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Compared

FILED NO. 872
BOOK 50 PAGE 790

1982 DEC 21 PM 2:31

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee $30.00
Auditor's $5.00

CERTIFICATE OF APPROVAL OF PLAT
OF THE SUBDIVISION OF LOT 7 AND LOT 8
IN VALLEY VIEW ADDITION
TO THE CITY OF WINTERSET, IOWA

We, Bernard Morrissey and Mark J. Nitchals, Mayor and City Clerk, respectively, of the City of Winterset, Iowa, located in Madison County, Iowa, do hereby certify that the Plat of the Subdivision of Lot 7 and Lot 8 in Valley View Addition to the City of Winterset, Iowa, filed June 22, 1982, in Book 1 on Page 258 in the office of the Madison County, Iowa, Recorder, is the final Plat of the said Subdivision, and the real estate comprising the said final Plat is more specifically described as follows:

> Lot 7 and Lot 8 of Valley View Addition to the City of Winterset, Madison County, Iowa, more particularly described as follows: commencing at the Southwest Corner of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., thence North 0°00'00" West 659.50 feet along the section line, thence South 89°48'00" East 255.00 feet to the point of beginning. Thence continuing South 89°48'00" East 357.20 feet, thence North 00°14'00" East 328.71 feet, thence North 89°41'30" West 358.80 feet, thence South 00° 03'00" East 329.40 feet to the point of beginning.
>
> Said parcel contains 2.70 acres and is subdivided into 10 lots and Lot A which is South Street as shown and indicated on the Plat.

The said Plat of the Subdivision of Lot 7 and Lot 8 in Valley View Addition to the City of Winterset, Iowa, was approved by the City Council by Resolution, passed and adopted by the City Council on the 20th day of December, 1982, and approved by the Mayor on the 20th day of December, 1982. A true, correct and complete copy of the said Resolution is attached hereto and made a part of this Certificate by this reference. The Mayor and City Clerk do hereby certify said Resolution as part of the said Plat of the Subdivision of Lot 7 and Lot 8 in Valley View Addition to the City of Winterset, Iowa.

The Mayor and City Clerk do hereby certify the final Plat of the Subdivision of Lot 7 and Lot 8 in Valley View Addition to the City of Winterset, Iowa, with its enclosures, including the Opinion of Attorney at law showing fee title to the said real estate to be in the proprietors executing the Dedication of Plat and Deed, free from encumbrance; the Certificate of the Engineer; the Dedication of Plat and Deed to the City of Winterset, Iowa; the Certificate of the Clerk of the District Court of Madison County, Iowa, stating that the real estate is free from all

ENTERED FOR TAXATION
THIS 21 DAY OF Dec 1982
AUDITORS FEE $ 5.00
AUDITOR
DEPUTY AUDITOR

judgments, attachments, mechanic's or other liens of any kind as appears by the records in her office; the 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 of Plat and Deed to the City of Winterset, Iowa, and is free from encumbrance; and a Certificate of County Treasurer of Madison County, Iowa, stating that the real estate is free from unpaid 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 this 20th day of December, 1982.

Bernard Morrissey, Mayor of
the City of Winterset, Iowa

ATTEST:

Mark Nitchals

Mark Nitchals, City Clerk of
the City of Winterset, Iowa

RESOLUTION APPROVING PLAT OF THE SUBDIVISION
OF LOT 7 AND LOT 8 IN VALLEY VIEW ADDITION
TO THE CITY OF WINTERSET, IOWA

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WHEREAS, Herbert T. Reed and Dorothy L. Reed have filed in the office of the Clerk of the City of Winterset, Iowa, a final plat subdividing the real estate legally described as:

> Lot 7 and Lot 8 of Valley View Addition to the City of Winterset, Madison County, Iowa, more particularly described as follows: commencing at the Southwest Corner of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., thence North 0°00'00" West 659.50 feet along the section line, thence South 89°48'00" East 255.00 feet to the point of beginning. Thence continuing South 89°48'00" East 357.20 feet, thence North 00°14'00" East 328.71 feet, thence North 89°41'30" West 358.80 feet, thence South 00° 03'00" East 329.40 feet to the point of beginning.
>
> Said parcel contains 2.704 acres and is subdivided into 10 lots and Lot A which is South Street as shown and indicated on the Plat.

