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Book 2016 Page 10 Type 06 044 Pages 13
Date 1/04/2016 Time 10:31:02AM
Rec Amt \$67.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**PLAT AND CERTIFICATE
GLENWOOD PLAT 1
WINTERSSET, IOWA**

I, Robert Hendricks, Zoning Administrator of Winterset, Madison County, Iowa, do hereby certify that the plat to which this certificate is attached is a plat of subdivision known and designated as Glenwood Plat 1 and that the real estate comprising said plat is described as follows:

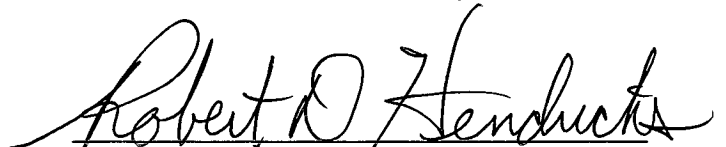
Lot 11 of Block 5 of Birchwood Estates Plat 1, an official plat in Winterset, Madison County, Iowa

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. Attorney's Opinion;
2. Dedication of Plat;
3. Certificate from County Treasurer;
4. Groundwater Hazard Statement;
5. Consent to Plat;
6. Resolution of City of Winterset approving said Plat;
7. Consent of County Auditor to subdivision name.

All of the above are duly certified in accordance with the Winterset Zoning Ordinance.

Dated December 31ST, 2015


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

STATE OF IOWA, COUNTY OF MADISON: ss.

Subscribed and sworn to before me this 31ST day of December, 2015 by Robert Hendricks, Zoning Administrator of the City of Winterset.




 Notary Public

WETSCH, ABBOTT, OSBORN, VAN VLIET & PECH, P.L.C.

ATTORNEYS AT LAW

Partners

DAVID L. WETSCH †
KEVIN V. ABBOTT †
BRETT T. OSBORN †
TIMOTHY J. VAN VLIET † *
CHRISTOPHER E. PECH † ‡

Des Moines Office
974 - 73rd Street, Suite 20
Des Moines, Iowa 50324
Phone : (515) 223-6000
Fax : (515) 223-6011
www.dsmialaw.com

PIPER L. HUGHES † ‡
ERIN J. KOBIKER ‡
PATRICK BUTLER ‡
ANTHONY PORTO ‡

Of Counsel

MIKE CHRISTENSEN
JOHN CONGER

dwwetsch@waovp.com

† Licensed in Iowa
‡ Licensed in Missouri
* Licensed in Nebraska

July 13, 2015

Winterset City Council
City Hall
124 West Court Avenue
Winterset, IA 50273

Attorney's Certificate of Title for Subdivision Purposes

Dear Winterset City Officials:

Pursuant to Chapter 354 of the Code of Iowa, I have examined the abstract of title prepared pursuant to Sections 614.29 through 614.38 of the Code of Iowa, last certified by Madison County Abstract Company, extending from the root of title to July 3, 2015, at 8:00 o'clock a.m., on the following described real estate in Madison County, Iowa, to-wit:

Lot Eleven (11) of Block Five (5) of BIRCHWOOD ESTATES PLAT NO. 1, an Official Plat in Winterset, Madison County, Iowa;

to be known and platted as:

Glenwood Plat 1, an Official Plat, now included in and forming a part of the City of Winterset, Madison County, Iowa.

I find marketable title of record in fee simple and free from material objections, except as are hereinafter mentioned, to be in:

Kading Properties, L.L.C.
an Iowa limited liability company

Grantee named under a Warranty Deed dated February 25, 2015, filed March 2, 2015, in Book 2015, Page 537, of the Madison County Recorder's Office, as shown at Entry No. 93 of the abstract.

EXCEPTIONS

1. Entry No. 69 of the abstract shows the platting entries for Birchwood Estates Plat No. 1, an Addition to the City of Winterset, dated October 14, 2004, filed October 26, 2004, in Book 2004, Page 5025, of the Madison County Recorder's Office. The platting documents contain a Declaration of Building Restrictions and Protective Covenants, however, the Covenants are not applicable to the specific property under examination.

