DEDICATION OF PLAT OF KRAAI'S BETHHORON SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS:

That we, James G. Kraai and Charlotte L. Kraai, husband and wife, and Claude S. Sparks, Jr. and Betty M. Sparks, husband and wife, hereby certify that we are the sole owners and proprietors of the real property described on the attached and incorporated Exhibit "A".

That the subdivision of the real property described in the attached Exhibit "A", as shown by the final plat of Kraai's Bethhoron Subdivision is with the free consent of the undersigned owners and in accordance with their desires.

Dated this 4th day of April, 1980.

James G. Kraai

Charlotte L. Kraai

Claude S. Sparks, Jr.

Betty M. Sparks

STATE OF IOWA :
:ss
MADISON COUNTY:

On this 4th day of April, 1980, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared JAMES G. KRAAI, CHARLOTTE L. KRAAI, CLAUDE S. SPARKS, JR. and BETTY M. SPARKS, 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.

G. STEPHEN WALTERS Iowa NOTARIAL SEAL

G. Stephen Walters, Notary Public in and for the State of Iowa.

ENTERED FOR TAXATION
THIS 27 DAY OF October 1980
AUDITOR'S FEE $ 5.00
AUDITOR

DEPUTY AUDITOR

Compared

FILED NO. 609
BOOK 114 PAGE 369
1980 OCT 27 PM 4:54
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee $ 57.00
Plat $ 3.00

FARM PLAT BOOK 1, PAGE 156

A parcel of land in the SW¼ Section 11, Township 76 North, Range 27 West of the 5th P.M. all in and forming a part of Madison County, Iowa more particularly described as follows:

Commencing at the SW corner of the SE¼ of the SW¼ Section 11, Township 76 North, Range 27 West of the 5th P.M.; thence N0°17'50"E for 794.17 feet to the point of beginning; thence continuing N0°17'50"E for 1827.44 feet to the NW corner of the NE¼ of the SW¼ of said Section 11; thence N88°57'24"E along the north line of the NE¼ of the SW¼ of said Section 11 for 1317.28 feet to the NE corner of the SW¼ of said Section 11; thence S0°19'50"W along the East line of the NE¼ of the SW¼ of Section 11 for 1318.07 feet to the SE corner of the NE¼ of the SW¼ of said Section 11; thence S88°59'47"W along the South line of the NE¼ of the SW¼ for 648.43 feet to the NE corner of the W½ of the SE¼ of the SW¼ of said Section 11; thence S0°38'14"W along the East line of the W½ of the SE¼ of the SW¼ of said Section 11 for 1275.57 feet; thence S89°11'08"W for 508.81 feet; thence N72°21'50"W for 80.34 feet; thence N13°24'59"W for 73.71 feet; thence N0°11'21"E for 250.40 feet; thence N0°22'02"W for 309.39 feet; thence N10°54'46"W for 87.19 feet; thence N62°01'41"W for 41.13 feet to the point of beginning. This parcel contains 58.25 acres more or less.

An Ingress Egress and Utility Easement for Lot 1, 50 feet wide, 25 feet on either side of the following centerline:

The point of beginning being 32.98 feet north and 83.63 feet west of the SE corner of the W ½ of the SE ¼ SW ¼ Section 11, Township 76 North, Range 27 West of the 5th P.M.; thence N 14°02'17" W for 327.30 feet; thence N 0°26'53" W for 248.81 feet; thence N 8°43'14" W for 223.89 feet; thence N 5°14'32" E for 127.79 feet; thence N 3°07'27" E for 305.69 feet; thence N 21°25'57" W for 272.62 feet; thence N 25°39'21" W for 62.36 feet to a point on the east line of Lot 1 KRAAI'S BETHHORON an O.P. in and forming part of Madison County, Iowa.

An Ingress Egress and Utility Easement for Lot 3, 50 feet wide, 25 feet on either side of the following centerline;

The point of beginning being 32.98 feet north and 83.63 feet west of the SE corner of the W ½ of the SE ¼ SW ¼ Section 11, Township 76 North, Range 27 West of the 5th P.M.; thence N 14°02'17" W for 327.30 feet; thence N 0°26'53" W for 248.81 feet; thence N 8°43'14" W for 223.89 feet; thence N 5°14'32" E for 127.79 feet; thence N 3°07'27" E for 305.69 feet; thence N 66°18'04" E for 202.92 feet; thence N 88°59'47" E for 140.65 feet to a point on the west line of Lot 3 KRAAI'S BETHHORON an O.P. in and forming part of Madison County, Iowa.

