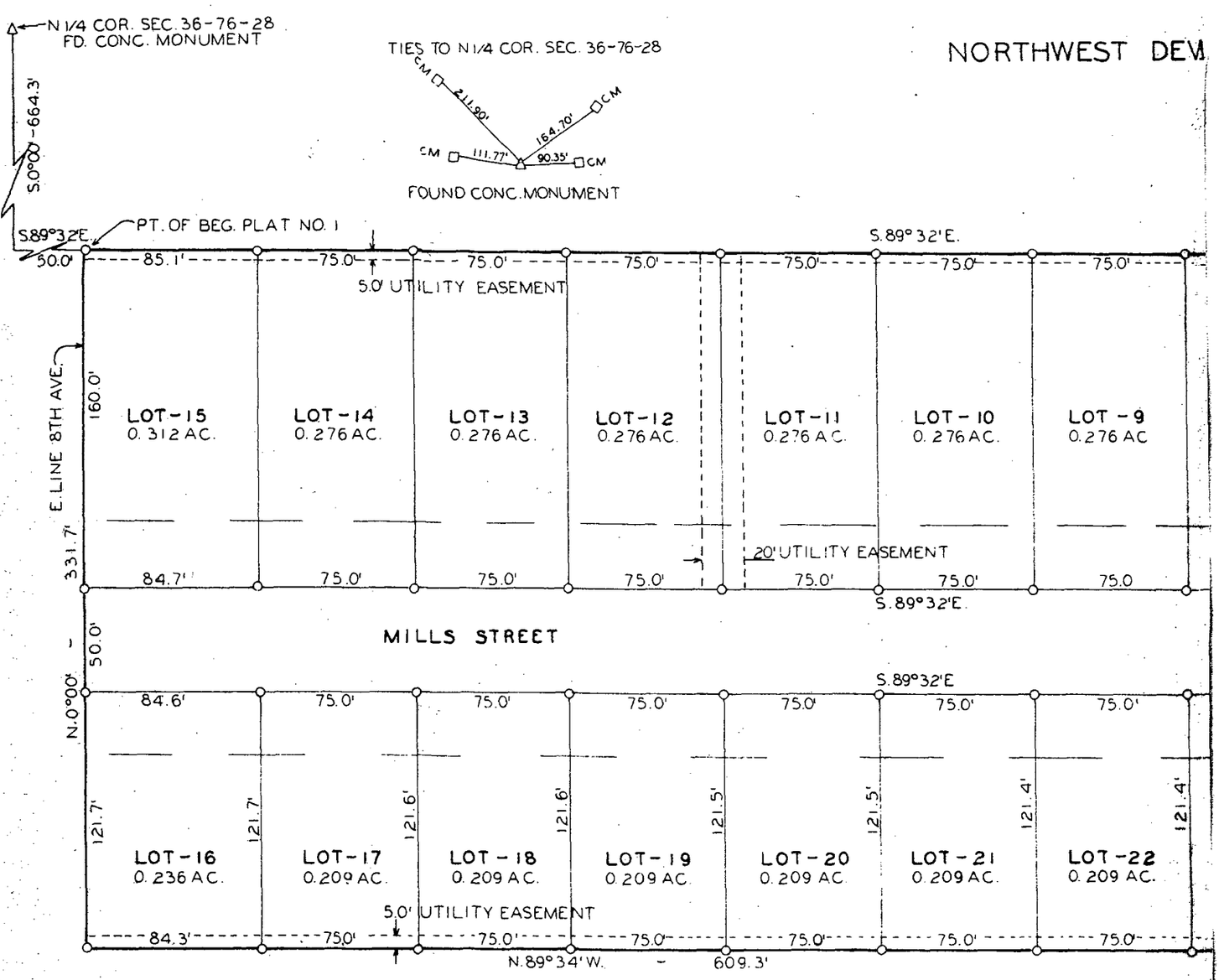
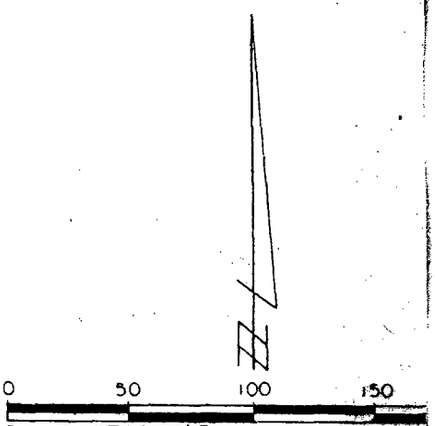
NORTHWEST DEV



