ENTERED FOR TAXATION
THIS 15 DAY OF October 1980
AUDITORS FEE $ 5.00
George E. Abraham AUDITOR
Jean Allen DEPUTY AUDITOR

FOR PLAT SEE FARM PLAT REC. 1, Pg. 155

Compared

FILED NO. 560
BOOK 114 PAGE 336
1980 OCT 15 AM 10:26
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee #3900

DEDICATION OF PLAT

OF SEVEN OAKS SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS:

That we, H. Dwayne Crozier and Jane A. Crozier, husband and wife, do hereby certify that we are the sole owners and proprietors of the following described real estate:

DESCRIPTION:
A PORTION OF THE SOUTH 60 ACRES OF THE WEST HALF (W½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION ONE (1), IN TOWNSHIP 75 NORTH, RANGE 28 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA MORE PRECISELY DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 1 THENCE N.00°00' 866.90 FEET TO POINT OF BEGINNING; THENCE N.00°00' 1,102.80 FEET TO THE NORTH LINE OF SAID SOUTH 60 ACRES; THENCE S.89°37'E. ALONG SAID LINE 772.35 FEET; THENCE S.00°41'E. 332.00 FEET; THENCE S.89°34'E. 326.20 FEET; THENCE S.00°15'W. 200.00 FEET; THENCE S.89°34'E. 211.00 FEET TO THE CENTERLINE OF A COUNTY ROAD; THENCE S.00°28'E. 276.81 FEET ALONG THE PROJECTED CENTERLINE OF COUNTY ROAD TO THE POINT OF INTERSECTION OF SAID COUNTY ROAD; THENCE S.87°56'W. ALONG THE PROJECTED CENTERLINE OF SAID COUNTY ROAD 575.87 FEET; THENCE SOUTHWESTERLY ALONG SAID COUNTY ROAD ON A 238.73 FEET RADIUS CURVE CONCAVE SOUTHEASTERLY 315.69 FEET WITH A 293.19 FEET LONG CHORD BEARING S.50°03'W.; THENCE S.12°10'W. 75.42 FEET; THENCE S.89°46'W. 498.70 FEET TO POINT OF BEGINNING. SAID PARCEL CONTAINS 23.289 ACRES INCLUDING 1.418 ACRES OF COUNTY ROAD RIGHT-OF-WAY AND IS DIVIDED INTO 4 LOTS WITH DIMENSIONS AND BEARINGS AS SHOWN.

NOTE: THE WEST LINE OF THE SE¼ OF SECTION 1, TOWNSHIP 75 NORTH, RANGE 28 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA IS ASSUMED TO BEAR DUE NORTH AND SOUTH.

FOR ADDITIONAL FILINGS MARCH 31, 1981 AS AFFIDAVITS & CONSENT To See Deed Record 114 - 760

That the subdivision of the above-described real estate as shown by the final plat of Seven Oaks Subdivision is with the free consent and in accordance with said owners' desire as owners of said real estate. Each of the owners relinquishes any and all our dower rights in and to the above real estate.

Dated this 25 day of June, 1980.

H. Dwayne Crozier

Jane A. Crozier

STATE OF IOWA)
) SS
COUNTY OF MADISON)

On this 25 day of June, 1980, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared H. Dwayne Crozier and Jane A. Crozier, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

KATHLEEN EDWARDS
MY COMMISSION EXPIRES
9-30-80

Kathleen Edwards
Notary Public in and for the State of Iowa

DARLING & CHICKERING
ATTORNEYS AT LAW
53 JEFFERSON STREET
WINTERSET, IOWA 50273

GORDON K. DARLING
CHET R. CHICKERING
GORDON K. DARLING, JR.

AREA CODE 515
TELEPHONE
462-2442
DES MOINES AREA
TELEPHONE
996-2536

January 17, 1980

H. Dwayne Crozier and Jane A. Crozier
5762 Linden Court
Des Moines, Iowa 50234

Dear Mr. and Mrs. Crozier:

I have this day completed examination of Abstract of Title No. 40816 and numerous continuations thereto, pertaining to the following described real estate, to-wit:

> All that part of the South 60 acres of the West Half of the Southeast Quarter of Section 1 in Township 75 North, Range 28, West of the 5th P.M., Madison County, Iowa, which lies North and West of the public highway as now established and used, except the North 20 rods of the East 32 rods thereof, and except the North 200 feet of the South 332 feet of the East 200 feet thereof, and also except the following described tract: Commencing at the Southwest corner of said 60-acre tract, running thence North 866.9 feet, thence East 498.7 feet, to the centerline of a public highway, thence South 12°24' West 473.8 feet along said centerline, thence North 77°36' West 33 feet to the West line of the public highway, thence South along said West line 414.4 feet to the South line of said Section, thence West along said section line 298 feet to the point of beginning,

which abstract has been continued to 9 January 1980 at 8:00 A.M. by the Security Loan & Abstract Company, Winterset, Iowa.