An Ingress Egress and Utility Easement for Lot 4, 50 feet wide, 25 feet on either side of the following centerline;

The point of beginning being 32.98 feet north and 83.63 feet west of the SE corner of the W ½ of the SE ¼ SW ¼ Section 11, Township 76 North, Range 27 West of the 5th P.M.; thence N 14°02'17" W for 327.30 feet; thence N 0°26'53" W for 248.81 feet; thence N 8°43'14" W for 223.89 feet; thence N 5°14'32" E for 127.79 feet; thence N 3°07'27" E for 305.69 feet; thence N 21°25'57" W for 272.62 feet; thence N 1°00'31" W for 111.10 feet to a point on the south line of Lot 4 KRAAI'S BETHHORON an O.P. in and forming part of Madison County, Iowa.

Exhibit "A"

LAW OFFICES
WEBSTER, JORDAN, OLIVER & WALTERS
FARMERS' & MERCHANTS' BANK BLDG.
WINTERSET, IOWA 50273

SHIRLEY A. WEBSTER
LEWIS H. JORDAN
JERROLD B. OLIVER
G. STEPHEN WALTERS

AREA CODE 515
TELEPHONE 462-3731

March 18, 1980

ATTORNEY'S TITLE OPINION FOR PLATTING PURPOSES
TO KRAAI'S BETHHORON SUBDIVISION

Madison County Zoning Commission
Madison County Courthouse
Winterset, Iowa 50273

Gentlemen:

We have examined the abstract of title in three parts purporting to show the chain of title to the real property described on the attached and incorporated Exhibit "A", from the root of title to the date of the last continuation: March 6, 1980, at 8:00 A. M.

In the course of this examination, we find merchantable title to be in and fee title to be in:

JAMES G. KRAAI and CHARLOTTE L. KRAAI, as joint tenants with full rights of survivorship, and not as tenants in common, as to a portion of the above-described property, and in

CLAUDE S. SPARKS, JR. and BETTY M. SPARKS, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, as to the remainder of the above-described real property.

No encumbrances are shown to exist against the real property described in the attached Exhibit "A".

The undersigned, G. Stephen Walters, an attorney licensed to practice in the State of Iowa, certifies that the foregoing statements are true and correct.

Respectfully submitted,

WEBSTER, JORDAN, OLIVER & WALTERS

By J. Stephen Walters
G. Stephen Walters

RECEIVED MAR 20 1980 Jerry K. Brentlinger

GSW:ch

A parcel of land in the SW¼ Section 11, Township 76 North, Range 27 West of the 5th P.M. all in and forming a part of Madison County, Iowa more particularly described as follows:

Commencing at the SW corner of the SE¼ of the SW¼ Section 11, Township 76 North, Range 27 West of the 5th P.M.; thence N0°17'50"E for 794.17 feet to the point of beginning; thence continuing N0°17'50"E for 1827.44 feet to the NW corner of the NE¼ of the SW¼ of said Section 11; thence N88°57'24"E along the north line of the NE¼ of the SW¼ of said Section 11 for 1317.28 feet to the NE corner of the SW¼ of said Section 11; thence S0°19'50"W along the East line of the NE¼ of the SW¼ of Section 11 for 1318.07 feet to the SE corner of the NE¼ of the SW¼ of said Section 11; thence S88°59'47"W along the South line of the NE¼ of the SW¼ for 648.43 feet to the NE corner of the W½ of the SE¼ of the SW¼ of said Section 11; thence S0°38'14"W along the East line of the W½ of the SE¼ of the SW¼ of said Section 11 for 1275.57 feet; thence S89°11'08"W for 508.81 feet; thence N72°21'50"W for 80.34 feet; thence N13°24'59"W for 73.71 feet; thence N0°11'21"E for 250.40 feet; thence N0°22'02"W for 309.39 feet; thence N10°54'46"W for 87.19 feet; thence N62°01'41"W for 41.13 feet to the point of beginning. This parcel contains 58.25 acres more or less.

