY OF WINTERSET, MADISON COUNTY, IOWA**


KNOW ALL MEN BY THESE PRESENT:

That Mark A. Peterson and Carol J. Peterson, husband and wife, do certify that they are sole owners and proprietors of the following-described real estate:

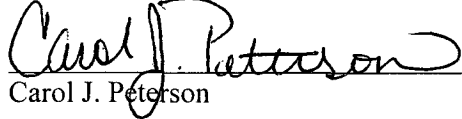
See Exhibit "A" Attached.

That the subdivision of the above-described real estate, as shown by the final plat of Peterson Subdivision to the City of Winterset, Madison County, Iowa, is with the free consent and in accordance with the owners' desires as owners of said real estate.

Dated this 26 day of April, 2013.



Mark A. Peterson



Carol J. Peterson

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 26 day of April, 2013, by Mark A. Peterson and Carol J. Peterson.

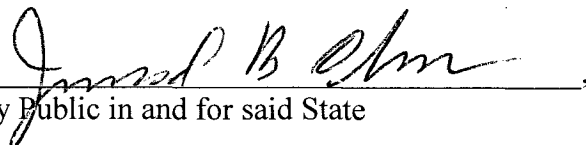
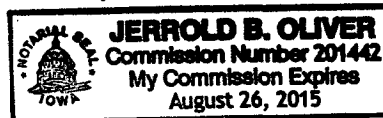

Notary Public in and for said State

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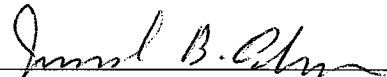
ATTORNEY'S OPINION FOR FINAL PLAT, PETERSON SUBDIVISION

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 February 13, 2013, at 8:00 a.m., by Madison County Abstract Company, purporting to show the chain of title to the following described property, which is the real property contained in Final Plat, Peterson Subdivision, to the City of Winterset, Madison County, Iowa:

See Exhibit "A" Attached

In my opinion, merchantable title to the above described property is in the name of sole proprietors, Mark A. Peterson and Carol J. Peterson, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common 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 Exhibit "A" Attached

DATED at Winterset, Iowa, this 29th day of April, 2013.



G. JoAnn Collins, Treasurer of Madison County,
Iowa

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**PETERSON 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 Peterson Subdivision, an Addition to the City of Winterset, Madison County, Iowa.

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

See Exhibit "A" 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, Mark A. Peterson and Carol J. Peterson.

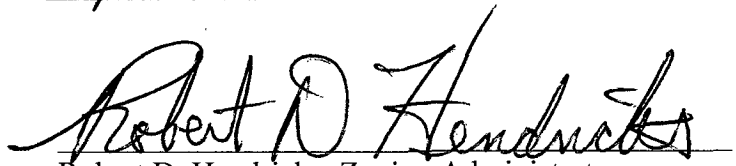
WHEREAS, said Plat was accompanied by a complete abstract of title and an opinion from the attorney at law showing that title is fee simple in said proprietor and that the platted land is free from liens and encumbrances, and a certified statement from the Treasurer of Madison County, Iowa, that said 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 Peterson 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 1ST day of MAY, 2013.


Robert D. Hendricks, Zoning Administrator

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 1ST day of May, 2013, by Robert D. Hendricks.



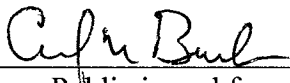

Notary Public in and for said State of Iowa

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

Peterson Subdivision

For property located at: See Exhibit "A" Attached

And owned by: Mark A. Peterson and Carol J. Peterson

Has been approved on the 30th day of April, 2013.

By the Auditor, Madison County, Iowa.