On the basis of this examination I find merchantable title and good title for loan purposes to be in

H. DWAYNE CROZIER AND JANE A. CROZIER,

husband and wife, as joint tenants, with full rights of survivorship, subject to the following:

1. At Entry 31 of the abstract is set forth an affidavit of claim made by James L. Drake directed at H. Dwayne Crozier and Jane Crozier, recorded 28 November 1978 at Miscellaneous Records 32, Page 283, in which Mr. Drake claims an easement based upon an oral agreement regarding the positioning of a water well and rights of access thereto over and upon a portion of the above described real estate.

2. At Entry 32 of the abstract is shown an easement executed by H. Dwayne Crozier and Jane A. Crozier in favor of James L. Drake and Laura J. Drake, recorded 24 April 1979 at Deed Record 112, Page 616, granting a permanent and perpetual easement and right of entry over and upon a portion of the above described premises for the purpose of maintaining, repairing and replacing the well, pumps, pipes or waterlines, electric or other energy transmission lines and all other component parts of a water supply system presently installed and constructed upon such real estate.

Presumably this easement was granted for the purpose of satisfying the claim set forth in Paragraph 1 above. Any purchaser of the above described real estate would want to ascertain the exact physical location of the well and associated components of the water system in order to assess all possible ramifications of this easement.

3. The above described real estate is subject to a mortgage executed by H. Dwyane Crozier and Jane A. Crozier, husband and wife, in favor of Community National Bank & Trust Company, dated 14 August 1979 and recorded 20 August 1979 at Mortgage Record 132, Page 92. This mortgage constitutes a first lien upon the above described real estate subject to the rights in the easement mentioned in the previous paragraph.

4. The above described real estate is subject to an easement executed by H. Dwayne Crozier and Jane A. Crozier in favor of Iowa Power and Light Company, its successors and assigns, dated 19 May 1976, recorded 4 June 1976, at Deed Record 111, Page 654. This easement was granted for the right to lay, maintain, operate, repair and remove underground pipe for the transportation of gas through and across certain property within the confines of the property described above.

5. Real estate taxes payable in the fiscal year that began 1 July 1979 are shown as follows:

A. First half - paid
B. Second half - unpaid in the sum of $624.00,

6. At Entry 15 of the abstract is shown an agreement between Marjorie Jackson and Madison County, dated 9 October 1974, filed 11 October 1974, at Deed Record 111, Page 1, Madison County Iowa, Recorder's Office, wherein Marjorie Jackson was granted permission to excavate across or jack under the County road and install a water-main near a point approximately 300 feet North of the Northwest corner of the Southeast Quarter of the Southeast Quarter of Section 1-75-28 in return for which she agreed to maintain the water-main at her own expense and if the

road is ever rebuilt or widened in the future, to pay for any expense associated with said waterline that might be incurred at that time. All ramifications of this agreement should be known by all interested parties in order to understand what obligations exist pertaining thereto.

7. The above described real estate is subject to a comprehensive zoning ordinance enacted by Madison County, Iowa. Said ordinance designates the real estate above as agricultural land on which is located a one-family farm residence and a one-family non-farm residence, comprehensively zoned for agricultural purposes.

8. The above described real estate is also subject to a comprehensive ordinance enacted by the City of Winterset, Iowa, known as the "Sub-division ordinance" of Winterset, Iowa. It is also known as Chapter 54 of the Winterset Municipal Code of 1970, governing the subdivision of all lands within the corporate limits of the City of Winterset, and within one mile adjacent to said corporate limits. If any sub-division of the above described real estate is contemplated, this ordinance should be studied to insure compliance therewith.