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An Ingress Egress and Utility Easement for Lot 3, 50 feet wide, 25 feet on either side of the following centerline;

The point of beginning being 32.98 feet north and 83.63 feet west of the SE corner of the W ½ of the SE ¼ SW ¼ Section 11, Township 76 North, Range 27 West of the 5th P.M.; thence N 14°02'17" W for 327.30 feet; thence N 0°26'53" W for 248.81 feet; thence N 8°43'14" W for 223.89 feet; thence N 5°14'32" E for 127.79 feet; thence N 3°07'27" E for 305.69 feet; thence N 66°18'04" E for 202.92 feet; thence N 88°59'47" E for 140.65 feet to a point on the west line of Lot 3 KRAAI'S BETHHORON an O.P. in and forming part of Madison County, Iowa.

An Ingress Egress and Utility Easement for Lot 4, 50 feet wide, 25 feet on either side of the following centerline;

The point of beginning being 32.98 feet north and 83.63 feet west of the SE corner of the W ½ of the SE ¼ SW ¼ Section 11, Township 76 North, Range 27 West of the 5th P.M.; thence N 14°02'17" W for 327.30 feet; thence N 0°26'53" W for 248.81 feet; thence N 8°43'14" W for 223.89 feet; thence N 5°14'32" E for 127.79 feet; thence N 3°07'27" E for 305.69 feet; thence N 21°25'57" W for 272.62 feet; thence N 1°00'31" W for 111.10 feet to a point on the south line of Lot 4 KRAAI'S BETHHORON an O.P. in and forming part of Madison County, Iowa.

Exhibit "A"

RESTRICTIVE COVENANTS FOR
KRAAI'S BETHHORON SUBDIVISION

Madison County, Iowa

For the mutual benefit of the undersigned present owners, and all future owners, of the land included in Kraai's Bethhoron Subdivision in Madison County, Iowa, the undersigned owners hereby declare and bind themselves, and their successors in interest, in the ownership of all land included in Kraai's Bethhoron Subdivision in Madison County, Iowa, which is more particularly described on the attached and incorporated Exhibit "A", to the following restrictive covenants that shall run with the land and be binding upon all owners thereof:

1. No basement, tent, shack, garage, barn or other outbuildings erected on any lot shall at any time be used for human habitation, either temporarily or permanently. This shall not be interpreted to prohibit finished earth sheltered homes.

2. No dwelling shall be permitted on any lot described herein having a ground floor square foot area of less than 1,000 feet in the case of a one story building and less than 1,200 square feet total in the case of a one and a half or two story building.

3. The title holder of each lot vacant, or improved, shall keep his lot free of weeds and debris.

4. No mobile home or home composed of mobile home components or modular home of the same or lesser quality as mobile homes shall be permitted on any lot.

5. No barn or other outbuildings shall be placed on any lot with one hundred feet of any residence on any adjacent lot.

6. No owner of a lot nor any other person shall obstruct the roadway such as to impede the maintenance or clearing of said roadway or by leaving thereupon any vehicle, machinery, or any other property.

7. If any lot owner decides to erect a fence upon his lot, the total cost of the installation of such fence shall be born 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. It is understood that owners of lots that border on property not located in Kraai's Bethhoron Subdivision will have to obey Iowa law with regard to the erection and maintenance of fencing along these borders, although they are encouraged to enter into recorded fencing agreements with owners of bordering land not located in Kraai's Bethhoron Subdivision.

8. A perpetual ingress, egress and utility easement is granted to all lot owners and applicable utility companies for all utility installations and maintenance thereof as shown on the plat.

9. At the time that any house is constructed upon any lot within the subdivision, the lot owner shall cause to be constructed and installed on that lot at least one all-weather private driveway connecting the house with the main road of the subdivision. The surface of this driveway is not required to be a concrete or asphalt surface, but it must be such that it is passable by two wheel drive vehicles in all weather.

10. There is presently a road constructed on the ingress, egress and utility easement that has been paid for. Future cost of maintenance and snow removal on the said road shall be divided evenly between the owners of lots 2, 3 and 4 with the owners of each lot paying one-third (1/3).

11. Each lot owner shall be responsible for providing and maintaining a water supply on his own lot. Each lot owner shall also be responsible for maintaining a septic tank or other underground waste disposal system, that does not interfere with the quality of water in the pond or the water supplies of neighbors.

12. There is a pond consisting of approximately two acres on lots one and two of Kraai's Bethhoron Subdivision. The costs of the pond and the dam that creates it have already been paid. However, all future maintenance expense shall paid for by the owners of lots one through four, with the owners of each lot paying one-fourth (¼) of the expense.