WHEREAS, said Plat is accompanied by an Opinion of Attorney at law showing fee title to be held by the subdivider, Herbert T. Reed, and his spouse, Dorothy L. Reed; by a Certificate of the Madison County Treasurer that the said real estate is free from taxes; by a Certificate of the Madison County Clerk of Court that the said real estate is free from all judgments, attachments, mechanic's or other liens as appears by the records in her office; and 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 the said subdivider and his spouse and is free from encumbrance;

WHEREAS, the said Plat is accompanied by a Certificate of Charles T. Vance, a professional engineer and licensed land surveyor, certifying his preparation of said Plat;

WHEREAS, the Winterset Planning and Zoning Commission met on June 8, 1982, and approved the preliminary Plat and Plat hereof prepared pursuant to Chapter 54 of the Winterset Municipal Code of 1982, as amended, and has passed and submitted a Resolution showing its approval of the said Plat and recommending approval thereof by the Winterset City Council;

WHEREAS, the Council finds this subdivision has all improvements previously installed and requires no further dedication of lands to the public, other than as completed in the Dedication of Plat and Deed to Winterset, Iowa for Subdivision of Lot 7 and Lot 8 in Valley View Addition by Herbert T. Reed and Dorothy L. Reed, dated December 20, 1982.

WHEREAS, the Council finds that water and electricity are available to

the development;

WHEREAS, the Council finds that the said Plat should now be approved by the City of Winterset, Iowa.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Winterset, Iowa, that the Plat of the Subdivision of Lot 7 and Lot 8 in Valley View Addition to Winteret, Iowa be, and is hereby, approved and accepted by the City Council of Winterset, Iowa; that the instruments and documents presented in connection therewith are hereby approved; and that the action of the City Council taken in the Resolution Approving a Plat of a Subdivision of Lot 7 and Lot 8 in Valley View Addition to the City of Winterset, Iowa, passed and approved June 21, 1982, and filed June 22, 1982, in Town Lot Deed Record 50 on page 538 in the office of the Madison County, Iowa, Recorder, be, and is hereby, ratified.

BE IT FURTHER RESOLVED by the City Council of Winterset, Iowa, that the Mayor and City Clerk be, and are hereby, authorized and directed to certify this Resolution, which shall be considered affixed to the said Final Plat of the Subdivision of Lot 7 and Lot 8 in Valley View Addition to the City of Winterset, Iowa, filed on June 22, 1982, in Book 1 on Page 258 in the office of the Madison County, Iowa, Recorder, to the Recorder of Madison County, Iowa, and to attend to the filing and recording of all instruments and documents which should be filed and recorded in connection therewith and that all things shall be done to carry out the provisions of Chapter 409 of the Code of Iowa, as amended, so far as applicable, 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:

Callison Aye

Cole Aye

Harrell Aye

Thompson Aye

Ward Aye

Passed and approved this 20th day of December, 1982.

Bernard Morrissey, Mayor

ATTEST:

Mark Nitchals, City Clerk

WINTERSET

DEDICATION OF PLAT AND DEED
TO WINTERSET, IOWA
FOR SUBDIVISION OF
LOT 7 AND LOT 8 IN VALLEY VIEW ADDITION

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KNOW ALL MEN BY THESE PRESENTS:

That we, Herbert T. Reed and Dorothy L. Reed, husband and wife, do hereby certify that we are the sole owner and spouse of the sole owner, of the following-described real estate:

> Lot 7 and Lot 8 of Valley View Addition to the City of Winterset, Madison County, Iowa, more particularly described as follows: commencing at the Southwest Corner of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., thence North 0°00'00" West 659.50 feet along the section line, thence South 89°48'00" East 255.00 feet to the point of beginning. Thence continuing South 89° 48'00" East 357.20 feet, thence North 00°14'00" East 328.71 feet, thence North 89°41'30" West 358.80 feet, thence South 00° 03'00" East 329.40 feet to the point of beginning.
>
> Said parcel contains 2.704 acres and is subdivided into 10 lots and Lot A which is South Street as shown and indicated on the Plat.

That the disposition of the said land, subdivided into the Plat of the Subdivision of Lot 7 and Lot 8 in Valley View Addition to the City of Winterset, Iowa, as shown by the Plat and Survey Certificate recorded in Book 1 on Page 258 in the office of the Madison County, Iowa, Recorder, on June 22, 1982, 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 South Street, and described on the said Plat as follows:

> "Lot 'A', South Street, in the Plat of the Subdivision of Lot 7 and Lot 8 in Valley View Addition to the City of Winterset, Madison County, Iowa."

That this dedication of plat and deed are to be considered effective for all purposes on and from June 21, 1982.

Herbert T. Reed
Herbert T. Reed

Dorothy L. Reed
Dorothy L. Reed

STATE OF Iowa :
:ss
Madison COUNTY :

On this 20th day of December, 1982, before me, the undersigned, a Notary Public in and for said County and State, personally appeared

Herbert T. Reed and Dorothy L. Reed, 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.

