

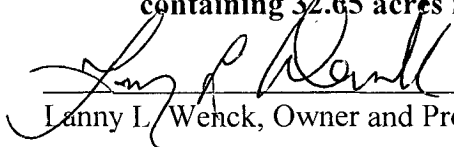
INDX ✓
ANNO
SCAN
CHEK

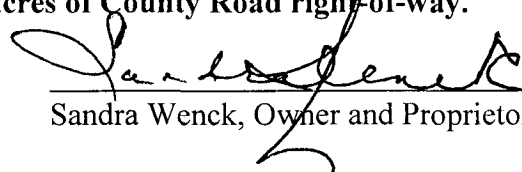
**DEDICATION OF PLAT
TO THE KID'S ADDITION
IN
MADISON COUNTY, IOWA**

I, Lanny L. Wenck and Sandra Wenck, husband and wife, hereby certify that they are the sole owners and proprietors of the real property described below and that the disposition of this real property subdivided as shown by the accompanying final plat for The Kid's Addition in Madison County, Iowa, is in accordance with their free consent and in accordance with their desire as the owners and proprietors of the real estate. The undersigned owners and proprietors do hereby dedicate to the public and convey any and all easements and any other public right-of-way as shown on that plat designated for public use. The real property covered by this Dedication of Plat is described as follows:

A part of Parcel "C" in the Southeast Quarter of Section 10, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

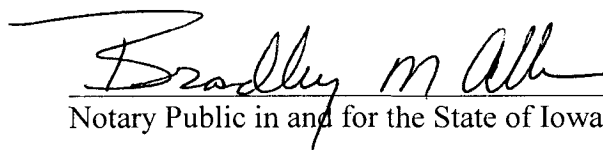
Beginning at the Southeast Corner of the Southwest Quarter of the Southeast Quarter of Section 10, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence South 89°16'31" West 815.84 feet along the South line of said Southwest Quarter of the Southeast Quarter, which is the South line of Parcel "C"; thence North 16°29'55" East 557.60 feet; thence North 33°32'02" West 330.92 feet; thence North 61°15'01" West 50.02 feet to a point on the centerline of Pammel Park Road; thence North 28°44'59" East 525.36 feet to a point on the North line of said Southwest Quarter of the Southeast Quarter; thence North 88°41'45" East 642.18 feet to the Northeast Corner of said Southwest Quarter of the Southeast Quarter; thence South 00°28'04" West 600.16 feet along the East line of said Southwest Quarter of the Southeast Quarter; thence South 86°47'48" East 658.07 feet; thence South 00°37'18" West 654.95 feet along the East line of Parcel "C" to the Southeast Corner of Parcel "C"; thence South 89°16'31" West 655.71 feet to the Point of Beginning, containing 32.65 acres including 0.62 acres of County Road right-of-way.


Lanny L. Wenck, Owner and Proprietor


Sandra Wenck, Owner and Proprietor

STATE OF IOWA, COUNTY OF MADISON, ss:

On this 18 day of August, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Lanny L. Wenck and Sandra Wenck to me known to be the 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



Flander, Casper and Rosien, P.C.

ATTORNEYS AT LAW
223 EAST COURT AVENUE
P.O. BOX 67
WINTERSSET, IOWA 50273-0067

JOHN E. CASPER
jcasper@ferpc.com

JANE E. ROSIEN
jrosien@ferpc.com

LEONARD M. FLANDER
(1934-2002)

Telephone: (515) 462-4912
Fax: (515) 462-3392
E-Mail:attorneys@ferpc.com

August 8, 2014

Sandra Wenck and Lanny L. Wenck
2498 Carver Road
Winterset, IA 50273

Re: Title Opinion
The Kid's Addition

Pursuant to your request, I have examined the title to the premises legally described as:

A part of Parcel "C" in the Southeast Quarter of Section 10, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Beginning at the Southeast Corner of the Southwest Quarter of the Southeast Quarter of Section 10, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence South 89°16'31" West 815.84 feet along the South line of said Southwest Quarter of the Southeast Quarter, which is the South line of Parcel "C"; thence North 16°29'55" East 557.60 feet; thence North 33°32'02" West 330.92 feet; thence North 61°15'01" West 50.02 feet to a point on the centerline of Pammel Park Road; thence North 28°44'59" East 525.36 feet to a point on the North line of said Southwest Quarter of the Southeast Quarter; thence North 88°41'45" East 642.18 feet to the Northeast Corner of said Southwest Quarter of the Southeast Quarter; thence South 00°28'04" West 600.16 feet along the East line of said Southwest Quarter of the Southeast Quarter; thence South 86°47'48" East 658.07 feet; thence South 00°37'18" West 654.95 feet along the East line of Parcel "C" to the Southeast Corner of Parcel "C"; thence South 89°16'31" West 655.71 feet to the Point of Beginning, containing 32.65 acres including 0.62 acres of County Road right-of-way,

as disclosed by an abstract of title, being abstract number 10752823, which was originally prepared by Madison County Abstract Company of Winterset, Iowa and last certified by Madison County Abstract Company of Winterset, Iowa, covering the period from the date of the root of title to and including July 30, 2014, at 8:00 o'clock A.M., and containing 35 entries through the last

continuation.