Yours truly,

DARLING & CHICKERING

Chet R. Chickering

CRC:ke

RESTRICTIVE COVENANTS
FOR
SEVEN OAKS SUBDIVISION
Madison County, Iowa

THIS DECLARATION, is made by H. DWAYNE CROZIER & JANE A. CROZIER

WITNESSETH:

That for the mutual benefit of the undersigned present owners and all of the future owners of all of the lots in Seven Oaks Subdivision in Madison County, Iowa, and of future owners of any of said lots, the undersigned do hereby declare and bind themselves, their heirs, guarantees, transferees, executors, and legal representatives in the ownership of all of the lots in Seven Oaks Subdivision in Madison County, Iowa, legally described as:

DESCRIPTION:
A PORTION OF THE SOUTH 60 ACRES OF THE WEST HALF (W½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION ONE (1), IN TOWNSHIP 75 NORTH, RANGE 28 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA MORE PRECISELY DESCRIBED AS COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 1 THENCE N.00°00' 866.90 FEET TO POINT OF BEGINNING; THENCE N.00°00' 1,102.80 FEET TO THE NORTH LINE OF SAID SOUTH 60 ACRES; THENCE S.89°37'E. ALONG SAID LINE 772.35 FEET; THENCE S.00°41'E. 332.00 FEET; THENCE S.89°34'E. 326.20 FEET; THENCE S.00°15'W. 200.00 FEET; THENCE S.89°34'E. 211.00 FEET TO THE CENTERLINE OF A COUNTY ROAD; THENCE S.00°28'E. 276.91 FEET ALONG THE PROJECTED CENTERLINE OF COUNTY ROAD TO THE POINT OF INTERSECTION OF SAID COUNTY ROAD & THENCE S.87°56'W. ALONG THE PROJECTED CENTERLINE OF SAID COUNTY ROAD 575.87 FEET; THENCE SOUTHWESTERLY ALONG SAID COUNTY ROAD ON A 238.73 FEET RADIUS CURVE CONCAVE SOUTHEASTERLY 315.69 FEET WITH A 293.19 FEET LONG CHORD BEARING S.50°03'W.; THENCE S.12°10'W. 75.42 FEET; THENCE S.89°46'W. 498.70 FEET TO POINT OF BEGINNING. SAID PARCEL CONTAINS 23.289 ACRES INCLUDING 1.418 ACRES OF COUNTY ROAD RIGHT-OF-WAY AND IS DIVIDED INTO 4 LOTS WITH DIMENSIONS AND BEARINGS AS SHOWN.

NOTE: THE WEST LINE OF THE SE¼ OF SECTION 1, TOWNSHIP 75 NORTH, RANGE 28 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA IS ASSUMED TO BEAR DUE NORTH AND SOUTH.

to the following protective covenants and that they shall run with the land and shall be binding upon all owners thereof so long as said covenants remain in force and effect, to-wit:

1. Absent further Subdivision all lots shall be used exclusively for single-family residential purposes, conventional guest houses, child's houses, residential garages, hobby facilities or other similar structures; and no other uses shall be permitted. No trailer, mobile home, basement, tent, garage, or other similar structure shall be used as a temporary or permanent residence, nor shall any residence of a temporary nature be permitted. No structure shall be moved onto any lot within the subdivision.

2. Lots within the subdivision may be further subdivided if and only if done so in full compliance with all applicable and pertinent zoning ordinances, statutes, rules and regulations of the city of Winterset, Iowa, and Madison County, Iowa.

3. No noxious or offensive activity shall be carried on on any lot which activity is a nuisance to the neighborhood.

4. No debris, junk or unsightly accumulation of materials shall be allowed to remain on the premises of any lot.

5. No hogs or swine of any type shall be permitted upon any lot in the subdivision at any time. Other animals are permitted but such animals must be kept within an enclosure or be on a leash when not in said enclosure.

6. It shall be the responsibility of each lot owner to keep his property neat, presentable, mowed and trimmed at all times.

7a. All lots within the subdivision are subject to all Easements of record. All lots are expressly made subject to the water, access and utility Easements depicted on the official Plat of Seven Oaks Subdivision. All such Easements include the right of replacement, maintenance and repair and all access reasonably necessary to effectuate such replacement, maintenance and repair.

