



LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



Document 2015 2425

Book 2015 Page 2425 Type 06 044 Pages 18

Date 8/24/2015 Time 11:30:21AM

Rec Amt \$92.00 Aud Amt \$5.00

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PLAT AND CERTIFICATE FOR ARBOR PARK, PLAT NO. 2,

I, Robert Hendricks, Zoning Administrator of the City of Winterset, Madison County, Iowa, do hereby certify that the plat to which this certificate is attached is a plat of a subdivision known and designated as Arbor Park, Plat No. 2, and that the real estate comprising said plat is described as follows:

A part of Lot Fourteen (14) of C & C Allen's Addition to Winterset, Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the Southeast Corner of the Southwest Fractional Quarter of the Northwest Quarter of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., City of Winterset, Madison County, Iowa; thence North 89°21'35" West 526.00 feet along the South line of said Southwest Fractional Quarter of the Northwest Quarter to the Southeast Corner of Arbor Park, Plat No. 1; thence North 00°34'40" West 198.00 feet to a point on the North right-of-way of Oak Tree Drive; thence South 89°21'35" East 69.00 feet along the North line of Lot "B" which is to be dedicated as Oak Tree Drive right-of-way; thence North 00°34'40" West 111.50 feet; thence South 89°21'35" East 267.00 feet; thence South 00°34'40" East 111.50 feet to a point on the North line of said Lot "B"; thence South 89°21'35" East 50.00 feet along said Lot "B"; thence North 00°34'40" West 80.00 feet; thence South 89°21'35" East 140.00 feet to the East line of said Southwest Fractional Quarter of the Northwest Quarter; thence South 00°34'40" East 278.00 feet to the Point of Beginning, and containing 3.331 acres.

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. Attorney's Opinion;
2. Lenders Consent to Plat;
3. Dedication of Plat;
4. Certificate from County Treasurer;
5. Certificate from County Auditor;
6. Ground Water Statement;

7. Resolution of the City of Winterset, approving said plat;

8. Deed of Restrictions.

all of which are duly certified in accordance with the City Zoning Ordinance.

Robert D Hendricks

Robert Hendricks, Zoning Administrator the City of
Winterset, Madison County, Iowa

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 19th day of August,
2015, by Robert Hendricks.

Cindy M Bush

Notary Public in and for said State of Iowa



**ATTORNEY'S OPINION FOR FINAL PLAT,
ARBOR PARK, PLAT NO. 2**

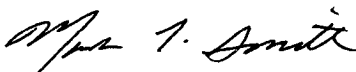
I, Mark L. Smith, an attorney at law licensed to practice under the laws of the State of Iowa, have examined the abstract of title in one (1) part, last certified to July 20, 2015, at 8:00 A.M., by Madison County Abstract Co., purporting to show the chain of title to the following described real estate, which is the real property contained in Final Plat, Arbor Park, Plat No.2, Madison County, Iowa:

See Attached Legal Description.

In my opinion, merchantable title to the above described property is in the name of Corkrean Development, Inc., free and clear of all liens and encumbrances, except an Open-End Mortgage to Farmers & Merchants State Bank dated June 6, 2006, and filed July 10, 2006, in Book 2006, Page 2830 of the Recorder's Office of Madison County, Iowa, in the principal amount of \$603,750.00; and, a second Open-End Mortgage to Farmers & Merchants State Bank dated October 16, 2006, and filed October 25, 2006, in Book 2006, Page 4375 of the Recorder's Office of Madison County, Iowa, in the principal amount of \$100,000.00.

Respectfully submitted,

JORDAN, OLIVER, WALTERS & SMITH, P.C.

By 

Mark L. Smith

101 ½ W. Jefferson, POB 230

Winterset, Iowa 50273

Telephone: (515) 462-3731

ATTORNEYS FOR

CORKREAN DEVELOPMENT, INC.