On the date and time last mentioned above, I find marketable title pursuant to the Forty (40) Year Marketable Title Act of the State of Iowa to be in:

**Sandra Wenck and Lanny L. Wenck,
as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common,**

and further find that the above described real estate is not subject to any mortgage liens or other liens of record. The property taxes payable upon the above described premises during the fiscal year commencing on July 1, 2014 have not yet been certified or spread upon the record books of the Madison County Treasurer.

I find nothing further to report.

Respectfully submitted,
FLANDER, CASPER & ROSIEN, P.C.



John E. Casper
JEC/cjv

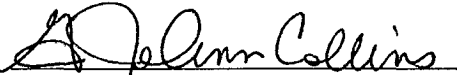
**CERTIFICATE OF THE COUNTY TREASURER
OF MADISON COUNTY, IOWA
FOR
THE KID'S ADDITION
IN MADISON COUNTY, IOWA**

I, G. JoAnn Collins, do hereby certify that I am the duly elected and acting Treasurer of Madison County, Iowa; that I have examined the records in the Office of the Madison County Treasurer; and, that there are no certified taxes and no certified special assessments forming a lien against the following described real estate:

A part of Parcel "C" in the Southeast Quarter of Section 10, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Beginning at the Southeast Corner of the Southwest Quarter of the Southeast Quarter of Section 10, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence South 89°16'31" West 815.84 feet along the South line of said Southwest Quarter of the Southeast Quarter, which is the South line of Parcel "C"; thence North 16°29'55" East 557.60 feet; thence North 33°32'02" West 330.92 feet; thence North 61°15'01" West 50.02 feet to a point on the centerline of Pammel Park Road; thence North 28°44'59" East 525.36 feet to a point on the North line of said Southwest Quarter of the Southeast Quarter; thence North 88°41'45" East 642.18 feet to the Northeast Corner of said Southwest Quarter of the Southeast Quarter; thence South 00°28'04" West 600.16 feet along the East line of said Southwest Quarter of the Southeast Quarter; thence South 86°47'48" East 658.07 feet; thence South 00°37'18" West 654.95 feet along the East line of Parcel "C" to the Southeast Corner of Parcel "C"; thence South 89°16'31" West 655.71 feet to the Point of Beginning, containing 32.65 acres including 0.62 acres of County Road right-of-way.

Dated on this 19 day of August, 2014, at Winterset, Iowa.


G. JoAnn Collins, Treasurer
of Madison County, Iowa



**COUNTY AUDITOR
APPROVAL OF THE
NAME OF THE SUBDIVISION PLAT**

The Madison County Auditor pursuant to Iowa Code Section 354.11 does hereby approve the following name of the Subdivision Plat, to wit:


THE KID'S ADDITION

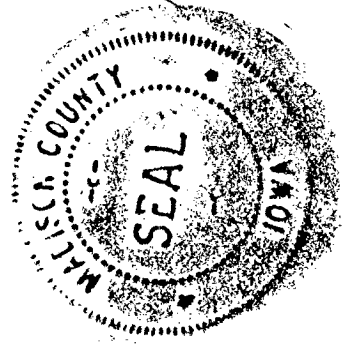
for the real estate being subdivided which is legally described as:

A part of Parcel "C" in the Southeast Quarter of Section 10, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Beginning at the Southeast Corner of the Southwest Quarter of the Southeast Quarter of Section 10, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence South 89°16'31" West 815.84 feet along the South line of said Southwest Quarter of the Southeast Quarter, which is the South line of Parcel "C"; thence North 16°29'55" East 557.60 feet; thence North 33°32'02" West 330.92 feet; thence North 61°15'01" West 50.02 feet to a point on the centerline of Pammel Park Road; thence North 28°44'59" East 525.36 feet to a point on the North line of said Southwest Quarter of the Southeast Quarter; thence North 88°41'45" East 642.18 feet to the Northeast Corner of said Southwest Quarter of the Southeast Quarter; thence South 00°28'04" West 600.16 feet along the East line of said Southwest Quarter of the Southeast Quarter; thence South 86°47'48" East 658.07 feet; thence South 00°37'18" West 654.95 feet along the East line of Parcel "C" to the Southeast Corner of Parcel "C"; thence South 89°16'31" West 655.71 feet to the Point of Beginning, containing 32.65 acres including 0.62 acres of County Road right-of-way.

