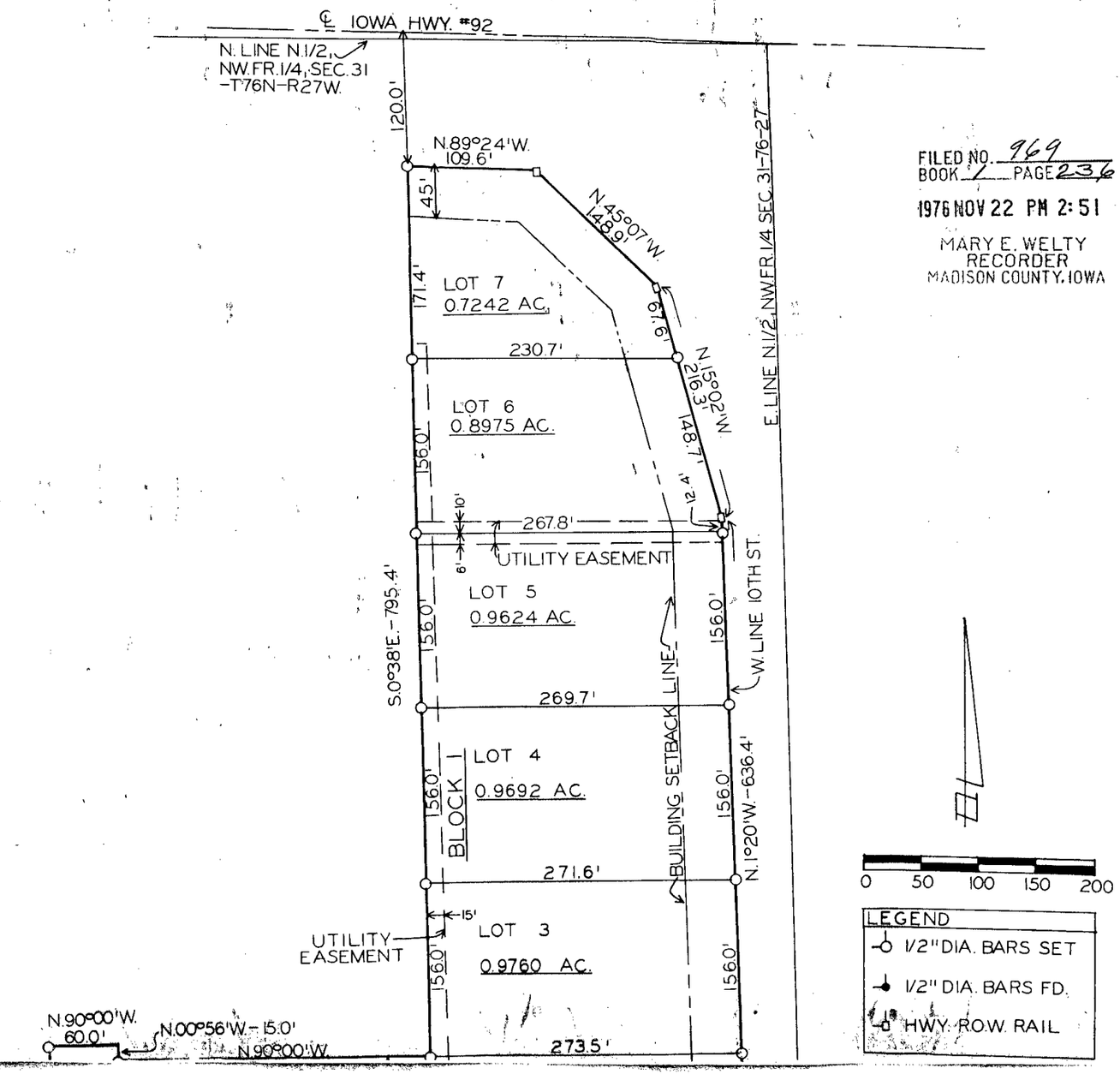
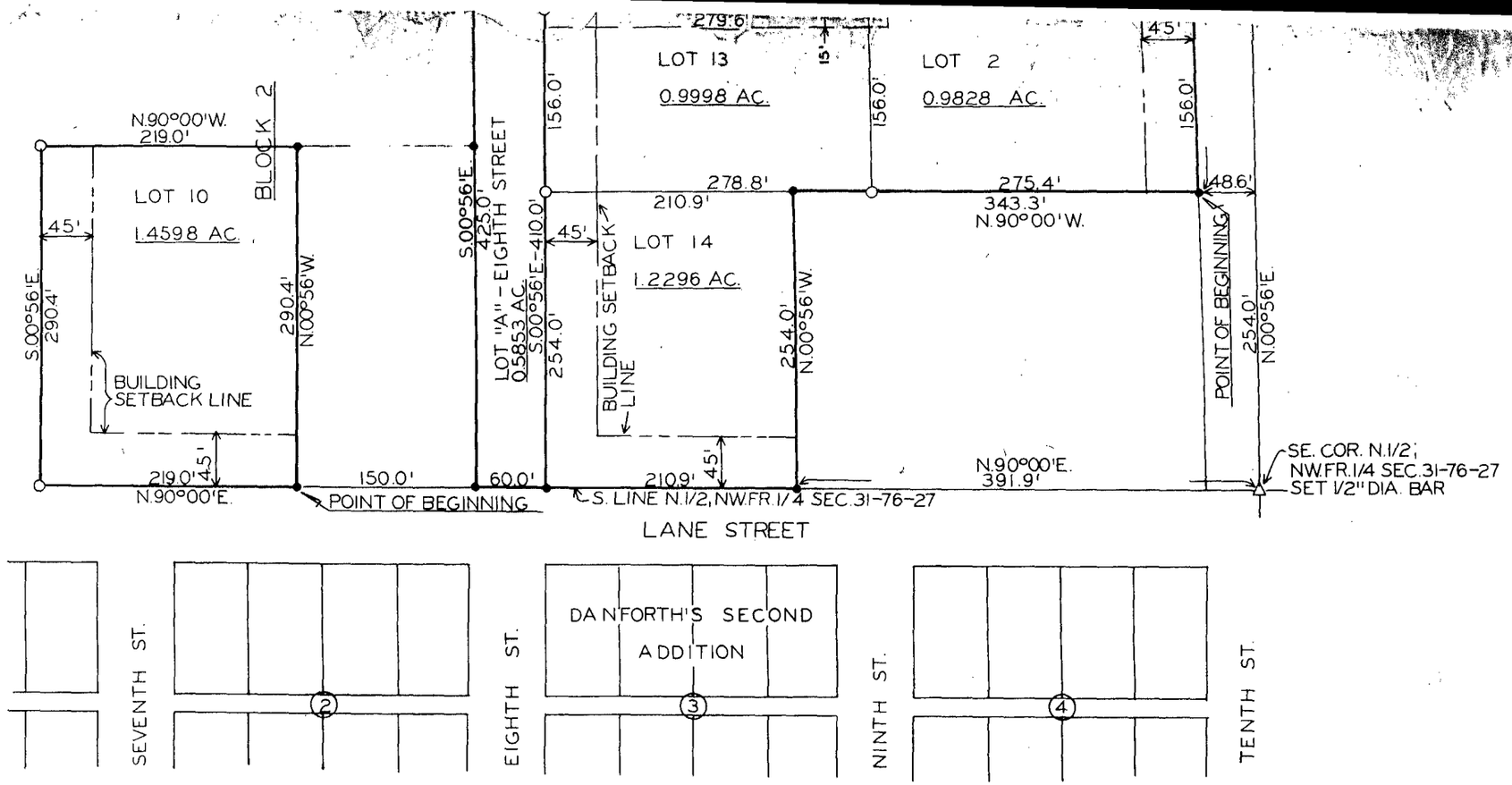
WATTS & CORKREAN ADDITION TO WINTERSET, IOWA PLAT NO. 1