    The owners of all lots in Kraai's Bethhoron Subdivision shall have access to the above-described pond for recreational, but not commercial purposes. All use of this pond is at the risk of the user. Such use shall be restricted to the owners of lots in Kraai's Bethhoron Subdivision and their guests who are accompanied by owners or members of their immediate families. All use of this pond is at the risk of the user, and the owner of each lot shall hold the owners of the remaining lots harmless for any injury to themselves, members of their families, or guests in connection with the use of this pond.

The foregoing stipulations, restrictions, and conditions are imposed for the benefit of each and every parcel of land as described herein and shall constitute covenants running with the land, and the undersigned owners, their successors, and assigns, and any other persons owning any portion of the real estate described herein may prosecute by proceedings at law or in equity, to prevent or remedy the violation of such restrictions or covenants and secure redress for damages on account of such violation.

Dated this 4th day of April, 1980.

James G. Kraai

Charlotte L. Kraai

Claude S. Sparks

Betty M. Sparks

On this 4th day of April, 1980, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared JAMES G.KRAAI, CHARLOTTE L. KRAAI, CLAUDE S. SPARKS, and BETTY M. SPARKS 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.

G. Stephen Walters, Notary Public in and for the State of Iowa.



CERTIFICATE OF THE COUNTY TREASURER

OF MADISON COUNTY, IOWA

I, Esther J. Frank, 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 against the real property described on the attached and incorporated Exhibit "A".

Dated this 2nd day of June, 1980.

Esther J. Frank

Esther J. Frank, Madison County Treasurer

CERTIFICATE OF THE COUNTY RECORDER

OF MADISON COUNTY, IOWA

I, Mary E. Welty, hereby certify that I am the duly elected and acting recorder of Madison County, Iowa; that James G. Kraai and Charlotte L. Kraai, husband and wife, and Claude S. Sparks, Jr. and Betty M. Sparks, husband and wife, are the owners, with title in fee simple, in the real property described in the attached and incorporated Exhibit "A", and that the said real property is free from encumbrances other than those secured by encumbrance bond.

Dated this 2 day of June, 1980.

Mary E. Welty

Mary E. Welty, Madison County Recorder

CERTIFICATE OF THE CLERK OF THE DISTRICT COURT

OF MADISON COUNTY, IOWA

I, Margaret Wheeler, 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 real property described on the attached Exhibit "A" is free from all judgments, attachments, mechanic's or other liens of record in my office.

Dated this 2nd day of June, 1980.

SEAL OF THE DISTRICT COURT — MADISON COUNTY — IOWA

Margaret Wheeler

Margaret Wheeler, Clerk of the District Court of Madison County, Iowa

A parcel of land in the SW¼ Section 11, Township 76 North, Range 27 West of the 5th P.M. all in and forming a part of Madison County, Iowa more particularly described as follows:

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An Ingress Egress and Utility Easement for Lot 1, 50 feet wide, 25 feet on either side of the following centerline:

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Exhibit "A"

# FENCE DIVISION AGREEMENT

The subdivider, James G. Kraai, hereby enters into a partition fence agreement with W. W. Lecocq, adjoining property owner, pursuant to Iowa Code Chapter 113 for the West partition fence of the Kraai Bethhoron Subdivision legally described as follows:

Legal Description

A parcel of land in the SW¼ Section 11, Township 76 North, Range 27 West of the 5th P.M.. all in and forming a part of Madison County, Iowa more particularly described as follows:

Commencing at the SW corner of the SE¼ of the SW¼ Section 11, Township 76 North, Range 27 West of the 5th P.M.; thence N0°17'50"E for 794.17 feet to the point of beginning; thence continuing N0°17'50"E for 1827.44 feet to the NW corner of the NE¼ of the SW¼ of said Section 11; thence N88°57'24"E along the north line of the NE¼ of the SW¼ of said Section 11 for 1317.28 feet to the NE corner of the SW¼ of said Section 11; thence S0°19'50"W along the East line of the NE¼ of the SW¼ of Section 11 for 1318.07 feet to the SE corner of the NE¼ of the SW¼ of said Section 11; thence S88°59'47"W along the South line of the NE¼ of the SW¼ for 648.43 feet to the NE corner of the W½ of the SE¼ of the SW¼ of said Section 11; thence S0°38'14"W along the East line of the W½ of the SE¼ of the SW¼ of said Section 11 for 1275.57 feet; thence S89°11'08"W for 508.81 feet; thence N72°21'50"W for 80.34 feet; thence N13°24'59"W for 73.71 feet; thence N0°11'21"E for 250.40 feet; thence N022'02"W for 309.39 feet; thence N10°54'46"W for 87.19 feet; thence N62°01'41"W for 41.13 feet to the point of beginning. This parcel contains 58.25 acres more or less.

