CERTIFICATE OF APPROVAL OF PLAT NO. TWO
OF THE
HELEN McCALL HUNTOON ADDITION TO THE CITY OF WINTERSET, IOWA

We, Bernard Morrissey and Mark Nitchals, Mayor and City Clerk, respectively, of the City of Winterset, Iowa, located in Madison County, Iowa, do 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 Helen McCall Huntoon Addition - Plat No. Two to the City of Winterset, Iowa, and the real estate comprising said Plat No. Two is more specifically described as follows:

A part of the South Half (S½) of the Southwest Fractional Quarter (SW Fr.¼) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Winterset, Madison County, Iowa, described as commencing at the Southwest Corner of said Section Thirty (30), thence N. 90°00' E. 334.1 feet along the South line of said Section Thirty (30); thence N. 00°00' 292.6 feet, thence N. 46°04' E. 231.8 feet; thence N. 75°58' E. 144.0 feet to the Point of Beginning; thence N. 00°32' W. 464.7 feet; thence N. 90°00' E. 16.8 feet; thence N. 00°31' W. 360.0 feet to the North line of the South Half (S½) of the Southwest Fractional Quarter (SW Fr.¼) of said Section Thirty (30); thence N. 90°00' E. 746.0 feet along said North line; thence S. 00°31' E. 360.0 feet; thence N. 90°00' E. 7.2 feet; thence S. 2°13' E. 270.9 feet; thence S. 75°58' W. 800.0 feet to the Point of Beginning, containing 12.7069 Acres

Note: The South line of the Southwest Fractional Quarter (SW Fr.¼) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Winterset, Madison County, Iowa, is assumed to bear due East and West.

Said Plat was approved by the City Council by Resolution passed and adopted by said Council on the 3rd day of November, 1980, and approved by the Mayor on the 3rd day of November, 1980, and that a true, correct and complete copy of said Resolution is affexed to said Final Plat No. Two and is made a part of this Certificate, and the Mayor and City Clerk do hereby certify said Resolution as a part of said Final Plat No. Two.

The Mayor and City Clerk do hereby further certify that said Final Plat No. Two with its enclosures, including the Certificate of the Engineer, the Dedication of Plat, a title opinion of an atto rney showing that the fee title to said real estate is in said proprietors free from encumbrance, the Certificate of the Clerk of the District Court of the State of Iowa, in and for Madison County, stating that the real estate is free from all judgments, attachments or liens of any kind as appears from the records in her custody, a Certificate of the County Recorder of Madison County, Iowa, stating that the title is in fee simple and the name of said proprietors, to-wit: Winterset Development Commission, Incorporated and Helen McCall Huntoon, and that said real estate is free from encumbrance; and a Certificate from 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 3rd day of November, 1980, at Winterset, Madison County, Iowa.

CITY SEAL WINTERSET

Bernard Morrissey Mayor

ATTEST: Mark Nitchals
Mark Nitchals, City Clerk

ENTERED FOR TAXATION
THIS 6 DAY OF NOV. 1980
AUDITORS FEE $ 5.00
AUDITOR
DEPUTY AUDITOR

FILED NO. 681
BOOK 49 PAGE 696
1980 NOV -6 PM 4:31
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee $30.00

RESOLUTION # 80-76

RESOLUTION APPROVING FINAL PLAT NO. 2
OF THE
HELEN McCALL HUNTOON ADDITION TO THE CITY OF WINTERSET, IOWA

WHEREAS, the Winterset Development Commission has filed in the office of the Clerk of the City of Winterset, Iowa, a Final Plat subdividing a segment of the proposed subdivision of real estate within the corporate limits of the City of Winterset, Iowa; and

WHEREAS, this Final Plat is the third plat within said subdivision and is known as Plat No. Two; and

WHEREAS, said Plat No. Two encompasses the real estate described in Exhibit "A" attached hereto and by this reference made a part hereof; and

WHEREAS, said Plat No. Two is accompanied by a title opinion of an attorney at law showing fee title without encumbrance held by the subdividers, Winterset Development Commission, Incorporated and Helen McCall Huntoon; by a Dedication of Plat of the Helen McCall Huntoon Addition - Plat No. 2 to Winterset, Iowa, duly executed by the subdividers and acknowledged before a Notary Public; by a certificate of the Madison County Treasurer that said real estate is free from taxes; by a Certificate of the Clerk of Court of Madison County, Iowa, that said real estate is free from all judgments, attachments or liens of any kind as appears from the records in her custody; by the Certificate of the Recorder of Madison County, Iowa that the title to said real estate is held in fee simple by said subdividers and without encumbrance thereon; and

WHEREAS, said Plat is accompanied by a statement of James Hochstetler, a licensed and registered land surveyor of Winterset, Iowa, certifying his preparation of said Final Plat No. Two; and

