



Document 2013 3532

Book 2013 Page 3532 Type 06 044 Pages 12

Date 11/22/2013 Time 12:25 PM

Rec Amt \$62.00 Aud Amt \$5.00

**PLAT AND CERTIFICATE
FOR
HUFF'S ADDITION**

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
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**AN ADDITION TO THE CITY OF WINTERSSET,
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 Huff's Addition, an Addition to the City of Winterset, Madison County, Iowa; and, that the real estate comprising said plat is described as follows:

Part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) 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 northwest corner of the Northeast Quarter (NE 1/4) of the Northeast Quarter of Section 36, Township 76 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa, thence South 89°45'38" East 20.31 feet along the north line of said Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4); thence South 00°06'58" East 26.54 feet along the east right-of-way line of 4th Avenue to the Point of Beginning; thence continuing south 00°06'58" East 301.81 feet along said East right-of-way line; thence South 89°52'14" East 652.57 feet along the North line of Circle Heights, Plat No. 3 extended; thence North 00°30'11" East 211.12 feet along the west line of Lanny Wenck Addition; thence North 81°59'27" West 661.49 feet along the south right-of-way line of U.S. Highway No. 169 to the Point of Beginning, containing 3.855 acres.

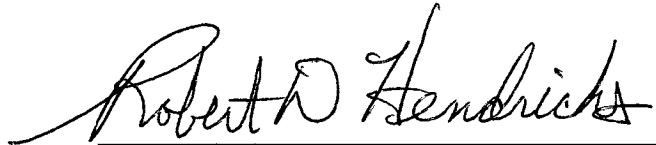
I do further certify that attached hereto are true and correct copies of the following documents that have been submitted in connection with said plat.

- 1) Dedication of Plat of Huff's Addition, an Addition to the City of Winterset, Madison County, Iowa;
- 2) Attorney's Opinion;
- 3) Certificate of Treasurer;
- 4) Auditor's Approval;
- 5) Ground Water Statement;

6) Resolution of Winterset City Council,

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


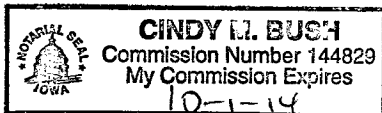
Dated this 22 day of NOVEMBER, 2013,



Robert D. Hendricks, Zoning Administrator

STATE OF IOWA, MADISON COUNTY, ss:

On this 22nd day of November, 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.



Notary Public in and for the State of Iowa

**DEDICATION OF PLAT
OF
HUFF'S ADDITION
TO THE CITY OF WINTERSSET, MADISON COUNTY, IOWA**

KNOW ALL MEN BY THESE PRESENT:

That Larry E. Huff, Sharon L. Huff, Patrick F. Corkrean and Nancy M. Corkrean do certify that they are the sole owners and proprietors of the following-described real estate:

Part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) 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 northwest corner of the Northeast Quarter (NE 1/4) of the Northeast Quarter of Section 36, Township 76 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa, thence South 89°45'38" East 20.31 feet along the north line of said Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4); thence South 00°06'58" East 26.54 feet along the east right-of-way line of 4th Avenue to the Point of Beginning; thence continuing south 00°06'58" East 301.81 feet along said East right-of-way line; thence South 89°52'14" East 652.57 feet along the North line of Circle Heights, Plat No. 3 extended; thence North 00°30'11" East 211.12 feet along the west line of Lanny Wenck Addition; thence North 81°59'27" West 661.49 feet along the south right-of-way line of U.S. Highway No. 169 to the Point of Beginning, containing 3.855 acres.

That the subdivision of the above described real estate, as shown by the Final Plat of Huff's Addition, is with the free consent and in accordance with the owners' desires as owners of the following-described tracts of real estate:

Patrick F. Corkrean and Nancy M. Corkrean As To:

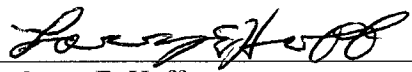
Parcel "Z", located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 0.480 acres, as shown in Plat of Survey filed in Book 2, Page 402 on July 1, 1999 in the Office of the Recorder of Madison County, Iowa,

And

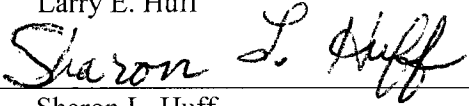
Larry E. Huff and Sharon L. Huff As To:

As to the balance of the above-described real estate,

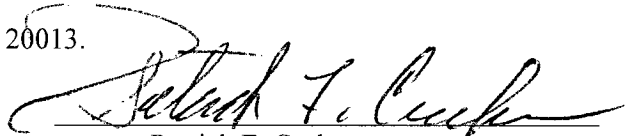
Dated this 15 day of Nov, 20013.



