7/28/78 sd

STATE OF IOWA, MADISON COUNTY, ss.

Inst. No. 233A Filed for Record this 1 day of August 1978 at 8:42 A.M.
Book 48 Page 473 Recording Fee, 30.50 Mary E. Welty, Recorder, By _____ Deputy
Plat 4.50 mw

Town Plat Bk 1
Page 241

CERTIFICATE OF APPROVAL FOR PLAT No. Three

OF THE

HELEN MC CALL HUNTOON ADDITION TO
THE TOWN OF WINTERSET, IOWA.

ENTERED FOR TAXATION
THIS 1 DAY OF August 1978
AUDITORS FEE $ 1.00
Georgia E. Hutchinson
AUDITOR

DEPUTY AUDITOR

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 to which this Certificate is attached is a Final Plat of a segment of an addition to the City of Winterset, Iowa, designated as the Helen McCall Huntoon Addition Plat No. Three to the Town of Winterset, Iowa, and the real estate comprising said Final Plat No. Three is more specifically described on Exhibit "A" which is attached hereto and incorporated herein.

Said Plat was received and filed with the City on July 25, 1978 and was approved by the City Council of the City of Winterset, Iowa, by Resolution passed and adopted by the said Council on July 25, 1978 and approved by the Mayor of the City of Winterset, Iowa, on July 25, 1978, and that a true, correct and complete copy of said Resolution as passed and approved is affixed to said Final Plat No. Three 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. Three.

The Mayor and the City Clerk do hereby further certify the said Final Plat No. Three 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 and accompanied by the abstract of title; 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; a certificate from the County Treasurer of Madison County, Iowa, that said real estate platted is free from taxes; and the bond posted with the City for the public improvements to be installed, 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 26th day of July, 1978, at Winterset, Madison County, Iowa.

CITY SEAL
WINTERSET

Attest:

Bernard Morrissey, Mayor

Mark J. Nitchals, City Clerk

STATE OF IOWA)
) ss
MADISON COUNTY)

On this 21st day of July, 1978 before me, the undersigned, a Notary Public in and for said County and said State, personally appeared Bernard Morrissey and Mark J. Nitchals, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of said corporation; that no seal has been procured by the said corporation; that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and that the said Bernard Morrissey, Mayor and Mark J. Nitchals, City Clerk, 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.

NOTARIAL SEAL IOWA
JOHN E. CASPER
MY COMMISSION EXPIRES
9-20-81

John E Casper
Notary Public in and for said County and said State.

7/27/78 sd

RESOLUTION 78-80
RESOLUTION APPROVING FINAL PLAT No. Three

OF THE

HELEN McCALL HUNTOON ADDITION TO THE
TOWN OF WINTERSET, IOWA.

WHEREAS, the Winterset Development Commission has filed on July 25, 1978 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.

WHEREAS, this Final Plat is known as Helen McCall Huntoon Addition Plat No. Three to the Town of Winterset, Iowa.

WHEREAS, said Plat No. Three encompasses the real estate legally described upon Exhibit "A" attached hereto and by this reference incorporated herein.

WHEREAS, said Final Plat No. Three as filed was accompanied by a title opinion of an attorney at law showing fee title without encumbrance held by the subdivider, the Winterset Development Commission and Helen McCall Huntoon; by a certificate of consent duly executed by the subdivider 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 Recorder of Madison County, Iowa, that the title to the real estate is held in fee simple by said subdivider and is without encumbrance thereon.

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. Three.

WHEREAS, the City Engineer has approved said Final Plat No. Three.

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 a Resolution showing its approval of the said Final Plat No. Three and recommending approval thereof by the City Council.

WHEREAS, the Winterset Development Commission has not completed and dedicated the watermains, sanitary sewer, storm sewer and street with integral curb and gutter.

WHEREAS, the Winterset Development Commission applies for variances on these improvements as follows:

1. In lieu of posting bond on the watermain and sanitary sewer the subdivider proposes to file written contracts showing firm completion dates, performance and maintenance bonds by the contractor for the specified improvement, and a bank statement certifying the availability of funds to satisfy the subdivider's obligation under these contracts.

