DEPUTY AUDITOR

AUDITOR

AUDITORS FEE $2.00

THIS 9 DAY OF Jan. 1973

FILED NO. 50A
BOOK 45 PAGE 224
1973 JAN -9 AM 11:39

RECORDER
MADISON COUNTY, IOWA

See 1850
Plat 400
D. H.

IND. ✓
REC. ✓
PAGE ✓

FOURTH AVENUE PLACE OF WINTERSET, IOWA

LARRY E. SELSOR,
CAROL J. SELSOR,
WILLIAM R. KENT
ELZARA H. KENT,
EDWARD J. SCHOLTENS
AND LOUELLA R. SCHOLTENS
AND MEREDITH M. COFFMAN
AND RHEA COFFMAN

TO

THE PUBLIC.

DEDICATION OF PLAT

CITY OF WINTERSET, IOWA
PAID
DEC 29 1972
CITY CLERK

KNOW ALL MEN BY THESE PRESENTS:

That we, Larry El Selsor, and Carol J. Selsor, husband and wife, William R. Kent and Elzara H. Kent, husband and wife, Edward J. Scholtens and Louella R. Scholtens, husband and wife and Meredith M. Coffman and Rhea Coffman husband and wife, do hereby certify that we are the sole owners and proprietors of the following described real estate to-wit:

Being an official Plat of the South 290 Feet of the East 195 Feet and the North 370 Feet of the South 660 feet of the East 156 Feet of the NW$\frac{1}{4}$ of the NE$\frac{1}{4}$ of Section 36, Township 76 North, Range 28 West of the 5th P.M. except therefrom the West 131 feet of the East 156 Feet of the South 50 Feet of the North 210 Feet, all now being in and forming a part of the City of Winterset, Madison County, Iowa, and containing 2.62 acres more or less.

That the disposition of said land as shown by the annexed plat and Engineer's Certificate is with our free consent and in accordance with our desires and we dedicate to the public for use as public streets so much of the above described land as is by said plat set apart and designated as Lot A of said Plat, and we hereby relinquish our right of dower therein, to-wit:

LOT A FOURTH AVENUE PLACE

IN WITNESS WHEREOF, we have hereunto set our hands this 29th days of ~~November~~ December, 1972.

Larry E. Selsor
LARRY E. SELSOR

Carol J. Selsor
CAROL J. SELSOR

William R. Kent
WILLIAM R. KENT

Elzara H. Kent
ELZARA H. KENT

Edward J. Scholtens
EDWARD J. SCHOLTENS

Louella R. Scholtens
LOUELLA R. SCHOLTENS

Meredith M. Coffman
MEREDITH M. COFFMAN

Rhea Coffman
RHEA COFFMAN

Subscribed and sworn to before me this 29 day of ~~November~~ December, 1972.

Iowa NOTARIAL SEAL

Leonard W. Hansel
NOTARY PUBLIC

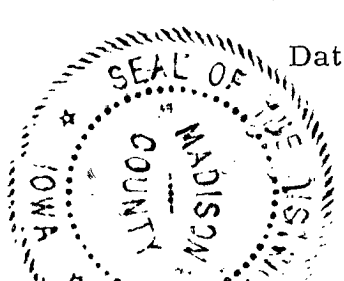


CERTIFICATE OF THE CLERK OF THE DISTRICT COURT OF THE STATE OF IOWA IN AND FOR MADISON COUNTY

I, Margaret 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, Iowa; that the following described real estate situated in Madison County, Iowa, to-wit:

> Being an official plat of the South 290 Feet of the East 195 Feet and the North 370 Feet of the South 660 Feet of the East 156 Feet of the NW$\frac{1}{4}$ OF THE NE$\frac{1}{4}$ of Section 36, Township 76 North, Range 28 West of the 5th P.M. except therefrom the West 131 Feet of the East 156 Feet of the South 50 Feet of the North 210 Feet, all now being in and forming a part of the City of Winterset, Madison County, Iowa, and containing 2.62 acres more or less,

belonging to Larry E. Selsor and Carol J. Selsor, husband and wife, William R. Kent and Elzara H. Kent, husband and wife, Edward J. Scholtens and Louella R. Scholtens husband and wife and Meredith M. Coffman and Rhea Coffman, husband and wife is free from all judgments, attachments, mechanic's liens or other liens as the same appears of record in my office.



Dated at Winterset, Iowa, this 29 day of December 1972

Margaret Wheeler

MARGARET WHEELER
CLERK OF THE DISTRICT COURT OF IOWA IN AND FOR MADISON COUNTY, IOWA.