2. Entry No. 85 of the abstract shows a Development Agreement between the City of Winterset and Birchwood Estates, L.L.C., dated July 25, 2011, filed July 29, 2011, in Book 2011, Page 2014, of the Madison County Recorder's Office. Pursuant to the terms and conditions of this instrument, an earlier Development Agreement that obligated the Developer to post and maintain a \$200,000.00 bond was released, but as a result, the Developer agreed there would be no further development or improvements, or City issuance of building permits for the specific property under examination, as well as another parcel, until such time as the remaining portions of Mills Street, and any portions of the sanitary sewer, water main, or storm sewer, including subdrains, were completed in accordance with City plans and specifications. You should make appropriate inquiry with Winterset representatives to determine the nature and extent of these remaining obligations.

3. Entry No. 94 of the abstract shows a Real Estate Mortgage instrument dated February 26, 2015, executed by Kading Properties, L.L.C., to Freedom Financial Bank for \$162,820.00, and filed for record in the office of the Recorder of Madison County, Iowa, March 2, 2015, in Book 2015, Page 538. Entry No. 98 of the abstract shows a Modification to this Mortgage dated May 6, 2015, filed May 6, 2015, in Book 2015, Page 1173, of the Madison County Recorder's Office. Pursuant to the terms and conditions of the Modification Agreement, the Mortgage indebtedness was increased to \$6,225,000.00. This Mortgage, as modified, remains a first and paramount lien against the property under examination.

4. Entry No. 99 of the abstract shows real estate taxes for the property under examination as follows:

2012/2013 fiscal year taxes and all prior years - paid.

2014/2015 fiscal year taxes:

First Installment - \$718.00 paid;

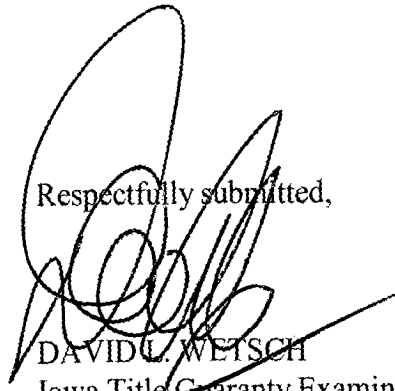
Second Installment - \$718.00 paid.

Parcel #820008905110000 (Lot 11 Block 5)

5. The abstract indicates that appropriate lien searches have been conducted for the current titleholder, with no judgments or liens shown, except as noted above.

Winterset City Council
July 13, 2015
Page Three

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'DLW', is written over the typed name 'DAVID L. WETSCH'. The signature is stylized and somewhat illegible.

DAVID L. WETSCH

Iowa Title Guaranty Examiner No. 1253

DLW/bls

Preparer: When recorded, Return to: David L. Wetsch, 974 - 73rd Street, Suite 20, Des Moines, IA 50324 (515) 223-6000

DEDICATION OF OWNERS

KNOW ALL MEN BY THESE PRESENTS:

Kading Properties, L.L.C., an Iowa limited liability company, being the owner of the following described real estate, to-wit:

Lot Eleven (11) of Block Five (5) of BIRCHWOOD ESTATES
PLAT NO. 1, an Official Plat in Winterset, Madison County, Iowa;

has caused a survey and subdivision of said real estate to be made, the lots to be marked, named and numbered as shown by a final subdivision plat, the same to be recorded and hereafter designated and known as:

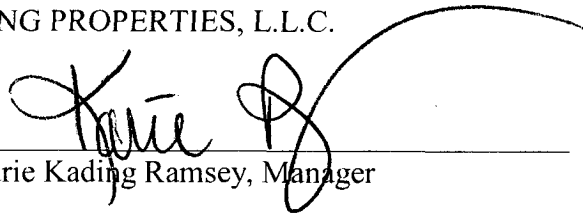
Glenwood Plat 1, an Official Plat, now included in and forming a part of the City of Winterset, Madison County, Iowa;

The owner does hereby acknowledge the plat of said real estate is prepared with its free consent and in accordance with its desires.

IN WITNESS WHEREOF, Kading Properties, L.L.C., has caused these presents to be executed this 31 day of July, 2015.

