DEDICATION OF PLAT

OF ROBIN WOODS

NOW ALL MEN BY THESE PRESENTS:

That I, Martin Griffith, do hereby certify that I am the sole owner and proprietor of the following described real estate:

> A subdivision of the East Half (E½), Southwest Quarter (SW¼), Northwest Quarter (NW¼), and Southwest Quarter (SW¼), Southwest Quarter (SW¼), Northwest Quarter (NW¼) of Section Twenty-four (24), Township Seventy-five (75), Range Twenty-seven (27) in Madison County, Iowa.

Contains 30.048 acres mor or less.

That the subdivision of the above described real estate as shown by the final plat of Robin Woods is with the free consent and in accordance with said owner's desire as owner of said real estate.

Dated this 24 day of April, 1979.

Martin Griffith

(Martin Griffith)

STATE OF IOWA :

Polk COUNTY :

On this 24 day of April, 1979, before me, the undersigned, a Notary Public in and for the State of Iowa personally appeared Martin Griffith, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that he executed the same as their voluntary act and deed.

LESLIE W. STAHN NOTARIAL SEAL IOWA

Leslie W Stahn

Notary Public in and for the State of Iowa.

ENTERED FOR TAXATION
THIS 7 DAY OF June 1979
AUDITORS FEE $ 1.00
Leonard F. Abrahamson
AUDITOR

DEPUTY AUDITOR

IND. ✓
REC. ✓
PAGE ✓

FILED NO. 2395
BOOK 109 PAGE 56
1979 JUN -7 AM 11:13
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
For Plat see
Farm Plat 1 - 147

Fee #3.00
Plat #3.00

RESTRICTIVE COVENANTS

FOR

ROBIN WOODS

Comes now, Martin Griffith, the titleholder of record of Robin Woods legally described as follows:

A subdivision of the East Half (E½), Southwest Quarter (SW¼), Norhtwest Quarter (NW¼), and Southwest Quarter (SW¼), Southwest Quarter (SW¼), Northwest Quarter (NW¼) of Section Twenty-four (24), Township Seventy-five (75), Range Twenty-seven (27) in Madison County, Iowa. Contains 30.048 acres more or less.

The following building restrictions and covenants shall be effective for Robin Woods, and by this reference said building restrictions and covenants are hereby incorporated into said Plat, The building restrictions and covenants shall be as follows:

(a) All purchasers of lots in Robin Woods shall be responsible for the erection and maintenance of all fences surrounding their property. The undersigned, Martin Griffith, shall not be responsible for the erection of any fences.

(b) Each lot owner for lots #1 through 3 shall be responsible for 1/3 the cost of road maintenance. The undersigned hereby agrees to initially place white rock on said private road and thereafter maintenance shall be pro-rated as set forth herein. Each purchaser hereby expressly agrees to pay the cost of the maintenance for the private road which cost shall be a covenant to run with the lots and shall be binding on all parties and persons claiming under them.

(c) No obnoxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

(d) These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until October 1, 1996, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of the majority of the then owners of the lots, it is agreed to change the said covenants in whole or in part, except for Item B.

(e) If the parties hereto, or any of them, or their heirs or assigns shall violate any of the covenants or restrictions herein before October 1, 1996, it shall be lawful for any person or persons owning any other

#2. Restrictive Covenants for
Robin Woods

lots in said development or subdivision to prosecute any proceedings at law or in said equity against the person or persons violating or attempting to violate any such covenants or restrictions and either to prevent him or them from so doing or to recover damages or other dues for such violations.

(f) Invalidation of any one of the covenants by judgment or court order shall in no way effect any of the other provisions which shall remain in full force and effect.

Dated this 24 day of April, 1979.

+. Mart Griffith
(Martin Griffith)

STATE OF IOWA :

MADISON COUNTY :

On this 24 day of April, A.D., 1979, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Martin Griffith, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as their voluntary act and deed.

LESLIE ... IOWA ... NOTARIAL SEAL

Leslie W Sletten
Notary Public in and for the
State of Iowa.

RIEMENSCHNEIDER, HANES & HILL
ATTORNEYS AT LAW

ROSCOE RIEMENSCHNEIDER
O. W. HANES
PHILIP B. HILL

419 SAVINGS & LOAN BUILDING
DES MOINES, IOWA 50309
TELEPHONE (515) 243-8139

November 14, 1978

Board of Supervisors
Madison County Courthouse
Winterset, Iowa 50273

RE: Platting - Robin Woods

Gentlemen:

I have examined abstract of title covering title to real estate described as follows, to-wit:

> The Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) and the East Half (E½) of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of Section Twenty-four (24) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

and report the following:

1. Fee title to the property under examination is vested in Martin E. Griffith.

2. The land under examination is free from encumbrance except a mortgage in favor of Des Moines Postal Credit Union dated May 2, 1978 filed for record May 4, 1978 in the mortgage records of the Madison County, Iowa, Recorder in Book 129, Page 127. This mortgage is in the original amount of $30,000.00.

