FOR FINAL PLAT OF
BERGLUND RURAL ESTATES
SUB-DISTRICT
TOWN PLAT 1 - Page 110

FILED NO. 1018
BOOK 125 PAGE 60
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MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
See 24 50
Plat 5 50

PLAT AND CERTIFICATE

FOR BERGLUND RURAL ESTATES SUB-DISTRICT

I, Charles A. Martin, 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 Berglund Rural Estates Sub-District and that the real estate comprising said plat is described as follows:

Commencing at the West Quarter (W¼) Corner of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, and being the point of beginning. Thence N.00°03'W. 1,325.5 feet to the Northwest Corner of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼), thence S.89°48'E. 1,327.1 feet to the Northeast Corner of said Southwest Quarter (SW¼) of the Northwest Quarter (NW¼), thence N.00°10'W. 1,322.6 feet to the Northwest Corner of the West Half (W½) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), thence N.89°45'E. 660.0 feet to the Northeast Corner of said West Half (W½) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), thence S.00°03'W. 1,327.8 feet to the Southeast Corner of said West Half (W½) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), thence N.89°48'W. 226.5 feet, thence S.03°24'E. 132.0 feet, thence S.87°52'E. 185.67 feet, thence S.00°03'W. 1,015.5 feet, thence S.75°14'W. 648.3 feet to the Southeast Corner of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼), thence S.90°00'W. 1,320.0 feet to the point of beginning. Said parcel contains 77.351 Acres including 6.211 Acres of county road right of way and is situated in the Northwest Quarter (NW¼) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-seven (27) 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 Berglund 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 31 day of July, 1975.

Charles A. Martin
Madison County Zoning Administrator

STATE OF IOWA :
: ss
MADISON COUNTY :

On this 31 day of July, 1975, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared, Charles A. Martin, Madison County Zoning Administrator, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

Notary Public in and for the State of Iowa

JERROLD B. OLIVER
MY COMMISSION EXPIRES
SEPTEMBER 30, 1976

DEDICATION OF PLAT

OF BERGLUND RURAL ESTATES SUB-DISTRICT

KNOW ALL MEN BY THESE PRESENTS:

That we, Roland Berglund and Leah Berglund, husband and wife, and Douglas Berglund, single, do hereby certify that we are the sole owners and proprietors of the following-described real estate:

> Commencing at the West Quarter (W¼) Corner of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, and being the point of beginning. Thence N.00°03'W. 1,325.5 feet to the Northwest Corner of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼), thence S. 89°48'E. 1,327.1 feet to the Northeast Corner of said Southwest Quarter (SW¼) of the Northwest Quarter (NW¼), thence N.00°10'W. 1,322.6 feet to the Northwest Corner of the West Half (W½) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), thence N.89°45'E. 660.0 feet to the Northeast Corner of said West Half (W½) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), thence S.00°03'W. 1,327.8 feet to the Southeast Corner of said West Half (W½) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), thence N.89°48'W. 226.5 feet, thence S.03°24'E. 132.0 feet, thence S.87°52'E. 185.67 feet, thence S.00°03'W. 1,015.5 feet, thence S.75°14'W. 648.3 feet to the Southeast Corner of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼), thence S.90°00'W. 1,320.0 feet to the point of beginning. Said parcel contains 77.351 Acres including 6.211 Acres of county road right of way and is situated in the Northwest Quarter (NW¼) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-seven (27) 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 Berglund Rural Estates Sub-District is with the free consent and in accordance with said owners' desire as owners of said real estate.

Dated this 30th day of July, 1975.

Roland Berglund
Roland Berglund

Leah Berglund
Leah Berglund

Douglas Berglund
Douglas Berglund

STATE OF IOWA :
: ss
MADISON COUNTY :

On this 30th day of July, 1975, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Roland Berglund, Leah Berglund and Douglas Berglund, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

Phyllis V. Ashlock
Notary Public in and for the State of Iowa

July 22, 1975

Mr. Harold Lenihan
Real Estate Department
Iowa-Des Moines National Bank
Des Moines, Iowa

Dear Mr. Lenihan:

We have re-examined the abstracts of title to the following described real estate:

> The Southwest Quarter of the Northwest Quarter and the Northwest Quarter Northeast Quarter Northwest Quarter, and the Southwest Quarter Northeast Quarter Northwest Quarter, and the following described tract: Commencing at a point 10 Rods North and 38 Rods East of the Southwest corner of the Southeast Quarter of said Northwest Quarter and running thence in a Southwesterly direction to said Southwest corner of said 40-acre tract, thence North to the Northwest corner thereof, thence East 25 Rods and 16 Feet, thence South and East 8 Rods, thence easterly 11 Rods, 4 Feet, and 2 Inches to a point 8 Rods 6 Feet South of the North line of said 40-acre tract and 42 Rods West of the East line thereof, thence South 61 Rods and 10 1/2 Feet to the point of beginning, all in Section 32, Township 77, Range 27, in Madison County, Iowa,

and find that Roland Berglund and Douglas Berglund now hold title in fee simple to the same, free of any liens or encumbrances of record and subject to an

easement for the county road along the east line of the northern 40 acres of said tract.

Our re-examination of the abstracts was as they appeared prior to recording of the 20-foot strip referred to in our earlier title opinion and is also subject to the fact that the abstracts have not been continued down to date since our last examination.

If you have any questions, please call the undersigned.

Sincerely,

WILLIAMS & SEERY

Michael M. Sellers

MMS/sw

CERTIFICATE OF COUNTY TREASURER

OF MADISON COUNTY, IOWA

I, Esther J. Frank, do hereby certify that I am the duly elected and action 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:

Commencing at the West Quarter (W¼) Corner of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, and being the point of beginning. Thence N.00°03'W. 1,325.5 feet to the Northwest Corner of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼), thence S.89°48'E. 1,327.1 feet to the Northeast Corner of said Southwest Quarter (SW¼) of the Northwest Quarter (NW¼), thence N.00°10'W. 1,322.6 feet to the Northwest Corner of the West Half (W½) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), thence N.89°45'E. 660.0 feet to the Northeast Corner of said West Half (W½) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), thence S. 00°03'W. 1,327.8 feet to the Southeast Corner of said West Half (W½) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), thence N.89°48'W. 226.5 feet, thence S.03°24'E. 132.0 feet, thence S. 87°52'E. 185.67 feet, thence S. 00°03'W. 1,015.5 feet, thence S.75°14'W. 648.3 feet to the Southeast Corner of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼), thence S. 90°00'W. 1,320.0 feet to the point of beginning. Said parcel contains 77.351 Acres including 6.211 Acres of county road right of way and is situated in the Northwest Quarter (NW¼) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

Dated at Winterset, Iowa, this 29TH day of JULY, 1975.

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 Roland Berglund and Leah Berglund, husband and wife, and Douglas Berglund, single, are now the fee simple owners and record title holders of the following-described real estate, to-wit:

> Commencing at the West Quarter (W¼) Corner of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, and being the point of beginning. Thence N.00°03'W. 1,325.5 feet to the Northwest Corner of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼), thence S.89°48'E. 1,327.1 feet to the Northeast Corner of said Southwest Quarter (SW¼) of the Northwest Quarter (NW¼), thence N.00°10'W. 1,322.6 feet to the Northwest Corner of the West Half (W½) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), thence N.89°45'E. 660.0 feet to the Northeast Corner of said West Half (W½) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), thence S.00°03'W. 1,327.8 feet to the Southeast Corner of said West Half (W½) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), thence N.89°48'W. 226.5 feet, thence S.03°24'E. 132.0 feet, thence S.87°52'E. 185.67 feet, thence S.00°03'W. 1,015.5 feet, thence S.75°14'W. 648.3 feet to the Southeast Corner of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼), thence S. 90°00'W. 1,320.0 feet to the point of beginning. Said parcel contains 77.351 Acres including 6.211 Acres of county road right of way and is situated in the Northwest Quarter (NW¼) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

Dated at Winterset, Iowa, this 29 day of July, 1975.

Mary E. Welty

Mary E. Welty, County Recorder of 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:

> Commencing at the West Quarter (W¼) Corner of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, and being the point of beginning. Thence N.00°03'W. 1,325.5 feet to the Northwest Corner of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼), thence S.89°48'E. 1,327.1 feet to the Northeast Corner of said Southwest Quarter (SW¼) of the Northwest Quarter (NW¼), thence N.00°10'W. 1,322.6 feet to the Northwest Corner of the West Half (W½) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), thence N.89°45'E. 660.0 feet to the Northeast Corner of said West Half (W½) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), thence S.00°03'W. 1,327.8 feet to the Southeast Corner of said West Half (W½) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), thence N.89°48'W. 226.5 feet, thence S.03°24'E. 132.0 feet, thence S.87°52'E. 185.67 feet, thence S.00°03'W. 1,015.5 feet, thence S.75°14'W. 648.3 feet to the Southeast Corner of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼), thence S.90°00'W. 1,320.0 feet to the point of beginning. Said parcel contains 77.351 Acres including 6.211 Acres of county road right of way and is situated in the Northwest Quarter (NW¼) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa,

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

Dated at Winterset, Iowa, this 29th day of July, 1975.