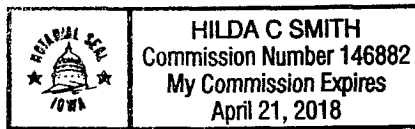
KADING PROPERTIES, L.L.C.

By: _____


Karie Kading Ramsey, Manager

STATE OF IOWA)
)ss
COUNTY OF POLK)

This record was acknowledged before me on the 31st day of July, 2015, by Karie Kading Ramsey, to me personally known, who being by me duly sworn, did say that she is the Manager of the Limited Liability Company executing the within and foregoing instrument, that no seal has been procured by said Limited Liability Company; that said instrument was signed on behalf of the Limited Liability Company by authority of the Limited Liability Company; and that Karie Kading Ramsey, as Manager, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the Limited Liability Company, by it and by her voluntarily executed.





NOTARY PUBLIC - STATE OF IOWA

Preparer: When recorded, Return to: David L. Wetsch, 974 - 73rd Street, Suite 20, Des Moines, IA 50324 (515) 223-6000

CERTIFICATE OF TREASURER OF MADISON COUNTY, IOWA

STATE OF IOWA)
) ss
COUNTY OF MADISON)

I, Jana Corkrean, Treasurer of Madison County, Iowa, having examined the records of my office, in accordance with the provisions of §354.11 of the Code of Iowa, pertaining to the real property described as:

Lot Eleven (11) of Block Five (5) of BIRCHWOOD ESTATES
PLAT NO. 1, an Official Plat in Winterset, Madison County, Iowa;

to be hereinafter designated as:

Glenwood Plat 1, an Official Plat, now included in and forming a
part of the City of Winterset, Madison County, Iowa;

do hereby certify the same is free from all certified taxes, special assessments and special rates and charges.

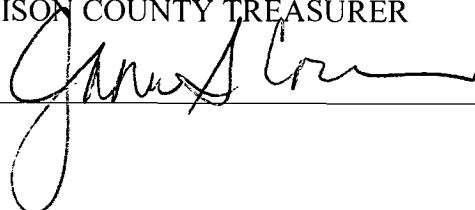
I further certify there are no taxes due for Moneys and Credits, Bushels of Grain, Industrial Machinery, Data Processing Equipment, Utilities or Buildings on Leased Land, against:

Kading Properties, L.L.C.

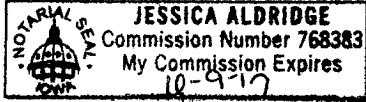
which is the record titleholder of said real estate.

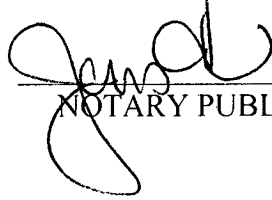
JANA CORKREAN
MADISON COUNTY TREASURER

By: _____



Subscribed and sworn to before me this 29 day of October, 2015.





NOTARY PUBLIC - STATE OF IOWA

Preparer; When recorded, Return to: David L. Wetsch, 974 - 73rd Street, Suite 20, Des Moines, IA 50324 (515) 223-6000

CONSENT TO PLAT

KNOW ALL MEN BY THESE PRESENTS:

That Freedom Financial Bank, the holder of a Mortgage dated February 26, 2015, filed for record in the office of the Madison County Recorder on March 2, 2015, in Book 2015, Page 538, modified by an instrument dated May 6, 2015, filed May 6, 2015, in Book 2015, Page 1173, of the Madison County Recorder's Office, on the following described real estate, to-wit:

Lot Eleven (11) of Block Five (5) of BIRCHWOOD ESTATES
PLAT NO. 1, an Official Plat in Winterset, Madison County, Iowa;

does hereby authorize Kading Properties, L.L.C., the owner of said real estate, to plat said real estate to be known as:

Glenwood Plat 1, an Official Plat, now included in and forming a
part of the City of Winterset, Madison County, Iowa;

IN WITNESS WHEREOF, the said Mortgagee, Freedom Financial Bank, has caused these presents to be executed this 12 day of October, 2015.