3. I find no other liens or encumbrances of record except real estate tax which I am informed are in the process of being paid.

4. The abstract examined by me is continued to date of October 30, 1978 at 8:00 o'clock a.m.

Respectfully submitted,

Roscoe Riemenschneider

RR:chj

November 14, 1978

Board of Supervisors
Madison County Courthouse
Winterset, Iowa 50273

RE: Platting - Robin Woods

Gentlemen:

We, the undersigned, Officers of Des Moines Postal Credit Union, do hereby state that the said Credit Union holds a mortgage on the following described real estate, to-wit:

The Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) and the East Half (E½) of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of Section Twenty-four (24) in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

We do, on behalf of said Credit Union, consent to the platting of the above-described property by the owner, Martin E. Griffith, into a Plat to be known as Robin Woods and we do hereby release from said mortgage all streets, easements or other service areas which may be conveyed or dedicated to the local governmental unit within which the land is located.

DES MOINES POSTAL CREDIT UNION

BY: Richard E Cooper, Chairman

BY: LeRoy Moody, President

STATE OF IOWA

ss:

POLK COUNTY

On this 22 day of November, 1978, before me, Leslie W Stith a Notary Public in and for the State of Iowa, personally appeared LeRoy Moody President and Richard E Cooper Chairman, to me personally known, who being by me duly sworn, did severally say that the said President LeRoy Moody is President of , and the said Richard Cooper is Chairman of Des Moines Postal Credit Union, a corporation duly organized and existing and that said corporation has no seal.

That said instrument was signed, and executed in behalf of said corporation by authority of its Board of Directors and the said LeRoy Moody and Richard E Cooper acknowledged said instrument and the execution thereof to be the volunt act and deed of said corporation by each of them voluntarily executed.

Witness my official signature and seal of office at Des Moines, Iowa.

Leslie W Stith

NOTARY PUBLIC IN AND FOR THE STATE OF 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 Martin Griffith is now the fee simple owner and record holder of the following described real estate, to-wit:

A subdivision of the East Half (E½), Southwest Quarter (SW¼), Northwest Quarter (NW¼), and Southwest Quarter (SW¼), Southwest Quarter (SW¼), Northwest Quarter (NW¼) of Section Twenty-four (24), Township Seventy-five (75), Range Twenty-seven (27) in Madison County, Iowa.

Contains 30.048 acres more or less.

That Martin Griffith has executed a Mortgage to the Des Moines Posstal Credit Union in the sum of $30,000.00.This mortgage is dated May 2, 1978. This is a first and prior lien against the above described real property.

Dated this 25th day of April, 1979.

Mary E. Welty
(Mary E. Welty, Recorder)

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, to-wit:

A subdivision of the East Half ($E\frac{1}{2}$) Southwest Quarter ($SW\frac{1}{4}$) Northwest Quarter ($NW\frac{1}{4}$) and Southwest Quarter ($SW\frac{1}{4}$) Southwest Quarter ($SW\frac{1}{4}$) Northwest Quarter ($NW\frac{1}{4}$) of Section Twenty-four (24), Township Seventy-five (75), Range Twenty-seven (27) in Madison County, Iowa.

This parcel contains 30.048 acres more or less.

Dated this 25 day of April, 1979.

MADISON CO. IOWA TREASURER

Esther J. Frank

(Esther J. Frank, Treasurer)
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 subdivision of the East Half (E½), Southwest Quarter (SW¼) Northwest Quarter (NW¼), and Southwest Quarter (SW¼), Southwest Quarter (SW¼), Northwest Quarter (NW¼) of Section Twenty-four (24), Township Seventy-five (75), Range Twenty-seven (27) in Madison County, Iowa.

Contains 30.048 acres mor or less.

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

Dated this 25th day of April, 1979.

Margaret Wheeler

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

SEAL OF THE DISTRICT COURT MADISON COUNTY IOWA

RESOLUTION APPROVING FINAL PLAT

OF THE ROBIN WOODS SUBDIVISION PLAT

WHEREAS, there was filed in the office of the Madison County Zoning Administrator a registered Land Surveyor's plat of proposed subdivision known as Robin Woods Subdivision Plat; and

WHEREAS, the real estate comprising said plat is described as follows:

> A subdivision of the East Half (E½), Southwest Quarter (SW¼), Northwest Quarter (NW¼), and Southwest Quarter (SW¼), Southwest Quarter (SW¼), Northwest Quarter (NW¼) of Section Twenty-four (24), Township Seventy-five (75), Range Twenty-seven (27) in Madison County, Iowa.
> Contains 30.048 acres more or less.