All the partition fence between the Kraai Subdivision and W. W. Lecocq, shall be erected, owned and maintained pursuant to Iowa Code Chapter 113.

1. The subdivider, James G. Kraai, hereby agrees to own and maintain the North 913.72 feet of fence commencing at a point N0°17'50"E and W. W. Lecocq agrees to own and maintain the South 913.72 feet of said fence.

2. In the event Lot#1, consisting of Twenty (20) acres, is subdivided, James G. Kraai, subdivider of the Kraai Bethhoron Subdivision, their successors-in-interest and assigns, hereby agree to upkeep and maintain the entire 1827.44 feet of partition fence between the Kraai Bethhoron subdivision and W.W.Lecocq.

3. This instrucment shall be a perpetual Fence Division Agreement under Iowa Code Chapter 113 running with the title to the land within this subdivision and shall be binding upon the Subdivider, their successors-in-interest, and assigns.

4. This Agreement shall be enforceable pursuant to the laws of the State of Iowa including Code Chapter 113 by any aggrieved party including any adjoining landowner.

5. All partition fences shall be erected upon the boundary between the Subdivision and the adjoining tract of land.

6. The fence shall consist of not less than 36 (thirty-six) inches of substantial woven wire on the bottom, with three strands of barbed wire with not less than thirty-six barbs of at least two points to the rod, on top, the top wire to be not less than forty-eight inches, nor more than fifty-four inches high.

This Agreement shall be executed in duplicate to be incorporated with the instrucments pertaining to the Subdivision and with the Fence Division Records, both to be duly filed and recorded in the Madison County Recorder's Office.

IN WITNESS WHEREOF, the undersigned have set their hand to this instrument on the 27th day of October, 1980.

Ward LeCocq

James G. Kraai

Charlotte G. Kraai

STATE OF IOWA :
: ss
MADISON COUNTY :

On this 27 day of Oct., 1980, before me, the undersigned, a Notary Public in and for said County, in said State, personally appeared Ward LeCocq, James G. Kraai and Charlotte G. Kraai known to me to be the identical persons named and in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

SEAL

Margaret Wheeler
Notary Public

FENCE AGREEMENT FOR KRAAI'S

BETH HORON

We, the undersigned, do hereby agree to abide by the Iowa State Laws regarding "Fences" as they pertain to Kraai's Beth Horon.

Signed this 27 day of October, 1980.

James G. Kraai
Owner of Kraai's Beth Horon

David Waller
Adjacent Land Owner

Ward Lecocq
Adjacent Land Owner

Dennis Ory
Adjacent Land Owner

RESOLUTION APPROVING FINAL PLAT
OF KRAAI'S BETHHORON 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 Kraai's Bethhoron Subdivision; and

WHEREAS, the real estate comprising the said platted subdivision is described on Exhibit "A" which is attached hereto and incorporated herein by this reference; and

WHEREAS, there was also filed with the 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 accordance with the desires of the proprietors, James G. Kraai and Charlotte L. Kraai, husband and wife, and Claude S. Sparks, Jr. and Betty M. Sparks, husband and wife; and

WHEREAS, said plat was accompanied by a complete abstract of title and an opinion from an attorney at law showing that the fee title is in said proprietors and that the platted land is free from encumbrance, a certified statement from the Treasurer of Madison County, Iowa, stating that the said platted land is free from unpaid taxes, a certified statement from the Clerk of the District Court of Madison County, Iowa, stating that it is free from all judgments, attachments, mechanic's liens or other liens, and a statement from the Recorder of Madison County, Iowa, stating that the title in fee is in the said proprietors and that it is free from encumbrances; 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 the 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 Kraai's Bethhoron 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 the said plat know as Kraai's Bethhoron Subdivision prepared in

connection with these platting and subdivision proceedings is hereby approved.

2. The Madison County Zoning Administrator is hereby directed to certify this resolution which shall be affixed to the said plat to the County Recorder of Madison County, Iowa, and to attend to the filing and recording of the plat and papers and documents which should be filed and recorded in connection therewith.