For certification & dedication see Deed Rec 47-394



FILED NO. 969
BOOK 1 PAGE 236
1976 NOV 22 PM 2:51
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA



DESCRIPTION:

PORTION OF BLOCK NO. 1 A part of the East 45.52 Acres of the North Half (N½) of the Northwest Fractional Quarter (NW.Fr.¼) of Section 31, Township 76 North Range 27 West of the 5th P.M., Winterset, Madison County, Iowa described as commencing at the Southeast Corner of Said North Half of the Northwest Fractional Quarter; thence N.00°56'E. along East line of said N½ 254.0 feet; thence N.90°00'W. 48.6 feet to Point of Beginning; thence N.1°20'W. 636.4 feet; thence N.15°02'W. 216.3 feet; thence N.45°07'W. 148.9 feet; thence N.89°24'W. 109.6 feet; thence S.00°38'E. 795.4 feet; thence N.90°00'W. 279.6 feet; thence S.00°56'E. 410.0 feet to the North line of Lane Street; thence N.90°00'E. 210.9 feet; thence N.00°56'W. 254.0 feet; thence N.90°00'E. 343.3 feet to the Point of Beginning. Said parcel contains 7.7415 Acres and is divided into 8 lots numbered 2 through 7 and 13 through 14 and is a portion of Block 1 of Watts & Corkrean Addition to Winterset, Iowa.

LOT "A" - A PORTION OF 8th STREET A part of the East 45.52 Acres of the North Half (N½) of the Northwest Fractional Quarter (NW.Fr.¼) of Section 31, Township 76 North, Range 27 West of the 5th P.M., Winterset, Madison County, Iowa described as commencing at the Southeast Corner of Said North Half (N½) of the Northwest Fractional Quarter (NW.Fr.¼); thence N.90°00'W. 602.8 feet along the South line of Said N½ of the NW.Fr.¼ to Point of Beginning; thence N.00°56'W. 425.0 feet; thence N.90°00'W. 60.0 feet; thence S.00°56'E. 425.0 feet; thence N.90°00'E. 60.0 feet to Point of Beginning. Said Parcel contains 0.5853 Acres and is to be dedicated as a portion of 8th Street.

LOT 10 of BLOCK NO. 2 A part of the East 45.52 Acres of the North Half (N½) of the Northwest Fractional Quarter (NW.Fr.¼) of Section 31, Township 76 North, Range 27 West of the 5th P.M., Winterset, Madison County, Iowa described as commencing at the Southeast Corner of Said North Half (N½) of the Northwest Fractional Quarter (NW.Fr.¼); thence N.90°00'W. 812.8 feet along the South line of said N½ of the NW.Fr.¼ to Point of Beginning; thence N.00°56'W. 290.4 feet; thence N.90°00'W. 219.0 feet; thence S.00°56'E. 290.4 feet; thence N.90°00'E. 219.0 feet to Point of Beginning. Said parcel contains 1.4598 Acres and is designated Lot 10 of Block No. 2, Watts & Corkrean Addition to Winterset, Iowa.

NOTE: South line of North Half (N½) of the Northwest Fractional Quarter (NW.Fr.¼) of Section 31, Township 76 North, Range 27 West, Winterset, Madison County, Iowa is assumed to bear due East and West.

I hereby certify that this plat, map, survey or report 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 Date 4/15/1974

J. M. Hochstetler, P.E., L.S. Iowa Reg. No. 6808

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CERTIFICATE OF APPROVAL FOR PLAT NO. 1 OF THE WATTS-CORKREAN ADDITION TO WINTERSET, IOWA

969A

FILED NO. 969A
BOOK 47 PAGE 394
1976 NOV 22 PM 2:51
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee 26 50
Plat 4 50

STATE OF IOWA
County of Madison,
City of Winterset, :