WHEREAS, there was also filed with said plat a dedication of said plat containing a statement to the effect that the subdivision as it appears on the plat is with the free consent in accordance with the desire of the proprietor, Martin Griffith; 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 proprietor and that the platted land is free from emcumbrance, and a certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes, and the Clerk of the District Court of Madison County, Iowa, that it is free from all judgements, attachments, mechanis's or other liens, and from the Recorder of Madison County Iowa, that the title in fee is in said proprietors and that it is free from encumbrance; and

WHEREAS, said subdivision and plat have been approved by the Madison County Zoning Administrator and the Madison County Zoning Commission; and

WHEREAS, the Board of Supervisors of Madison County, Iowa, find that said plat conforms to the provisions of the Madison County Zoning Ordinance, and that the plat, papers and documents presented therewith should be approved by the Board of Supervisors and that said plat, known as Robin Woods Subdivision Plat should be approved by the Board of Supervisors of Madison County, Iowa.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Madison County, Iowa;

1. That said plat known as Robin Woods Subdivision Plat prepared in connection with said plat and subdivision are herby approved.

2. The Madison County Zoning Administrator is 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 the plat, papers and documents which should be filed and recorded in connection therewith.

Dated this 4 day of June, 1979, in Winterset, Iowa.

Phillip Corkrean, Chairman
Madison County Board of Supervisors

ATTEST:

George Abrahams, Madison County Auditor

PLAT AND CERTIFICATE

FOR ROBIN WOODS SUBDIVISION PLAT

I, Jerry K. Trevillyan, Madison County Zoning Administrator, do hereby certify that the plat to which this certificate is attached is a plat of a subdivision known and designated as Robin Woods Subdivision Plat and that the real estate comprising said plat is described as follows:

A subdivision of the East Half (E½), Southwest Quarter (SW¼), Northwest Quarter (NW¼), and Southwest Quarter (SW¼), Southwest Quarter (SW¼), Northwest Quarter (NW¼) of Section Twenty-four (24), Township Seventy-five (75), Range Twenty-seven (27) in Madison County, Iowa.
Contains 30.048 acres more or less.

I do further certify that attached hereto are true and correct copies of the following documents which have been submitted in connection with said plat:

1. Dedication of plat of Robin Woods Subdivision Plat.
2. Attorney's Opinion
3. Certificate of County Treasurer of Madison County, Iowa.
4. Certificate of Recorder of Madison County, Iowa.
5. Certificate of the Clerk of the District Court of Madison County, Iowa.
6. Resolution of the Madison County Board of Supervisors approving said plat.

All of which is duly certified in accordance with the Madison County Subdivision Ordinance.

Dated this 7th day of June, 1979.