LEGAL DESCRIPTION – ARBOR PARK PLAT NO. 2

A part of Lot Fourteen (14) of C & C Allen's Addition to Winterset, Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the Southeast Corner of the Southwest Fractional Quarter of the Northwest Quarter of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., City of Winterset, Madison County, Iowa; thence North 89°21'35" West 526.00 feet along the South line of said Southwest Fractional Quarter of the Northwest Quarter to the Southeast Corner of Arbor Park, Plat No. 1; thence North 00°34'40" West 198.00 feet to a point on the North right-of-way of Oak Tree Drive; thence South 89°21'35" East 69.00 feet along the North line of Lot "B" which is to be dedicated as Oak Tree Drive right-of-way; thence North 00°34'40" West 111.50 feet; thence South 89°21'35" East 267.00 feet; thence South 00°34'40" East 111.50 feet to a point on the North line of said Lot "B"; thence South 89°21'35" East 50.00 feet along said Lot "B"; thence North 00°34'40" West 80.00 feet; thence South 89°21'35" East 140.00 feet to the East line of said Southwest Fractional Quarter of the Northwest Quarter; thence South 00°34'40" East 278.00 feet to the Point of Beginning, and containing 3.331 acres.

**CONSENT TO PLATTING
FARMERS & MERCHANTS STATE BANK**

Farmers & Merchants State Bank does consent to the platting and subdivision of the following-described real estate:

See Attached Legal Description,

in accordance with the ordinances of City of Winterset, Iowa, Madison County, Iowa, and the laws of the State of Iowa.

The undersigned holds the following mortgages on the above real estate:

A. A Mortgage from Peter J. Corkrean, a single person, and Sarah C. Nigg, a Married Person, to Farmers & Merchants State Bank in the principal amount of \$603,750.00 dated June 6, 2006, and filed June 10, 2006, in Book 2006, Page 2830 of the Recorder's Office of Madison County, Iowa; and,

B. A Mortgage from Corkrean Development, Inc., a corporation, by Peter J. Corkrean, Present, and personally, and by Sarah C. Nigg, Vice President and personally, to Farmers & Merchants State Bank in the principal amount of \$100,000.00 dated October 16, 2006, and filed October 23, 2006, in Book 2006, Page 4375 of the Recorder's Office of Madison County, Iowa.

Dated this 3rd day of August, 2015.

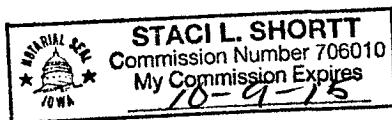
FARMERS & MERCHANTS STATE BANK

By Tim J. Rethmeier, V.P.

Title: Vice President

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 3rd day of August, 2015, by Tim J. Rethmeier as Vice President of the Farmers & Merchants State Bank.



Staci Shortt
Notary Public in and for said State

LEGAL DESCRIPTION – ARBOR PARK PLAT NO. 2

A part of Lot Fourteen (14) of C & C Allen's Addition to Winterset, Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the Southeast Corner of the Southwest Fractional Quarter of the Northwest Quarter of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., City of Winterset, Madison County, Iowa; thence North 89°21'35" West 526.00 feet along the South line of said Southwest Fractional Quarter of the Northwest Quarter to the Southeast Corner of Arbor Park, Plat No. 1; thence North 00°34'40" West 198.00 feet to a point on the North right-of-way of Oak Tree Drive; thence South 89°21'35" East 69.00 feet along the North line of Lot "B" which is to be dedicated as Oak Tree Drive right-of-way; thence North 00°34'40" West 111.50 feet; thence South 89°21'35" East 267.00 feet; thence South 00°34'40" East 111.50 feet to a point on the North line of said Lot "B"; thence South 89°21'35" East 50.00 feet along said Lot "B"; thence North 00°34'40" West 80.00 feet; thence South 89°21'35" East 140.00 feet to the East line of said Southwest Fractional Quarter of the Northwest Quarter; thence South 00°34'40" East 278.00 feet to the Point of Beginning, and containing 3.331 acres.

