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AMENDED PLAT AND CERTIFICATE  
FOR  
HUFF'S 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 state that the Plat and Certificate for Huff's Addition, an Addition to the City of Winterset, Madison County, Iowa, recorded November 22, 2013, in Book 2013, Page 3532 of the Recorder's Office of Madison County, Iowa, is hereby amended as follows, by attaching hereto the following documents:

- 1) Amended Dedication of Plat of Huff's Addition, an Addition to the City of Winterset, Madison County, Iowa;
- 2) Amended Attorney's Opinion;
- 3) Amended Resolution of Winterset City Council.

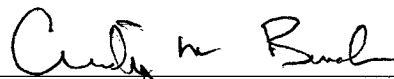
Dated this 7<sup>TH</sup> day of JANUARY, 2014.

  
Robert D. Hendricks, Zoning Administrator

STATE OF IOWA, MADISON COUNTY, ss:

On this 7<sup>th</sup> day of January, 2014, 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

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

**KNOW ALL MEN BY THESE PRESENT:**

That Larry E. Huff and Sharon L. Huff, Trustees of the Larry E. Huff and Sharon L. Huff Trust dated October 21, 2011; Patrick F. Corkrean and Nancy M. Corkrean, Husband and Wife, 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 5<sup>th</sup> 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 5<sup>th</sup> 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 4<sup>th</sup> 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 5<sup>th</sup> 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, Trustees of the Larry E. Huff and Sharon L. Huff Trust dated October 21, 2011, As To:

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

Dated this 3<sup>rd</sup> day of Jan., 2014.

Larry E. Huff  
Larry E. Huff, Trustee

Sharon L. Huff  
Sharon L. Huff, Trustee

Patrick F. Corkrean  
Patrick F. Corkrean

Nancy M. Corkrean  
Nancy M. Corkrean

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 3<sup>rd</sup> day of Jan., 2014, by Larry E Huff and Sharon L. Huff, Trustees of the Larry E. Huff and Sharon L. Huff Trust dated October 21, 2011.

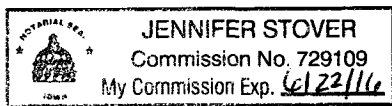


Patrick F. Corkrean  
Notary Public in and for said State of Iowa

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 3 day of January, 2014, by Patrick F. Corkrean and Nancy M. Corkrean.

Jennifer Stover  
Notary Public in and for said State of Iowa



## AMENDED 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 5<sup>th</sup> 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 5<sup>th</sup> 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 4<sup>th</sup> 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 5<sup>th</sup> 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,**

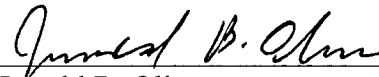
And

Larry E. Huff and Sharon L. Huff, Trustees of the Larry E. Huff and Sharon L. Huff Trust  
dated October 21, 2011, As To:

**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

RESOLUTION NO. 2014-3

RESOLUTION APPROVING FINAL PLAT OF  
HUFF'S ADDITION SUBDIVISION

**WHEREAS**, on November 4, 2013, the City Council of the City of Winterset adopted Resolution No. 2013-102 a Resolution Approving Final Plat of Huff's Addition Subdivision; and

**WHEREAS**, Resolution No. 2013-102 contained a scrivener error showing the wrong names as the proprietors of the proposed subdivision; and

**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, an Addition to the City of Winterset, Madison County, Iowa; 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 5<sup>th</sup> 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 5<sup>th</sup> 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 4<sup>th</sup> 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 proprietors, Patrick F. Corkrean, Nancy M. Corkrean, Husband and Wife; Larry E. Huff and Sharon L. Huff, Trustees of the Larry E. Huff and Sharon L. Huff Trust dated October 21, 2001; 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, and a certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes; and

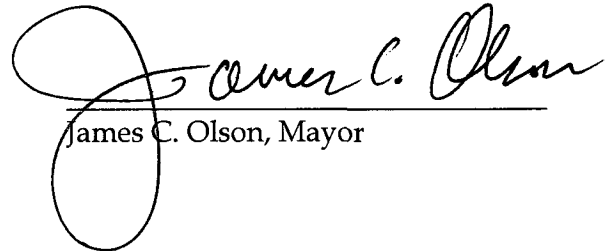
**WHEREAS** the City Council of the City of Winterset, Madison County, Iowa, finds that said plat conforms to the provisions of the Ordinances of the City of Winterset, Iowa, and that

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, an Addition to the City of Winterset, Madison County, Iowa, 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.
3. Resolution No. 2013-102 is hereby repealed.

Passed and approved this 6th day of January, 2014.

  
James C. Olson, Mayor

ATTEST:

  
Mark Nitchals, City Administrator