Dated at Winterset, Iowa, on this 27th day of October, 1980.

Lyle L. Hart, ~~Chairman~~ Acting Chm. of the Madison County Board of Supervisors

ATTEST:

George F. Abrahams, Madison County Auditor

A parcel of land in the SW¼ Section 11, Township 76 North, Range 27 West of the 5th P.M. all in and forming a part of Madison County, Iowa more particularly described as follows:

Commencing at the SW corner of the SE¼ of the SW¼ Section 11, Township 76 North, Range 27 West of the 5th P.M.; thence N0°17'50"E for 794.17 feet to the point of beginning; thence continuing N0°17'50"E for 1827.44 feet to the NW corner of the NE¼ of the SW¼ of said Section 11; thence N88°57'24"E along the north line of the NE¼ of the SW¼ of said Section 11 for 1317.28 feet to the NE corner of the SW¼ of said Section 11; thence S0°19'50"W along the East line of the NE¼ of the SW¼ of Section 11 for 1318.07 feet to the SE corner of the NE¼ of the SW¼ of said Section 11; thence S88°59'47"W along the South line of the NE¼ of the SW¼ for 648.43 feet to the NE corner of the W½ of the SE¼ of the SW¼ of said Section 11; thence S0°38'14"W along the East line of the W½ of the SE¼ of the SW¼ of said Section 11 for 1275.57 feet; thence S89°11'08"W for 508.81 feet; thence N72°21'50"W for 80.34 feet; thence N13°24'59"W for 73.71 feet; thence N0°11'21"E for 250.40 feet; thence N0°22'02"W for 309.39 feet; thence N10°54'46"W for 87.19 feet; thence N62°01'41"W for 41.13 feet to the point of beginning. This parcel contains 58.25 acres more or less.

An Ingress Egress and Utility Easement for Lot 1, 50 feet wide, 25 feet on either side of the following centerline:

The point of beginning being 32.98 feet north and 83.63 feet west of the SE corner of the W ½ of the SE ¼ SW ¼ Section 11, Township 76 North, Range 27 West of the 5th P.M.; thence N 14°02'17" W for 327.30 feet; thence N 0°26'53" W for 248.81 feet; thence N 8°43'14" W for 223.89 feet; thence N 5°14'32" E for 127.79 feet; thence N 3°07'27" E for 305.69 feet; thence N 21°25'57" W for 272.62 feet; thence N 25°39'21" W for 62.36 feet to a point on the east line of Lot 1 KRAAI'S BETHHORON an O.P. in and forming part of Madison County, Iowa.

An Ingress Egress and Utility Easement for Lot 3, 50 feet wide, 25 feet on either side of the following centerline;

The point of beginning being 32.98 feet north and 83.63 feet west of the SE corner of the W ½ of the SE ¼ SW ¼ Section 11, Township 76 North, Range 27 West of the 5th P.M.; thence N 14°02'17" W for 327.30 feet; thence N 0°26'53" W for 248.81 feet; thence N 8°43'14" W for 223.89 feet; thence N 5°14'32" E for 127.79 feet; thence N 3°07'27" E for 305.69 feet; thence N 66°18'04" E for 202.92 feet; thence N 88°59'47" E for 140.65 feet to a point on the west line of Lot 3 KRAAI'S BETHHORON an O.P. in and forming part of Madison County, Iowa.

An Ingress Egress and Utility Easement for Lot 4, 50 feet wide, 25 feet on either side of the following centerline;

The point of beginning being 32.98 feet north and 83.63 feet west of the SE corner of the W ½ of the SE ¼ SW ¼ Section 11, Township 76 North, Range 27 West of the 5th P.M.; thence N 14°02'17" W for 327.30 feet; thence N 0°26'53" W for 248.81 feet; thence N 8°43'14" W for 223.89 feet; thence N 5°14'32" E for 127.79 feet; thence N 3°07'27" E for 305.69 feet; thence N 21°25'57" W for 272.62 feet; thence N 1°00'31" W for 111.10 feet to a point on the south line of Lot 4 KRAAI'S BETHHORON an O.P. in and forming part of Madison County, Iowa.