WHEREAS, the City Engineer has approved said Final Plat No. Two; and

WHEREAS, the City Planning and Zoning Commission approved the preliminary plat hereof prepared pursuant to Chapter 54 of the Winterset Municipal Code of 1970, as amended, and has submitted a true copy of its Resolution of the said Final Plat No. Two and recommended approval thereof by the City Council; and

WHEREAS, the subdividers have already installed sanitary sewers, street and water mains, and have reached an agreement with the Utility Board of Trustees regarding the installation of a fire hydrant in Plat No. 2, and

WHEREAS, the Council finds that said Final Plat No. 2, as filed, conforms to the provisions of Chapter 409 of the Code of Iowa and the ordinances of the City of Winterset, Iowa; and

WHEREAS, the Council finds that Final Plat No. Two of the Helen McCall Huntoon Addition 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 COUNCIL OF THE CITY OF WINTERSET, IOWA that said Final Plat No. Two of the Helen McCall Huntoon Addition to the City of Winterset, Iowa be and is hereby approved and accepted.

BE IT FURTHER RESOLVED that the Mayor and Clerk are hereby authorized and directed to certify this Resolution, which shall be affixed to said Final Plat No. Two of the Helen McCall Huntoon Addition 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 herewith and that all things shall 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.

Passed and approved this 3rd day of November, 1980.

Bernard Morrissey

Bernard Morrissey, Mayor

ATTEST:

Mark Nitchals

Mark Nitchals, City Clerk

CITY SEAL
WINTERSET

DEDICATION OF PLAT

OF HELEN McCALL HUNTOON ADDITION - PLAT NO. 2

TO WINTERSET, IOWA

KNOW ALL MEN BY THESE PRESENTS:

That we, Helen McCall Huntoon, single, and Winterset Development Commission, Incorporated, do hereby certify that we are the sole owners and proprietors of the following-described real estate:

A part of the South Half (S½) of the Southwest Fractional Quarter (SW Fr.¼) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Winterset, Madison County, Iowa, described as commencing at the Southwest corner of said Section Thirty (30); thence N. 90°00' E. 334.1 feet along the South line of said Section Thirty (30); thence N. 00°00' 292.6 feet, thence N. 46°04' E. 231.8 feet; thence N. 75°58' E. 144.0 feet to the Point of Beginning; thence N. 00°32' W. 464.7 feet; thence N. 90°00' E. 16.8 feet; thence N. 00°31' W. 360.0 feet to the North line of the South Half (S½) of the Southwest Fractional Quarter (SW Fr.¼) of said Section Thirty (30); thence N. 90°00' E. 746.0 feet along said North line; thence S. 00°31' E. 360.0 feet; thence N. 90°00' E. 7.2 feet; thence S. 2°13' E. 270.9 feet; thence S. 75°58' W. 800.0 feet to the Point of Beginning, containing 12.7069 Acres.

Note: The South line of the Southwest Fractional Quarter (SW Fr.¼) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Winterset, Madison County, Iowa is assumed to bear due East and West.

That the disposition of said land as shown by the annexed plat and survey certificate is with our free consent and in accordance with our desire, and we dedicate to the public for use as a public street so much of the above-described land as is by said plat set apart and designated as Madison Street, to-wit:

Lot "A" of Helen McCall Huntoon Addition - Plat No. 2
to the City of Winterset, Madison County, Iowa.

IN WITNESS WHEREOF, we have hereunto set our hands this 25th day of July, 1978.

Helen McCall Huntoon

WINTERSET DEVELOPMENT COMMISSION, INCORPORATED

By _____ President
Harry E. Stevens

By _____ Secretary
Duane R. Pearson

STATE OF IOWA :
:ss
COUNTY OF MADISON :

On this 25 day of July, 1978, before me, the undersigned, a Notary Public in and for said County and state, personally appeared Helen McCall Huntoon, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

JO ANNE WALKER
MY COMMISSION EXPIRES

Jo Anne Walker

Notary Public in and for the State of Iowa

STATE OF IOWA :
:ss
COUNTY OF MADISON :

On this 25 day of July, 1978, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Harry E. Stevens and Duane R. Pearson, to me personally known, who, being by me duly sworn, did say that they are the President and Secretary, respectively, of said corporation executing the within and foregoing instrument; that no seal has been procured by the said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Harry E. Stevens and Duane R. Pearson as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

CAROL KNAPP
Iowa
NOTARIAL SEAL

Carol Knapp

Notary Public in and for the State of Iowa

2

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 Helen McCall Huntoon, single, and Winterset Development Commission, Incorporated are now the fee simple owners and record titleholders of the following-described real estate, to-wit:

> A part of the South Half (S½) of the Southwest Fractional Quarter (SW Fr.¼) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Winterset, Madison County, Iowa, described as commencing at the Southwest Corner of said Section Thirty (30), thence N. 90°00' E. 334.1 feet along the South line of said Section Thirty (30); thence N. 00°00' 292.6 feet, thence N. 46°04' E. 231.8 feet; thence N. 75°58' E. 144.0 feet to the Point of Beginning; thence N. 00°32' W. 464.7 feet; thence N. 90°00' E. 16.8 feet; thence N. 00°31' W. 360.0 feet to the North line of the South Half (S½) of the Southwest Fractional Quarter (SW Fr.¼) of said Section Thirty (30); thence N. 90°00' E. 746.0 feet along said North line; thence S. 00°31' E. 360.0 feet; thence N. 90°00' E. 7.2 feet; thence S. 2°13' E. 270.9 feet; thence S. 75°58' W. 800.0 feet to the Point of Beginning, containing 12.7069 Acres.
>
> Note: The South line of the Southwest Fractional Quarter (SW Fr.¼) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Winterset, Madison County, Iowa is assumed to bear due East and West,

and said real estate is free from encumbrances.

Dated at Winterset, Iowa, this 26 day of ~~March~~ June, 1980.

Mary E Welty

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

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 following-described real estate, to-wit:

> A part of the South Half (S½) of the Southwest Fractional Quarter (SW Fr.¼) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Winterset, Madison County, Iowa, described as commencing at the Southwest Corner of said Section Thirty (30), thence N. 90°00' E. 334.1 feet along the South line of said Section Thirty (30); thence N. 00°00' 292.6 feet, thence N. 46°04' E. 231.8 feet; thence N. 75°58' E. 144.0 feet to the Point of Beginning; thence N. 00°32' W. 464.7 feet; thence N. 90°00' E. 16.8 feet; thence N. 00°31' W. 360.0 feet to the North line of the South Half (S½) of the Southwest Fractional Quarter (SW Fr.¼) of said Section Thirty (30); thence N. 90°00' E. 746.0 feet along said North line; thence S. 00°31' E. 360.0 feet; thence N. 90°00' E. 7.2 feet; thence S. 2°13' E. 270.9 feet; thence S. 75°58' W. 800.0 feet to the Point of Beginning, containing 12.7069 Acres.
>
> Note; The South line of the Southwest Fractional Quarter (SW Fr.¼) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Winterset Madison County, Iowa is assumed to bear due East and West.

is free from all judgments, attachments, mechanic's or other liens.

Dated at Winterset, Iowa this 26 day of ~~March~~ June, 1980.

SEAL — DISTRICT COURT — MADISON COUNTY — IOWA

Margaret Wheeler

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

CERTIFICATE OF 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 there are no unpaid taxes against the following-described real estate:

A part of the South Half (S½) of the Southwest Fractional Quarter (SW Fr.¼) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Winterset, Madison County, Iowa, described as commencing at the Southwest Corner of said Section Thirty (30), thence N. 90°00' E. 334.1 feet along the South line of said Section Thirty (30); thence N. 00°00' 292.6 feet, thence N. 46°04' E. 231.8 feet; thence N. 75°58' E. 144.0 feet to the Point of Beginning; thence N. 00°32' W 464.7 feet; thence N. 90°00' E. 16.8 feet; thence N. 00°31' W. 360.0 feet to the North line of the South Half (S½) of the Southwest Fractional Quarter (SW Fr.¼) of said Section Thirty (30); thence N. 90°00' E. 746.0 feet along said North line; thence S. 00°31' E. 360.0 feet; thence N. 90°00' E. 7.2 feet; thence S. 2°13' E. 270.9 feet; thence S. 75°58' W. 800.0 feet to the Point of Beginning, containing 12.7069 Acres.

Note: The South line of the Southwest Fractional Quarter (SW Fr.¼) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Winterset, Madison County, Iowa is assumed to bear due East and West.

Dated at Winterset, Iowa this 26 day of ~~March~~ June, 1980.