**DEDICATION OF PLAT
OF
ARBOR PARK, PLAT NO. 2**

KNOW ALL MEN BY THESE PRESENTS:

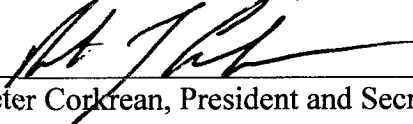
That Corkrean Development, Inc., does hereby certify that they are the sole owners and proprietors of the following-described real state:

A part of Lot Fourteen (14) of C & C Allen's Addition to Winterset, Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the Southeast Corner of the Southwest Fractional Quarter of the Northwest Quarter of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., City of Winterset, Madison County, Iowa; thence North 89°21'35" West 526.00 feet along the South line of said Southwest Fractional Quarter of the Northwest Quarter to the Southeast Corner of Arbor Park, Plat No. 1; thence North 00°34'40" West 198.00 feet to a point on the North right-of-way of Oak Tree Drive; thence South 89°21'35" East 69.00 feet along the North line of Lot "B" which is to be dedicated as Oak Tree Drive right-of-way; thence North 00°34'40" West 111.50 feet; thence South 89°21'35" East 267.00 feet; thence South 00°34'40" East 111.50 feet to a point on the North line of said Lot "B"; thence South 89°21'35" East 50.00 feet along said Lot "B"; thence North 00°34'40" West 80.00 feet; thence South 89°21'35" East 140.00 feet to the East line of said Southwest Fractional Quarter of the Northwest Quarter; thence South 00°34'40" East 278.00 feet to the Point of Beginning, and containing 3.331 acres.

That the subdivision of the above-described real estate as shown by the final plat of Arbor Park, Plat No. 2 is with the free consent and in accordance with the owners' desire as owners of said real estate.

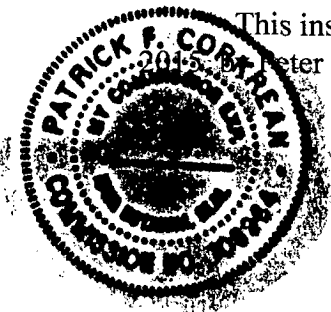
DATED this 10th day of August, 2015.

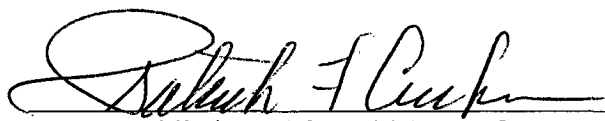
CORKREAN DEVELOPMENT, INC.

By 
Peter Corkrean, President and Secretary

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 10th day of Aug 2015 by Peter Corkrean as President and Secretary of Corkrean Development, Inc.



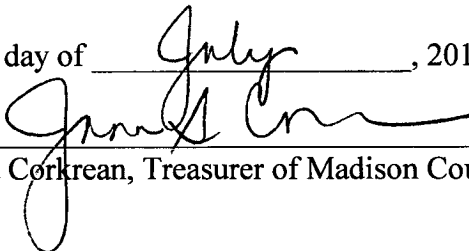

Notary Public in and for said State of Iowa

**CERTIFICATE OF THE COUNTY TREASURER
OF MADISON COUNTY, IOWA**

I, Jana Corkrean, 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 that there are no unpaid taxes forming a lien against the following-described real estate, to-wit:

A part of Lot Fourteen (14) of C & C Allen's Addition to Winterset, Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the Southeast Corner of the Southwest Fractional Quarter of the Northwest Quarter of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., City of Winterset, Madison County, Iowa; thence North 89°21'35" West 526.00 feet along the South line of said Southwest Fractional Quarter of the Northwest Quarter to the Southeast Corner of Arbor Park, Plat No. 1; thence North 00°34'40" West 198.00 feet to a point on the North right-of-way of Oak Tree Drive; thence South 89°21'35" East 69.00 feet along the North line of Lot "B" which is to be dedicated as Oak Tree Drive right-of-way; thence North 00°34'40" West 111.50 feet; thence South 89°21'35" East 267.00 feet; thence South 00°34'40" East 111.50 feet to a point on the North line of said Lot "B"; thence South 89°21'35" East 50.00 feet along said Lot "B"; thence North 00°34'40" West 80.00 feet; thence South 89°21'35" East 140.00 feet to the East line of said Southwest Fractional Quarter of the Northwest Quarter; thence South 00°34'40" East 278.00 feet to the Point of Beginning, and containing 3.331 acres.

DATED at Winterset, Iowa, this 11 day of July, 2015.