Exhibit "A"

PLAT AND CERTIFICATE

KRAAI BETHHORON SUBDIVISION PLAT

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 Kraai Bethhoron Subdivision Plat and that the real estate comprising said plat is described as follows:

A parcel of land in the SW¼ of Section 11, Township 76 North, Range 27 West of the 5th P.M., all in and formaing a part of Madison County, Iowa more particularly described as follows:

Legal Description

A parcel of land in the SW¼ Section 11, Township 76 North, Range 27 West of the 5th P.M. all in and forming a part of Madison County, Iowa more particularly described as follows:

Commencing at the SW corner of the SE¼ of the SW¼ Section 11, Township 76 North, Range 27 West of the 5th P.M.; thence N0°17'50"E for 794.17 feet to the point of beginning; thence continuing N0°17'50"E for 1827.44 feet to the NW corner of the NE¼ of the SW¼ of said Section 11; thence N88°57'24"E along the north line of the NE¼ of the SW¼ of said Section 11 for 1317.28 feet to the NE corner of the SW¼ of said Section 11; thence S0°19'50"W along the East line of the NE¼ of the SW¼ of Section 11 for 1318.07 feet to the SE corner of the NE¼ of the SW¼ of said Section 11; thence S88°59'47"W along the South line of the NE¼ of the SW¼ for 648.43 feet to the NE corner of the W½ of the SE¼ of the SW¼ of said Section 11; thence S0°38'14"W along the East line of the W½ of the SE¼ of the SW¼ of said Section 11 for 1275.57 feet; thence S89°11'08"W for 508.81 feet; thence N72°21'50"W for 80.34 feet; thence N13°24'59"W for 73.71 feet; thence N0°11'21"E for 250.40 feet; thence N0°22'02"W for 309.39 feet; thence N10°54'46"W for 87.19 feet; thence N62°01'41"W for 41.13 feet to the point of beginning. This parcel contains 58.25 acres more or less.

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 Kraai Bethhoron Subdivision.
2. Attorney's Opinion.
3. Certificate of County Treasurer of Madison County, Iowa.
4. Certificate of County Recorder of Madison County, Iowa.
5. Restrictive Covenants.
6. Fence Division Agreements.
7. 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.

page 2 of 2 pages

Dated this 27 day of October, 1980.

Jerry K. Trevillyan
Madison County Zoning Administrator

STATE OF IOWA :
: ss
MADISON COUNTY :

On this 27 day of October, 1980, before me, the undersigned, a NOTARY PUBLIC in and for the State of Iowa, personally 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 acknowledge that he executed the same as his voluntary act and deed.