August 18, 2014


Heidi Burhans
Madison County Auditor



**CERTIFICATE OF THE COUNTY RECORDER
OF MADISON COUNTY, IOWA
FOR
THE KID'S ADDITION
IN MADISON COUNTY, IOWA**

I, Lisa Smith, do hereby certify that I am the duly elected and acting Recorder of Madison County, Iowa; that Lanny L. Wenck and Sandra Wenck are the fee simple owners and record title holders of the following described real estate:

A part of Parcel "C" in the Southeast Quarter of Section 10, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

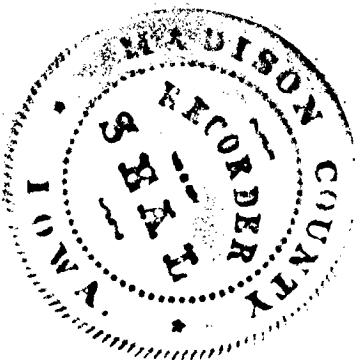
Beginning at the Southeast Corner of the Southwest Quarter of the Southeast Quarter of Section 10, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence South 89°16'31" West 815.84 feet along the South line of said Southwest Quarter of the Southeast Quarter, which is the South line of Parcel "C"; thence North 16°29'55" East 557.60 feet; thence North 33°32'02" West 330.92 feet; thence North 61°15'01" West 50.02 feet to a point on the centerline of Pammel Park Road; thence North 28°44'59" East 525.36 feet to a point on the North line of said Southwest Quarter of the Southeast Quarter; thence North 88°41'45" East 642.18 feet to the Northeast Corner of said Southwest Quarter of the Southeast Quarter; thence South 00°28'04" West 600.16 feet along the East line of said Southwest Quarter of the Southeast Quarter; thence South 86°47'48" East 658.07 feet; thence South 00°37'18" West 654.95 feet along the East line of Parcel "C" to the Southeast Corner of Parcel "C"; thence South 89°16'31" West 655.71 feet to the Point of Beginning, containing 32.65 acres including 0.62 acres of County Road right-of-way,

and that this real estate is free and clear of all liens and encumbrances.

Dated at Winterset, Iowa on this 18th day of August, 2014.



Lisa Smith, Recorder of
Madison County, Iowa



**RESOLUTION APPROVING FINAL PLAT OF THE KID'S ADDITION
IN MADISON COUNTY, IOWA**

Whereas, a Final Plat has been filed in the Office of the Zoning Administrator of Madison County, Iowa, for a proposed subdivision to be known as The Kid's Addition in Madison County, Iowa;

Whereas, the Final Plat comprises the real estate legally described as:

A part of Parcel "C" in the Southeast Quarter of Section 10, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Beginning at the Southeast Corner of the Southwest Quarter of the Southeast Quarter of Section 10, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence South 89°16'31" West 815.84 feet along the South line of said Southwest Quarter of the Southeast Quarter, which is the South line of Parcel "C"; thence North 16°29'55" East 557.60 feet; thence North 33°32'02" West 330.92 feet; thence North 61°15'01" West 50.02 feet to a point on the centerline of Pammel Park Road; thence North 28°44'59" East 525.36 feet to a point on the North line of said Southwest Quarter of the Southeast Quarter; thence North 88°41'45" East 642.18 feet to the Northeast Corner of said Southwest Quarter of the Southeast Quarter; thence South 00°28'04" West 600.16 feet along the East line of said Southwest Quarter of the Southeast Quarter; thence South 86°47'48" East 658.07 feet; thence South 00°37'18" West 654.95 feet along the East line of Parcel "C" to the Southeast Corner of Parcel "C"; thence South 89°16'31" West 655.71 feet to the Point of Beginning, containing 32.65 acres including 0.62 acres of County Road right-of-way.

Whereas, the Final Plat has been duly approved by the Zoning Administrator and/or the Planning and Zoning Commission in accordance with the County Subdivision Ordinance and the laws of the State of Iowa;

Whereas, the Final Plat is accompanied by all the documents required by law including, but not limited to, the plat dedication by the proprietor, the certificate of the County Treasurer, and the title opinion of the attorney;

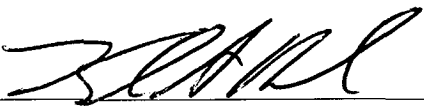
Whereas, the Madison County Board of Supervisors finds that this rural subdivision is within two (2) miles of the City of Winterset, Iowa and is thereby subject to any concurrent jurisdiction of this City's subdivision laws or ordinances and that the City of Winterset, Iowa has approved this subdivision; and,

Whereas, the Madison County Board of Supervisors finds that this plat conforms in all respects to the provisions of the Subdivision Ordinance of Madison County and to the laws of the State of Iowa and should now be approved in all respects.

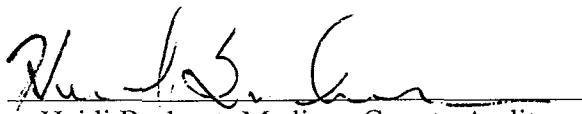
NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Madison County, Iowa, that the subdivision plat known as The Kid's Addition in Madison County, Iowa be and is hereby approved in all respects; the dedication and/or conveyance of public areas within the plat, if any, be and are hereby approved and accepted in all respects; and, the Madison County Zoning Administrator be and is hereby directed to certify this Resolution, the Subdivision Plat and all other accompanying documents to the Office of the Madison County Recorder for recording in the manner provided by law.

Passed and approved by the Board of Supervisors on this 9th day of ~~August~~ ^{Sept}, 2014, at Winterset, Iowa.