DESCRIPTION
A PART OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 36, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5TH P.M., CITY OF WINTERSET, MADISON COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 36; THENCE S.0°00' 664.3 FEET; THENCE S.89°32'E. 50.0 FEET TO POINT OF BEGINNING; THENCE S.89°32'E. 1,111.8 FEET TO THE WEST LINE OF FOURTH AVENUE PLACE ADDITION TO WINTERSET, IOWA; THENCE S.0°08'W. 370.0 FEET; THENCE N.89°32'W. 39.0 FEET; THENCE S.0°08'W. 197.0 FEET; THENCE N.89°32'W. 36.0 FEET; THENCE S.0°08'W. 93.0 FEET; THENCE N.89°32'W. 426.9 FEET; THENCE N.0°09'E. 328.7 FEET; THENCE N.89°34'W. 609.3 FEET TO THE EAST LINE OF 8TH AVENUE; THENCE N.0°00' 331.7 FEET TO POINT OF BEGINNING CONTAINING 11.905 ACRES. SAID PARCEL IS DIVIDED INTO 30 LOTS NUMBERED ONE THROUGH THIRTY AND LOT "A" WHICH IS A PORTION OF MILLS STREET.
NOTE: THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5TH P.M., WINTERSET, MADISON COUNTY, IOWA IS ASSUMED TO BEAR DUE NORTH AND SOUTH.

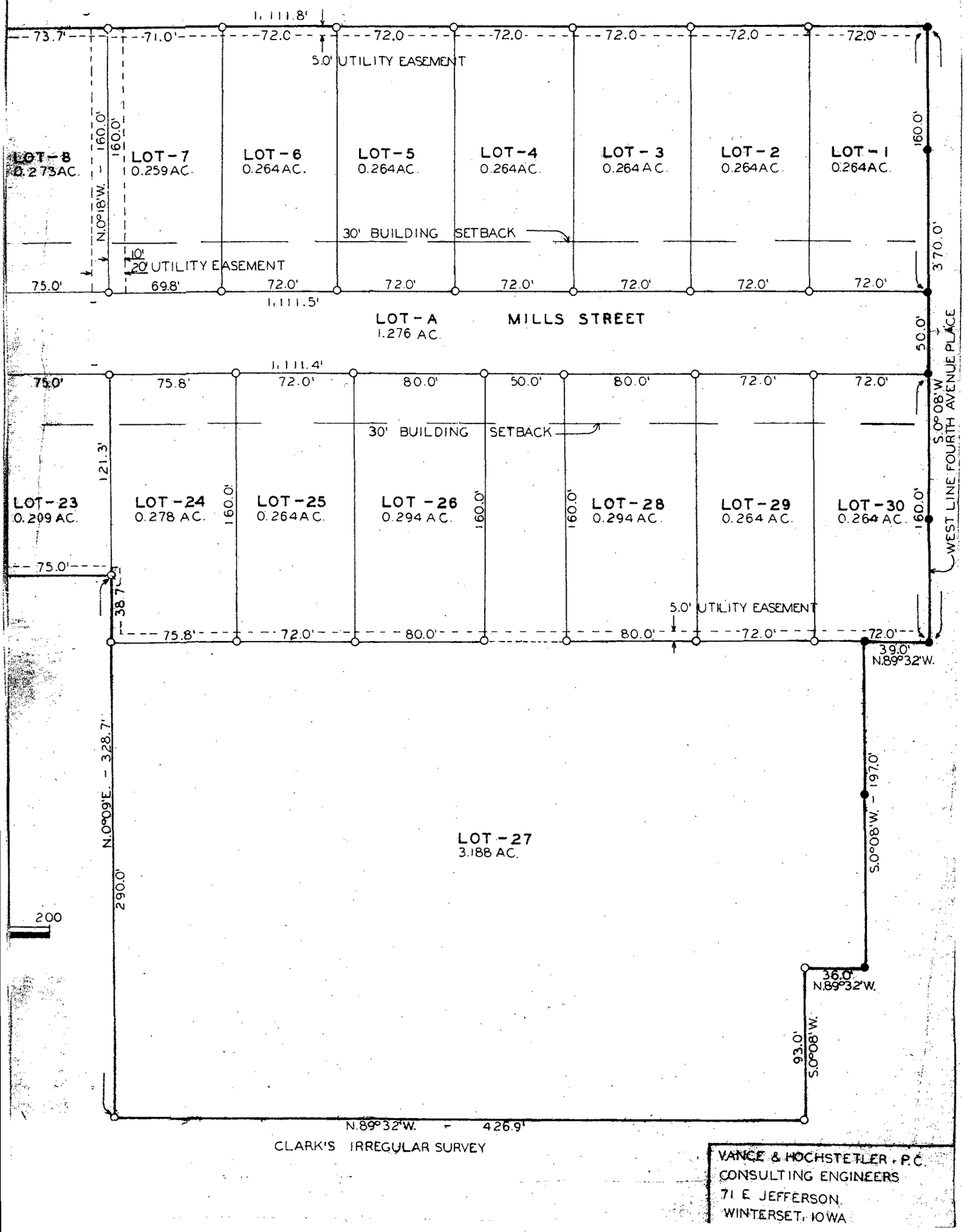


FILED NO. 147
BOOK 1 PAGE 252
TOWN PLAT
1981 JUL 29 PM 2:50

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
For Dedication, Resolution & Certificates See Deed Rec. 50, Page 172