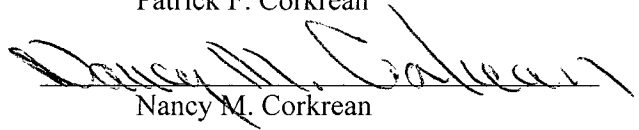
Larry E. Huff



Sharon L. Huff



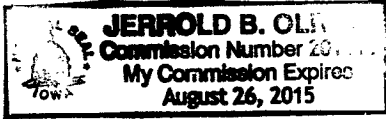
Patrick F. Corkrean



Nancy M. Corkrean

STATE OF IOWA, COUNTY OF MADISON

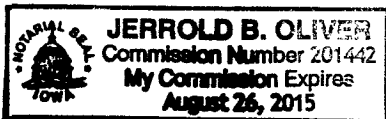
This instrument was acknowledged before me on this 15 day of Nov,
2013, by Larry E Huff and Sharon L. Huff.



Jerrold B. Oliver
Notary Public in and for said State of Iowa

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 15 day of Nov,
2013, by Patrick F. Corkrean and Nancy M. Corkrean.



Jerrold B. Oliver
Notary Public in and for said State of Iowa

ATTORNEY'S OPINION FOR HUFF'S 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 two (2) parts, both parts last certified to October 20, 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, Huff's Addition to the City of Winterset, Madison County, Iowa:

Part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) 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 northwest corner of the Northeast Quarter (NE 1/4) of the Northeast Quarter of Section 36, Township 76 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa, thence South 89°45'38" East 20.31 feet along the north line of said Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4); thence South 00°06'58" East 26.54 feet along the east right-of-way line of 4th Avenue to the Point of Beginning; thence continuing south 00°06'58" East 301.81 feet along said East right-of-way line; thence South 89°52'14" East 652.57 feet along the North line of Circle Heights, Plat No. 3 extended; thence North 00°30'11" East 211.12 feet along the west line of Lanny Wenck Addition; thence North 81°59'27" West 661.49 feet along the south right-of-way line of U.S. Highway No. 169 to the Point of Beginning, containing 3.855 acres.

In my opinion merchantable title to the above described property is in the names of the sole proprietors:

Patrick F. Corkrean and Nancy M. Corkrean As To:

Parcel "Z", located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 0.480 acres, as shown in Plat of Survey filed in Book 2, Page 402 on July 1, 1999 in the Office of the Recorder of Madison County, Iowa,


And

Larry E. Huff and Sharon L. Huff As To:

The balance of the above-described real estate,

free and clear of all liens and encumbrances.

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

By 

Jerrold B. Oliver

101 ½ W. Jefferson, POB 230

Winterset, IA 50273

Telephone: 515/462-3731

FAX: 515/462-3734

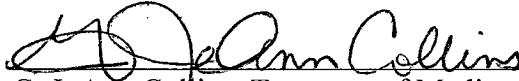
**CERTIFICATE OF THE COUNTY TREASURER
OF MADISON COUNTY, IOWA**

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:

Part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) 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 northwest corner of the Northeast Quarter (NE 1/4) of the Northeast Quarter of Section 36, Township 76 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa, thence South 89°45'38" East 20.31 feet along the north line of said Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4); thence South 00°06'58" East 26.54 feet along the east right-of-way line of 4th Avenue to the Point of Beginning; thence continuing south 00°06'58" East 301.81 feet along said East right-of-way line; thence South 89°52'14" East 652.57 feet along the North line of Circle Heights, Plat No. 3 extended; thence North 00°30'11" East 211.12 feet along the west line of Lanny Wenck Addition; thence North 81°59'27" West 661.49 feet along the south right-of-way line of U.S. Highway No. 169 to the Point of Beginning, containing 3.855 acres.

DATED at Winterset, Iowa, this 19th day of November, 2013.



G. JoAnn Collins, Treasurer of Madison County,
Iowa

**APPROVAL OF SUBDIVISION PLAT NAME
BY MADISON COUNTY AUDITOR**


Date: 18 November 2013

The Madison County Auditor's Office has reviewed the Final Plat of Huff's Addition for the following-described real estate:

Part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) 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 northwest corner of the Northeast Quarter (NE 1/4) of the Northeast Quarter of Section 36, Township 76 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa, thence South 89°45'38" East 20.31 feet along the north line of said Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4); thence South 00°06'58" East 26.54 feet along the east right-of-way line of 4th Avenue to the Point of Beginning; thence continuing south 00°06'58" East 301.81 feet along said East right-of-way line; thence South 89°52'14" East 652.57 feet along the North line of Circle Heights, Plat No. 3 extended; thence North 00°30'11" East 211.12 feet along the west line of Lanny Wenck Addition; thence North 81°59'27" West 661.49 feet along the south right-of-way line of U.S. Highway No. 169 to the Point of Beginning, containing 3.855 acres.