Madison County Board of Supervisors

By 
~~Robert C. Duff, Chairperson~~
Kirk Macomber
Madison County Board of Supervisors

Attest:


Heidi Burhan, Madison County Auditor
Secretary of the Board of Supervisors

AGREEMENT

THIS AGREEMENT made and entered into by and between Lanny L. Wenck and Sandra Wenck as the proprietors of The Kid's Addition and Todd Hagan, Madison County Engineer.

NOW THEREFORE IT IS AGREED as follows:

1. The proprietors of The Kid's Addition, a Subdivision Plat of the following-described real estate:

A part of Parcel "C" in the Southeast Quarter of Section 10, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Beginning at the Southeast Corner of the Southwest Quarter of the Southeast Quarter of Section 10, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence South 89°16'31" West 815.84 feet along the South line of said Southwest Quarter of the Southeast Quarter, which is the South line of Parcel "C"; thence North 16°29'55" East 557.60 feet; thence North 33°32'02" West 330.92 feet; thence North 61°15'01" West 50.02 feet to a point on the centerline of Pammel Park Road; thence North 28°44'59" East 525.36 feet to a point on the North line of said Southwest Quarter of the Southeast Quarter; thence North 88°41'45" East 642.18 feet to the Northeast Corner of said Southwest Quarter of the Southeast Quarter; thence South 00°28'04" West 600.16 feet along the East line of said Southwest Quarter of the Southeast Quarter; thence South 86°47'48" East 658.07 feet; thence South 00°37'18" West 654.95 feet along the East line of Parcel "C" to the Southeast Corner of Parcel "C"; thence South 89°16'31" West 655.71 feet to the Point of Beginning, containing 32.65 acres including 0.62 acres of County Road right-of-way,

hereby agree that no private roads are located within The Kid's Addition and no road right of way is being dedicated to Madison County, Iowa. The undersigned proprietors consent and agree that any such road right of way incident to this Subdivision shall not be maintained in any manner by Madison County, Iowa, or the Madison County Engineer's Department.

Dated at Winterset, Iowa on this 18th day of August, 2014.

THE KID'S ADDITION:

By: Lanny L. Wenck
Lanny L. Wenck, Proprietor

Todd Hagan 8-18-14
Todd Hagan, Madison County Engineer

By: Sandra Wenck
Sandra Wenck, Proprietor

**RESOLUTION APPROVING
FINAL PLAT OF
THE KID'S ADDITION
IN MADISON COUNTY, IOWA**

WHEREAS, there was filed in the Office of the City Administrator of the City of Winterset, Madison County, Iowa, a registered land surveyor's plat of a proposed subdivision known as The Kid's Addition;

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

A part of Parcel "C" in the Southeast Quarter of Section 10, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Beginning at the Southeast Corner of the Southwest Quarter of the Southeast Quarter of Section 10, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence South 89°16'31" West 815.84 feet along the South line of said Southwest Quarter of the Southeast Quarter, which is the South line of Parcel "C"; thence North 16°29'55" East 557.60 feet; thence North 33°32'02" West 330.92 feet; thence North 61°15'01" West 50.02 feet to a point on the centerline of Pammel Park Road; thence North 28°44'59" East 525.36 feet to a point on the North line of said Southwest Quarter of the Southeast Quarter; thence North 88°41'45" East 642.18 feet to the Northeast Corner of said Southwest Quarter of the Southeast Quarter; thence South 00°28'04" West 600.16 feet along the East line of said Southwest Quarter of the Southeast Quarter; thence South 86°47'48" East 658.07 feet; thence South 00°37'18" West 654.95 feet along the East line of Parcel "C" to the Southeast Corner of Parcel "C"; thence South 89°16'31" West 655.71 feet to the Point of Beginning, containing 32.65 acres including 0.62 acres of County Road right-of-way.

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, Lanny L. Wenck and Sandra Wenck, husband and wife; and,

WHEREAS, said plat was accompanied by an opinion from an attorney at law showing that title in fee simple is in said proprietors and that the platted land is free from encumbrance, except

as noted therein and a certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes; and,

WHEREAS, the City Council of the City of Winterset, Madison County, Iowa, finds that said plat conforms to the provisions of the Ordinances of the City of Winterset, Madison County, Iowa, and that the plat, papers and documents presented therewith should be approved by the City Council of the City of Winterset, Madison County, Iowa.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Winterset, Madison County, Iowa:

1. This Subdivision, known as The Kid's Addition, prepared in connection with this plat and subdivision is hereby approved.
2. The requirement of the Subdivision Ordinance of the City of Winterset, that certain improvements be constructed in connection with said plat is hereby waived.
3. The City of Winterset, Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County documents which should be filed and recorded in connection therewith.

DATED at Winterset, Iowa, this 18th day of August, 2014.