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
SIGNED DATE
J M. Hochstetler 7/9/81
J M. Hochstetler P.E. & L.S. Iowa Reg. No. 6808

ELOPMENT - PLAT I



VANCE & HOCHSTETLER, P.C.
CONSULTING ENGINEERS
71 E. JEFFERSON
WINTERSET, IOWA

CERTIFICATE OF APPROVAL OF NORTHWEST DEVELOPMENT - PLAT 1
TO THE
CITY OF WINTERSET, IOWA

Compared

We, Bernard Morrissey and Mark Nitchals, Mayor and City Clerk, respectively, of the City of Winterset, Iowa, located in Madison County, Iowa, hereby certify that the Plat to which this Certificate is attached is a Final Plat of an addition to the City of Winterset, Iowa, designated as Northwest Development - Plat 1, and the real estate comprising the said Northwest Development - Plat 1 is more specifically described as follows:

> A part of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of Section 36, Township 76 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa more particularly described as commencing at the North Quarter Corner of said Section 36; thence S.0°00' 664.3 feet; thence S.89°32'E. 50.0 feet to point of beginning; thence S.89°32'E. 1,111.8 feet to the West line of Fourth Avenue Place Addition to Winterset, Iowa; thence S.0°08'W. 370.0 feet; thence N.89°32'W. 39.0 feet; thence S.0°08'W. 197.0 feet; thence N.89°32'W. 36.0 feet; thence S.0°08'W. 93.0 feet; thence N.89°32'W. 426.9 feet; thence N.0°09'E. 328.7 feet; thence N.89°34'W. 609.3 feet to the East line of 8th Avenue; thence N.0°00' 331.7 feet to point of beginning containing 11.905 acres. Said parcel is divided into 30 lots numbered one through thirty and Lot "A" which is a portion of Mills Street.
>
> Note: The West line of the Northeast Quarter of Section 36, Township 76 North, Range 28 West of the 5th P.M., Winterset, Madison County, Iowa is assumed to bear due North and South.

The said Northwest Development - Plat 1 was approved by the City Council by a Resolution passed and adopted by the said Council on the 20th day of July, 1981, and approved by the Mayor on the 20th day of July, 1981, and a true, correct and complete copy of the said Resolution is affixed to the said Final Plat of Northwest Development - Plat 1, and is made a part of this Certificate by this reference, and the Mayor and City Clerk do hereby certify the said Resolution as a part of the said Northwest Development - Plat 1.

The Mayor and City Clerk do hereby further certify that the said Final Plat of Northwest Development - Plat 1, with its enclosures, including the Opinion of Attorney at Law, showing that fee title of the said real estate is in the proprietors executing the said Dedication of Plat and Deed, free from encumbrance; the Certificate of the Engineer; the Dedication of Plat and Deed to Winterset, Iowa; the Certificate of the Clerk of the District Court of Madison County, Iowa, stating that the real estate is free from all judgments, attachments, mechanic's or other liens, as appears by the records in

ENTERED FOR TAXATION
THIS 29 DAY OF July 1981
AUDITORS FEE $ 5.00
AUDITOR
DEPUTY AUDITOR

FOR PLAT SEE
TOWN PLAT BOOK 1
PAGE 252.
Fee $ 42.00
Transfer $5.00

FILED NO. 147
BOOK 50 PAGE 172
1981 JUL 29 PM 2:50
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

8/21/1981 FOR AFFIDAVIT AS TO PLATTING See Misc Rec. 33-667

her office; a Certificate of the County Recorder of Madison County, Iowa, stating that the title is in fee simple in the names of the parties executing the Dedication and is free from encumbrance; and a Certificate of the County Treasurer of Madison County, Iowa, stating that the real estate is free from all taxes; all of which is duly certified in accordance with the provisions of Chapter 409 of the Code of Iowa and other applicable provisions of the law.

Dated and signed by the Mayor and City Clerk of Winterset, Iowa, on the 29th day of July, 1981, at Winterset, Madison County, Iowa.