CITY OF WINTERSET, IOWA
PAID
DEC 29 1972
CITY CLERK

CERTIFICATE OF COUNTY TREASURER OF MADISON COUNTY

I, Earl B. Frey, hereby certify that I am the duly elected and acting County 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:

Being an official Plat of the South 290 Feet of the East 195 Feet and the North 370 Feet of the South 660 Feet of the East 156 Feet of the NW$\frac{1}{4}$ of the NE$\frac{1}{4}$ of Section 36, Township 76North, Range 28 West of the 5th P.M. except therefrom the West 131 Feet of the East 156 Feet of the South 50 Feet of the North 210 Feet all now being in and forming a part of the City of Winterset, Madison County, Iowa, and containing 2.62 acres more or less.

Dated at Winterset, Iowa, this 29 day of ~~November~~ December, 1972.

Earl B. Frey

EARL B. FREY
COUNTY TREASURER OF MADISON COUNTY, IOWA.

MADISON COUNTY IOWA TREASURER

CITY OF WINTERSET, IOWA PAID DEC 29 1972 CITY CLERK

CERTIFICATE OF 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 Larry E. Selsor and Carol J. Selsor, husband and wife, William Kent and Elzara H. Kent, husband and wife, Edward J. Scholtens and Louella R. Scholtens, husband and wife and Meredith M. Coffman and Rhea Coffman, husband and wife are now the **fee simple owners** and record title holders of the following described **real estate to-wit:**

Being an official Plat of the South 290 feet of the East 195 feet and the North 370 feet of the South 660 feet of the East 156 feet of the NW¼ of the NE¼ of Section 36, Twp. 76North, Range 28 West of the 5th P.M., except therefrom the West 131 Feet of the East 156 Feet of the South 50 Feet of the North 210 Feet, all now being in and forming a part of the City of Winterset, Madison County, Iowa, and containing 2.62 acres more or less

and that the same is free from encumbrance.

Dated at Winterset, Iowa the 29 day of December 1972.

Mary Welty
MARY WELTY,
County Recorder of Madison County, Iowa.

CITY OF WINTERSET, IOWA PAID DEC 29 1972 CITY CLERK

FOURTH AVENUE PLACE
OF
WINTERSET, IOWA

CERTIFICATE OF ENGINEER

I, Duane McClelland, a registered consulting engineer and land surveyor do hereby certify that at the request of Larry E. Selsor and Carol J. Selsor, William R. Kent and Elzara H. Kent and Edward J. Scholtens and Louella R. Scholtens and Meredith M. Coffman and Rhea Coffman, I have surveyed and set iron stakes at the corners of the lots as shown on the attached plat of Fourth Avenue Place in Winterset, Iowa. That the distances marked on said plat are correct and are marked in feet; that said Fourth Avenue Place of Winterset, Iowa, is described as follows, to-wit:

> Being an Official Plat of the South 290 Feet of the East 195 Feet and the North 370 Feet of the South 660 Feet of the East 156 Feet of the NW$\frac{1}{4}$ of the NE$\frac{1}{4}$ of Section 36, Township 76 North, Range 28 West of the 5th P.M., except therefrom the West 131 Feet of the East 156 Feet of the South 50 Feet of the North 210 Feet, all now being in and forming a part of the City of Winterset, Madison County, Iowa, and containing 2.62 acres more or less.

That the plat is divided into seven (7) lots. That Lot A as shown on said plat is to be dedicated to the public as a public street.

Duane McClelland
DUANE MC CLELLAND

Subscribed and sworn to before me by Duane McClelland this 15 day of November, 1972.

Iowa NOTARIAL SEAL

Leonard M. Flander
NOTARY PUBLIC.
Leonard M. Flander

LEONARD M. FLANDER
ATTORNEY AT LAW
223 East Court Avenue
Winterset, Iowa 50273
Area Code 515 Phone 462-4912

January 8, 1973

TO WHOM IT MAY CONCERN:

I hereby, certify that I am a practicing attorney in the City of Winterset, Madison County, Iowa, and that I have examined an abstract of title continued to the 3rd day of January, 1973 at 7:59 A.M. for the real estate legally described as:

> South 290 feet of the East 195 feet and the North 370 feet of the South 660 feet of the East 156 feet of the Northwest quarter (NW$\frac{1}{4}$) of the Northeast quarter (NE$\frac{1}{4}$) of Section thirty-six (36) Township Seventy-six (76) North Range twenty-eight (28) West of the 5th P.M., except therefrom the West 131 feet of the East 156 Feet of the South 50 feet of the North 210 feet,

and that upon the date and time last mentioned above I find title to said real estate to be in;

> WILLIAM R. KENT AND ELZARA H. KENT, LARRY E. SELSOR AND CAROL J. SELSOR, EDWARD J. SCHOLTENS AND LOUELLA R. SCHOLTENS AND MEREDITH M. COFFMAN AND RHEA COFFMAN.