CITY OF WINTERSET, IOWA

By James C. Olson
James C. Olson, Mayor

ATTEST:

Mark Nitchals
Mark Nitchals, City Administrator
City of Winterset, Iowa

**Land Disturbing Activities
Affidavit**

STATE OF IOWA)
) ss
MADISON COUNTY)

Pursuant to Section 161A.64, Code of Iowa, in consideration for permission to engage in a land disturbing activity as defined in that statute, and recognizing that the agency authorized by that statute to receive and file this affidavit will rely on statements we make herein, we, Lanny L. Wenck and Sandra Wenck, being first duly sworn under oath, do solemnly swear or affirm that:

The Affiants plan to engage in the following land disturbing activity:

The subdivision of the real estate described below pursuant to the Preliminary and Final Plats on file with the Office of the County Zoning Administrator.

The estimated established starting date is upon approval of the Preliminary Plat by the County Planning and Zoning Commission. The estimated completion date is within one (1) year of the approval of the Final Plat for the subdivision of the land. The land disturbing activity will occur on lands under my control, which lands are legally described as:

A part of Parcel "C" in the Southeast Quarter of Section 10, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

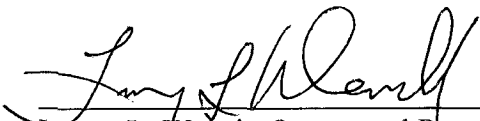
Beginning at the Southeast Corner of the Southwest Quarter of the Southeast Quarter of Section 10, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence South 89°16'31" West 815.84 feet along the South line of said Southwest Quarter of the Southeast Quarter, which is the South line of Parcel "C"; thence North 16°29'55" East 557.60 feet; thence North 33°32'02" West 330.92 feet; thence North 61°15'01" West 50.02 feet to a point on the centerline of Pammel Park Road; thence North 28°44'59" East 525.36 feet to a point on the North line of said Southwest Quarter of the Southeast Quarter; thence North 88°41'45" East 642.18 feet to the Northeast Corner of said Southwest Quarter of the Southeast Quarter; thence South 00°28'04" West 600.16 feet along the East line of said Southwest Quarter of the Southeast Quarter; thence South 86°47'48" East 658.07 feet; thence South 00°37'18" West 654.95 feet along the East line of Parcel "C" to the Southeast Corner of Parcel "C"; thence South 89°16'31" West 655.71 feet to the Point of Beginning, containing 32.65 acres including 0.62 acres of County Road right-of-way.

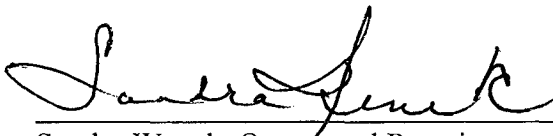
As owners or occupants of the land described above, the Affiants are aware that the Affiants must establish and maintain soil conservation practices as necessary to meet the soil loss limits established by the County Soil and Water Conservation District pursuant to Sections 161A.43 and 161A.44 of the Code of Iowa.

The Affiants are aware that the soil loss limit regulations prohibit sediment from leaving the site in excess of 5 tons per year. The land disturbing activities describe above will be conducted in a manner that will insure compliance with the soil loss limit regulations.

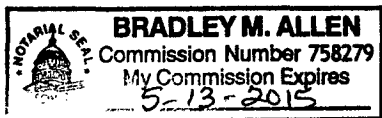
Upon filing this affidavit, the Affiants are given authority to start the land disturbing activity. The Affiants also assume responsibility for all land disturbing activities conducted on this property by themselves or other people or entities on the Affiants' behalf. This authority covers only land and land disturbing activity described above.

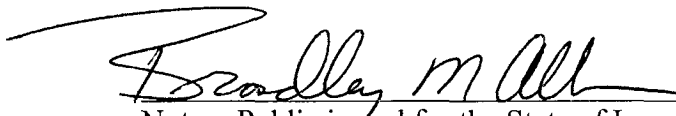
The Affiants are the owners of the land and have full authority to enter into this agreement on behalf of owners of the above described real estate and to fully bind these land owners to comply with the representations contained herein.


Lanny L. Wenck, Owner and Proprietor
The Kid's Addition in Madison County, Iowa


Sandra Wenck, Owner and Proprietor
The Kid's Addition in Madison County, Iowa

Subscribed and sworn to before me by Lanny L. Wenck and Sandra Wenck on this 18 day of August, 2014.




Notary Public in and for the State of Iowa

AFFIDAVIT
OF
PROPRIETOR OF THE KID'S ADDITION
IN
MADISON COUNTY, IOWA

STATE OF IOWA)
) ss
MADISON COUNTY)

I, Lanny L. Wenck, being first duly sworn on oath, depose and state as follows:

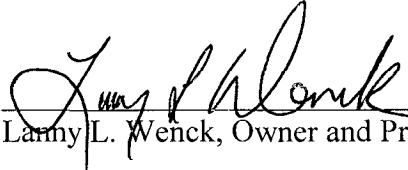
The Affiant and his spouse, Sandra Wenck, are the owners and proprietors of The Kid's Addition in Madison County, Iowa, which is legally described as follows:

A part of Parcel "C" in the Southeast Quarter of Section 10, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Beginning at the Southeast Corner of the Southwest Quarter of the Southeast Quarter of Section 10, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence South 89°16'31" West 815.84 feet along the South line of said Southwest Quarter of the Southeast Quarter, which is the South line of Parcel "C"; thence North 16°29'55" East 557.60 feet; thence North 33°32'02" West 330.92 feet; thence North 61°15'01" West 50.02 feet to a point on the centerline of Pammel Park Road; thence North 28°44'59" East 525.36 feet to a point on the North line of said Southwest Quarter of the Southeast Quarter; thence North 88°41'45" East 642.18 feet to the Northeast Corner of said Southwest Quarter of the Southeast Quarter; thence South 00°28'04" West 600.16 feet along the East line of said Southwest Quarter of the Southeast Quarter; thence South 86°47'48" East 658.07 feet; thence South 00°37'18" West 654.95 feet along the East line of Parcel "C" to the Southeast Corner of Parcel "C"; thence South 89°16'31" West 655.71 feet to the Point of Beginning, containing 32.65 acres including 0.62 acres of County Road right-of-way.

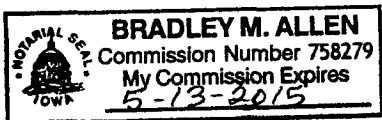
The Affiant further states that there is now an existing "lawful" partition fence upon and along the boundary of the above described real estate.

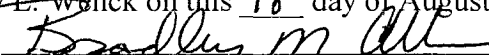
Further, this Affiant sayeth not.



Lanny L. Wenck, Owner and Proprietor

Subscribed and sworn to before me by Lanny L. Wenck on this 18 day of August, 2014.





Notary Public in and for the State of Iowa

**CERTIFICATE OF ZONING ADMINISTRATOR
FOR
THE KID'S ADDITION TO MADISON COUNTY, IOWA**

I, C. J. Nicholl, Zoning Administrator of Madison County, Iowa, do hereby certify that the Subdivision Plat to which this Certificate is attached is a plat of a subdivision known and designated as The Kid's Addition to Madison County, Iowa and that the real estate described in this plat is as follows:

A part of Parcel "C" in the Southeast Quarter of Section 10, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Beginning at the Southeast Corner of the Southwest Quarter of the Southeast Quarter of Section 10, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence South 89°16'31" West 815.84 feet along the South line of said Southwest Quarter of the Southeast Quarter, which is the South line of Parcel "C"; thence North 16°29'55" East 557.60 feet; thence North 33°32'02" West 330.92 feet; thence North 61°15'01" West 50.02 feet to a point on the centerline of Pammel Park Road; thence North 28°44'59" East 525.36 feet to a point on the North line of said Southwest Quarter of the Southeast Quarter; thence North 88°41'45" East 642.18 feet to the Northeast Corner of said Southwest Quarter of the Southeast Quarter; thence South 00°28'04" West 600.16 feet along the East line of said Southwest Quarter of the Southeast Quarter; thence South 86°47'48" East 658.07 feet; thence South 00°37'18" West 654.95 feet along the East line of Parcel "C" to the Southeast Corner of Parcel "C"; thence South 89°16'31" West 655.71 feet to the Point of Beginning, containing 32.65 acres including 0.62 acres of County Road right-of-way.

The undersigned Zoning Administrator further certifies that following described documents attached to this Certificate are the true and correct documents submitted in connection with this subdivision plat:

1. Consent and Dedication of Plat executed by the proprietor for this Subdivision;
2. Certificate of the Auditor of Madison County, Iowa approving the Subdivision Name;
3. Certificate of the Treasurer of Madison County, Iowa for this Subdivision;
4. Certificate of the Recorder of Madison County, Iowa for this Subdivision;
5. Certificate of Engineer of Madison County, Iowa, for this Subdivision;
6. Title Opinion of Attorney at law for this Subdivision showing the land title to be in the name of the proprietor;
7. Resolution of the City of Winterset, Iowa approving the Subdivision;
8. Resolution of Approval of the Final Subdivision Plat for this Subdivision by the Madison County Board of Supervisors;
9. Affidavit on Boundary Fencing;
10. Land Disturbing Activities Affidavit;

11. 8½ x 14 inch Final Plat;
12. 8½ x 14 inch Final Plat- Mylar Copy; and,
13. Final Plat,

all of which is hereby duly certified in accordance with the Subdivision Ordinance of Madison County, Iowa.

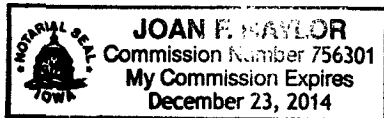
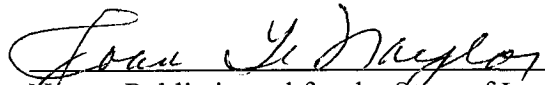
Dated on this 9th day of Sept, 2014 at Winterset, Iowa.