Bernard Morrissey, Mayor

ATTEST:

Mark Nitchals

Mark Nitchals, City Clerk

CITY SEAL WINTERSET

2

RESOLUTION APPROVING NORTHWEST DEVELOPMENT - PLAT 1
AS A
SUBDIVISION IN THE CITY OF WINTERSET, IOWA

WHEREAS, W. Robert Mills and Gayla F. Mills, husband and wife, and William R. Kent and Elzara H. Kent, husband and wife, have filed in the office of the Clerk of the City of Winterset, Iowa, a Final Plat subdividing real estate within the corporate limits of the City of Winterset, Iowa;

WHEREAS, the said subdivision, named Northwest Development - Plat 1, encompasses the real estate described in Exhibit "A", attached hereto, and incorporated herein by this reference;

WHEREAS, the said Northwest Development - Plat 1 is accompanied by an Opinion of Attorney at Law showing that the fee title is in W. Robert Mills and Gayla F. Mills, husband and wife, and William R. Kent and Elzara H. Kent, husband and wife, and that the land platted is free from encumbrance; by a Dedication of Plat and Deed to Winterset, Iowa duly executed by W. Robert Mills and Gayla F. Mills, husband and wife, and William R. Kent and Elzara H. Kent, husband and wife, and acknowledged before a Notary Public; by a Certificate of County Treasurer of Madison County, Iowa that the said real estate is free from taxes; by a Certificate of the Clerk of Court of Madison County, Iowa, that the said real estate is free from all judgments, attachments, mechanic's or other liens, as appears by the records in her office; by a Certificate of the County Recorder of Madison County, Iowa, that the title to the said real estate is held in fee simple by W. Robert Mills and Gayla F. Mills, husband and wife, and William R. Kent and Elzara H. Kent, husband and wife, and free from encumbrance;

WHEREAS, the said Northwest Development - Plat 1 is accompanied by a statement of J. M. Hochstetler, a professional engineer and licensed surveyor of Winterset, Iowa, certifying his preparation of said Northwest Development - Plat 1;

WHEREAS, the City Engineer of the City of Winterset has approved the said Northwest Development - Plat 1;

WHEREAS, the Winterset City Planning Zoning Commission has approved the said Northwest Development - Plat 1 prepared pursuant to Chapter 54 of the Winterset Municipal Code of 1970, as amended, and has submitted a true copy of its Resolution approving the said Northwest Development - Plat 1, and

recommending approval thereof by the Winterset City Council;

WHEREAS, the subdividers have already installed all water mains, sanitary sewer, and streets required to be installed for subdivision purposes;

WHEREAS, the Winterset City Council finds that the said Northwest Development - Plat 1, as filed, conforms to the provisions of Chapter 409 of the Code of Iowa and the ordinances of the City of Winterset, Iowa;

WHEREAS, the Winterset City Council finds that the said Northwest Development - Plat 1 to the City of Winterset, Iowa, should now be approved and accepted by the City of Winterset, Iowa.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WINTERSET, IOWA, that the final plat of Northwest Development - Plat 1 be, and is hereby, approved and accepted.

BE IT FURTHER RESOLVED that the Mayor and Clerk of the City of Winterset, Iowa, are hereby authorized and directed to certify this Resolution, which shall be affixed to said final Northwest Development - Plat 1 as a subdivision to the City of Winterset, Iowa, to the Recorder of Madison County, Iowa, and attend to the filing and recording of all instruments and documents which should be filed and recorded in connection therewith, and that all things should be done to carry out the provisions of Chapter 409 of the Code of Iowa and Chapter 54 of the Winterset Municipal Code, as amended, so far as applicable.

On roll call vote, the members of the Winterset City Council voted as follows:

Jordan Aye

McNamara Aye

Colle Aye

Harrell Aye

Dorrell Aye

Passed and approved this 20th day of July, 1981.

Bernard Morrissey, Mayor

ATTEST:

Mark Nitchals, City Clerk

CITY OF WINTERSET



OPINION OF ATTORNEY AT LAW

NORTHWEST DEVELOPMENT - PLAT 1

We have examined the abstract of title in one part purporting to show the chain of title to the following described real estate:

> A part of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of Section 36, Township 76 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa more particularly described as commencing at the North Quarter Corner of said Section 36; thence S.0°00' 664.3 feet; thence S.89°32'E. 50.0 feet to point of beginning; thence S.89°32'E. 1,111.8 feet to the West line of Fourth Avenue Place Addition to Winterset, Iowa; thence S.0°08'W. 370.0 feet; thence N.89°32'W. 39.0 feet; thence S.0°08'W. 197.0 feet; thence N.89°32'W. 36.0 feet; thence S.0°08'W. 93.0 feet; thence N.89°32'W. 426.9 feet; thence N.0°09E. 328.7 feet; thence N.89°34'W. 609.3 feet to the East line of 8th Avenue; thence N.0°00' 331.7 feet to point of beginning containing 11.905 acres. Said parcel is divided into 30 lots numbered one through thirty and Lot "A" which is a portion of Mills Street.
>
> Note: The West line of the Northeast Quarter of Section 36, Township 76 North, Range 28 West of the 5th P.M., Winterset, Madison County, Iowa is assumed to bear due North and South,

from the root of title to the date of the last continuation: April 17, 1981, at 8:00 A.M., plus two Satisfactions of Mechanic's Lien.