I further certify said owner's hold said title in fee simple and the ownership is not subject to liens or encumbrances of any kind.

Leonard M. Flander

LEONARD M. FLANDER
LMF/1

RESOLUTION---APPROVING PLAT OF FOURTH AVENUE PLACE OF WINTERSET, IOWA

Whereas, on the 29 day of December, 1972, there was filed in the office of the City Clerk of the City of Winterset, Iowa, a registered land surveyor's plat of the proposed addition to be platted of real estate within the corporate limits of the City of Winterset, Iowa, owned by Larry E. Selsor and Carol J. Selsor, husband and wife, William R. Kent and Elzara H. Kent, husband and wife, Edward J. Scholtens and Louella R. Scholtens, husband and wife and Meredith M. Coffman and Rhea Coffman husband and wife, to be known as Fourth Avenue Place which real estate is described as follows, to-wit:

> Being an official plat of the South 290 Feet of the East 195 Feet and the North 370 Feet of the South 660 Feet of the East 156 Feet of the NW$\frac{1}{4}$ of the NE$\frac{1}{4}$ of Section 36, Township 76 North, Range 28 West of the 5th P.M., Except therefrom the West 131 Feet of the East 156 Feet of the South 50 Feet of the North 210 Feet, all now being in and forming a part of the City of Winterset, Madison County, Iowa, and containing 2.62 acres more or less,

Whereas, there was also filed with said plat, on the 29 day of December, 1972, a correct description of the land involved, and 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, Larry E. Selsor and Carol J. Selsor, husband and wife, William R. Kent and Elzara H. Kent, husband and wife, Edward J. Scholtens and Louella R. Scholtens, husband and wife and Meredith M. Coffman and Rhea Coffman husband and wife, signed and acknowledged before an officer authorized to take the acknowledgement of deeds, and,

Whereas, said plat was accompanied by a complete abstract of title and an opinion from an attorney at law showing that the fee title is in said proprietors and that the platted land is free from encumbrance, and a certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes, and from the Clerk of the District Court of Madison County, Iowa, that it is free from all judgments, attachments, mechanic's or other liens as appears by the records in her office, and from the Recorder of Madison County, Iowa, that the title in fee to said real estate is in such proprietors, and that it is free from encumbrances, and,

Whereas, said plat is accompanied by a certificate of Duane McClelland of Des Moines, Iowa, a licensed and registered land surveyor, which explains said plat, and,

Whereas, this City Council finds that said plat conforms to the provisions of the laws of the State of Iowa, particularly Chapter 409 of the Code of Iowa as applicable thereto, and the ordinances of the City of Winterset, Iowa, and that all provisions of law of the State of Iowa, particularly Chapter 409 of the Code of Iowa applicable thereto, have been complied with, and that said instruments and papers and documents presented in connection therewith should be approved by this City Council, and that said addition known as Fourth Avenue Place in the City of Winterset, Iowa, should be approved and accepted by the City of Winterset, Iowa and that the dedication of the portions therein dedicated to the public for use for public street

purposes should be accepted by this City Council for and in behalf of the City of Winterset, Iowa and that all easements provided for the benefit of the public utilities of this City should be accepted.

Now, therefore, Be it Resolved by the City Council of the City of Winterset, Iowa:

That said plat for Fourth Avenue Place in the City of Winterset, Iowa, be and the same is hereby approved by the City Council of the City of Winterset, Iowa, and by the City of Winterset, Iowa, acting through its City Council and that said instruments and papers and documents presented in connection therewith are hereby approved, and that such addition known as Fourth Avenue Place in the City of Winterset, Iowa, be and is hereby approved by this City Council, for and in behalf of the City of Winterset, Iowa, and by the City of Winterset, Iowa, acting through its City Council, and that the Mayor and the City Clerk of the City of Winterset, Iowa be and are hereby directed to certify this resolution, which shall be affixed to said plat, to the County Recorder of Madison County, Iowa, and attend to the filing and recording of all instruments, papers and documents which should be filed and recorded in connection therewith, and that all things should be done to carry out the provisions of Section 409.2 of the Code of Iowa of 1970, so far as applicable and to carry out any other provisions of Chapter 409 of the Code of Iowa applicable thereto or any other provisions of law or ordinances applicable thereto.

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

Gary Dwyer	Yes
Donald Young	Yes
Paul Flannery	Yes
Richard Cooper	Yes

Approved by me this 8th day of January, 1973.

Robert W Howell

ROBERT HOWELL, MAYOR OF THE CITY OF WINTERSET, IOWA

CITY CLERK
Attest

TOWN CLERK OF THE CITY OF WINTERSET, IOWA