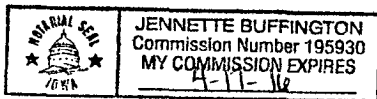
FREEDOM FINANCIAL BANK

By: 

By: 

STATE OF IOWA)
)ss
COUNTY OF Dallas)

This record was acknowledged before me on the 12 day of October, 2015, by Kyle R McCormick and Mary Drake, as AVP and A.V.P., respectively, of the corporation executing the within and foregoing instrument, that no seal has been procured by the corporation; that said instrument was signed on behalf of the corporation by authority of its Board of Directors; and that Kyle R McCormick and Mary Drake as such officers, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.



Jennette Buffington
NOTARY PUBLIC - STATE OF IOWA

RESOLUTION NO. 2015-126

RESOLUTION APPROVING SUBDIVISION PLAT
GLENWOOD PLAT 1

WHEREAS there was filed in the office of the Zoning Administrator of the City of Winterset, Iowa, the final plat of Glenwood Plat 1, a subdivision of property owned by Kading Properties, LLC; and

WHEREAS the parcel of land comprising the final plat of Glenwood Plat 1 subdivision is described as follows:

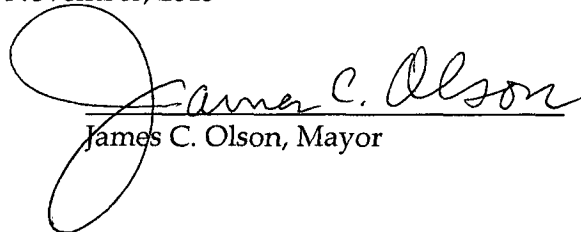
Lot 11 of Block 5 of Birchwood Estates Plat 1, an official plat in Winterset, Madison County, Iowa.

WHEREAS the Planning & Zoning Commission of the City of Winterset, Iowa, has reviewed the final plat of Glenwood Plat 1 subdivision and finds that the subdivision plat conforms to the provisions of the land use plan, that the required improvements have been constructed, and that the plat is in compliance with the Ordinances of the City of Winterset, Madison County, Iowa, and recommends that Glenwood Plat 1 subdivision plat should be approved by the City Council of the City of Winterset, Iowa.

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

1. The final plat of Glenwood Plat 1 subdivision on property owned by Kading Properties, LLC as described above is hereby approved.
2. The Zoning Administrator of the City of Winterset, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder which should be filed and recorded in connection therewith.

Passed and approved this 16th day of November, 2015


James C. Olson, Mayor

ATTEST:


Mark Nitchals, City Administrator

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

Glenwood Plat 1

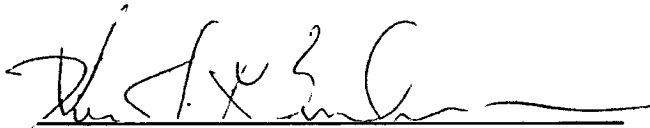
For property located at:

**Lot 11 of Block 5 of Birchwood Estates Plat 1, an Official Plat in Winterset, Madison County,
Iowa, containing 6.15 acres.**

Owned by: **Kading Properties, LLC**

Has been approved on the 8th day of December, 2015.