Heidi Burhans by Lori Belgrade-Deputy
Heidi Burhans, Auditor

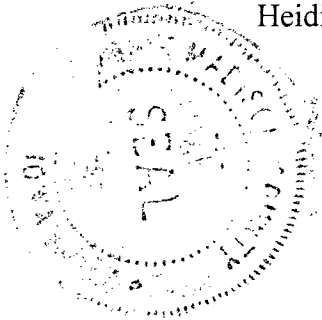


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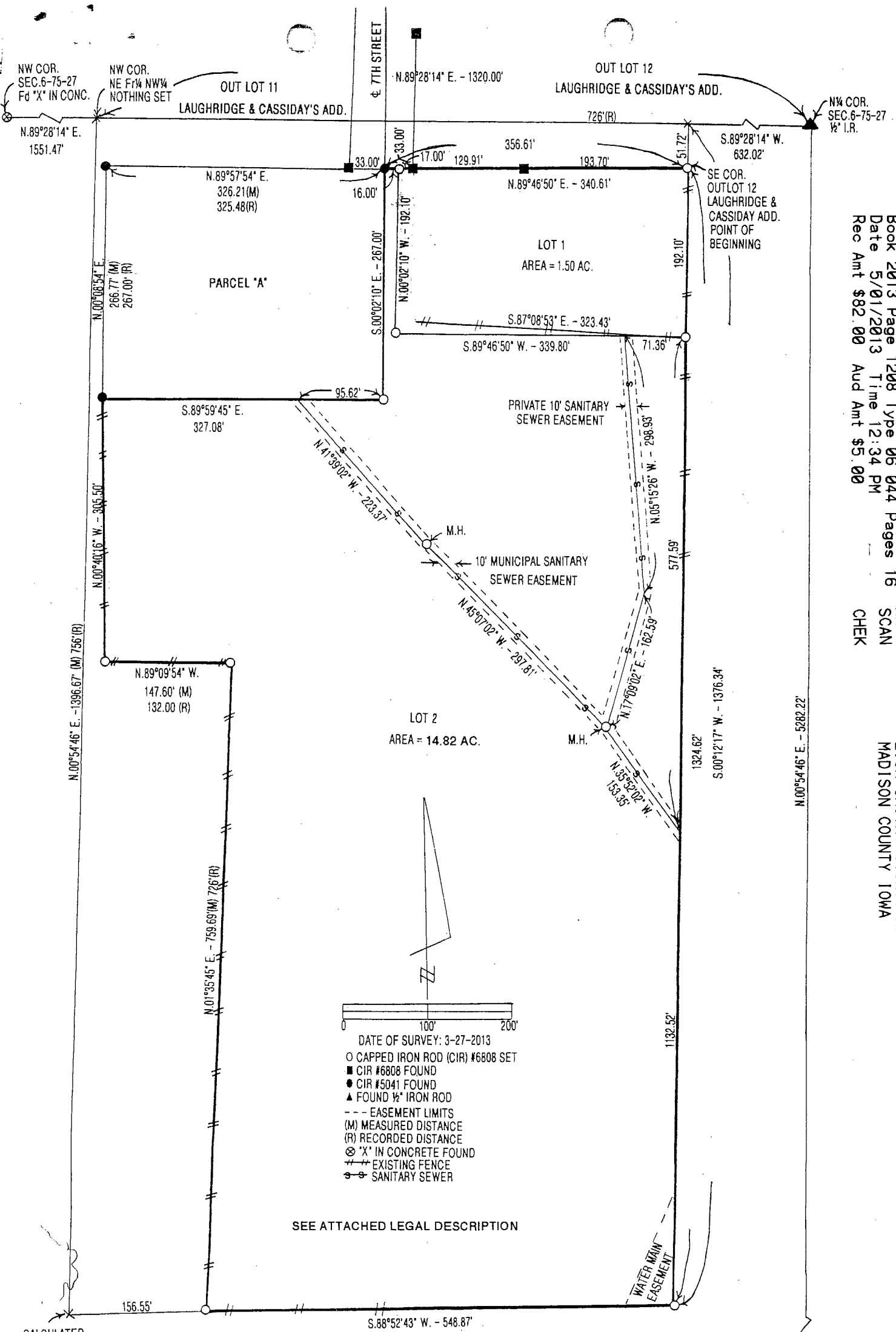
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INDEX
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LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA



CALCULATED
 SW COR.
 NE 1/4 NW 1/4
 NOTHING SET

PETERSON SUBDIVISION
 CITY OF WINTERSET, IOWA

SUBDIVIDER:
 CAROL J. AND MARK A. PETERSON
 601 S. 7TH STREET
 WINTERSET, IOWA 50273

ENGINEER & LAND SURVEYOR:
 VANCE & HOCHSTETLER, P.C.
 110 WEST GREEN STREET
 WINTERSET, IOWA 50273

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 4/9/13
 My license renewal date is December 31, 2015
 Pages or sheets covered by this seal: 2

SW COR.
 SEC. 6-75-27
 Fd. CIR #5041

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