7b. Notwithstanding paragraph 9 below, which is concerned with future interior fencing, ownership and responsibility for presently existing interior fencing shall be as follows: The owner of lot 3 shall own and be responsible for the maintenance of the interior fencing separating lot 3 from lots 1, 2 and 4 of the Subdivision. The owner of lot 2 shall own and be responsible for the maintenance of the interior fencing separating lot 2 from lot 1. The ownership and responsibility for presently existing interior fencing herein declared shall be binding upon all owners of lots within the Subdivision and shall be deemed to "run with the land".

8. At the time any house is constructed or erected on any lot within the Subdivision the lot owner shall cause to be constructed and installed at least one all-weather private driveway connecting the house with the public road abutting the Subdivision.

9. INTERIOR FENCING: If any lot owner decides to erect a fence separating his lot from another lot within the Subdivision the total cost of the installation of such fence shall be borne by said lot owner as well as the cost of all future maintenance of that fence. No adjoining lot owner shall be required to participate in the cost of the erection or maintenance of any interior fence. Any interior fence erected shall be the sole property of the lot owner erecting the same and can be removed by such lot owner or future owners of such lot at his/their discretion. Nothing in this paragraph shall be deemed to preclude a fencing agreement between adjoining lot owners for the 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 of record in the Madison County Recorder's Office in order to apprise prospective purchasers of their obligations with respect to such fencing.

EXTERIOR FENCING: All existing exterior fencing separating any of the lots within the Subdivision from adjoining lands not within the Subdivision shall be maintained by the respective owners of the lots within the Subdivision and it shall be the responsibility of the lot owners within the Subdivision to maintain all exterior fencing separating their lots from adjoining lands. Nothing in this paragraph shall be deemed to preclude a fencing agreement between such adjoining property owners for the erection and maintenance of a common fence; however, for any such common fence agreement to be enforceable upon the owners of adjoining lands abutting the lots within the Subdivisions such fencing agreement must be in writing and filed of record in the Madison County Recorder's Office in order to apprise prospective purchasers of their obligations with respect to such fencing.

10. There is no common water system available for use within the Seven Oaks Subdivision at the present time. It shall be the responsibility of each lot owner to provide his own water at his own expense to his own lot. Each lot owner shall maintain his own water system and the cost of repair, maintenance or replacement of the same shall be his sole responsibility. The possibility exists that water might be available from the city of Winterset, Iowa but such availability is not guaranteed and it shall be the responsibility of each lot owner who might wish to avail himself of this possible availability to inquire of the city of Winterset, Iowa, the circumstances under which city water might be made available to the particular lot in question. All costs associated with such availability or inquiry into such availability shall be solely the responsibility of the lot owner seeking the same.

11. There is no common sewage system available for use within the Seven Oaks Subdivision and it shall be the responsibility of each lot owner to provide his own septic tank system at his own expense for his own lot. Each lot owner shall maintain his own septic tank system and the cost of repair or replacement of the same shall be his sole responsibility.

12. Except as otherwise provided the use and occupancy of the Seven Oaks Subdivision shall be governed by the laws and regulations of the legal jurisdiction within which it lies.

13. These covenants shall run with the land and shall be binding on all of the parties and all persons claiming under them until the 1st day of July, 1990, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by a vote of the then owners of a majority of the four lots within the original Seven Oaks Subdivision it is agreed to change said covenants in whole or in part. In any such voting there shall be a total of four votes, one vote for each of the four lots originally included within the Seven Oaks Subdivision.

14. If the parties hereto or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants or restrictions herein, it shall be lawful for any other person or persons owning any other lots in the Seven Oaks Subdivision to prosecute any proceedings at law or in equity against such person or persons violating or attempting to violate any such covenant or restriction and either to prevent him or them from so doing or to recover damages or other dues for such violation.

15. The invalidation of any one of these several covenants by judgment or Court Order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Dated this 23 day of SEPTEMBER, 1980.

H. Dwayne Crozier Jane A. Crozier

On the date indicated immediately above their signatures, before me, the undersigned, a Notary Public in and for MADISON County, Iowa, personally appeared H. Dwayne Crozier and Jane A. Crozier to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

NOTARIAL SEAL IOWA CHET R. CHICKERING 30 SEP 80

Chet R. Chickering
Notary Public in and for the State of Iowa

The undersigned, present purchasers on contract of the real estate described as lot 3 of Seven Oaks Subdivision in Madison County, Iowa, do hereby agree and consent to the foregoing Restrictive Covenants and agree to be bound by such covenants; the undersigned further agreeing and consenting to the platting of the real estate comprising Seven Oaks Subdivision in Madison County, Iowa.