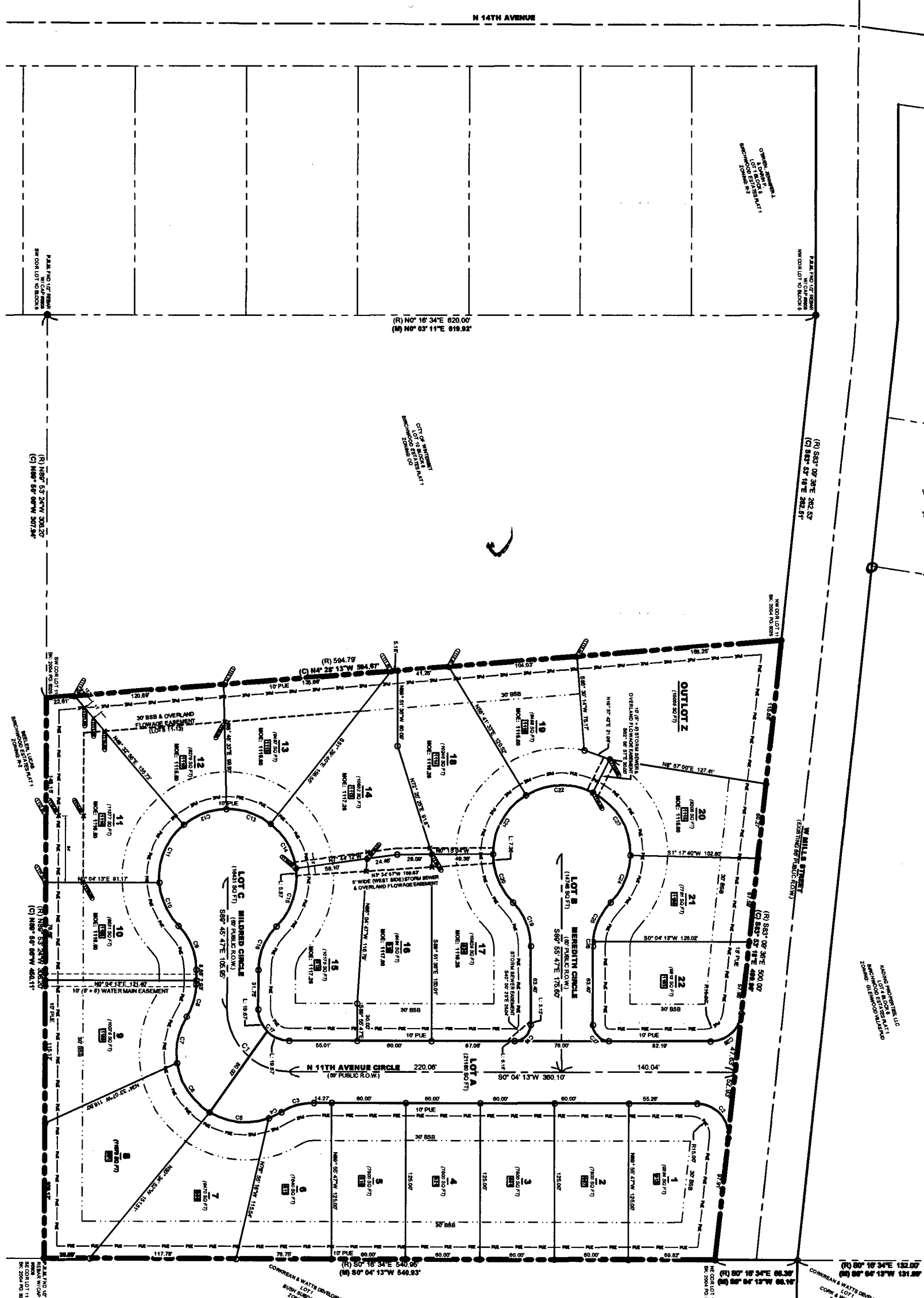
By the Auditor, Madison County, Iowa



Heidi Burhans, Auditor

LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

FINAL PLAT GLENWOOD PLAT 1 WINTERSSET, IOWA



10/16/2015
 11/16/2015
 12/16/2015

LEGEND:
 85' 1/2" DIA. 1" 20' HIGH IRON CORNER
 FOUND CORNER
 RECORDED BEARING & DISTANCE
 CALCULATED BEARING & DISTANCE
 CALCULATED BEARING & DISTANCE
 HOUSE ADDRESS
 PERMANENT REFERENCE MARKERS
 PERMANENT REFERENCE MARKERS



DATE REVISION
 11/16/2015
 11/16/2015
 11/16/2015

FINAL PLAT
 GLENWOOD PLAT 1
 WINTERSSET, MADISON COUNTY, IOWA
 KADING PROPERTIES

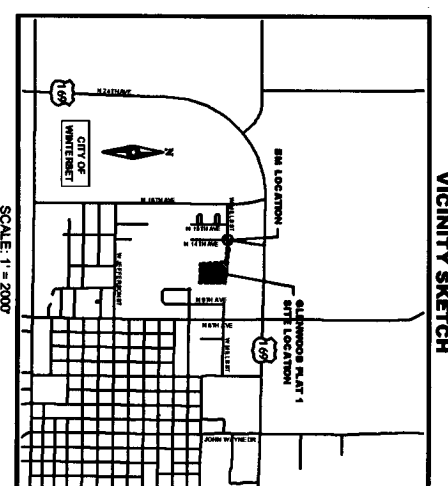
DATE OF SHEET 11/16/2015
 SHEET NO. 1 OF 1