2. In lieu of posting bond for the storm sewer, if any, and the portion of Madison Street east of its intersection with Seventh Street, the subdivider proposes to waive all bond thereon.

3. In lieu of installation within one year from this date of the portion of Madison Street east of its intersection with Seventh Street, the subdivider shall install the same as soon as practicable after the street grade for said portion becomes ascertainable.

4. For the remaining street and storm sewer in said Plat the subdivider proposes to use a cash bond in the form of a Certificate of Depost in the sum of $38,381.80 payable to the City guaranteeing installalion of the improvement within one (1) year from this date.

WHEREAS, under Chapter 54 of the City Municipal Code, as amended, the City Council may vary or waive the requirements of said Chapter so that substantial justice may be done and the public interest secured so long as the variance does not have the effect of nullifying the requirements of said Chapter. The City Council now finds that these variances should be approved.

WHEREAS, the Council finds that the said Plat does contain plans for the removal of storm water.

WHEREAS, the Council finds that electricity is available to said Plat.

WHEREAS, subject to the foregoing variances approved, the Council finds said Plat No. Three as filed conforms to the provisions of Chapter 409 of the Code of Iowa and the Ordinances of the City of Winterset, Iowa.

WHEREAS, the Council finds that the Final Plat No. Three of the Helen McCall Huntoon Addition to the Town of Winterset, Iowa, should now be approved and accepted by the City of Winterset, Iowa, and that the dedications of easements and right-of-way for public use or benefit shown thereon should now be approved and accepted.

WHEREAS, the Council finds that the improvements described upon said Plat, including the watermains, the sanitary and storm sewer, and the street with interval curb and gutter cannot now be accepted since the same have not yet been installed. The approval and acceptance of Final Plat No. Three of the Helen McCall Huntoon Addition shall not be deemed acceptance of any required improvement within said tract unless such improvement has been or hereafter will be accepted by the City upon formal resolution of the Council and approval by the Mayor. The waiver of bond on installation of

portions of the street right-of-way shall not be a waiver of installation of the street itself pursuant to this Ordinance and the subdivider shall comply in all other respects with the provisions of law applicable to these improvements.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Winterset, Iowa that the Helen McCall Huntoon Addition Plat No. Three to the Town of Winterset, Iowa and the dedications of easements and rights-of-way to the City be and are hereby approved and accepted.

BE IT FURTHER RESOLVED that the requested variances as described and limited by this Resolution are hereby approved.

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. Three, 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, as amended, so far as applicable, and the provisions of the Ordinances of the City of Winterset, Iowa, so far as applicable.

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

COLE AYE

DORRELL AYE

JORDAN AYE

McNAMARA ABSTAIN

MITCHELL Absent

Passed by the Council and approved by the Mayor on this 25th day of July, 1978 at Winterset, Iowa.

APPROVED:

BERNARD MORRISSEY, Mayor

ATTEST:

MARK J. NITCHALS, City Clerk

3

DEDICATION OF PLAT

OF HELEN McCALL HUNTOON ADDITION - PLAT NO. 3

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. 1,608.7 feet along the South line of Said Section Thirty (30); thence N. 5°47' E. 176.7 feet to Point of Beginning; thence continuing N. 5°47' E. 380.0 feet; thence S. 89°43' E. 209.6 feet; thence N. 00°00' 35.0 feet; thence N. 29°23' W. 185.0 feet; thence N. 75°38' E. 222.0 feet; thence N. 55°38' E. 330.0 feet; thence N. 73°53' E. 330.0 feet; thence N. 87°58' E. 211.2 feet to the West Right-of-Way line of a County Road; thence S. 00°52' E. 568.5 feet to the North Right-of-Way line of Iowa Highway No. 92; thence continuing along said Right-of-Way line S. 19°29½' W. 106.6 feet; thence S. 9°14' E. 252.7 feet; thence S. 63°59½' W. 116.4 feet; thence Westerly 51.7 feet along a 87,508.1 feet radius curve concave Northwesterly and having a chord bearing N. 89°21½' W. 51.7 feet; thence N. 89°20½'W. 693.2 feet; thence N. 82°00½' W. 340.0 feet to Point of Beginning containing 20.2383 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 dispostion 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 and 7th Street, to-wit:

Lots "A" and "B" of Helen McCall Huntoon Addition - Plat No. 3 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 _____
Harry E. Stevens, President

By _____
Duane R. Pearson, Secretary

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 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.

JoAnne 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
Notary Public in and for the State of Iowa

4

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

July 25, 1978

25-7-782S

PLAT # 3

City of Winterset
City Hall
Winterset, Iowa 50273

Gentlemen:

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

A part of the South Half (½) of the Southwest Fractional Quarter (¼) of Section Thirty (30), in Township (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 1,608.7 feet along the South line of said Section Thirty (30), thence North 5°47' East 176.7 feet to the point of beginning, thence continuing North 5°47' East 380 feet, thence South 89°43' East 209.6 feet, thence North 35.0 feet, thence North 29°23' West 185 feet, thence North 75°38' East 222 feet, thence North 55°38' East 330 feet, thence North 73°53' East 330 feet, thence North 87°58' East 211.2 feet to the West right-of-way line of a County Road, thence South 00°52' East 568.5 feet to the North right-of-way line of Iowa Highway No. 92, thence continuing along said right-of-way line South 19°29½' West 106.6 feet, thence South 9°14' East 252.7 feet, thence South 63°59½' West 116.4 feet, thence Westerly 51.7 feet along a 87,508.1 foot radius curve concave Northwesterly and having a chord bearing North 89°21½' West 51.7 feet, thence North 89°20½' West 693.2 feet, thence North 82°00½' West 340 feet to the point of beginning, containing 20.2383 acres,

from the root of title to the date of last continuation, July 20, 1978, 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, in Deed Record 102, on Page 600, in the office of the Madison County Recorder, and Helen McCall Huntoon, as Seller Under the Said Contract,.

and that the above described property is free from encumbrances other than as specifically permitted under Chapter 409 of the 1977 Code of Iowa, as amended. The following items may be of interest:

1. Entry #23 shows real property taxes payable during the 12-month fiscal year commencing July 1, 1978, to not yet be available, and real property taxes payable in all prior periods to have been paid in full.

2. Entry #6 shows an easement to the State of Iowa for road purposes. The property covered by this easement is not part of the above described property.

3. Entry #17 shows a warranty deed to the State of Iowa for highway purposes. The property covered by this warranty deed also is not part of the above described property.

4. Entry #18 shows an Entrance Permit to the Winterset Development Commission, with this entrance to be located approximately 1,913 feet east of the southwest corner of Section Thirty (30).

5. Entry #12 shows the annexation of the above described property, along with other property, to the City of Winterset.

6. Entries #20, #21 and #22 respectively, show the above-described property to be subject to the limitations on its use imposed by the Winterset City Fire District Ordinance, the Winterset City Zoning Ordinance, and the Subdivision Ordinance of Winterset.