Jana Corkrean, Treasurer of Madison County, Iowa

Pursuant to Iowa Code requirements, the following proposed subdivision name:

ARBOR PARK, PLAT NO. 2

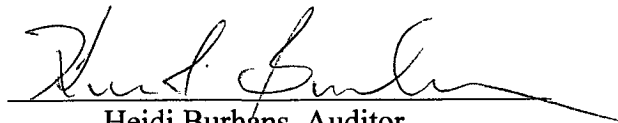
For property located at:

See Attached Legal.

And owned by: Corkrean Development, Inc.

Has been approved on the 13TH day of AUGUST, 2015.

By the Auditor, Madison County, Iowa.


Heidi Burhans, Auditor

ADDENDUM

1. A part of Lot Fourteen (14) of C & C Allen's Addition to Winterset, Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the Southeast Corner of the Southwest Fractional Quarter of the Northwest Quarter of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., City of Winterset, Madison County, Iowa; thence North $89^{\circ}21'35''$ West 526.00 feet along the South line of said Southwest Fractional Quarter of the Northwest Quarter to the Southeast Corner of Arbor Park, Plat No. 1; thence North $00^{\circ}34'40''$ West 198.00 feet to a point on the North right-of-way of Oak Tree Drive; thence South $89^{\circ}21'35''$ East 69.00 feet along the North line of Lot "B" which is to be dedicated as Oak Tree Drive right-of-way; thence North $00^{\circ}34'40''$ West 111.50 feet; thence South $89^{\circ}21'35''$ East 267.00 feet; thence South $00^{\circ}34'40''$ East 111.50 feet to a point on the North line of said Lot "B"; thence South $89^{\circ}21'35''$ East 50.00 feet along said Lot "B"; thence North $00^{\circ}34'40''$ West 80.00 feet; thence South $89^{\circ}21'35''$ East 140.00 feet to the East line of said Southwest Fractional Quarter of the Northwest Quarter; thence South $00^{\circ}34'40''$ East 278.00 feet to the Point of Beginning, and containing 3.331 acres.

RESOLUTION 2015-92

RESOLUTION APPROVING SUBDIVISION PLAT
ARBOR PARK, PLAT NO 2

WHEREAS, there was filed in the Office of the City Administrator of the City of Winterset, Madison County, Iowa, a registered land surveyor's plat of a proposed subdivision known as Arbor Park, Plat No. 2; and

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

A part of Lot 14 of C & C Allen's Addition to the City of Winterset, Madison County, Iowa more particularly described as follows:

Beginning at the Southeast Corner of the Southwest Fractional Quarter of the Northwest Quarter of Section 30, Township 76 North, Range 27 West of the 5th P.M., City of Winterset, Madison County, Iowa; thence North 89°21'35" West 526.00 feet along the South line of said Southwest Fractional Quarter of the Northwest Quarter to the Southeast Corner of Arbor Park, Plat No. 1; thence North 00°34'40" West 198.00 feet to a point on the North right-of-way of Oak Tree Drive; thence South 89°21'35" East 69.00 feet along the North line of Lot "B" which is to be dedicated as Oak Tree Drive right-of-way; thence North 00°34'40" West 111.50; thence South 89°21'35" East 267.00 feet; thence South 00°34'40" East 111.50 feet to a point on the North Line of said Lot "B"; thence South 89°21'35" East 50.00 feet along said Lot "B"; thence North 00°34'40" West 80.00 feet; thence South 89°21'35" East 140.00 feet to the East line of said Southwest Fractional Quarter of the Northwest Quarter; thence South 00°34'40" East 278.00 feet to the Point of Beginning, containing 3.331 acres. Plat No. 2 includes 10 residential lots, Lot "B" a continuation of Oak Tree Drive, Lot "C" a part of 4th Street, and Lot 8A to be permanently combined with Lot 8 in Arbor Park Plat No. 1.

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 and in accordance with the desire of the proprietor, Corkrean Development, Inc.; and,

WHEREAS, said plat was accompanied by an opinion from an attorney at law showing that title in fee simple is in said proprietors and that the platted land is free from encumbrance, except a mortgage held by Farmers & Merchants State Bank and a certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes; and a consent by the mortgage holder, Farmers & Merchants State Bank to such platting.