We, Bernard Morrissey and O. D. Simmons, 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 plat of a segment of an addition to the City of Winterset, Iowa, designated as Plat No. 1 to the Watts-Corkrean Addition to Winterset, Iowa, and the real estate comprising said Plat No. 1 is more specifically described as follows, to-wit;

A part of the East 45.52 Acres of the North Half (N½) of the Northwest Fractional Quarter (NW FR ¼) of Section 31, Township 76 North, Range 27 West of the 5th P.M., Winterset, Madison County, Iowa described as commencing at the Southeast Corner of said North Half of the Northwest Fractional Quarter; thence N.00°56'E. along East line of said N½ 254.0 feet; thence N.90°00'W. 48.6 feet to Point of Beginning; thence N.1°20'W. 636.4 feet; thence N.15°02'W. 216.3 feet; thence N.45°07'W. 148.9 feet; thence N.89°24'W. 109.6 feet; thence S.00°38'E. 795.4 feet; thence N.90°00'W. 279.6 feet; thence S.00°56'E. 410.0 feet to the North line of Lane Street; thence N.90°00'E. 210.9 feet; thence N.00°56'W. 254.0 feet; thence N.90°00'E. 343.3 feet to the Point of Beginning; And

A part of the East 45.52 Acres of the North Half (N½) of the Northwest Fractional Quarter (NW FR ¼) of Section 31, Township 76 North, Range 27 West of the 5th P.M., Winterset, Madison County, Iowa described as commencing at the Southeast Corner of Said North Half (N½) of the Northwest Fractional Quarter (NW Fr ¼); thence N.90°00'W. 602.8 feet along the South line of said N½ of the NW. Fr.¼ to Point of Beginning; thence N.00°56'W. 425.0 feet; thence N.90°00'W. 60.0 feet; thence S.00°56'E. 425.0 feet; thence N.90°00'E. 60.0 feet to Point of Beginning; And

A part of the East 45.52 Acres of the North Half (N½) of the Northwest Fractional Quarter (NW Fr¼) of Section 31, Township 76 North, Range 27 West of the 5th P.M., Winterset, Madison County, Iowa described as commencing at the Southeast Corner of Said North Half (N½) of the Northwest Fractional Quarter (NW Fr ¼); thence N.90°00'W. 812.8 feet along the South line of said N½ of the NW Fr¼ to Point of Beginning; thence N.00°56'W. 290.4 feet; thence N.90°00'W. 219.0 feet; thence S.00°56'E. 290.4 feet; thence N.90°00'E. 219.0 feet to Point of Beginning.

NOTE: South line of North Half (N½) of the Northwest Fractional Quarter (NW Fr¼) of Section 31, Township 76 North, Range 27 West, Winterset, Madison County, Iowa is assumed to bear due East and West.

ENTERED FOR TAXATION
THIS 22 DAY OF November 1976
AUDITORS FEE $ 2.00
Gerald F. Williams
AUDITOR

DEPUTY AUDITOR

IND. ✓
REC. ✓
PAGE ✓

From Plat see
Town Plat Book 1,
Page 236

Said Plat was approved by the City Council of the City of Winterset, Iowa, by Resolution passed and adopted by said Council on November 15, 1976, and approved by the Mayor of the city of Winterset, Iowa, on November 15, 1976, and that a true, correct and complete copy of said Resolution as passed and approved is affixed to said Plat No. 1 and is made a part of this certification, and the Mayor and the City Clerk do hereby certify said Resolution, and as part of said Plat No. 1 and this certification is an attached Certificate of Engineer, executed by Jim Hochstetler, a licensed and registered Engineer of Winterset, Iowa, and also a dedication of plat, duly signed and acknowledged by Harry B. Watts and Patrick F. Corkrean and their spouses with reference to said platted land, and a title opinion of an attorney showing that the fee title to said platted real estate is in said proprietors free from encumbrance, and also a 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 by the records in her custody, and also a certificate of the County Recorder of Madison County, Iowa, stating that the title is in fee simple in the name of said proprietors, to -wit: Harry B. Watts and Patrick F. Corkrean, and that it is free from encumbrance, and also 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 provisions of law applicable thereto.