In the course of this examination, we find that in our opinion, fee title is in W. Robert and Gayla F. Mills, husband and wife, and William R. Kent and Elzara H. Kent, husband and wife, with these individuals constituting the titleholders and their spouses. Also, in our opinion, the above described property, which is to be platted as Northwestern Development - Plat 1, is free from encumbrance to the extent required by Iowa Code Section 409.9 (1981).

WEBSTER, JORDAN, OLIVER & WALTERS

By G. Stephen Walters

G. Stephen Walters,
Attorney at Law, licensed to practice
in the State of Iowa

4

CERTIFICATE OF THE CLERK OF THE DISTRICT COURT
OF MADISON COUNTY, IOWA

NORTHWEST DEVELOPMENT - PLAT 1

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 following-described real property:

> A part of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of Section 36, Township 76 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa more particularly described as commencing at the North Quarter Corner of said Section 36; thence S.0°00' 664.3 feet; thence S.89°32'E. 50.0 feet to point of beginning; thence S.89°32'E. 1,111.8 feet to the West line of Fourth Avenue Place Addition to Winterset, Iowa; thence S.0°08'W. 370.0 feet; thence N.89°32'W. 39.0 feet; thence S.0°08'W. 197.0 feet; thence N.89°32'W. 36.0 feet; thence S.0°08'W. 93.0 feet; thence N.89°32'W. 426.9 feet; thence N.0°09'E. 328.7 feet; thence N.89°34'W. 609.3 feet to the East line of 8th Avenue; thence N.0°00' 331.7 feet to point of beginning containing 11.905 acres. Said parcel is divided into 30 lots numbered one through thirty and Lot "A" which is a portion of Mills Street.
>
> Note: The West line of the Northeast Quarter of Section 36, Township 76 North, Range 28 West of the 5th P.M., Winterset, Madison County, Iowa is assumed to bear due North and South.

is free from all judgments, attachments, mechanic's or other liens, as appears by the records in my office.

Dated at Winterset, Iowa, this 10 day of June, 1981.

Margaret Wheeler

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

SEAL OF DISTRICT COURT MADISON COUNTY IOWA

5

CERTIFICATE OF COUNTY TREASURER
OF MADISON COUNTY, IOWA

NORTHWEST DEVELOPMENT - PLAT 1

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 the following described real property is free from any unpaid taxes:

A part of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of Section 36, Township 76 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa more particularly described as commencing at the North Quarter Corner of said Section 36; thence S.0°00' 664.3 feet; thence S.89°32'E. 50.0 feet to point of beginning; thence S.89°32'E. 1,111.8 feet to the West line of Fourth Avenue Place Addition to Winterset; Iowa; thence S.0°08'W. 370.0 feet; thence N.89°32'W. 39.0 feet; thence S.0°08'W. 197.0 feet; thence N.89°32'W. 36.0 feet; thence S.0°08'W. 93.0 feet; thence N.89°32'W. 426.9 feet; thence N.0°09'E. 328.7 feet; thence N.89°34'W. 609.3 feet to the East line of 8th Avenue; thence N.0°00' 331.7 feet to point of beginning containing 11.905 acres. Said parcel is divided into 30 lots numbered one through thirty and Lot "A" which is a portion of Mills Street.

Note: The West line of the Northeast Quarter of Section 36, Township 76 North, Range 28 West of the 5th P.M., Winterset, Madison County, Iowa is assumed to bear due North and South,

Dated at Winterset, Iowa, this 20th day of May, 1981.

Esther J. Frank

Esther J. Frank, Treasurer of Madison County, Iowa

CERTIFICATE OF THE COUNTY RECORDER
OF MADISON COUNTY, IOWA

NORTHWEST DEVELOPMENT - PLAT 1

I, Mary E. Welty, hereby certify that I am the duly elected and acting Recorder of Madison County, Iowa; that W. Robert Mills and Gayla S. Mills, husband and wife, and William Kent and Elzara H. Kent, husband and wife, are now the fee simple owners and record titleholders, and their respective spouses, of the following-described real estate:

> A part of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of Section 36, Township 76 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa more particularly described as commencing at the North Quarter Corner of said Section 36; thence S.0°00' 664.3 feet; thence S.89°32'E. 50.0 feet to point of beginning; thence S.89°32'E. 1,111.8 feet to the West line of Fourth Avenue Place Addition to Winterset, Iowa; thence S.0°08'W. 370.0 feet; thence N.89°32'W. 39.0 feet; thence S.0°08'W. 197.0 feet; thence N.89°32'W. 36.0 feet; thence S.0°08'W. 93.0 feet; thence N.89°32'W. 426.9 feet; thence N.0°09'E. 328.7 feet; thence N.89°34'W. 609.3 feet to the East line of 8th Avenue; thence N.0°00' 331.7 feet to point of beginning containing 11.905 acres. Said parcel is divided into 30 lots numbered one through thirty and Lot "A" which is a portion of Mills Street.
>
> Note: The West line of the Northeast Quarter of Section 36, Township 76 North, Range 28 West of the 5th P.M., Winterset, Madison County, Iowa is assumed to bear due North and South,

and the said real estate is free from encumbrance as shown by the records of my office.