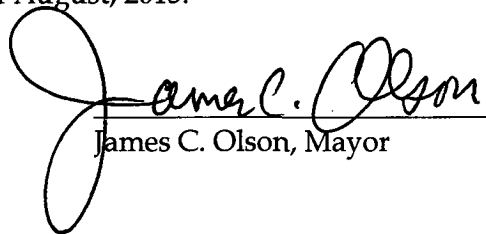
WHEREAS, the City Council of the City of Winterset, Madison County, Iowa, finds that said plat conforms to the provisions of the Ordinances of the City of Winterset, Madison County, Iowa, and that the plat, papers and documents presented therewith should be approved by the City Council of the City of Winterset, Madison County, Iowa.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Winterset, Madison County, Iowa:

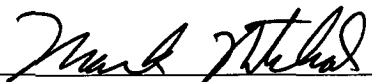
1. Said plat, known as Arbor Park, Plat No. 2, prepared in connection with said plat and subdivision is hereby approved.

2. The City Administrator of the City of Winterset, Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County documents which should be filed and recorded in connection therewith.

Passed and approved this 17th day of August, 2015.


James C. Olson, Mayor

ATTEST:


Mark Nitchals, City Administrator



**DEED OF RESTRICTIONS
ARBOR PARK PLAT NO. 2,
AN ADDITION TO THE CITY OF WINTERSET,
MADISON COUNTY, IOWA**

That Corkrean Development, Inc. an Iowa corporation, is now the fee simple owner and record titleholder of the following-described real estate, to-wit:

A part of Lot Fourteen (14) of C & C Allen's Addition to Winterset, Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the Southeast Corner of the Southwest Fractional Quarter of the Northwest Quarter of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., City of Winterset, Madison County, Iowa; thence North 89°21'35" West 526.00 feet along the South line of said Southwest Fractional Quarter of the Northwest Quarter to the Southeast Corner of Arbor Park, Plat No. 1; thence North 00°34'40" West 198.00 feet to a point on the North right-of-way of Oak Tree Drive; thence South 89°21'35" East 69.00 feet along the North line of Lot "B" which is to be dedicated as Oak Tree Drive right-of-way; thence North 00°34'40" West 111.50 feet; thence South 89°21'35" East 267.00 feet; thence South 00°34'40" East 111.50 feet to a point on the North line of said Lot "B"; thence South 89°21'35" East 50.00 feet along said Lot "B"; thence North 00°34'40" West 80.00 feet; thence South 89°21'35" East 140.00 feet to the East line of said Southwest Fractional Quarter of the Northwest Quarter; thence South 00°34'40" East 278.00 feet to the Point of Beginning, and containing 3.331 acres.

which real estate is being platted as Arbor Park Plat No. 2, an Addition to the City of Winterset, Madison County, Iowa.

Said owners do hereby impose and subject said real estate to certain regulations, covenants, restrictions and easements as to the use and occupancy thereof, as follows:

- 1) All lots in said Plat shall be used in a manner consistent with the Winterset Zoning Ordinance, the above-described real estate being located in R-2, one and two family residential district. No structure shall be erected on any lot except a single-family residential dwelling structure, a one- to three-car garage and certain accessory buildings provided that accessory buildings other than garages may not be erected in excess of 400 square feet in area. One story dwellings shall contain a minimum of 1100 total square feet of finished ground floor area. Two story dwellings shall contain a minimum of

1200 total square feet of finished area on the main and second levels. Also, a townhouse consisting of two residential units, may be constructed on any lot. No construction shall start on any such dwelling until the plans have been approved by the developer. No mobile homes, manufactured homes, double-wide homes or earth homes shall be erected or placed on any of the lots in said Arbor Park Plat No. 2 an Addition to the City of Winterset, Madison County, Iowa. Motor homes, camper trailers, boats, motorcycles and other recreational vehicles shall not be stored on the premises unless the same are stored in a garage as permitted by these covenants.

2) No exposed tile foundation shall be permitted and all exposed exterior concrete wall material shall be painted or covered with brick or stone veneer.

3) Any dog run, trash receptacle, or other out structure of like nature, shall be properly screened by reasonable shrubbery or decorative fence or both.

4) No automotive, boat or other mechanical repair work may be performed at or on any lot and all hobby type activity of a similar nature shall be confined to the interior of buildings on the lot. No bulky or unsightly piece of machinery shall be kept on any lot at any time.