Dated and signed at Winterset, Iowa, in ~~Madison~~ County, Iowa, and on the 19 day of November, 1976.

Bernard Morrissey
BERNARD MORRISSEY
Mayor of the City of Winterset, Iowa.

CITY SEAL
WINTERS

Attest: O. D. Simmons
O. D. SIMMONS
City Clerk of the City of Winterset, Iowa

PLAT OF WATTS & CORKREAN ADDITION

TO WINTERSET, IOWA

PLAT NO. 1

HARRY B. WATTS and PATRICK F. CORKREAN

TO

THE PUBLIC

DEDICATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS that Harry B. Watts and Patrick F. Corkrean hereby certify that they are the sole owners and proprietors of the following described real estate, to-wit:

A part of the East 45.52 Acres of the North Half (N½) of the Northwest Fractional Quarter (NW FR¼) of Section 31, Township 76 North, Range 27 West of the 5th P.M., Winterset, Madison County, Iowa described as commencing at the Southeast Corner of Said North Half of the Northwest Fractional Quarter; thence N. 00°56'E. along East line of said N½ 254.0 feet; thence N.90°00'W. 48.6 feet to Point of Beginning; thence N.1°20'W. 636.4 feet; thence N.15°02'W. 216.3 feet; thence N.45°07'W. 148.9 feet; thence N.89°24'W. 109.6 feet; thence S.00°38'E. 795.4 feet; thence N.90°00'W. 279.6 feet; thence S.00°56'E. 410.0 feet to the North line of Lane Street; thence N.90°00'E. 210.9 feet; thence N.00°56'W. 254.0 feet; thence N.90°00' E. 343.3 feet to the Point of Beginning; and

A part of the East 45.52 Acres of the North Half (N½) of the Northwest Fractional Quarter (NW Fr¼) of Section 31, Township 76 North, Range 27 West of the 5th P.M., Winterset, Madison County, Iowa, described as commencing at the Southeast Corner of Said North Half (N½) of the Northwest Fractional Quarter (NW Fr¼); thence N.90°00'W. 602.8 feet along the South line of Said N½ of the NW Fr¼ to Point of Beginning; thence N.00°56'W. 425.0 feet; thence N.90°00'W. 60.0 feet; thence S.00°56'E. 425.0 feet; thence N.90°00'E. 60.0 feet to Point of Beginning; and

A part of the East 45.52 Acres of the North Half (N½) of the Northwest Fractional Quarter (NW Fr¼) of Section 31, Township 76 North, Range 27 West of the 5th P.M., Winterset, Madison County, Iowa described as commencing at the Southeast Corner of said North Half (N½) of the Northwest Fractional Quarter (NW Fr¼); thence N.90°00'W. 812.8 feet along the South line of

said N½ of the NW Fr¼ to Point of Beginning; thence N.00°56'W. 290.4 feet; thence N.90°00'W. 219.0 feet; thence S.00°56'E. 290.4 feet; thence N.90°00'E. 219.0 feet to Point of Beginning.

NOTE: South line of North Half (N½) of the Northwest Fractional Quarter (NW Fr¼) of Section 31, Township 76 North, Range 27 West, 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 surveyor's certificate, is with their free consent and the consent of their respective spouses, Helen Watts and Nancy Corkrean, and in accordance with their desires and the desires of their respective spouses, and they hereby 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 an extension of Eighth (8) Street in the City of Winterset, Iowa, and shown on said Plat as Lot "A".

IN WITNESS WHEREOF, said proprietors has caused this instrument to be duly executed this 28 day of October, 1976.

Harry B. Watts

Helen Watts

Patrick F. Corkrean

Nancy Corkrean

STATE OF IOWA)
) SS.
COUNTY OF MADISON)

On this 28 day of October, 1976, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Harry B. Watts and Helen Watts; and Patrick F. Corkrean and Nancy Corkrean, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

JO ANN ALLEN
Iowa
NOTARIAL SEAL

Notary Public in and for the State of Iowa.