Dated at Winterset, Iowa, this 20 day of May, 1981.

Mary E. Welty

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

1

DEDICATION OF PLAT AND DEED

TO WINTERSET, IOWA

FOR NORTHWEST DEVELOPMENT - PLAT 1

KNOW ALL MEN BY THESE PRESENTS:

That we, W. Robert and Gayla F. Mills, husband and wife, and William R. Kent and Elzara H. Kent, husband and wife, do hereby certify that we are the sole owners and proprietors, and spouses of owners and proprietors of the following described real estate:

> A part of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of Section 36, Township 76 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as commencing at the North Quarter Corner of said Section 36; thence S.0°00' 664.3 feet; thence S.89°32'E. 50.0 feet to point of beginning; thence S.89°32'E. 1,111.8 feet to the West line of Fourth Avenue Place Addition to Winterset, Iowa; thence S.0°08'W. 370.0 feet; thence N.89°32'W. 39.0 feet; thence S.0°08'W. 197.0 feet; thence N.89°32'W. 36.0 feet; thence S.0°08'W. 93.0 feet; thence N.89°32'W. 426.9 feet; thence N.0°09'E. 328.7 feet; thence N.89°34'W. 609.3 feet to the East line of 8th Avenue; thence N.0°00' 331.7 feet to point of beginning containing 11.905 acres. Said parcel is divided into 30 lots numbered one through thirty and Lot "A" which is a portion of Mills Street.
>
> Note: The West line of the Northeast Quarter of Section 36, Township 76 North, Range 28 West of the 5th P.M., Winterset, Madison County, Iowa is assumed to bear due North and South.

That the disposition of the said land, subdivided into Northwest Development - Plat 1, as shown by the accompanying Plat and Survey Certificate, is with our free consent and in accordance with our desires as proprietors.

That we hereby dedicate, deed and convey to the City of Winterset for use as a public street so much of the above-described real property as is by the said Plat set apart and designated as Mills Street, and described on the said Plat as follows:

> "Lot "A" of Northwest Development - Plat 1 to the City of Winterset, Madison County, Iowa."

IN WITNESS WHEREOF, we have hereunto set our hands this 20th day of May, 1981.

W. Robert Mills

William R. Kent

Gayla F. Mills

Elzara H. Kent

STATE OF IOWA :
:ss
MADISON COUNTY:

On this 20th day of May, 1981, before me, the undersigned, a Notary Public in and for said County and State, personally appeared W. Robert Mills and Gayla F. Mills, 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.

J. Stephen Walters
Notary Public in and for Madison County, Iowa

STATE OF IOWA :
:ss
MADISON COUNTY:

On this 20th day of May, 1981, before me, the undersigned, a Notary Public in and for said County and State, personally appeared William R. Kent and Elzara H. Kent, 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.

J. Stephen Walters
Notary Public in and for Madison County, Iowa

8

RESTRICTIVE COVENANTS

W. Robert Mills and Gayla F. Mills, husband and wife, and William R. Kent and Elzara H. Kent, husband and wife, as the fee simple owners and record title holders to all real property included and being platted as Northwest Development - Plat 1 to the City of Winterset, Iowa, hereby impose and subject the said real property to the following regulations, covenants, restrictions and easements as to the use and occupancy thereof:

1. No lots shall be used for other than single or multi-family residential purposes.

2. No used building or structure of any kind shall be moved onto any lot.

3. No building or structure of a temporary character, trailer, basement, tent, shack, garage, earth sheltered home, dome home, or out building shall be used as a residential dwelling on any lot, either temporarily or permanently.

4. No building or structure shall be constructed, altered or maintained on any lot unless it has a driveway from the street running to the improvement which is sufficient area to accommodate at least two cars, entirely off the street. All driveways shall be constructed of concrete or bituminous surfacing.

5. The minimum floor area of the main structure constructed on any lot, exclusive of one-story open porches, garages and basements, shall be as follows:

a. One-story homes shall have a minimum square footage of 1000 square feet.

b. Two-story homes shall have a minimum square footage on the first story above the ground level of 700 square feet.

c. Split-level homes shall have a minimum square footage on the stories that touch the roof line of 1000 square feet.

d. No residence or structure of any kind shall be located on any lot if the structure is what is commonly known as a mobile home, whether it be of single or double width.