Deadra Erickson
Notary Public in and for the State of Iowa and the County of Madison



OPINION OF ATTORNEY AT LAW

PLAT OF SUBDIVISION OF LOT 7 AND
LOT 8 IN VALLEY VIEW ADDITION

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

> Lot 7 and Lot 8 of Valley View Addition to the City of Winterset, Madison County, Iowa, more particularly described as follows: commencing at the Southwest Corner of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., thence North 0°00'00" West 659.50 feet along the section line, thence South 89°48'00" East 255.00 feet to the point of beginning. Thence continuing South 89°48'00" East 357.20 feet, thence North 00°14'00" East 328.71 feet, thence North 89°41'30" West 358.80 feet, thence South 00° 03'00" East 329.40 feet to the point of beginning.
>
> Said parcel contains 2.704 acres and is subdivided into 10 lots and Lot A which is South Street as shown and indicated on the Plat.

from the root of title to the date of the last continuation: July 30, 1982, at 8:00 A.M., plus additional searches to render the opinion set forth in the following paragraph.

In the course of this examination and these searches, we find that, in our opinion, fee title is in Herbert T. Reed, that his spouse is Dorothy L. Reed, and that Herbert T. Reed and Dorothy L. Reed therefore constitute the title holder and his spouse. Also, in our opinion, the above-described property, platted as a plat of the Subdivision of Lot 7 and Lot 8 in Valley View Addition to the City of Winterset, Iowa, is free from encumbrances to the extent required by Iowa Code Section 409.9 (1981).

I am an attorney at law, duly licensed to practice in the State of Iowa.

Dated at Winterset, Iowa, this 10th day of December, 1982.

WEBSTER, JORDAN, OLIVER & WALTERS

By G. Stephen Walters
G. Stephen Walters
Attorney at Law

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

PLAT OF SUBDIVISION OF LOT 7 AND
LOT 8 IN VALLEY VIEW ADDITION

---

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:

> Lot 7 and Lot 8 of Valley View Addition to the City of Winterset, Madison County, Iowa, more particularly described as follows: commencing at the Southwest Corner of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., thence North 0°00'00" West 659.50 feet along the section line, thence South 89°48'00" East 255.00 feet to the point of beginning. Thence continuing South 89°48'00" East 357.20 feet, thence North 00°14'00" East 328.71 feet, thence North 89°41'30" West 358.80 feet, thence South 00° 03'00" East 329.40 feet to the point of beginning.
>
> Said parcel contains 2.704 acres and is subdivided into 10 lots and Lot A which is South Street as shown and indicated on the Plat.

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

Dated at Winterset, Iowa, this 20 day of December, 1982.

Margaret Wheeler

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

CERTIFICATE OF COUNTY TREASURER
OF MADISON COUNTY, IOWA

PLAT OF SUBDIVISION OF LOT 7 AND
LOT 8 IN VALLEY VIEW ADDITION

---

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:

> Lot 7 and Lot 8 of Valley View Addition to the City of Winterset, Madison County, Iowa, more particularly described as follows: commencing at the Southwest Corner of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., thence North 0°00'00" West 659.50 feet along the section line, thence South 89°48'00" East 255.00 feet to the point of beginning. Thence continuing South 89°48'00" East 357.20 feet, thence North 00°14'00" East 328.71 feet, thence North 89°41'30" West 358.80 feet, thence South 00° 03'00" East 329.40 feet to the point of beginning.
>
> Said parcel contains 2.704 acres and is subdivided into 10 lots and Lot A which is South Street as shown and indicated on the Plat.

Dated at Winterset, Iowa, this 20th day of December, 1982.

Esther J. Frank

Esther J. Frank, Treasurer of
Madison County, Iowa

MADISON CO.
IOWA

CERTIFICATE OF THE COUNTY RECORDER
OF MADISON COUNTY, IOWA

PLAT OF SUBDIVISION OF
LOT 7 AND LOT 8
IN VALLEY VIEW ADDITION

---

I, Mary E. Welty, hereby certify that I am the duly elected and acting Recorder of Madison County, Iowa; that Herbert T. Reed and Dorothy L. Reed, husband and wife, are now the fee simple owner and record title holder, and his spouse, of the following-described real estate:

> Lot 7 and Lot 8 of Valley View Addition to the City of Winterset, Madison County, Iowa, more particularly described as follows: commencing at the Southwest Corner of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., thence North 0°00'00" West 659.50 feet along the section line, thence South 89°48'00" East 255.00 feet to the point of beginning. Thence continuing South 89°48'00" East 357.20 feet, thence North 00°14'00" East 328.71 feet, thence North 89°41'30" West 358.80 feet, thence South 00° 03'00" East 329.40 feet to the point of beginning.
>
> Said parcel contains 2.704 acres and is subdivided into 10 lots and Lot A which is South Street as shown and indicated on the Plat.

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

I further certify that a complete abstract of title to the above-described real property accompanied the Subdivision Plat pursuant to Chapter 409.9 of the 1981 Code of Iowa.

Dated at Winterset, Iowa, this 20 day of December, 1982.

Mary E. Welty

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