Respectfully submitted,

WEBSTER, JORDAN, OLIVER & WALTERS

By G. Stephen Walters

G. Stephen Walters, attorney at law

GSW: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. 1,608.7 feet along the South line of said Section Thirty (30); thence N. 5°47' E. 176.7 feet to Point of Beginning; thence continuing N. 5°47' E. 380.0 feet; thence S. 89°43' E. 209.6 feet; thence N. 00°00' 35.0 feet; thence N. 29°23' W. 185.0 feet; thence N. 75°38' E. 222.0 feet; thence N. 55°38' E. 330.0 feet; thence N. 73°53' E. 330.0 feet; thence N. 87°58' E. 211.2 feet to the West Right-of-Way line of a County Road; thence S. 00°52' E. 568.5 feet to the North Right-of-Way line of Iowa Highway No. 92; thence continuing along said Right-of-Way line S. 19°29½' W. 106.6 feet; thence S. 9°14' E. 252.7 feet; thence S. 63°59½' W. 116.4 feet; thence Westerly 51.7 feet along a 87,508.1 feet radius curve concave Northwesterly and having a chord bearing N. 89°21½' W. 51.7 feet; thence N. 89°20½' W. 693.2 feet; thence N. 82°00½' W. 340.0 feet to Point of Beginning, containing 20.2383 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, mechanics' or other liens.

Dated at Winterset, Iowa on this 25th day of July, 1978.

SEAL OF THE DISTRICT COURT MADISON COUNTY IOWA

Margaret Wheeler

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

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. 1,608.7 feet along the South line of said Section Thirty (30); thence N. 5°47' E. 176.7 feet to Point of Beginning; thence continuing N. 5°47' E. 380.0 feet; thence S. 89°43' E. 209.6 feet;thence N. 00°00' 35.0 feet; thence N. 29°23' W. 185.0 feet; thence N. 75°38' E. 222.0 feet; thence N. 55°38' E. 330.0 feet; thence N. 73°53' E. 330.0 feet; thence N. 87°58' E. 211.2 feet to the West Right-of-Way line of a County Road; thence S. 00° 52' E. 568.5 feet to the North Right-of-Way line of Iowa Highway No. 92; thence continuing along said Right-of-Way line S. 19°29½' W. 106.6 feet; thence S. 9°14' E. 252.7 feet; thence S. 63°59½' W. 116.4 feet; thence Westerly 51.7 feet along a 87,508.1 feet radius curve concave Northwesterly and having a chord bearing N. 89°21½' W. 51.7 feet; thence N. 89°20½' W. 693.2 feet; thence N. 82°00½' W. 340.0 feet to Point of Beginning, containing 20.2383 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 on this 25 day of July, 1978.

Mary E. Welty

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

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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. 1,608.7 feet along the South line of said Section Thirty (30); thence N. 5°47' E. 176.7 feet to Point of Beginning; thence continuing N. 5°47' E. 380.0 feet; thence S 89°43' E. 209.6 feet; thence N. 00°00' 35.0 feet; thence N. 29°23' W. 185.0 feet; thence N. 75°38' E. 222.0 feet; thence N. 55°38' E. 330.0 feet; thence N. 73°53' E. 330.0 feet; thence N. 87°58' E. 211.2 feet to the West Right-of-Way line of a County Road; thence S. 00°52' E. 568.5 feet to the North Right-of-Way line of Iowa Highway No. 92; thence continuing along said Right-of-Way line S. 19°29½' W. 106.6 feet; thence S. 9°14' E. 252.7 feet; thence S. 63°59½' W. 116.4 feet; thence Westerly 51.7 feet along a 87,508.1 feet radius curve concave Northwesterly and having a chord bearing N. 89°21½' W. 51.7 feet; thence N. 89°20½' W. 693.2 feet; thence N. 82°00½' W. 340.0 feet to Point of Beginning containing 20.2383 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 25 day of July, 1978.

Esther J. Frank

Esther J. Frank, Treasurer of Madison County, Iowa

PERFORMANCE BOND

The Winterset Development Commission, Incorporated, hereby posts a performance bond in the penal sum of Thirty-nine Thousand Dollars ($39,000), in the form of a certificate of deposit attached hereto. This procedure is pursuant to a resolution of the Winterset City Council approving it as a variation or modification of the normal bonding requirements. This Thirty-nine Thousand Dollar ($39,000) bond is posted to guarantee that the sanitary sewer, storm sewer, water lines and paving in the Helen McCall Huntoon Addition, Plat #3, will be constructed within one (1) year from the final acceptance of the plat, except that portion of these improvements located east of the east line of the intersection between Madison Street and Seventh Street in the said plat.