6. The design of mail boxes, other than mail boxes attached to the home or major structure on the property, shall be approved by W. Robert Mills, Richard Mills or a successor designated by either of these individuals.

7. No sign of any description shall be placed on any lot, except the following:

a. Street signs, traffic signs, or other signs displayed by the City of Winterset or any other governmental unit.

b. Signs not exceeding 144 square inches in the area upon which there shall be exhibited the house number, the name, or both, of the resident.

c. Signs of the builder or developer will be permitted until the development is completed and structures are placed on all lots.

d. Signs not exceeding 1296 square inches in size shall be permitted to show that property is for sale or rent.

8. All utility connection facilities and systems shall be underground.

9. Easements for the installation and maintenance of utilities and drainage facilities are granted as perpetual easements as shown on the recorded plat of Northwest Development - Plat One. This includes, but is not limited to: a perpetual easement to the City of Winterset, Iowa, and its assigns, for utility and drainage purposes, with the right to construct, maintain and remove electric lines, wires, conduits, water pipelines, drain tile, sewer tile, and all other necessary utility installations; a perpetual easement to Northwestern Bell Telephone Company, and its assigns, for the purpose of enabling it to construct, maintain and remove telephone lines, wires, conduits and other necessary installations; a perpetual easement to Iowa Power & Light Company, and its assigns, to construct, maintain and remove gas lines and ancillary utility installations; and a perpetual easement to Winterset Cablevision, Inc., and its assigns, to construct, maintain and remove cable television lines and equipment and other ancillary installations.

10. No animal shall be raised, bred or kept on any lot except dogs, cats, and other common household pets which are not kept, bred or maintained for commercial purposes. In no event shall more than two dogs and two cats be maintained on any one lot or lots in which a single structure is built at any one time. All dogs must be tied or fenced in a dog run.

11. The owner, or person in possession of each lot, whether vacant or improved, shall keep the same free of weeds and debris. In the event that weeds or debris collect on a lot, W. Robert Mills, Richard Mills or a successor appointed by one of them shall have the right to give written notice, by certified mail, stating that if such weeds or debris is not removed within fifteen days after the mailing of the said notice, W. Robert Mills, Richard Mills, or the successor appointed by one of them shall have the right to enter upon

the property to cut, or cause to be cut, such weeds, or remove, or cause to be removed, such debris, and the owner of the property shall be obligated to pay the costs thereof. This right granted to W. Robert Mills, Richard Mills or a successor designated by one of them shall in no way prejudice the right of any other owner of property in Northwest Development - Plat 1 , located within 500 feet of the offensive property, to enforce this restrictive covenant in the manner set forth below.

12. No lot in this subdivision shall be subdivided into a building plot for a single or multi-family residential structure such that the building plot is smaller than the platted lot.

13. If the owner or party in possession of any lot shall violate, or attempt to violate any of the covenants or restrictions herein, the owner of any other lot in Northwest Development - Plat One shall have the right to prosecute any proceedings at law or equity against the person or persons violating, or attempting to violate, any such covenant or restriction, in order to either prevent him or them from so doing, or to seek other remedies or damages for such violation.

14. Invalidation of any one of these covenants by judgments or court order shall in no way affect any of the other provisions.

