9-19-77 sd

FOR PLAT SEE
TOWN PLAT BOOK 1, PAGE 237
Plat Fee $2.50

606A
FILED NO.
BOOK 48 PAGE 29

ENTERED FOR TAXATION
THIS 22 DAY OF September 1977
AUDITORS FEE $ 1.00
AUDITOR

1977 SEP 22 PM 1:37
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee $ 18.50

CERTIFICATE OF APPROVAL FOR PLAT No. ONE OF THE HELEN MC CALL HUNTOON ADDITION TO THE TOWN 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 a segment of an addition to the City of Winterset, Iowa, designated as Final Plat No. One to the Helen McCall Huntoon Addition to the Town of Winterset, Iowa, and the real estate comprising said Final Plat No. One is more specifically described as follows, to-wit:

A part of the South Half ($S\frac{1}{2}$) of the Southwest Fractional Quarter (SW Fr.$\frac{1}{4}$) 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. along the South line of said Section Thirty (30) 334.1 Feet; thence N. 00°00' 292.6 Feet to Point of Beginning; thence N. 46°04' E. 231.8 Feet; Thence N. 75°58' E. 144.0 Feet; 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 ($S\frac{1}{2}$) of the Southwest Fractional Quarter (SW FR.$\frac{1}{4}$) of Said Section Thirty (30); Thence N. 90°00' W. 596.8 Feet to the East Right-of-Way Line of U. S. Highway No. 169; Thence S. 00° 31' E. along said Right-of-Way line 520.0 Feet; Thence Southeasterly 581.3 Feet along a 904.9 Foot Radius Curve Concave Northeasterly and Having a Chord Bearing S. 28° 54' E. - 571.6 Feet to Point of Beginning containing 11.6874 Acres and is divided into 9 Lots Numbered One (1) through Eight (8) and Lot "A" which is a portion of Madison Street.

Said Plat was approved by the City Council of the City of Winterset, Iowa, by Resolution passed and adopted by the said Council on September 12, 1977, and approved by the Mayor of the City of Winterset, Iowa, on September 12, 1977, and that a true, correct and complete copy of said Resolution as passed and approved is affixed to said Final Plat No. One and is made a part of this certification, and the Mayor and City Clerk do hereby certify said Resolution as part of the said Final Plat No. One.

The Mayor and the City Clerk do hereby further certify the said Final Plat No. One with its enclosures, including the Certificate of the Engineer, the Plat Dedication, a Title Opinion of an attorney showing the fee title to said platted 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 platted 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: The Winterset Development Commission and Helen McCall Huntoon, and that it is free from encumbrance, and a certificate from the County Treasurer of Madison County, Iowa, that said real estate platted is free from 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 law.

Dated and signed by the Mayor and City Clerk of Winterset, Iowa on the 12 day of September, 1977, at Winterset, Madison County, Iowa.

Bernard Morrissey, Mayor

Attest:

Mark J. Nitchals

Mark Nitchals, City Clerk

DEDICATION OF PLAT

OF HELEN McCALL HUNTOON ADDITION - PLAT NO. 1

TO WINTERSET, IOWA

KNOW ALL MEN BY THESE PRESENTS:

That we, Helen McCall Huntoon, single, and Winterset Development Commission, 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. along the South line of said Section Thirty (30) 334.1 Feet; thence N.00°00' 292.6 Feet to Point of Beginning; thence N.46°04'E. 231.8 Feet; Thence N.75°58'E. 144.0 Feet; 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'W. 596.8 Feet to the East Right-of-Way Line of U.S. Highway No. 169; Thence S.00° 31'E. along said Right-of-Way line 520.0 Feet; Thence Southeasterly 581.3 Feet along a 904.9 Foot Radius Curve Concave Northeasterly and Having a Chord Bearing S.28°54'E. - 571.6 Feet to Point of Beginning containing 11.6874 Acres and is divided into 9 Lots Numbered One (1) through Eight (8) and Lot "A" which is a portion of Madison Street.

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. 1 to the City of Winterset, Madison County, Iowa.

IN WITNESS WHEREOF, we have hereunto set our hands this 23 day of August, 1977.

Helen McCall Huntoon

Helen McCall Huntoon

WINTERSET DEVELOPMENT COMMISSION

By Harry E. Stevens
Harry E. Stevens, President

By Duane R. Pearson
Duane R. Pearson, Secretary

STATE OF IOWA :
: ss
MADISON COUNTY :

On this 18 day of August, 1977, before me, the undersigned, a Notary Public in and for said County and said 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.

Notary Public in and for the State of Iowa

STATE OF IOWA :
: ss
MADISON COUNTY :

On this 23 day of August, 1977, 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.

Notary Public in and for the State of Iowa

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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

May 5, 1977

5-5-772H

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:

> 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,

from the United States Government to date of last continuation, to-wit: April 18, 1977, at 8:00 A.M.

In connection with such examination we find merchantable title to said real estate to be in

> WINTERSET DEVELOPMENT COMMISSION, as contract purchaser under a contract dated November 17, 1972 and filed for record November 17, 1972, at Deed Record 102, Page 600, in the Office of the Madison County Recorder, and Helen McCall Huntoon as Seller under said contract,

subject to the following:

1. All of the real estate shown in the Preliminary Plat to the Helen McCall Huntoon Addition, prepared by Vance & Hochstetler, Consulting Engineers, dated April 19, 1976, is owned by the above parties.

