PLAT AND CERTIFICATE

FOR

KNOUF'S RURAL ESTATES SUB-DISTRICT

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 sub-division known and designated as Knouf's Rural Estates Sub-District and that the real estate comprising said plat is described as follows:

> The Southwest Fractional Quarter (¼) of the Northeast Fractional Quarter (¼) of Section Twenty-five (25) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

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 Knouf;s Rural Estates Sub-District.
2. Attorneys Opinion.
3. Certificate of County Treasurer of Madison County, Iowa.
4. Certificate of County 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 March, 1978.

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

ENTERED FOR TAXATION
THIS 20 DAY OF April 1978
AUDITORS FEE $ 1.00
George T. Flanahan
AUDITOR

DEPUTY AUDITOR

2244
FILED NO.
BOOK 107 PAGE 665
1978 APR 20 PM 4:26
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee 20 50
Plat 2 50

IND. V
REC. V
PAGE V

STATE OF IOWA :
: ss
MADISON COUNTY :

On this 7th day of March, 1978, before me, the undersigned, personally appeared, Jerry K. Trevillyan, Madison County Zoning Administrator, to me known to be the identical person named in and who esecuted the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

SEAL OF DISTRICT COURT MADISON COUNTY IOWA

Margaret Wheeler
~~Deputy~~ Clerk of the District Court

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DEDICATION OF PLAT

OF KNOUF'S RURAL ESTATES SUB-DISTRICT

KNOW ALL MEN BY THESE PRESENTS:

That we, M. Virgil Knouf and Hazel Knouf, husband and wife, do hereby certify that we are the sole owners and proprietors of the following described real estate:

The Southwest Fractional Quarter($\frac{1}{4}$) of the Northeast Fractional Quarter ($\frac{1}{4}$) of Section Twenty-five (25) in Township Seventy-seven(77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

That the subdivision of the above described real estate as shown by the final plat of Knouf's Rural Estates Sub-district is with the free consent and in accordance with said owners' desire as owners of said real estate.

Dated this 12 day of October, 1977

H. C. SHIRK Iowa NOTARIAL SEAL

M. Virgil Knouf

M. Virgil Knouf

Hazel Knouf

Hazel Knouf

STATE OF IOWA)
SS
WARREN COUNTY

On this 12 day of October, 1977, before me, the undersigned, a Notary Public in and for the State Of Iowa, personally appeared M. Virgil Knouf and Hazel Knouf, husband and wife, to me known to be the identical persons named in and who executed the forgoing instrument, and acknowledged that they executed the sames as thier voluntary act and deed.

H.C. Shirk

H.C. Shirk

Notary Public in and for the State of Iowa

MEYER, NUGENT & SMALLEY

Attorneys at Law

Telephones (515) 288-0188
(515) 981-0442

JOHN MEYER
JOSEPH A. NUGENT
DOUGLAS R. SMALLEY

Fourth Floor
CENTRAL NATIONAL BANK BUILDING
Locust Street at Sixth Avenue
DES MOINES, IOWA 50309

1043 Sunset Drive
NORWALK, IOWA 50211



October 10, 1977

Madison County Zoning Administration
Madison County Courthouse
Winterset, Iowa 50273

Dear Sir:

I have this day completed examination of Abstract of Title No. 20925 and numerous continuations thereto pertaining to the following described real estate, to-wit:

> The Southwest Fractional Quarter (¼) of the Northeast Fractional Quarter (¼) of Section Twenty-five (25) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

Said Abstract has been continued and certified to December 6, 1967 at 11:27 A.M. by the Security Loan & Abstract Company of Winterset, Iowa.

On the basis of this examination I find title vested in M. Virgil Knouf and Hazel R. Knouf, husband and wife, subject to a Mortgage in the amount of $2,500.00 to the Norwalk-Cumming State Bank. The terms of the Mortgage call for final payment on November 5, 1972 and since that was five years ago, I would assume that said Mortgage is no longer in force. Mr. and Mrs. Knouf are joint tenants in the afore-described real property.

1. The real estate described above is subject to a Comprehensive Zoning Ordinance enacted by Madison County, Iowa. Said Ordinance depicts the real estate described above as agricultural land comprehensively zoned for agricultural purposes.

2. The real estate taxes are shown paid thru 1966.

3. M. Virgil Knouf and Hazel R. Knouf took title to the above described property by virtue of a Warranty Deed dated May 3, 1950, that was recorded August 1, 1950 at Deed Record 84, Page 451, Madison County Recorder's Office.

If you require anything further from this office, please notify me at our Norwalk branch.