5) Satellite dishes must be permanently installed to be located so that no part of the dish is viewable from the front of the home it services.

6) All portions of a lot not occupied by structures, walkways, driveways, parking or landscaping shall be sodded with grass within ninety (90) days after completion of the residence thereon unless weather conditions make this requirement impossible to satisfy, in which event, they shall be sodded within sixty (60) days after weather conditions reasonably permit compliance with this requirement. At least two trees shall be planted by any lot owner.

7) No lot in the Plat shall be further subdivided, except that a lot may be divided and sold

to or with adjoining lots to increase their size.

8) No trailer, basement, tent, shack, garage, barn or other accessory building in the tract shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.

9) No building shall be erected on any building lot unless the design and location is in harmony with the existing structures and locations in the tract and does not violate any of these protective covenants.

10) The titleholder of each lot, vacant or improved, shall keep his lot or lots free of weeds and debris, and shall not engage in an activity which is a nuisance.

11) These covenants are to run with the land and shall be binding on all parties and persons claiming through or under them, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by a vote of the majority of the then owners of the lots, it is agreed to delete the said covenants in whole or in part. No new or additional covenants shall be added unless all of the owners of the lots in said Arbor Park Plat No. 2 an Addition to the City of Winterset, Madison County, Iowa, agree in writing to any such additional covenants, provided that as long as the Developer owns a lot or lots in Arbor Park Plat No. 2, the Developer shall have the right to add additional covenants to this Deed of Restrictions, amend such Deed of Restrictions or delete any portion of such deed of Restrictions without the consent of any of the other owners in Arbor Park Plat No. 2. The easements shown at numbered paragraph 14 hereof are perpetual in nature and may not be deleted.

12) If any party shall violate or attempt to violate any of the covenants, conditions or restrictions contained herein, it shall be lawful for any owner of any lot or lots in the subdivision to

institute proceedings in law or in equity against the person or persons violating or attempting to violate any such covenants, conditions or restrictions, and to prevent or enjoin him or them from so doing or recover damages for such violation.

13) Invalidation of any one of these covenants by judgment or court order shall not affect any of the other provisions which shall remain in full force and effect.

14) Perpetual easements for ingress, egress, drainage and utility purposes are hereby granted to the City of Winterset, Iowa, Mid American Energy, Century Link, Mediacom, Farmers Electric Coop - Greenfield and their successors and assigns for the installation, operation, maintenance and repair thereof, as shown by the Engineer's Final Plat filed herewith.

15) If any lot owner decides to erect a fence upon his lot, the total cost of installation of such fence shall be borne by said lot owner as well as the cost of all future maintenance of the fence. No adjoining lot owner shall be required to participate in the cost of the erection or maintenance of any fence. Any fence erected shall be the sole property of the lot owner and can be removed by such lot owner at his discretion. No fences shall be erected in any front yard of any lot. Nothing in this paragraph shall be deemed to preclude a fencing agreement between adjoining lot owners for erection and maintenance of a common fence; however, for any such common fence agreement to be enforceable upon future lot owners, such fencing agreement must be in writing and filed for record in the Madison County Recorder's office in order to apprise prospective purchasers of their obligations with respect to such fencing.

16) No animals shall be kept or maintained on any of the lots in Arbor Park Plat No. 2, to the City of Winterset, Madison County, Iowa, except ordinary household pets.

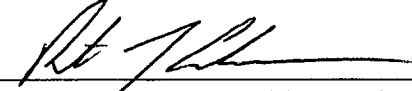
17) Any person, partnership, corporation or other entity purchasing a vacant lot in Arbor

Park Plat No. 2, an Addition to the City of Winterset, Madison County, Iowa, shall commence construction of a residential dwelling withing twelve (12) months of the date of delivery of a deed to said purchaser from the developer. In the event such buyer has not commenced construction within said 12-month period, the developer shall have the right to repurchase said lot at the same price paid by the buyer plus interest at the rate of seven percent (7%) per annum from and after date of the Deed from developer to buyer; and upon developer exercising the option to repurchase the lot buyer shall promptly comply and furnish to developer an abstract showing merchantable title and a warranty deed.

18) "Developer" is defined as Corkrean Development, Inc., an Iowa Corporation.