- Legal Description**
 LOT 1 OF BLOCK 5 OF GLENWOOD ESTATES PLAT 1, AN OFFICIAL PLAT IN WINTERSSET, MADISON COUNTY, IOWA, CONTAINING 6.15 ACRES.
- NOTES:**
- THE EXISTING ZONING IS R-2.
 - BLANK REGULATIONS ARE AS FOLLOWS:
 MIN. LOT AREA 7,500 SQ. FT.
 MIN. LOT WIDTH 60 FT.
 FRONT YARD SETBACK 30 FT.
 SIDE YARD SETBACK 5 FT. (IF TOTAL LIN.)
 REAR YARD SETBACK 30 FT.
 - ALL BEARING ARE BASED ON ASSUMED MERIDIAN FOR COMPUTATION PURPOSES.
 - STREET LOTS (PLATTED R.O.W.) WILL BE DEED BY THE CITY OF WINTERSSET.
 - THE PROPOSED WATER SERVICE IS PROVIDED BY THE CITY OF WINTERSSET.
 - THE PROPOSED SANITARY SERVICE IS PROVIDED BY THE CITY OF WINTERSSET.
 - VERIFY THE SANITARY SERVICE LATERAL ELEVATION PRIOR TO HOME CONSTRUCTION.
 - DRAWINGS SHALL BE PLACED SO AS TO NOT INTERFERE WITH ANY MANHOLES (SANITARY OR STORM) OR INLETSES.
 - IN ANY AREA WHERE A PUE OVERLAYS A DESIGNATED CITY OF WINTERSSET UTILITY EASEMENT, THE USE OF THE PUE SHALL BE LIMITED TO THE CITY OF WINTERSSET UTILITY EASEMENT AND SHALL BE SUBJECT TO THE CITY OF WINTERSSET UTILITY EASEMENT MAPS. RELOCATE THE COMPLETE WITHOUT EXPENSE TO THE CITY.
 - HOME BUILDERS ARE RESPONSIBLE FOR ASSURING THAT FINAL GRADE ELEVATIONS SHOWN ARE ADAPTED TO CHICE POST-HOME CONSTRUCTION FINAL GRADING HAS OCCURRED. FINAL GRADES SHALL NOT EXCEED TO FINAL GRADE ELEVATIONS SHOWN ON THIS PLAT MAY DELAY ISSUANCE OF FINAL OCCUPANCY PERMITS.

Curve Table

Curve ID	Radius	Chord	Chord Length	Chord	Chord Length
C1	75.00	50.00	90.17	75.81	51.01
C2	41.81	25.00	54.98	37.17	25.00
C3	27.72	50.00	31.77	51.52	27.72
C4	27.72	50.00	31.77	51.52	27.72
C5	48.57	50.00	51.17	48.57	50.00
C6	38.83	50.00	44.80	38.83	50.00
C7	38.83	50.00	44.80	38.83	50.00
C8	30.00	50.00	44.80	30.00	50.00
C9	30.00	50.00	44.80	30.00	50.00
C10	30.00	50.00	44.80	30.00	50.00
C11	30.00	50.00	44.80	30.00	50.00
C12	30.00	50.00	44.80	30.00	50.00
C13	30.00	50.00	44.80	30.00	50.00
C14	30.00	50.00	44.80	30.00	50.00

BM ELEV = 1417.33
 CENTER OF SANM AT
 N 14TH AVE & W MILLS ST INTERSECTION



IOWA ONE CALL
 800-368-6868

OWNER DEVELOPER
 KADING PROPERTIES
 7008 Anderson Ave
 Urbandale, IA 50222
 Ph: (515) 945-0011
 Fax: (515) 945-0011
 Web: www.kadingproperties.com

SURVEYOR
 Abner Consulting, Inc.
 101 NE Oak St.
 Urbandale, IA 50222
 Ph: (515) 945-0011
 Fax: (515) 945-0011
 Web: www.abnerconsulting.com

APPROVED BY WINTERSSET CITY COUNCIL: 11/16/2015

SCALE: 1" = 200'