Very truly yours,

JOSEPH A. NUGENT

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No 2175

TREASURER'S OFFICE
Madison County, Iowa

$ 50 00/100

Winterset, Iowa, 10 - 13 1977

RECEIVED OF Shirk Realty

for General Fund,

the sum of fifty and No/100 DOLLARS,

for Filing Fee
(Zoning Commission)

KNOUF RURAL ESTATES SUBDISTRICT

County Treasurer
By Callie M. Jamison

KOCH BROTHERS, DES MOINES 73-757

COPY

CERTIFICATE OF COUNTY TREASURER

OF MADISON COUNTY, IOWA

I, Ester 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:

The Southwest Fractional Quarter($\frac{1}{4}$) of the Northeast Fractional Quarter ($\frac{1}{4}$) of Section Twenty-five (25) in Township Seventy-seven (77) North, Range Twenty-six West of the 5th P.M., Madison County, Iowa

Dated this 11th day of October, 1977

Esther J Frank

Esther J. Frank, Treasurer
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 M. Virgil Knouf and Hazel Knouf, husband and wife, are now the fee simple owners and record holders of the following described real estate, to-wit:

The Southwest Fractional Quarter (¼) of the North-east Fractional Quarter (¼) of Section Twenty-five (25) in Township Seventy-seven (77) North, Range Twenty-six (26) west of the 5th P.M., Madison County Iowa

Dated this 13 day of October, 1977

Mary E Welty

Mary E. Welty, Recorder
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:

The Southwest Fractional Quarter (¼) of the Northeast Fractional Quarter (¼) of Section Twenty-five (25) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

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

Dated this 17 day of Oct, 1977

SEAL OF THE DISTRICT COURT MADISON COUNTY IOWA

Margaret Wheeler

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

RESOLUTION APPROVING FINAL PLAT

OF

KNOUF'S RURAL ESTATES SUB-DISTRICT

WHEREAS, there was filed in the office of the Madison County Zoning Administrator a registered Land Surveyor's plat of a proposed subdivision known as Knouf's Rural Estates Sub-Distirct; and

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

> The Southwest Fractional Quarter (¼) of the Northeast Fractional Qaurter (¼) of Section Twenty-five (25) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

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 proprietors, M. Virgil and Hazel Knouf; and

WHEREAS, said plat was accompainied by an opinion from an attorney at law showing that the fee title is in said proprietor 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 the Clerk of the District Court of Madison County, Iowa, that it is free from all judgements, attachments, mechanic'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 Knouf's Rural Estates Sub-District 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 Knouf's Rural Estates Sub-District prepared in connection with said plat and subdivision are hereby 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.

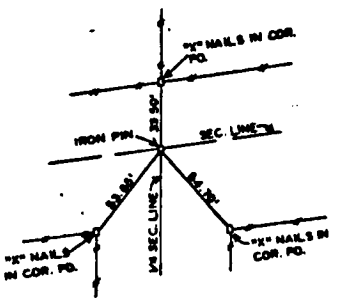
Dated at Winterset, Iowa, this 6th day of March, 1978.

Paul W. Binns, Chairman
Madison County Board of Supervisors

ATTEST:

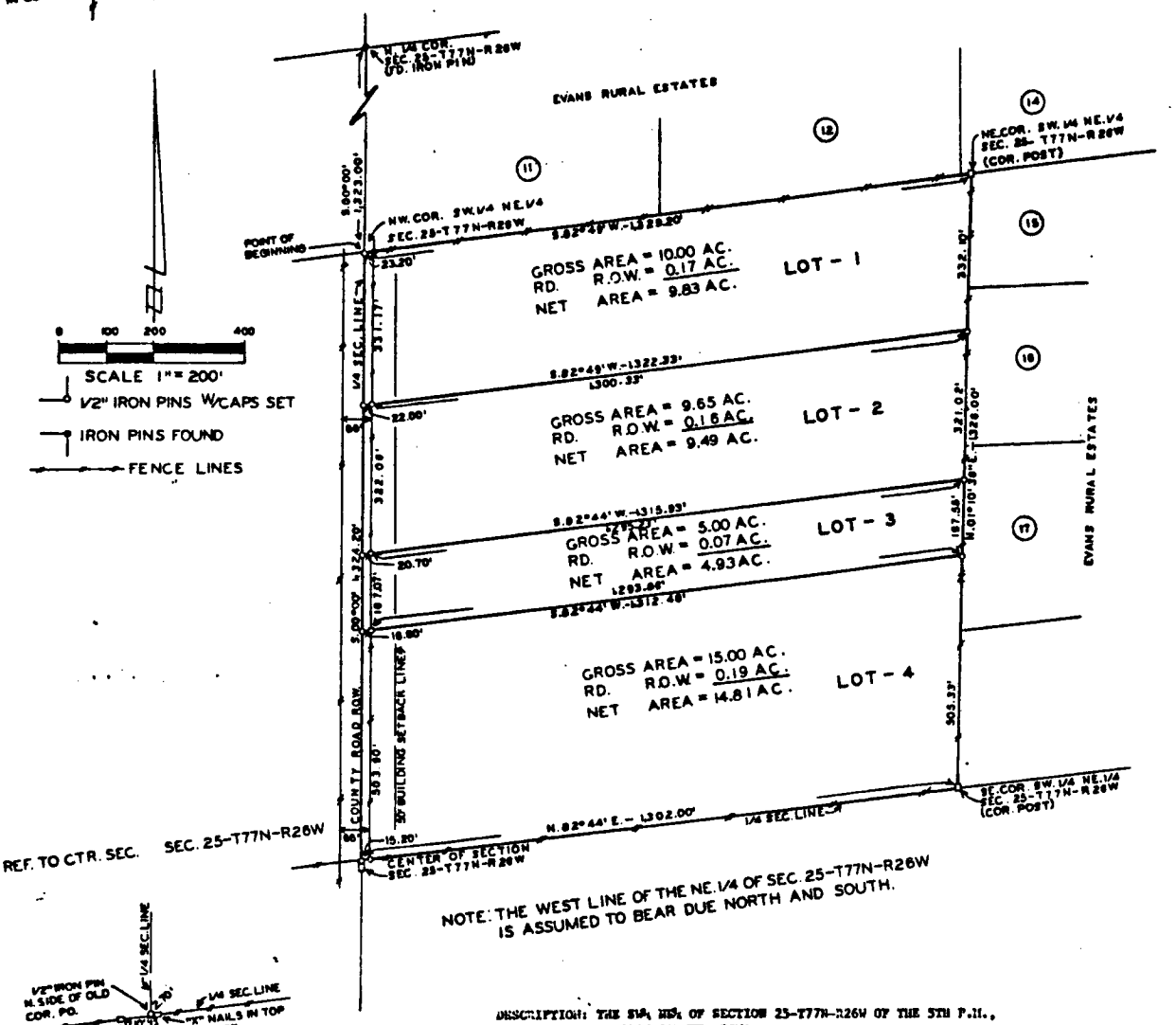
George F. Abrahams
Madison County Auditor

REF. TO N. 1/4 COR. SEC. 25-T77N-R26W

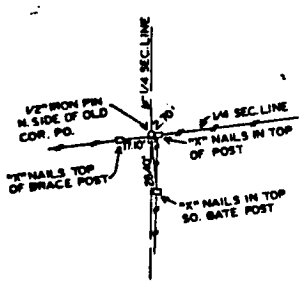


PLAT OF
KNOUF'S RURAL ESTATES
A SUBDIVISION IN THE NE 1/4 OF SECTION 25-T77N-R26W OF THE 5TH P.M. MADISON COUNTY, IOWA

FILED NO. 2244
BOOK 1 PAGE 136
1978 APR 20 PM 4:26
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA



NOTE: THE WEST LINE OF THE NE. 1/4 OF SEC. 25-T77N-R26W IS ASSUMED TO BEAR DUE NORTH AND SOUTH.



DESCRIPTION: THE SW¼ NW¼ OF SECTION 25-T77N-R26W OF THE 5TH P.M., MADISON COUNTY, IOWA.

SURVEY DESCRIPTION:
COMMENCING AT THE W¼ COR. OF SEC. 25-T77N-R26W OF THE 5TH P.M., THENCE S.00°00' 1,323.00 FEET TO THE NW. COR. OF THE SW¼ NE¼ OF SAID SEC. 25-T77N-R26W AND BEING THE POINT OF BEGINNING. THENCE CONTINUING S.00°00' 1,324.20 FEET TO THE SW. COR. OF SAID SW¼ NE¼, THENCE N.02°44'E. 1,302.00 FEET TO THE SE. COR. OF SAID SW¼ NE¼, THENCE N.01°10'36"E. 1,326.00 FEET TO THE NE. COR. OF SAID SW¼ NW¼, THENCE S.02°49'W. 1,329.20 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 39.65 ACRES INCLUDING 0.59 ACRES OF COUNTY ROAD RIGHT-OF-WAY AND IS THE SW¼ NE¼ OF SECTION 25-T77N-R26W OF THE 5TH P.M., MADISON COUNTY, IOWA.

In a resurvey of the previously described parcel as now monumented and used, I find the present measurements to differ from the dimensions shown on former plats, descriptions, and conveyances which accounts for the differences shown on this plat, and that this plat is correct and in accordance with said survey.

ZONING CLASSIFICATION: AGRICULTURAL
WATER SUPPLY: INDIVIDUAL WELLS
SEWAGE DISPOSAL: SEPTIC TANKS

KNOUF'S RURAL ESTATES

M. VIRGIL AND HAZEL R. KNOUF
1319 MAIN ST.
NORWALK, IOWA

VANCE & HOCHSTETLER
CONSULTING ENGINEERS
WINTERSET, IOWA