Margaret Wheeler

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

RESOLUTION APPROVING FINAL PLAT

OF BERGLUND 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 Berglund Rural Estates Sub-District; and

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

> Commencing at the West Quarter (W¼) Corner of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, and being the point of beginning. Thence N. 00°03'W. 1,325.5 feet to the Northwest Corner of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼), thence S.89°48'E. 1,327.1 feet to the Northeast Corner of said Southwest Quarter (SW¼) of the Northwest Quarter (NW¼), thence N.00°10'W. 1,322.6 feet to the Northwest Corner of the West Half (W½) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), thence N.89°45'E. 660.0 feet to the Northeast Corner of said West Half (W½) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), thence S.00°03'W. 1,327.8 feet to the Southeast Corner of said West Half (W½) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), thence N.89°48'W. 226.5 feet, thence S.03°24'E. 132.0 feet, thence S.87°52'E. 185.67 feet, thence S.00°03'W. 1,015.5 feet, thence S.75°14'W. 648.3 feet to the Southeast Corner of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼), thence S. 90°00'W. 1,320.0 feet to the point of beginning. Said parcel contains 77.351 Acres including 6.211 Acres of county road right of way and is situated in the Northwest Quarter (NW¼) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-seven (27) 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, Roland Berglund, Leah Berglund and Douglas Berglund; 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 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 judgments, 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 Berglund 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 Berglund 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 31st day of July, 1975.

H.W. Callison

H.W. Callison, Chairman of the Madison County Board of Supervisors

ATTEST:

George F. Abrahams

George Abrahams, Madison County Auditor

AFFIDAVIT

STATE OF IOWA :
: ss
MADISON COUNTY :

I, J. M. Hochstetler, being first duly sworn on oath state that I am a registered Iowa Land Surveyor. I further state that I surveyed the following described real estate:

> Commencing at the West Quarter (W¼) Corner of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, and being the point of beginning. Thence N.00°03'W. 1,325.5 feet to the Northwest Corner of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼), thence S.89°48'E. 1,327.1 feet to the Northeast Corner of said Southwest Quarter (SW¼) of the Northwest Quarter (NW¼), thence N.00°10'W. 1,322.6 feet to the Northwest Corner of the West Half (W½) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), thence N.89°45'E. 660.0 feet to the Northeast Corner of said West Half (W½) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), thence S.00°03'W. 1,327.8 feet to the Southeast Corner of said West Half (W½) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼), thence N.89°48'W. 226.5 feet, thence S.03°24'E. 132.0 feet, thence S.87°52'E. 185.67 feet, thence S.00°03'W. 1,015.5 feet, thence S.75°14'W. 648.3 feet to the Southeast Corner of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼), thence S.90°00'W. 1,320.0 feet to the point of beginning. Said parcel contains 77.351 Acres including 6.211 Acres of county road right of way and is situated in the Northwest Quarter (NW¼) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa;

and that said real estate is the same real estate as the following-described real estate:

> The Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) and the West Half (W½) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) and the following-described tract: Commencing at a point 10 Rods North and 38 Rods East of the Southwest Corner of the Southeast Quarter (SE¼) of said Northwest Quarter (NW¼) and running thence in a southwesterly direction to said Southwest Corner of said 40-acre tract, thence North to the Northwest corner thereof, thence East 25 Rods and 16 feet, thence South and East 8 Rods, thence Easterly 11 Rods, 4 Feet, and 2 Inches to a point 8 Rods 6 Feet South of the North line of said 40-acre tract and 42 Rods West of the East line thereof, thence South 61 Rods and 10½ Feet to the Point of Beginning, all in Section Thirty-two (32), Township Seventy-seven (77), Range Twenty-seven, in Madison County, Iowa.

Dated this 30th day of July, 1975.

JERROLD B. OLIVER
MY COMMISSION EXPIRES
SEPTEMBER 30, 1976

J. M. Hochstetler

Subscribed and sworn to before me by J. M. Hochstetler, this 30 day of July, 1975.

Jerrold B Oliver
Notary Public in and for the State of Iowa