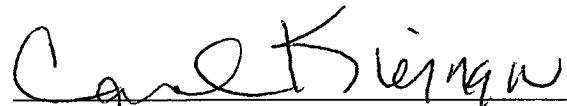
Dated this 21st day of August, 2015.

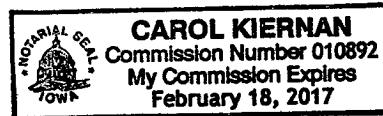
CORKREAN DEVELOPMENT, INC.

By 
Peter Corkrean, President and Secretary

STATE OF IOWA :
 :SS
MADISON COUNTY :

This instrument was acknowledged before me on this 21 day of August, 2015, by Peter Corkrean, President and Secretary of Corkrean Development, Inc.


Notary Public in and for the State of Iowa





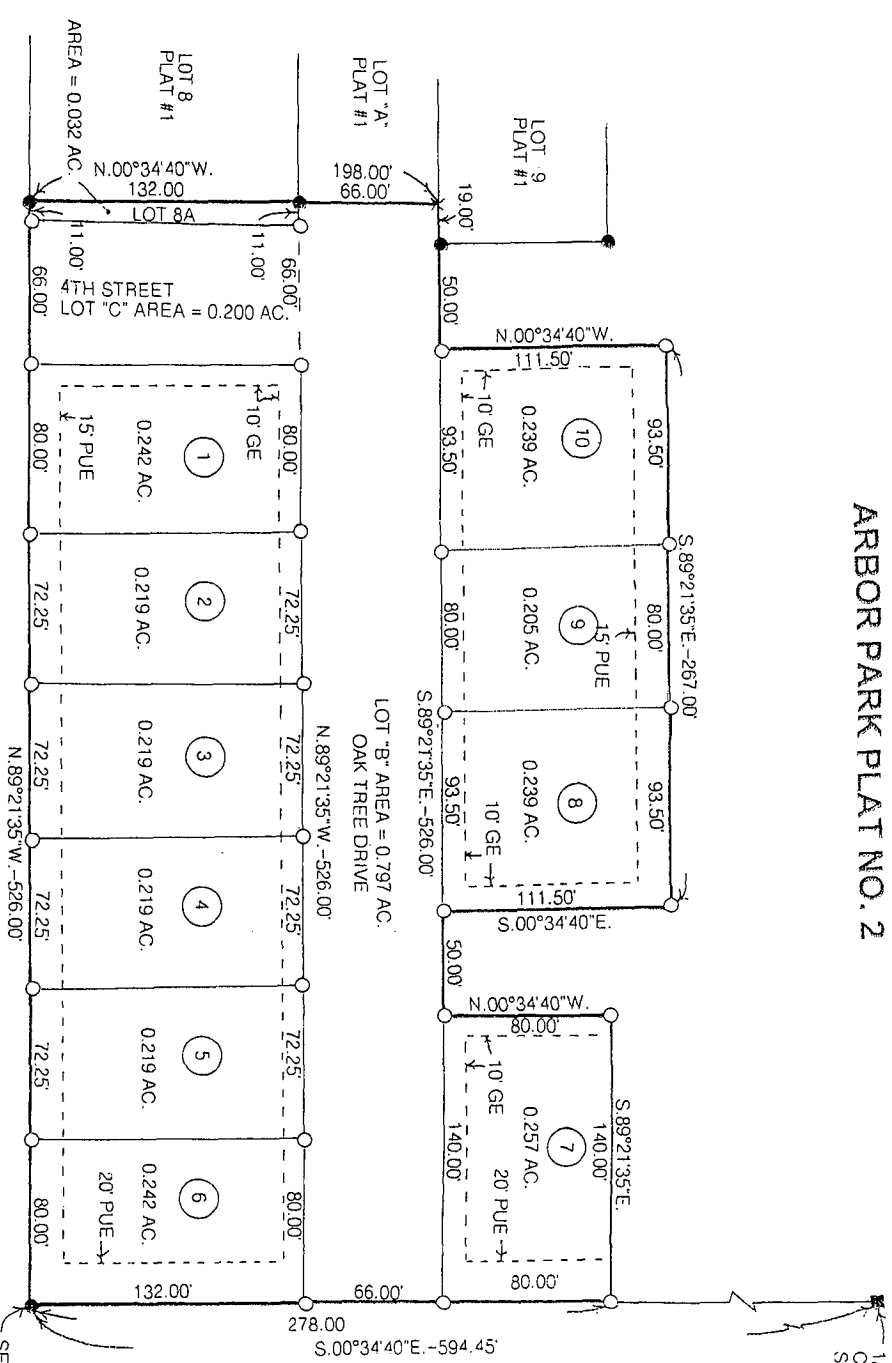
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LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