C. R. BENTZ
ATTORNEY AT LAW
210 N. 1ST STREET
WINTERSET, IOWA
50273

AREA CODE 515
TELEPHONE 462-3392

October 28, 1976

City Council of Winterset
Winterset, Iowa 50273

Gentlemen:

I have this day examined an abstract of title purporting to show the chain of title to the following described real estate, to-wit:

A part of the East 45.52 Acres of the North Half (N½) of the Northwest Fractional Quarter (NW Fr¼) of Section 31, Township 76 North, Range 27 West of the 5th P.M., Winterset, Madison County, Iowa described as commencing at the Southeast Corner of said North Half of the Northwest Fractional Quarter; thence N.00°56'E. along East line of said N½ 254.0 feet; thence N.90°00'W. 48.6 feet to Point of Beginning; thence N.1°20'W. 636.4 feet; thence N.15°02'W. 216.3 feet; thence N.45°07'W. 148.9 feet; thence N.89°24'W. 109.6 feet; thence S.00°38'E. 795.4 feet; thence N.90°00'W. 279.6 feet; thence S.00°56'E. 410.0 feet to the North line of Lane Street; thence N.90°00'E. 210.9 feet; thence N.00°56'W. 254.0 feet; thence N.90°00'E. 343.3 feet to the Point of Beginning; and

A part of the East 45.52 Acres of the North Half (N½) of the Northwest Fractional Quarter (NW Fr¼) of Section 31, Township 76 North, Range 27 West of the 5th P.M., Winterset, Madison County, Iowa described as commencing at the Southeast Corner of said North Half (N½) of the Northwest Fractional Quarter (NW Fr¼); thence N.90°00'W. 602.8 feet along the South line of said N½ of the NW Fr¼ to Point of Beginning; thence N.00°56'W. 425.0 feet; thence N.90°00'W. 60.0 feet; thence S.00°56'E. 425.0 feet; thence N.90°00'E. 60.0 feet to Point of Beginning; and

A part of the East 45.52 Acres of the North Half (N½) of the Northwest Fractional Quarter (NW Fr¼) of Section

31, Township 76 North, Range 27 West of the 5th P.M., Winterset, Madison County, Iowa described as commencing at the Southeast Corner of Said North Half (N½) of the Northwest Fractional Quarter (NW Fr¼); thence N.90°00'W. 812.8 feet along the South line of said N½ of the NW Fr¼ to Point of Beginning; thence N.00°56'W. 290.4 feet; thence N.90°00'W. 219.0 feet; thence S.00°56'E. 290.4 feet; thence N.90°00'E. 219.0 feet to Point of Beginning.

NOTE: South line of North Half (N½) of the Northwest Fractional Quarter (NW Fr¼) of Section 31, Township 76 North, Range 27 West, Winterset, Madison County, Iowa is assumed to bear due East and West,

which has been continued to date of October 26, 1976 at 8:00 o'clock A.M..

In connection with such examination, it is my opinion that this constitutes a complete abstract of title to the above described real estate, and that said abstract shows merchantable fee simple title in said real estate to be in Harry B. Watts and Patrick F. Corkrean, as of date of last continuation thereof, and shows said real estate to be free of all encumbrances.