Esther J. Frank

Esther J. Frank, Treasurer of Madison County, Iowa

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

June 26, 1980

26-6-802H

City of Winterset
City Hall
Winterset, Iowa 50273

Gentlemen:

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

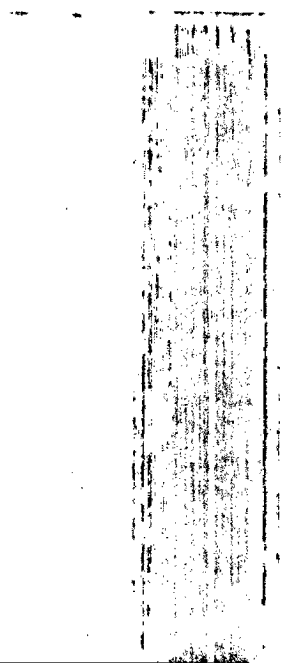
> A part of the South Half (S½) of the Southwest Fractional Quarter (SW Fr.¼) of Section Thirty (30), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as commencing at the Southwest Corner of said Section Thirty (30), thence North 90°00' East 334.1 feet along the South line of said Section Thirty (30), thence North 292.6 feet, thence North 46°04' East 231.8 feet, thence North 75°58' East 144 feet to the point of beginning, thence North 00°32' West 464.7 feet, thence North 90°00' East 16.8 feet, thence North 00°31' West 360 feet to the North line of said South Half (S½) of the Southwest Fractional Quarter (SW Fr.¼), thence North 90°00' East 746 feet along said North line, thence South 00°31' East 360 feet, thence North 90°00' East 7.2 feet, thence South 2°13' East 270.9 feet, thence South 75°58' West 800 feet to the point of beginning, containing 12.7069 acres,

from the root of title, to-wit: March 1, 1930 at 2:08 P.M., to date of last continuation, to-wit: June 12, 1980, at 8:00 A.M.

In connection with such examination, we find fee title to the above-described property to be in

> WINTERSET DEVELOPMENT COMMISSION, INCORPORATED,
> As contract purchaser under a real estate contract dated and filed on November 17, 1972, at Deed Record 102, on Page 600, in the Office of the Madison County Recorder, and
> HELEN McCALL HUNTOON, as Seller Under said Contract,

and that the above-described property is free from encumbrances other than as specifically permitted under Chapter 409 of the 1979 Code of Iowa, as amended. The following items may be of interest:



1. The real estate under examination is shown located in C-Commercial Zone.

2. All taxes due and payable in the fiscal year commencing July 1, 1979, and ending June 30, 1980, are shown paid in full.

Respectfully submitted,

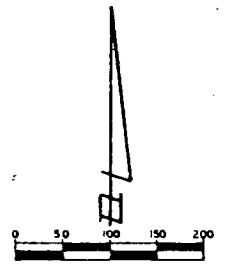
WEBSTER, JORDAN, OLIVER & WALTERS

By Lewis H. Jordan
Lewis H. Jordan

ck

DEED REC. 49 706

HELEN. McCALL HUNTOON ADDITION - PLAT NO. 2



IRON PINS SET

DESCRIPTION: HELEN McCALL HUNTOON ADDITION PLAT NO. 2

A PART OF THE SOUTH HALF (S½) OF THE SOUTHWEST FRACTIONAL QUARTER (SW.FR.¼) OF SECTION 30, TOWNSHIP 76 NORTH, RANGE 27 WEST OF THE 5TH P.M., WINTERSET, MADISON COUNTY, IOWA DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE N.90°00'E. 334.1 FEET ALONG THE SOUTH LINE OF SAID SECTION 30; THENCE N.00°00' 292.6 FEET THENCE N.46°04'E. 231.8 FEET; THENCE N.75°58'E. 144.0 FEET TO THE POINT OF BEGINNING; THENCE N.00°32'W. 464.7 FEET; THENCE N.90°00'E. 16.8 FEET; THENCE N.00°31'W. 360.00 FEET TO THE NORTH LINE OF THE S½ OF THE SW.FR.¼ OF SAID SECTION 30; THENCE N.90°00'E. 746.0 FEET ALONG SAID NORTH LINE; THENCE S.00°31'E. 360.0 FEET; THENCE N.90°00'E. 7.2 FEET; THENCE S.2°13'E. 270.9 FEET; THENCE S.75°58'W. 800.0 FEET TO POINT OF BEGINNING CONTAINING 12.7969 ACRES AND IS DIVIDED INTO 10 LOTS NUMBERED ONE THROUGH TEN AND LOT "A" WHICH IS A PORTION OF MADISON STREET.

NOTE: THE SOUTH LINE OF THE SW.FR.¼ OF SECTION 30 TOWNSHIP 76 NORTH, RANGE 27 WEST OF THE 5TH P.M., WINTERSET, MADISON COUNTY, IOWA IS ASSUMED TO BEAR DUE EAST AND WEST.

FILED NO. 681
BOOK 1 PAGE 240
TOWN PLAT
1980 NOV -6 PM 4:31
MARY E. FLEY
RECORDER
MADISON COUNTY, IOWA

For Dedication, Certificates, Resolutions see Deed Rec. 49 - 696

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

I hereby certify that this land survey was made 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: J. M. Hochstetler
J. M. Hochstetler, P.E., L.S. Iowa Reg. No. 6808
Date 11-3-80