VANCE & HOCHSTETLER, P.C. • CONSULTING ENGINEERS • WINTERSET, IOWA 50273

CHARLES T. VANCE • 110 WEST GREEN ST., WINTERSET, IOWA • (515) 462-3995
 JAMES M. HOCHSTETLER • 110 WEST GREEN ST., WINTERSET, IOWA • FAX: (515) 462-9845

ARBOR PARK PLAT NO. 2



LEGAL DESCRIPTION ARBOR PARK PLAT NO. 2:

A part of Lot 14 of C. & C. Allen's Addition to the City of Winterset, Madison County, Iowa more particularly described as follows:
 Beginning at the Southeast Corner of the Southwest Fractional Quarter of the Northwest Quarter of Section 30, Township 76 North, Range 27 West of the 5th P.M., City of Winterset, Madison County, Iowa; thence North 89°21'35" West 526.00 feet along the South line of said Southwest Fractional Quarter of the Northwest Quarter of the Southeast Corner of Arbor Park, Plat No. 1; thence North 00°34'40" West 198.00 feet to a point on the North right-of-way of Oak Tree Drive; thence South 89°21'35" East 69.00 feet along the North line of Lot "B" which is to be dedicated as Oak Tree Drive right-of-way; thence North 00°34'40" West 111.50 feet; thence South 89°21'35" East 267.00 feet; thence South 00°34'40" East 111.50 feet to a point on the North line of said Lot "B"; thence South 89°21'35" East 50.00 feet along said Lot "B"; thence North 00°34'40" West 80.00 feet; thence South 89°21'35" East 140.00 feet to the East line of said Southwest Fractional Quarter of the Northwest Quarter; thence South 00°34'40" East 278.00 feet to the Point of Beginning containing 3.331 acres. Plat No. 2 includes 10 residential lots, Lot "B" a continuation of Oak Tree Drive, Lot "C" a part of 4th Street, and Lot 8A to be permanently combined with Lot 8 in Arbor Park Plat No. 1.

LICENSED LAND SURVEYOR
 J. M. HOCHSTETLER
 #6808
 IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

J. M. HOCHSTETLER
 License number 6808 Date 8/24/15
 My license renewal date is December 31, 2015
 Pages or sheets covered by this seal: 1

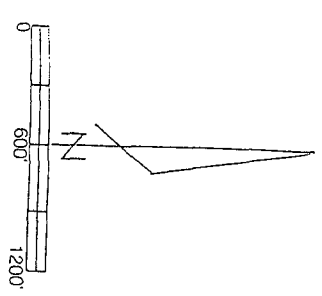
ARBOR PARK PLAT #2

OWNER/DEVELOPER:
 CORKREAN DEVELOPMENT, INC.
 65 JEFFERSON
 WINTERSET, IA 50273

LAND SURVEYOR:
 VANCE & HOCHSTETLER, P.C.
 110 WEST GREEN ST.
 WINTERSET, IOWA 50273
 (515) 462-3995

Set Backs:
 30' Front Yard & Rear Yard
 5' Min. Side Yard-15' Total

○ CAPPED IRON ROD (CIR) #6808 SE
 ● CIR #6808 FOUND
 1/2" IRON ROD FOUND
 --- EASEMENT LINES
 - - - GAS EASEMENT
 PUE PUBLIC UTILITY EASEMENT
 ZONED R-2 RESIDENTIAL



1/2" I.R. FOUND
 CORNER WOODLAND HILLS
 SUBDIVISION

SE COR.
 SW 1/4 NW 1/4
 SEC. 30-76-27
 CIR #6808 FOUND
 POINT OF BEGINNING