Thomas H. Reed Ruth M. Reed

Before me personally appeared Thomas H. Reed and Ruth M. Reed to me well known to be the persons described above who signed the foregoing instrument and acknowledged to and before me that they executed said instrument for the purposes therein expressed.

Witness my hand and seal this 23 day of SEPTEMBER, 1980.

NOTARIAL SEAL IOWA CHET R. CHICKERING 30 SEP 80

Chet R. Chickering
Notary Public in and for the State of Iowa

MADISON COUNTY TREASURER'S CERTIFICATE

I, the undersigned, Esther Frank, do hereby certify that I am the County Treasurer of Madison County, State of Iowa, and I do further certify that there are no unpaid taxes or unredeemed tax sales against any of the land embraced in the plat of "SEVEN OAKS SUBDIVISION IN MADISON COUNTY, IOWA", which plat is attached hereto.

Dated at Winterset, Iowa, this 17 day of June, 1980.

Esther J. Frank

Esther Frank, Treasurer of Madison County, Iowa.

(SEAL)

MADISON COUNTY RECORDER'S CERTIFICATE

I, the undersigned, Mary E. Welty, do hereby certify that I am the County Recorder of the County of Madison, State of Iowa, and I do further certify that the title in fee simple of the land embraced in the plat of "SEVEN OAKS SUBDIVISION" in Madison County, Iowa, which plat is hereto attached, is vested in H. DWAYNE CROZIER and JANE A. CROZIER as Joint Tenants and that the same is free from encumbrances except for the Mortgage of Community National Bank & Trust Company recorded at Mortgage record 132, page 92.

Dated at Winterset, Iowa, this 17 day of June, 1980.

Mary E. Welty

Mary E. Welty, Recorder of Madison County, Iowa.

(SEAL)

CLERK OF THE MADISON COUNTY DISTRICT COURT'S CERTIFICATE

I, the undersigned, Margaret Wheeler, do hereby certify that I am the Clerk of the District Court of the State of Iowa, in and for Madison County, and I do further certify that the land embraced within the plat of "SEVEN OAKS SUBDIVISION IN MADISON COUNTY, IOWA", which plat is attached hereto is free from all judgments, attachments, mechanic's or other liens as appears from the records in my office.

Dated at Winterset, Iowa, this 17 day of June, 1980.

Margaret Wheeler

Margaret Wheeler, Clerk of the District Court of the State of Iowa in and for Madison County.

(SEAL)

CERTIFICATE

STATE OF IOWA)
) ss.
MADISON COUNTY)

I, the undersigned Clerk of the City of Winterset, Iowa, do hereby certify that attached is a true and complete copy of the portion of the corporate records of said Municipality showing proceedings of the City Council of the City of Winterset, Iowa, and the same is a true and complete copy of the action taken by said Council with respect to said matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect. and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held pursuant to the rules of the Council and the provisions of Chapter 28A, Code of Iowa, upon advance notice to the public and media as required by said law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective offices as indicated therein, that no Council vacancy existed excepted as may be stated in said porceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence of boundaries of the City or the right of the individuals named therein as officiers to their respective positions.

WITNESS my hand and the seal of said municipality hereto affixed this 13th day of May, 19 80.

Mark Mitchell
City Clerk, City of Winterset, Iowa

CITY SEAL
seal
WINTERSET

RESOLUTION

WHEREAS, the Subdivision Ordinance of the City of Winterset, Iowa, Ordinance #208, governs the subdivision of all lands within the corporate limits of the City of Winterset and within one mile adjacent to said corporate limits, and

WHEREAS, H. Dwayne Crozier and Jane A. Crozier are presently in the process of subdividing land within one mile of the corporate limits of Winterset, Iowa, said subdivision being named and known as Seven Oaks Subdivision, and

WHEREAS, the zoning administrator of Madison County, Iowa, has taken the position that the platting and subdivision of the Seven Oaks Subdivision pursuant to the Madison County Subdivision Ordinance cannot proceed until such time as the City of Winterset, Iowa, has made known its intentions with respect to Ordinance #208, vis-a-vis Seven Oaks Subdivision, and

WHEREAS, the City of Winterset, Iowa, does not desire to subject the Seven Oaks Subdivision to the requirements set forth in Ordinance #208.