This bond will be released as soon as the above described improvements have been accepted by the City of Winterset. In the interim, the Winterset Development Commission, Incorporated, will have the right to collect the interest on the Thirty-nine Thousand Dollar ($39,000) certificate of deposit which is attached.

Signed and delivered this 28th day of July, 1978.

Approved: July 31, 1978.

Winterset City Attorney

John E. Casper

John E. Casper

WINTERSET DEVELOPMENT COMMISSION, INCORPORATED

By Harry E. Stevens

Harry E. Stevens, President

AR 6082

UNION STATE BANK
WINTERSET, IOWA

Date July 27, 1978

Certifies that there has been deposited in this bank the sum of

Thirty Nine Thousand Dollars and no/00---------------------------------Dollars $ 39,000.00

Payable to " Winterset Development Commission Or City of Winterset

Owner.

Address Winterset, Iowa 50273

182 Days months after date, upon presentation and surrender of this certificate XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Interest at the rate of 7.425% per annum from the date of issue will be paid. No interest shall accrue after the end of a term unless the certificate is renewed for an additional term as provided herein. This certificate is assignable only on the books of the bank and is subject to the by-laws of the bank and to applicable present and federal laws and regulations and of any agency or instrumentality of either of them.

AUTOMATICALLY RENEWABLE
NON-NEGOTIABLE

Taxpayers Ident. No. ______ 93635-1 #4

D. A. Bolton
D. A. Bolton, Executive V. P. JH

MEMBER FEDERAL DEPOSIT INSURANCE CORPORATION

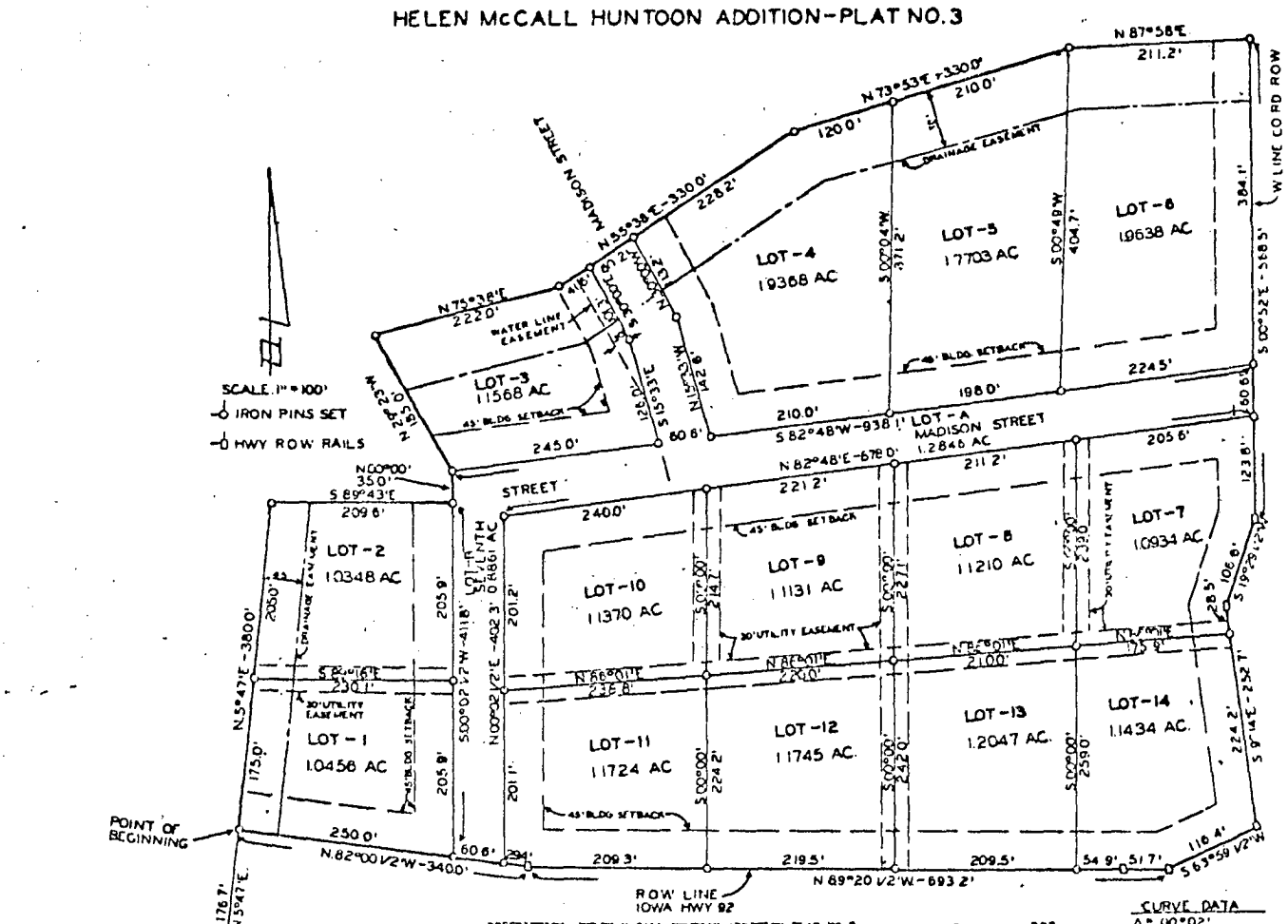
Abstract delivered & returned to City Hall.