C. J. Nicholl, Zoning Administrator
Madison County, Iowa

STATE OF IOWA)
) ss
COUNTY OF MADISON)

On this 9 day of Sept, 2014, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared, C. J. Nicholl, Madison County Zoning Administrator, to me known to be the identical person named in the foregoing instrument and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

Notary Public in and for the State of Iowa

AFFIDAVIT OF MAILING NOTICE

STATE OF IOWA :
 : ss
MADISON COUNTY:

The undersigned, first being duly sworn, states that on the 2nd day of September 2014, he/she personally mailed to each of the following named persons a notice (a true copy of which notice is attached hereto and made a part hereof) by electronic mail, or ordinary mail. If by ordinary mail, each such notice, was mailed in a sealed envelope with proper postage thereon, addressed to the said persons respectively, at their last known Post Office addresses, by depositing the same on said date in a United States Post Office mail receptacle in said County, to wit:

Lanny & Sandra Wenck
2948 Carver Rd.
Winterset, Iowa 50273

Madison County Engineer – E-mailed
P.O. Box 152
Winterset, Iowa 50273

Madison County Board of Supervisors – E-mailed
P.O. Box 152
Winterset, Iowa 50273

Madisonian Newspaper– E-mailed
news.madisonian@gmail.com

K.S.I.B. Radio – E-mailed
Box 426
Creston, Iowa 50801
news@ksibradio.com

Earlham Savings Bank – E-mailed
515 Chestnut
Earlham, Iowa 50072
Attention: Mr. Vernon Geiger
ebank@earlhambank.com

Earlham Advocate – E-mailed
P.O. Box 327
Earlham, Iowa 50072
editor@earlhamadvocate.com

Solutions – webupdates@gmddolutions.com– E-mailed
Jason Barnes – jbarnes@madisoncoia.us – E-mailed
James Liechty - madccb@madisoncountyparks.org– E-mailed
KIIC – news@kiicradio.com – E-mailed
Wayne Shafter wayne.shafter@ia.usda.gov – E-mailed



C.J. Nicholl, Administrator
Environmental Health & Zoning
Madison County Iowa



Document 2014 2242

Book 2014 Page 2242 Type 06 044 Pages 19

Date 9/09/2014 Time 1:46 PM

Rec Amt \$97.00 Aud Amt \$5.00

INDX
ANNO
SCAN

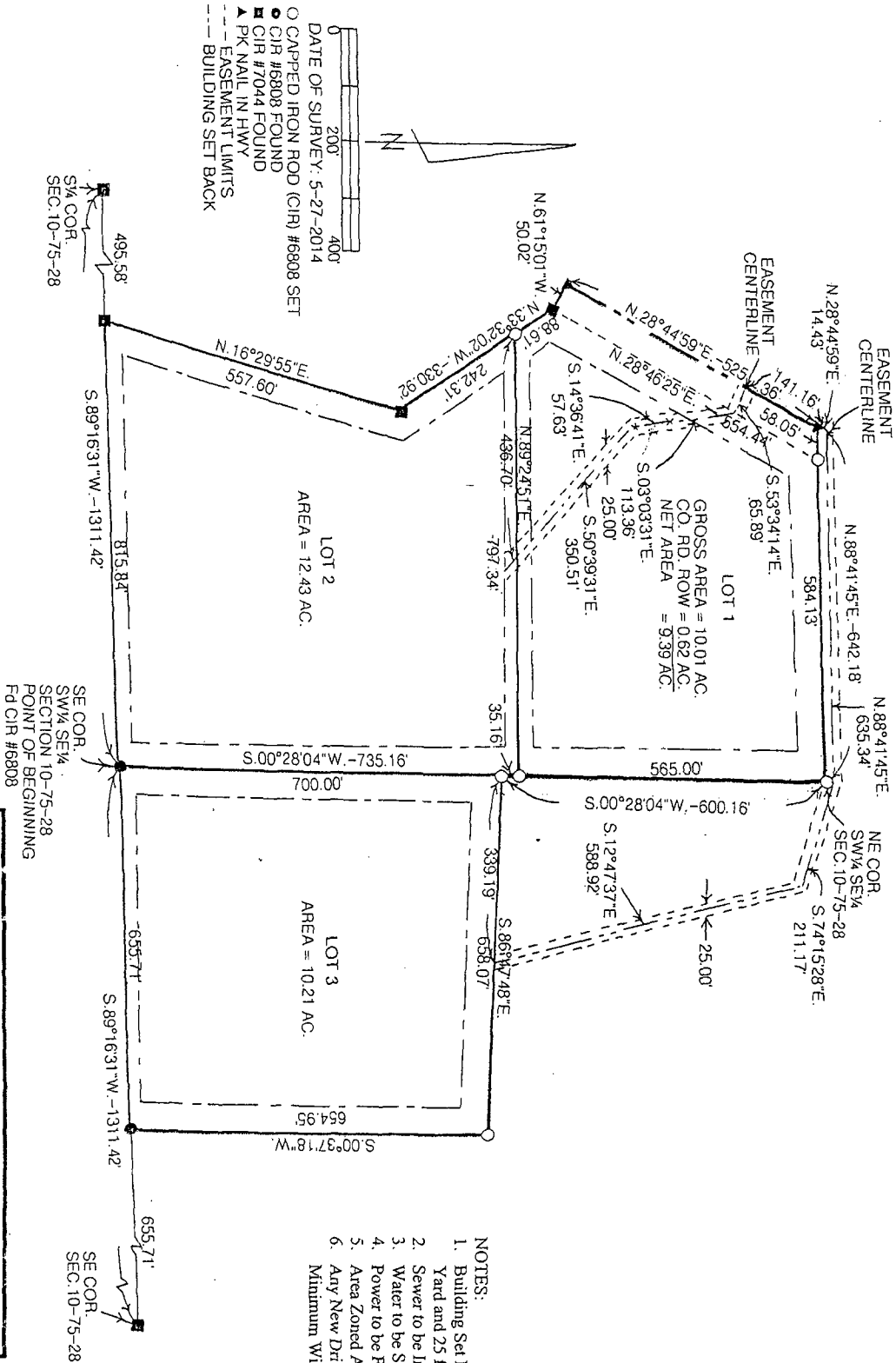
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