Respectfully submitted,

C. R. Bentz

CRB:ja

CERTIFICATE OF COUNTY TREASURER

OF MADISON COUNTY, IOWA

- - - - - - - - - - - - - - - - - -

I, Esther J. Frank, 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, to-wit:

A part of the East 45.52 Acres of the North Half (N½) of the Northwest Fractional Quarter (NW FR ¼) of Section 31, Township 76 North, Range 27 West of the 5th P.M., Winterset, Madison County, Iowa described as commencing at the Southeast Corner of said North Half of the Northwest Fractional Quarter; thence N.00°56'E. along East line of said N½ 254.0 feet; thence N.90°00'W. 48.6 feet to Point of Beginning; thence N.1°20'W. 636.4 feet; thence N.15°02'W. 216.3 feet; thence N.45°07'W. 148.9 feet; thence N.89°24'W. 109.6 feet; thence S.00°38'E. 795.4 feet; thence N.90°00'W. 279.6 feet; thence S.00°56'E. 410.0 feet to the North line of Lane Street; thence N.90°00'E. 210.9 feet; thence N.00°56'W. 254.0 feet; thence N.90°00'E. 343.3 feet to the Point of Beginning; And

A part of the East 45.52 Acres of the North Half (N½) of the Northwest Fractional Quarter (NW FR ¼) of Section 31, Township 76 North, Range 27 West of the 5th P.M., Winterset, Madison County, Iowa described as commencing at the Southeast Corner of Said North Half (N½) of the Northwest Fractional Quarter (NW Fr ¼); thence N.90°00'W. 602.8 feet along the South line of said N½ of the NW. Fr.¼ to Point of Beginning; thence N.00°56'W. 425.0 feet; thence N.90°00'W. 60.0 feet; thence S.00°56'E. 425.0 feet; thence N.90°00'E. 60.0 feet to Point of Beginning; And

A part of the East 45.52 Acres of the North Half (N½) of the Northwest Fractional Quarter (NW Fr¼) of Section 31, Township 76 North, Range 27 West of the 5th P.M., Winterset, Madison County, Iowa described as commencing at the Southeast Corner of Said North Half (N½) of the Northwest Fractional Quarter (NW Fr ¼); thence N.90°00'W. 812.8 feet along the South line of said N½ of the NW Fr¼ to Point of Beginning; thence N.00°56'W. 290.4 feet; thence N.90°00'W. 219.0 feet; thence S.00°56'E. 290.4 feet; thence N.90°00'E. 219.0 feet to Point of Beginning.

NOTE: South line of North Half (N½) of the Northwest Fractional Quarter (NW Fr¼) of Section 31, Township 76 North, Range 27 West, Winterset, Madison County, Iowa is assumed to bear due East and West.

Signed at Winterset, Iowa, this 27th day of October, 1976.

Esther J. Frank

Esther J. Frank, Treasurer 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 Harry B. Watts and Patrick F. Corkrean hold record title in fee simple to the following described real estate, to-wit:

A part of the East 45.52 Acres of the North Half (N½) of the Northwest Fractional Quarter (NW FR ¼) of Section 31, Township 76 North, Range 27 West of the 5th P.M., Winterset, Madison County, Iowa described as commencing at the Southeast Corner of said North Half of the Northwest Fractional Quarter; thence N.00°56'E. along East line of said N½ 254.0 feet; thence N.90°00'W. 48.6 feet to Point of Beginning; thence N.1°20'W. 636.4 feet; thence N.15°02'W. 216.3 feet; thence N.45°07'W. 148.9 feet; thence N.89°24'W. 109.6 feet; thence S.00°38'E. 795.4 feet; thence N.90°00'W. 279.6 feet; thence S.00°56'E. 410.0 feet to the North line of Lane Street; thence N.90°00'E. 210.9 feet; thence N.00°56'W. 254.0 feet; thence N.90°00'E. 343.3 feet to the Point of Beginning; And

A part of the East 45.52 Acres of the North Half (N½) of the Northwest Fractional Quarter (NW FR ¼) of Section 31, Township 76 North, Range 27 West of the 5th P.M., Winterset, Madison County, Iowa described as commencing at the Southeast Corner of Said North Half (N½) of the Northwest Fractional Quarter (NW Fr ¼); thence N.90°00'W. 602.8 feet along the South line of said N½ of the NW. Fr.¼ to Point of Beginning; thence N.00°56'W. 425.0 feet; thence N.90°00'W. 60.0 feet; thence S.00°56'E. 425.0 feet; thence N.90°00'E. 60.0 feet to Point of Beginning; And