Pursuant to Iowa Code 354.6(2) and 354.11(1)(e), we approve the Subdivision name or title and have no objections to this Subdivision Plat being recorded.



County Auditor of Madison County, Iowa

RESOLUTION NO. 2013-102

RESOLUTION APPROVING FINAL PLAT OF
HUFF'S ADDITION SUBDIVISION

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

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

Part of the Northeast 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 Northwest Corner of the Northeast 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 thence South 89°45'38" East 20.31 feet along the North line of said Northeast Quarter of the Northeast Quarter; thence South 00°06'58" East 26.54 feet along the East right-of-way of 4th Avenue to the Point of Beginning; thence continuing South 00°06'58" East 301.81 feet along said East right-of-way line; thence South 89°52'14" East 652.57 feet along the North line of Circle Heights, Plat No. 3 extended; thence North 00°30'11" East 211.12 feet along the West line of Lanny Wenck Addition; thence North 81°59'27" West 661.49 feet along the South right-of-way of U.S. Highway No. 169 to the Point of Beginning containing 3.855 acres.

Area is divided into two lots. Lot 1 is currently owned by Larry Huff and contains 3.278 acres. Lot 2 is currently owned by Patrick F. and Nancy M. Corkrean and contains 0.577 acres and includes all of Parcels "M" and "Z" of said Northeast Quarter of the Northeast Quarter.

WHEREAS there was also filed with said plat a dedication of 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 owners/developers; Larry Huff and Patrick F. & Nancy M. Corkrean; and

WHEREAS said plat was accompanied by an opinion from an attorney at law showing that title is in fee simple in said proprietors free from encumbrance, and a certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes; and

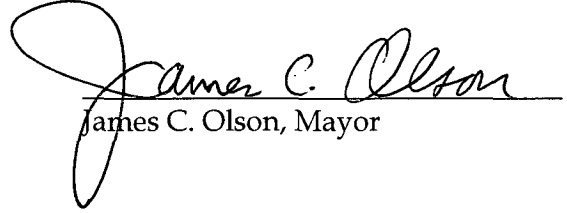
WHEREAS the City Council of the City of Winterset, Madison County, Iowa, finds that said plat conforms to the provisions of the Ordinances of the City of Winterset, Iowa, and that the plat, papers and documents presented therewith should be approved by the City Council of the City of Winterset, Madison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

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

1. Said plat, known as Huff's Addition prepared in connection with said plat and subdivision is hereby approved.

2. The Zoning Administrator of the City of Winterset, Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat and filed and recorded with the other documents submitted in connection with said plat in the office of the Madison County Recorder.

Passed and approved this 4th day of November, 2013.


James C. Olson, Mayor

ATTEST:


Mark Nitchals, City Administrator



Document 2013 3532

Book 2013 Page 3532 Type 06 044 Pages 12

Date 11/22/2013 Time 12:25 PM

Rec Amt \$62.00 Aud Amt \$5.00

INDX

ANNO

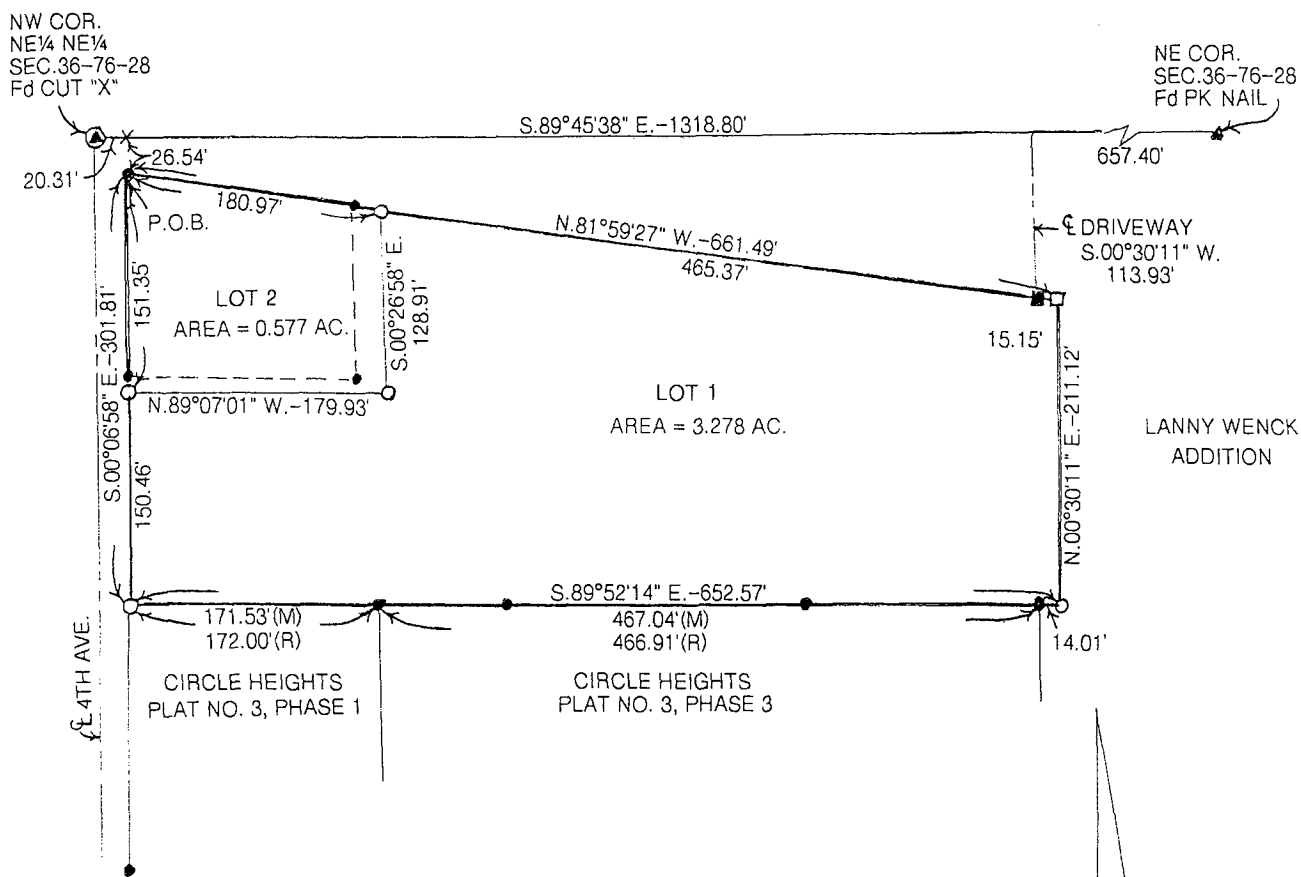
SCAN

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

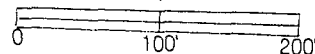


LEGAL DESCRIPTION:

Part of the Northeast 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 Northwest Corner of the Northeast 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 thence South 89°45'38" East 20.31 feet along the North line of said Northeast Quarter of the Northeast Quarter; thence South 00°06'58" East 26.54 feet along the East right-of-way line of 4th Avenue to the Point of Beginning; thence continuing South 00°06'58" East 301.81 feet along said East right-of-way line; thence South 89°52'14" East 652.57 feet along the North line of Circle Heights, Plat No. 3 extended; thence North 00°30'11" East 211.12 feet along the West line of Lanny Wenck Addition; thence North 81°59'27" West 661.49 feet along the South right-of-way line of U.S. Highway No. 169 to the Point of Beginning containing 3.855 acres.

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- DATE OF SURVEY: 9-18-2013
 O CAPPED IRON ROD (CIR) #6808 SET
 ● CIR #6808 FOUND
 ▲ PK NAIL FOUND
 ● CUT "X" FOUND
 □ I.D.O.T. DISC FOUND
 ■ 1/2" IRON ROD FOUND
 (M) MEASURED DISTANCE
 (R) RECORDED DISTANCE
 --- LINE BETWEEN PREVIOUS PARCEL "M" & PARCEL "Z"

HUFF'S ADDITION

An addition to City of Winterset
Madison County, Iowa.

OWNERS/DEVELOPERS

LARRY HUFF
1996 295th LANE
WINTERSET, IOWA 50273

PATRICK F. & NANCY M. CORKREAN
909 N. 9TH AVENUE
WINTERSET, IOWA 50273

ENGINEER/LAND SURVEYOR

VANCE & HOCHSTETLER, P.C.
110 WEST GREEN STREET
WINTERSET, IA 50273

PH 515.462.3995

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

J.M. HOCHSTETLER
License number 6808 Date 70/31/13
My license renewal date is December 31, 2013
Pages or sheets covered by this seal: 1