VANCE & HOCHSTETLER, P.C. • CONSULTING ENGINEERS • WINTERSET, IOWA 50273

CHARLES T. VANCE • 110 WEST GREEN ST., WINTERSET, IOWA • (515) 462-3995
JAMES M. HOCHSTETLER • 110 WEST GREEN ST., WINTERSET, IOWA • FAX: (515) 462-9845

NOTE: LEGAL DESCRIPTION ATTACHED



- NOTES:
1. Building Set Back to be 50 feet Front and Rear Yard and 25 feet Side Yard.
 2. Sewer to be Individual Septic Tank and Laterals.
 3. Water to be Southern Iowa Rural Water Association.
 4. Power to be Farmer's Electric Cooperative, Inc.
 5. Area Zoned Agricultural.
 6. Any New Driveway shall have a 24 feet Minimum Width.

FINAL PLAT

THE KID'S ADDITION

OWNER/DEVELOPER:
SANDRA & LANNY L. WENCK
2496 CARVER ROAD
WINTERSET, IA 50273

LAND SURVEYOR:
VANCE & HOCHSTETLER, P.C.
110 WEST GREEN ST.
WINTERSET, IOWA 50273
(515) 462-3995

LICENSED LAND SURVEYOR
IOWA
#6808
J.M. HOCHSTETLER

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

J.M. HOCHSTETLER
License number 6808 Date 8/19/14
My license renewal date is December 31, 2015
Pages or sheets covered by this seal: 2

APPROVED SEP 09

LEGAL DESCRIPTION:

A part of Parcel "C" in the Southeast Quarter of Section 10, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Beginning at the Southeast Corner of the Southwest Quarter of the Southeast Quarter of Section 10, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence South 89°16'31" West 815.84 feet along the South line of said Southwest Quarter of the Southeast Quarter, which is the South line of Parcel "C"; thence North 16°29'55" East 557.60 feet; thence North 33°32'02" West 330.92 feet; thence North 61°15'01" West 50.02 feet to a point on the centerline of Pammel Park Road; thence North 28°44'59" East 525.36 feet to a point on the North line of said Southwest Quarter of the Southeast Quarter; thence North 88°41'45" East 642.18 feet to the Northeast Corner of said Southwest Quarter of the Southeast Quarter; thence South 00°28'04" West 600.16 feet along the East line of said Southwest Quarter of the Southeast Quarter; thence South 86°47'48" East 658.07 feet; thence South 00°37'18" West 654.95 feet along the East line of Parcel "C" to the Southeast Corner of Parcel "C"; thence South 89°16'31" West 655.71 feet to the Point of Beginning containing 32.65 acres including 0.62 acres of County Road right-of-way.

Said parcel is to be divided into three lots and shall be known as THE KID'S ADDITION.

ACCESS & PUBLIC UTILITY EASEMENT (LOT 1 & LOT 3 OF THE KID'S ADDITION):

A 25.00 foot wide access and public utility easement the centerline of which is described as follows:

Commencing at a point on the centerline of Pammel Park Road which is the Northwest Corner of The Kid's Addition on the North line of the Southwest Quarter of the Southeast Quarter of Section 10, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa thence North 28°44'59" East 14.43 feet along said Pammel Park Road centerline to the easement centerline Point of Beginning; thence North 88°41'45" East 635.34 feet; thence South 74°15'28" East 211.17 feet; thence South 12°47'37" East 588.92 feet to a point on the North line of Lot 3 of The Kid's Addition which is South 86°47'48" East 339.19 feet East of the Northwest Corner of Lot 3, The Kid's Addition.

ACCESS & PUBLIC UTILITY EASEMENT FOR LOT 2:

A 25.00 foot wide easement across Lot 1 of The Kid's Addition in the Southeast Quarter of Section 10, Township 75 North, Range 28 West of the 5th P.M., for access and public utilities the centerline of which is more particularly described as follows:

Beginning at a point on the centerline of Pammel Park Road which is 141.16 feet South 28°44'59" West of the Northwest Corner of said The Kid's Addition; thence South 53°34'14" East 65.89 feet; thence South 03°03'31" East 113.36 feet; thence South 14°36'41" East 57.63 feet; thence South 50°39'31" East 350.51 feet to a point on the North line of Lot 2 of The Kid's Addition which is 436.70 feet North 89°24'51" East of the Northwest Corner thereof.