NOW, THEREFORE, BE IT RESOLVED unanimously by the Council of the City of Winterset, Iowa, that with respect to the Seven Oaks Subdivision all requirements imposed by the Subdivision Ordinance of the City of Winterset, Iowa, Ordinance #208, are hereby waived.

BE IT FURTHER RESOLVED, that the Mayor and City Clerk are directed and authorized to provide a certified copy of this Resolution to the Madison County Recorder for recordation with other documents pertaining to the Seven Oaks Subdivision.

This Resolution was unanimously passed and approved on this 21 day of April, 1980.

APPROVED:

Bernard Morrissey

BERNARD MORRISSEY, MAYOR

Mark Nitchals

MARK J. NITCHALS, CITY CLERK

RESOULTION APPROVING FINAL PLAT

OF

SEVEN OAKS SUBDIVISION

WHEREAS, there was filed in the office of the Madison County Zoning Administrator a registered Land Surveyor's plat of a proposed subdivision known as Seven Oaks Subdivision; and

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

> A portion of the South 60 Acres of the West Half (W½) of the Southeast Quarter (SE¼) of Section One (1), Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa more precisely described as commencing at the South Quarter Corner of said Section 1, thence N.00°00' 866.90 feet to the point of beginning; thence N.00°00' 1,102.80 feet to the North line of said South 60 Acres; thence S.89°37'E. along said line 772.35 feet; thence S.00°41'E. 332.00 feet; thence S.89°34'E. 326.20 feet; thence S.00°15'W. 200.00 feet; thence S.89°34'E. 211.00 feet to the centerline of a county road; thence S.00.°28'E. 276.81 feet along the projected centerline of county road to the point of intersection of said county road; thence S.87°56'W. along the projected centerline of said county road 575.87 feet; thence Southwesterly along said county road on a 238.73 feet radius curve concave Southeasterly 315.69 feet with a 293.19 feet long chord bearing S.50°03'W.; thence S.12°10'W. 75.42 feet; thence S.89°46'W. 498.70 feet to point of beginning. Said parcel contains 23.289 Acres including 1.418 Acres of County road right-of-way and is divided into 4 lots with dimensions and bearings as shown.

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, H. Dwayne & Jane A. Crozier; and

WHEREAS, said plat was accompanied by an opinion from an attorney at law showing that the fee title is in said proprietor and that the platted land is free from emcumbrance, and a certified statement 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 it is free from all judgements, attachments, mechanic's or other liens, and from the Recorder of Madison County, Iowa, that the title in fee is in said proprietors and that it is free from encumbrance; and

WHEREAS, said subdivision and plat have been approved by the Madison County Zoning Administrator and the Madison County Zoning Commission; and

WHEREAS, the Board of Supervisors of Madison County, Iowa, find that said plat conforms to the provisions of the Madison County Zoning Ordinance, and that the plat, papers and documents presented therewith should be approved by the Board of Supervisors and that said plat, known as Seven Oaks Subdivision should be approved by the Board of Supervisors of Madison County, Iowa.

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

1. That said plat known as Seven Oaks Subdivision prepared in connection with said plat and subdivision are hereby approved.

2. The Madison County Zoning Administrator is hereby directed to certify this resolution which shall be affixed to said plat the 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 in Winterset, Iowa, this 6 day of October, 1980.

Lyle L. Hart

Lyle L. Hart, Chairman
Madison County Board of Supervisors

ATTEST:

George F. Abrhams

George F. Abrhams
Madison County Auditor

PLAT AND CERTIFICATE FOR SEVEN OAKS SUBDIVISION

I, Jerry K. Trevillyan, 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 the Seven Oaks Subdivision and that the real estate comprising said plat is described as follows:

A portion of the South 60 Acres of the West Half ($W_{\frac{1}{2}}$) of the Southeast Quarter ($SE_{\frac{1}{4}}$) of Section One (1), Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa more precisely described as commencing at the South Quarter Corner of said Section 1, thence N.00°00' 866.90 feet to the point of beginning; thence N.00°00' 1,102.80 feet to the North line of said South 60 Acres; thence S.89°37'E. along said line 772.35 feet; thence S.00°41'E. 332.00 feet; thence S.89°34'E. 326.20 feet; thence S.00°15'W. 200.00 feet; thence S.89°34'E. 211.00 feet to the centerline of a county road; thence S.00.°28'E. 276.81 feet along the projected centerline of county road to the point of intersection of said county road; thence S.87°56'W. along the projected centerline of said county road 575.87 feet; thence Southwesterly along said county road on a 238.73 feet radius curve concave Southeasterly 315.69 feet with a 293.19 feet long chord bearing S.50°03'W.; thence S.12°10'W. 75.42 feet; thence S.89°46'W. 498.70 feet to point of beginning. Said parcel contains 23.289 Acres including 1.418 Acres of County road right-of-way and is divided into 4 lots with dimensions and bearings as shown.

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. Dedication of plat of the Seven Oaks Subdivision.
2. Attorney's Opinion.
3. Restrictive Covenants.
4. Certificate of County Treasurer of Madison County, Iowa.
5. Certificate of County Recorder of Madison County, Iowa.
6. Certificate of the Clerk of the District Court of Madison County, Iowa.
7. Resolution of waiver from the City of Winterset, Iowa.
8. Resolution of the Madison County Board of Supervisors approving said plat.

All of which is duly certified in accordance with the Madison County Subdivision Ordinance.

Dated this 14th day of October 1980.

Jerry K. Trevillyan
Madison County Zoning Administrator

STATE OF IOWA :
: ss
MADISON COUNTY, IOWA :

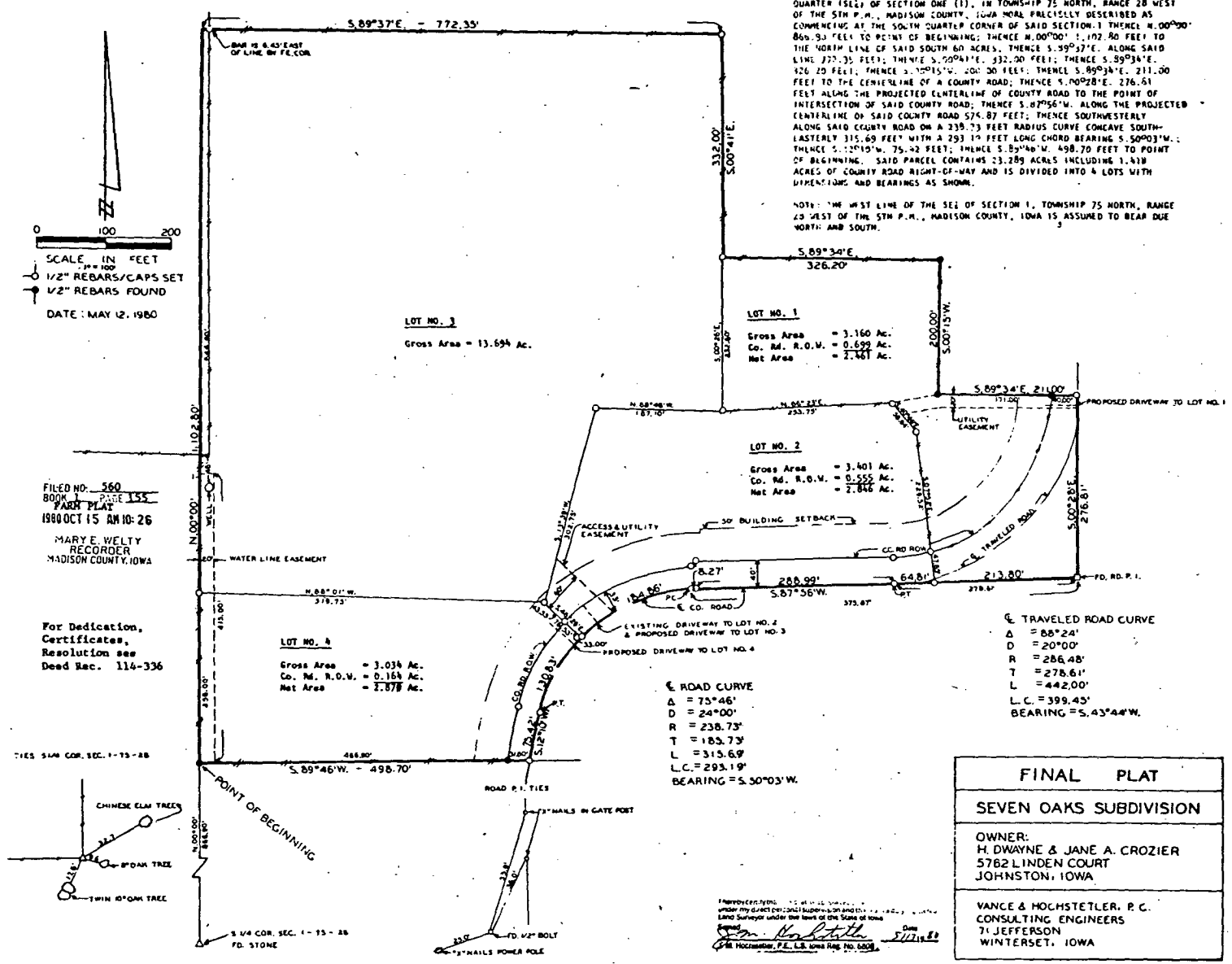
On this 14 day of October, 1980, before me, the undersigned, a Deputy Clerk of the District Court of Madison County, Iowa, personall appeared Jerry K. Trevillyan, Madison County Zoning Administrator, to me known to be the identical person named in and who executed the foregoing instrument, and acknowleged that he executed the same as his voluntary act. and deed.