15. The foregoing covenants and easements shall run with the land.

W. Robert Mills

William R. Kent

Gayla F. Mills

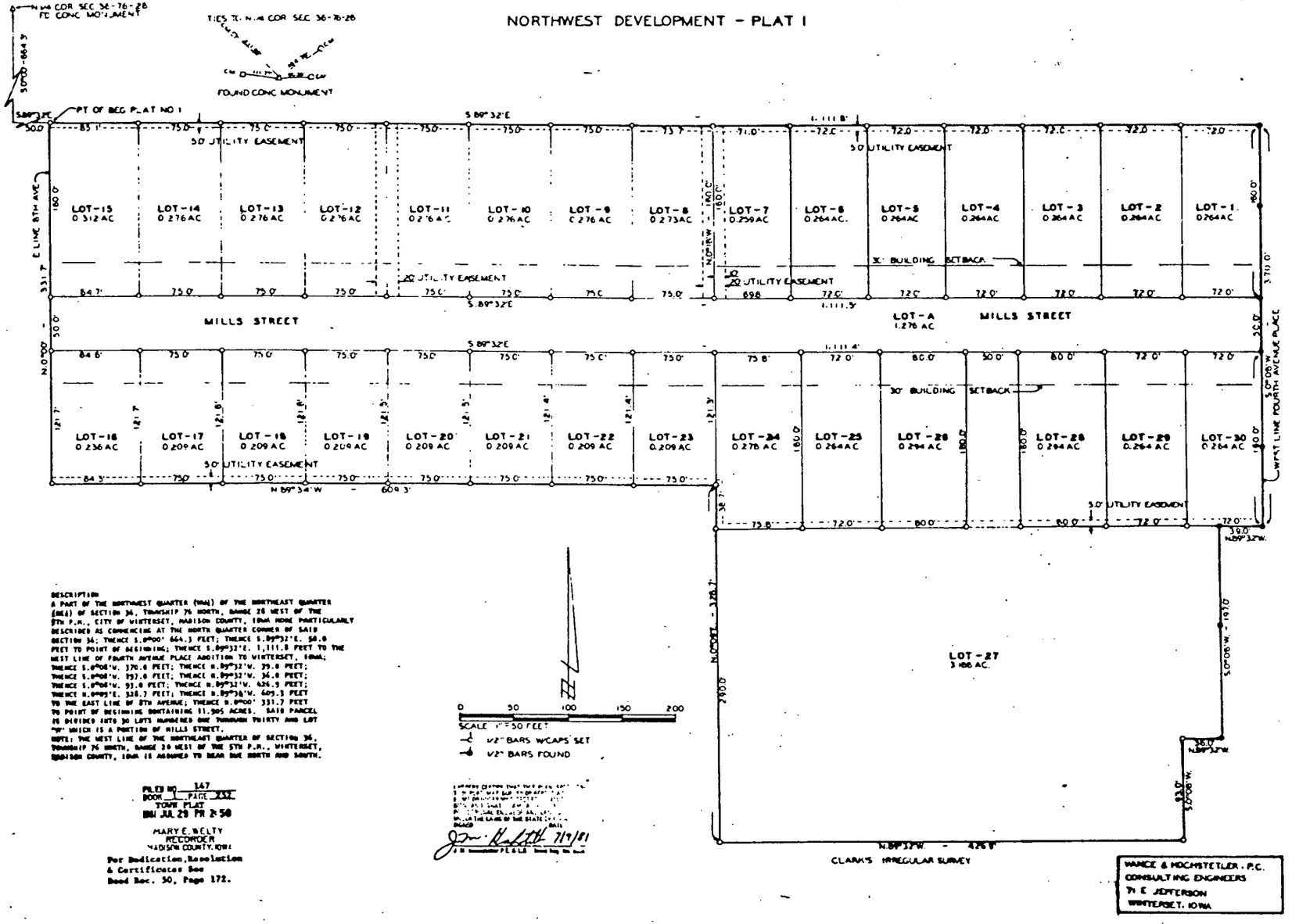
Elzara H. Kent

STATE OF IOWA :
:ss
MADISON COUNTY:

On this 20th day of May, 1981, before me, the undersigned, a Notary Public in and for said County and State, personally appeared W. ROBERT MILLS, GAYLA F. MILLS, WILLIAM R. KENT and ELZARA H. KENT, 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.

Notary Public in and for the State of Iowa

NORTHWEST DEVELOPMENT - PLAT I



DESCRIPTION
A PART OF THE NORTHWEST QUARTER (NW¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 36, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5TH P.M., CITY OF WINTERSET, MADISON COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 36; THENCE S.0°00' 664.3 FEET; THENCE S.89°32'E. 50.0 FEET TO POINT OF BEGINNING; THENCE S.89°32'E. 1,111.8 FEET TO THE WEST LINE OF FOURTH AVENUE PLACE ADDITION TO WINTERSET, IOWA; THENCE S.0°08'W. 370.0 FEET; THENCE N.89°32'W. 39.0 FEET; THENCE S.0°08'W. 957.0 FEET; THENCE S.89°32'W. 36.0 FEET; THENCE S.0°08'W. 93.0 FEET; THENCE N.89°32'W. 426.9 FEET; THENCE N.0°00'E. 328.7 FEET; THENCE N.89°34'W. 609.3 FEET TO THE EAST LINE OF 8TH AVENUE; THENCE N.0°00' 331.7 FEET TO POINT OF BEGINNING CONTAINING 11.905 ACRES. SAID PARCEL IS DIVIDED INTO 30 LOTS NUMBERED ONE THROUGH THIRTY AND LOT "A" WHICH IS A PORTION OF MILLS STREET.
NOTE: THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5TH P.M., WINTERSET, MADISON COUNTY, IOWA IS ASSUMED TO BEAR DUE NORTH AND SOUTH.

FILED NO 147
BOOK ___ PAGE 352
TOWN PLAT
'80 JUL 29 PM 2:50
MARY E. KELLY
RECORDER
MADISON COUNTY, IOWA
Per Dedication, Resolution & Certificates See Deed Rec. 50, Page 172.

7/9/80

WANCE & MOCHSTETLER, P.C.
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WINTERSET, IOWA