Jerry K. Trevillyan
Jerry K. Trevillyan
Madison County
Zoning Administrator

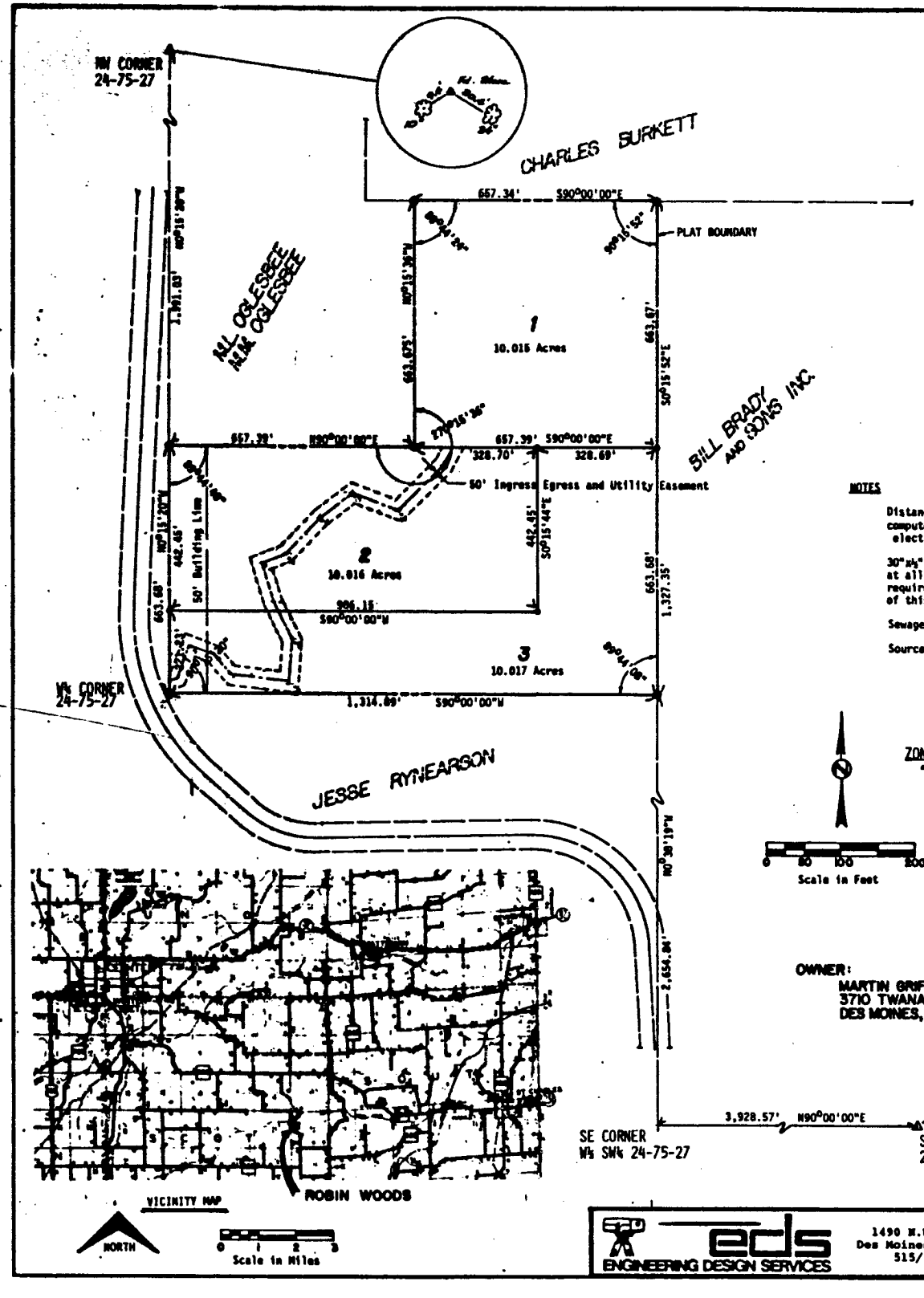
STATE OF IOWA :
: ss
MADISON COUNTY:

On this 7 day of June, 1979, before me, the undersigned, a Nortary Public in and for the State of Iowa, personally appeared, Jerry K. Trevillyan, Madison County Zoning Administrator, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledge that he executed the same as his voluntary act and deed.

SEAL OF DISTRICT COURT MADISON COUNTY IOWA

Lela L. Silverthorn Deputy
Clerk in and for the Sate of Iowa.

Robin Woods



LEGAL DESCRIPTION

E½ SW¼ NW¼ and SW¼ SW¼ NW¼ Section 24-75-27 in Madison County, Iowa. This parcel contains 30.048 acres more or less.

NOTES

Distances shown heron were measured or computed from measurements made with electronic distance measuring equipment.

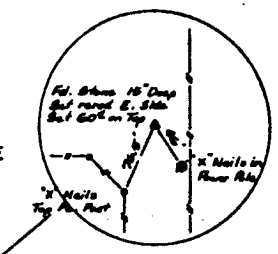
30"x¼" rerod Property Pins shall be set at all lot corners and other locations as required by law within one year from filing of this Plat.

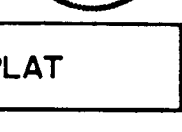
Sewage disposal provision; Septic Tank.

Source of water supply; Private Well

EASEMENT DESCRIPTION

An Ingress Egress and Utility Easement, 50 feet wide, 25 feet on either side of the following described centerline:
The point of beginning being 32.0 feet north of the southwest property corner on the most westerly property line of the Plat, Robin Woods; thence N.69°25'05"E. for 21.92 feet; thence N.19°34'15"E. for 93.21 feet; thence S.70°43'40"E. for 65.05 feet; thence S.40°36'00"E. for 72.68 feet; thence S.84°15'21"E. for 163.01 feet; thence N.2°55'45"E. for 111.52 feet; thence N.28°12'00"W. for 112.26 feet; thence N.17°06'40"W. for 105.60 feet; thence N.66°52'45"E. for 68.58 feet; thence N.43°53'50"W. for 131.74 feet; thence N.51°11'50"E. for 110.62 feet; thence S.68°24'45"E. for 133.52 feet; thence N.44°02'10"E. for 172.12 feet; thence N.29°23'45"E. for 59.78 feet to a point on the south lot line of Lot 1 of said Plat, said point also being the end of the above described easement.





I hereby certify that this plat, map, survey or report was 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.

Signed Kenneth L. Stibben Date 1-8-79

Kenneth L. Stibben, L.S. Iowa Reg. No. 7814

eds ENGINEERING DESIGN SERVICES 1490 N.W. 86th St. Des Moines, Iowa 50311 515/225-3169	FINAL PLAT	REVISIONS	DWG.NO. 1 of 1
			JOB NO. 36-100