7-31-78

Mark J. Nitchals
City Clerk.

MARY E. WELTY
Madison County Recorder
Mary E. Welty

HELEN McCALL HUNTOON ADDITION-PLAT NO.3



DESCRIPTION: HELEN McCALL HUNTOON ADDITION PLAT NO.3

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., MONTGOMERY, MADISON COUNTY, IOWA DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE N.90°00'E. ALONG THE SOUTH LINE OF SAID SECTION 30, 1,608.7 FEET; THENCE N.5°47'E. 176.7 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N.5°47'E. 380.0 FEET; THENCE S.89°43'E. 209.6 FEET; THENCE N.00°00' 35.0 FEET; THENCE N.25°23'W. 185.0 FEET; THENCE N.75°38'E. 222.0 FEET; THENCE N.35°38'E. 330.0 FEET; THENCE N.73°53'E. 330.0 FEET; THENCE N.87°58'E. 211.2 FEET; THENCE S.00°52'E. 568.5 FEET TO THE NORTH RIGHT-OF-WAY LINE OF IOWA HIGHWAY NO. 92; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S.19°29½'W. 106.6 FEET; THENCE S.9°14'E. 252.7 FEET; THENCE S.83°59½'W. 116.4 FEET; THENCE WESTERLY 51.7 FEET ALONG A 87,508.1 FEET RADIUS CURVE CONCAVE NORTHWESTERLY AND HAVING A CHORD BEARING N.89°21½'W. 51.7 FEET; THENCE N.89°20½'W. 693.2 FEET; THENCE N.82°00½'W. 340.0 FEET TO POINT OF BEGINNING, CONTAINING 20.2383 ACRES AND IS DIVIDED INTO 14 LOTS NUMBERED 1 THROUGH 14; LOT "A" A PORTION OF MADISON STREET AND LOT "B" WHICH IS DESIGNATED AS 7TH STREET.

CURVE DATA
Δ = 00°02'
D = 00°04'
R = 87,508.1'
CHORD N 89°21½'W-51.7'

FILED NO 233
BOOK 1 PAGE 761
Town Plat
1977 AUG -1 AM 8 42

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

DEDICATION CERT. & RESOLUTION IN DEED REC. 48 - 473

I hereby certify that this plat was (was not) prepared 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

Dated this 1st day of August, 1977

E.W. Hochstetler, P.E., L.S. Iowa Reg. No. 6809

VANCE & HOCHSTETLER, PC
CONSULTING ENGINEERS
WINTERSET, IOWA