SEAL OF THE DISTRICT COURT IOWA MADISON

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

# KRAAI'S BETHHORON

EASEMENT DESCRIPTIONS

An Ingress Egress and Utility Easement for Lot 1, 50 feet wide, 25 feet on either side of the following centerline:
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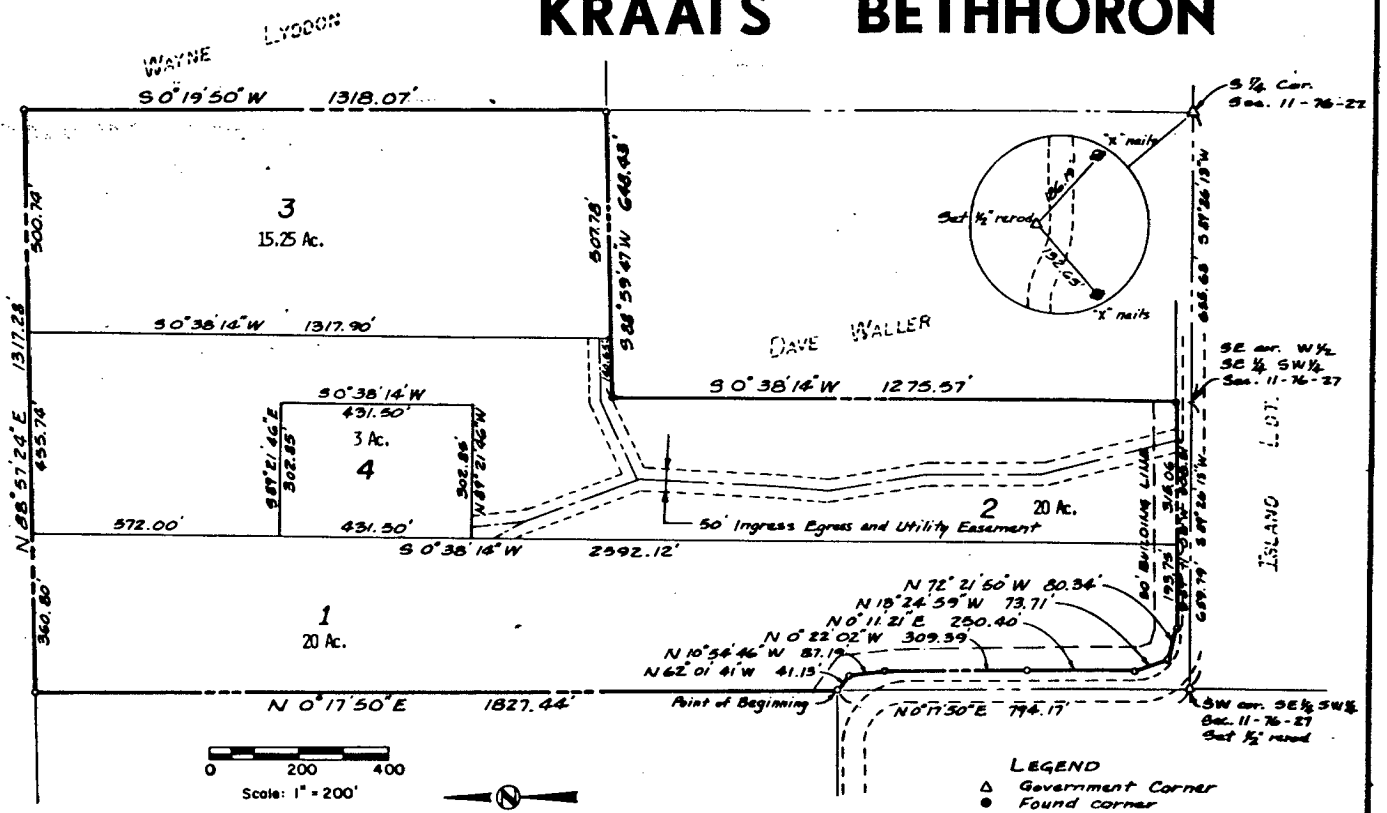
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WAYNE LYDON

NOTES

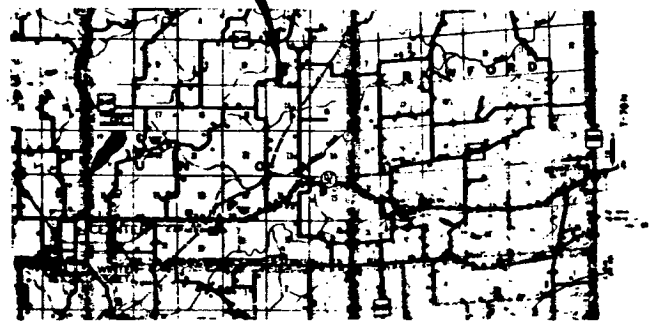
Distances shown hereon were measured or computed from measurements made with Electronic Distance measuring equipment.

30"x ½" rerod shall be set at all lot corners and other locations as required be law within one year from filing of this plat.




LEGEND
△ Government Corner
● Found corner
○ Set corner

KRAAI'S BETHHORON



VICINITY MAP

0 1 2 3
Scale in Miles

NORTH

W. W. LeCocq

OWNER:
CLAUDE S. SPARKS, JR. AND BETTY M. SPARKS
JAMES G. KRAAI AND CHARLOTTE L. KRAAI
RR 1
WINTERSET, IOWA

ZONING:
"A" AGRICULTURAL DISTRICT

WATER SUPPLY - PRIVATE WELL

SEWAGE DISPOSAL - SEPTIC TANK

Legal Description

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I hereby certify that this plat, map, survey or report was prepared by me or under my direct personal supervision and that I am a duly registered Land Surveyor under the laws of the State of Iowa.

Signed Kenneth L. Stephen, L.S. (Iowa Reg. No. 7814) Date 6-17-80

REGISTERED LAND SURVEYOR KENNETH L. STEPHEN 7814 IOWA

FILED NO. 609
BOOK 1 PAGE 156
FARM PLAT
1980 OCT 27 PM 4:54
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
For Dedication, Certificates, Resolution see Deed Record 114-369

eds ENGINEERING DESIGN SERVICES
4060 Westown Parkway
West Des Moines, Iowa 50265
515/225-3169

FINAL PLAT

REVISIONS
DATE

DRWG. NO. of
SCALE: 1" = 200'
DRAWN DATE JOB NO. 36-101