At Entry #101 we find a Warranty Deed to the State of Iowa which conveys a parcel of land located in the Southwest Quarter (SW¼) of Section Thirty (30), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M. as shown on right-of-way plat. The fee simple title granted is to access rights described as follows:

All rights of direct access between Primary Road No. 92 and grantors' remaining property abutting thereon from Station 756+37.2± (Property Line) to Station 762+00± (Property Line) on both sides and all rights of direct access between Primary Road No. U.S. 169 and grantors' remaining property abutting thereon from Station 2015+62.2± (Property Line) to Station 2022+00± (Property Line) on the E. side. The Easement right, for highway purposes, granted is to land described as follows: Commencing at the SW Corner of said Sec. 30; thence N 90°00'E, 782.6 ft. along the S. line of said SW¼; thence N 0°00'E, 65.0 ft. to a point on the present northerly right of way line of (Old) Primary Rd. No. 92, the Point of Beginning; thence Westerly, 151.3 ft. along a 904.9 ft. radius curve, concave northerly and having a chord bearing N 74°46'W, 151.1 ft.; thence S 89°20½'E, 676.5 ft.; thence N 74°50½'E, 311.8 ft.; thence S 82°00½'E, 352.9 ft.; thence S 89°20½'E, 693.2 ft.; thence easterly, 51.7 ft. along a 87,508.1 ft. radius curve, concave northerly and having a chord bearing S 89°21½'E, 51.7 ft.; thence N 63°59½'E, 116.4 ft. to a point on the present westerly right of way line of a local road running along the E line of said SW¼; thence N 9°14'W, 252.7 ft.; thence N 19° 29½'E, 106.6 ft. to a point on the present westerly right of way line of said local road; thence S 0°49' E, 456.9 ft. along said present westerly right of way line to a point on the said present northerly right of way line; thence S 90°00' W, 2032.1 ft. along said present northerly right of way line to the Point of Beginning, containing 3.1 acres, more or less.

2. At Entry #102 we find taxes payable in the first half of 1977 unpaid. Although not shown in the abstract, these taxes have been paid.

3. Although not shown in the abstract, a parcel of the above-described real estate has been sold to the City of Winterset, which parcel is not included in the above-described preliminary plat.

4. At Entry #93 we find an Entrance Permit from the Iowa State Highway Commission to the Winterset Development Commission, granting a right-of-way entrance at Station 19+45 E. side of the Primary Road No. 169.

Respectfully submitted,

WEBSTER, JORDAN, OLIVER & WALTERS

By Lewis H. Jordan

ck

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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. along the South line of said Section Thirty (30) 334.1 Feet; Thence N.00°00' 292.6 Feet to Point of Beginning; Thence N.46°04'E. 231.8 Feet; Thence N.75°58'E. 144.0 Feet; 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'W. 596.8 Feet to the East Right-of-Way Line of U.S. Highway No. 169; Thence S.00°31'E. Along said Right-of-Way Line 520.0 Feet; Thence Southeasterly 581.3 Feet along a 904.9 Foot Radius Curve Concave Northeasterly and Having a Chord Bearing S.28° 54'E. - 571.6 Feet to Point of Beginning containing 11.6874 Acres and is Divided into 9 Lots Numbered One (1) through Eight (8) and Lot "A" Which is a Portion of Madison Street,

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

Dated at Winterset, Iowa, this 11th day of August, 1977.

SEAL OF THE DISTRICT COURT MADISON COUNTY IOWA

Margaret Wheeler

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

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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 are now the fee simple owners and record title holders 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. along the South Line of said Section Thirty (30) 334.1 Feet; thence N.00°00' 292.6 Feet to Point of Beginning; Thence N. 46°04'E. 231.8 Feet; Thence N.75°58'E. 144.0 Feet; thence N.00°32'W. 464.7 Feet; Thence N.90°00'E. 16[illegible].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'W. 596.8 Feet to the East Right-of-Way Line of U.S. Highway No. 169; Thence S.00°31'E. along said Right-of-Way Line 520.0 Feet; Thence Southeasterly 581.3 Feet along a 904.9 Foot Radius Curve Concave Northeasterly and Having a Chord Bearing S.28°54'E. - 571.6 Feet to Point of Beginning Containing 11.6874 Acres and is divided into 9 Lots Numbered One (1) Through Eight (8) and Lot "A" Which is a Portion of Madison Street,

and said real estate is free from encumbrances.

Dated at Winterset, Iowa, this 11 day of August, 1977.

Mary E. Welty

Mary E. Welty, County Recorder 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. along the South line of said Section Thirty (30) 334.1 feet; thence N.00°00' 292.6 Feet to Point of Beginning; Thence N.46°04'E. 231.8 Feet; Thence N.75°58'E. 144.0 Feet; 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'W. 596.8 Feet to the East Right-of-Way Line of U.S. Highway No. 169; Thence S.00°31'E. Along said Right-of-Way Line 520.0 Feet; Thence Southeasterly 581.3 Feet along a 904.9 Foot Radius Curve Concave Northeasterly and having a Chord Bearing S.28°54'E. - 571.6 Feet to Point of Beginning Containing 11.6874 Acres and is divided into 9 Lots numbered One (1) through Eight (8) and Lot "A" Which is a Portion of Madison Street.

Dated at Winterset, Iowa, this 15TH day of AUGUST, 1977.

Esther J. Frank

Esther J. Frank, Treasurer of Madison County, Iowa