Ila L. Silverthorn
Deputy Clerk, Madison County
District Court

SEVEN OAKS SUBDIVISION

DESCRIPTION:
A PORTION OF THE SOUTH 60 ACRES OF THE WEST HALF (W½) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION ONE (1), IN TOWNSHIP 75 NORTH, RANGE 28 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA MORE PRECISELY DESCRIBED AS COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 1 THENCE N.00°00' 866.80 FEET TO POINT OF BEGINNING; THENCE N.00°00' E. 1,102.80 FEET TO THE NORTH LINE OF SAID SOUTH 60 ACRES, THENCE S.89°37'E. ALONG SAID LINE 772.35 FEET; THENCE S.00°41'E. 332.00 FEET; THENCE S.89°34'E. 326.20 FEET; THENCE S.00°15'W. 200.00 FEET; THENCE S.89°34'E. 211.00 FEET TO THE CENTERLINE OF A COUNTY ROAD; THENCE S.00°28'E. 276.61 FEET ALONG THE PROJECTED CENTERLINE OF COUNTY ROAD TO THE POINT OF INTERSECTION OF SAID COUNTY ROAD; THENCE S.87°56'W. ALONG THE PROJECTED CENTERLINE OF SAID COUNTY ROAD 575.87 FEET; THENCE SOUTHWESTERLY ALONG SAID COUNTY ROAD ON A 238.73 FEET RADIUS CURVE CONCAVE SOUTHEASTERLY 315.69 FEET WITH A 293.19 FEET LONG CHORD BEARING S.50°03'W.; THENCE S.12°10'W. 75.42 FEET; THENCE S.89°46'W. 498.70 FEET TO POINT OF BEGINNING. SAID PARCEL CONTAINS 23.289 ACRES INCLUDING 1.439 ACRES OF COUNTY ROAD RIGHT-OF-WAY AND IS DIVIDED INTO 4 LOTS WITH DIMENSIONS AND BEARINGS AS SHOWN.

NOTE: THE WEST LINE OF THE SE¼ OF SECTION 1, TOWNSHIP 75 NORTH, RANGE 28 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA IS ASSUMED TO BEAR DUE NORTH AND SOUTH.



SCALE IN FEET
0 100 200
1" = 100'
1/2" REBARS/CAPS SET
1/2" REBARS FOUND
DATE: MAY 12, 1980

FILED NO: 560
BOOK 1 PAGE 155
PLAT
1980 OCT 15 AM 10:26
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

For Dedication, Certificates, Resolution see Deed Rec. 114-336

I hereby certify that this land surveying document was prepared and the related survey 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

Signed: Vance Hochstetler
Vance Hochstetler, P.E., L.S. Iowa Reg. No. 5808
Date: 5/12/80

FINAL PLAT
SEVEN OAKS SUBDIVISION
OWNER: H. DWAYNE & JANE A. CROZIER 5762 LINDEN COURT JOHNSTON, IOWA
VANCE & HOCHSTETLER, P.C. CONSULTING ENGINEERS 71 JEFFERSON WINTERSET, IOWA

DEED REC. 114 349