A part of the East 45.52 Acres of the North Half (N½) of the Northwest Fractional Quarter (NW Fr¼) of Section 31, Township 76 North, Range 27 West of the 5th P.M., Winterset, Madison County, Iowa described as commencing at the Southeast Corner of Said North Half (N½) of the Northwest Fractional Quarter (NW Fr ¼); thence N.90°00'W. 812.8 feet along the South line of said N½ of the NW Fr¼ to Point of Beginning; thence N.00°56'W. 290.4 feet; thence N.90°00'W. 219.0 feet; thence S.00°56'E. 290.4 feet; thence N.90°00'E. 219.0 feet to Point of Beginning.

NOTE: South line of North Half (N½) of the Northwest Fractional Quarter (NW Fr¼) of Section 31, Township 76 North, Range 27 West, Winterset, Madison County, Iowa is assumed to bear due East and West.

and the same is free from all encumbrance, all as shown by the records in my office.

Signed at Winterset, Iowa, this 27TH day of October, 1976.

Mary E. Welty

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

CERTIFICATE OF CLERK OF THE DISTRICT COURT OF IOWA

IN AND FOR MADISON COUNTY

I, Margaret J. Wheeler, hereby certify that I am the duly elected and acting Clerk of the District Court of the State of Iowa, in and for Madison County; that the following described real estate, to-wit:

A part of the East 45.52 Acres of the North Half (N½) of the Northwest Fractional Quarter (NW FR ¼) of Section 31, Township 76 North, Range 27 West of the 5th P.M., Winterset, Madison County, Iowa described as commencing at the Southeast Corner of said North Half of the Northwest Fractional Quarter; thence N.00°56'E. along East line of said N½ 254.0 feet; thence N.90°00'W. 48.6 feet to Point of Beginning; thence N.1°20'W. 636.4 feet; thence N.15°02'W. 216.3 feet; thence N.45°07'W. 148.9 feet; thence N.89°24'W. 109.6 feet; thence S.00°38'E. 795.4 feet; thence N.90°00'W. 279.6 feet; thence S.00°56'E. 410.0 feet to the North line of Lane Street; thence N.90°00'E. 210.9 feet; thence N.00°56'W. 254.0 feet; thence N.90°00'E. 343.3 feet to the Point of Beginning; And

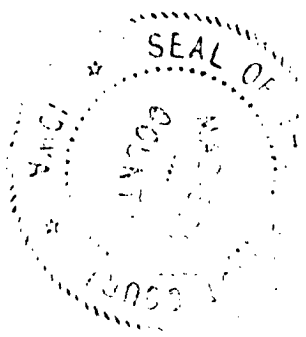
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A part of the East 45.52 Acres of the North Half (N½) of the Northwest Fractional Quarter (NW Fr¼) of Section 31, Township 76 North, Range 27 West of the 5th P.M., Winterset, Madison County, Iowa described as commencing at the Southeast Corner of Said North Half (N½) of the Northwest Fractional Quarter (NW Fr ¼); thence N.90°00'W. 812.8 feet along the South line of said N½ of the NW Fr¼ to Point of Beginning; thence N.00°56'W. 290.4 feet; thence N.90°00'W. 219.0 feet; thence S.00°56'E. 290.4 feet; thence N.90°00'E. 219.0 feet to Point of Beginning.

NOTE: South line of North Half (N½) of the Northwest Fractional Quarter (NW Fr¼) of Section 31, Township 76 North, Range 27 West, Winterset, Madison County, Iowa is assumed to bear due East and West.

belonging to Harry B. Watts and Patrick F. Corkrean is free from all judgments, attachments, mechanic's liens or other liens as the same appear of record in my office.

Signed at Winterset, Iowa, this 27 day of October, 1976.



Margaret J. Wheeler

Margaret J. Wheeler, Clerk of the District Court of Iowa, in and for Madison County.