



Document 2016 2662

Book 2016 Page 2662 Type 06 044 Pages 14
Date 9/12/2016 Time 10:52:28AM
Rec Amt \$72.00 Aud Amt \$5.00

INDX
ANNO
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared By: Mark L. Smith, POB 230, Winterset, IA 50273
Return To: Mark L Smmith, POB 230, Winterset, IA 50273

Telephone: 515/462-3731

**PLAT AND CERTIFICATE
FOR
NORTH STONE VILLAGE PLAT NO. 5
AN ADDITION TO THE CITY OF WINTERSET,
MADISON COUNTY, IOWA**

I, Robert D. Hendricks, Zoning Administrator of the City of Winterset, Iowa, do hereby certify that the Plat to which this certificate is attached is a plat of a subdivision known and designated as North Stone Village Plat No. 5, an Addition to the City of Winterset, Madison County, Iowa; and, that the real estate comprising said plat is described as follows:

A part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 25, Township 76 North, Range 28 West of the Fifth Principal Meridian in the City of Winterset, Madison County, Iowa, and more particularly described as follows:

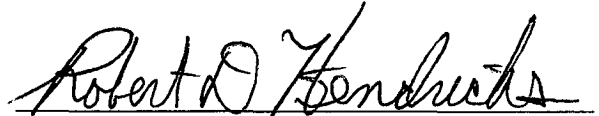
Beginning at the Northwest corner of Lot 1, North Stone Village Plat No. 3, an Official Plat; thence North 89°10'11" West 33.00 feet to the West line of said Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4); thence North 0°03'17" East, along said West line, 244.57 feet to the Southwest corner of Parcel "F" as shown in the Plat of Survey recorded in Book 2005, Page 4170, Madison County, Iowa, thence South 89°44'22" East along the South line of said Parcel "F" and the Easterly extension thereof, 248.02 feet; thence South 0°04'06" West, 247.04 feet to the North line of said Lot 1; thence North 89°10'11" West along said North line, 214.98 feet to the point of beginning and containing 1.40 acres (60,956 square feet); the property is subject to any and all easements of record.

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

- 1) Dedication of Plat of North Stone Village Plat No. 5, an Addition to the City of Winterset, Madison County, Iowa;
- 2) Attorney's Opinion;
- 3) Consent to Platting;
- 4) Certificate of Treasurer;
- 5) Auditor's Approval;
- 6) Easement;
- 7) Ground Water Statement;
- 8) Resolution of Winterset City Council;

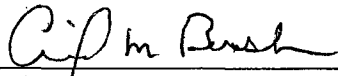
all of which are duly certified in accordance with the Winterset Zoning Ordinance.

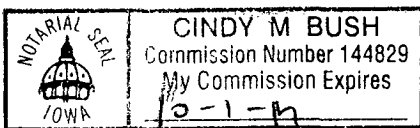
Dated this 8TH day of SEPTEMBER, 2016.


Robert D. Hendricks, Zoning Administrator

STATE OF IOWA, MADISON COUNTY, ss:

On this 8th day of September, 2016, before me, the undersigned, a Notary Public in and for the said State, personally appeared, Robert D. Hendricks, 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



**DEDICATION OF PLAT
OF
NORTH STONE VILLAGE PLAT NO. 5
TO THE CITY OF WINTERSSET, MADISON COUNTY, IOWA**

KNOW ALL MEN BY THESE PRESENT:

That Corkrean Properties, L.L.C., does hereby certify that it is the sole owners and proprietors of the following-described real estate:

A part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 25, Township 76 North, Range 28 West of the Fifth Principal Meridian in the City of Winterset, Madison County, Iowa, and more particularly described as follows:

Beginning at the Northwest corner of Lot 1, North Stone Village Plat No. 3, an Official Plat; thence North 89°10'11" West 33.00 feet to the West line of said Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4); thence North 0°03'17" East, along said West line, 244.57 feet to the Southwest corner of Parcel "F" as shown in the Plat of Survey recorded in Book 2005, Page 4170, Madison County, Iowa, thence South 89°44'22" East along the South line of said Parcel "F" and the Easterly extension thereof, 248.02 feet; thence South 0°04'06" West, 247.04 feet to the North line of said Lot 1; thence North 89°10'11" West along said North line, 214.98 feet to the point of beginning and containing 1.40 acres (60,956 square feet); the property is subject to any and all easements of record. That the subdivision of the above described real estate, as shown by the Final Plat of North Stone

Village Plat No. 5 is with the free consent and in accordance with said owners' desires

Dated this 26 day of Aug, 2016.

CORKREAN PROPERTIES, L.L.C.

By Patrick F. Corkrean
Patrick F. Corkrean - Member-Manager

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 26th day of August 2016, 2016, by Patrick F. Corkrean as Member-Manager of Corkrean Properties, L.L.C.



Alice Parker
Notary Public in and for said State of Iowa

**ATTORNEY'S OPINION FOR FINAL PLAT,
NORTH STONE VILLAGE PLAT NO. 5**

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 June 8, 2016, 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, North Stone Village Plat No. 5, City of Winterset, Madison County, Iowa:

A part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 25, Township 76 North, Range 28 West of the Fifth Principal Meridian in the City of Winterset, Madison County, Iowa, and more particularly described as follows:

Beginning at the Northwest corner of Lot 1, North Stone Village Plat No. 3, an Official Plat; thence North 89°10'11" West 33.00 feet to the West line of said Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4); thence North 0°03'17" East, along said West line, 244.57 feet to the Southwest corner of Parcel "F" as shown in the Plat of Survey recorded in Book 2005, Page 4170, Madison County, Iowa, thence South 89°44'22" East along the South line of said Parcel "F" and the Easterly extension thereof, 248.02 feet; thence South 0°04'06" West, 247.04 feet to the North line of said Lot 1; thence North 89°10'11" West along said North line, 214.98 feet to the point of beginning and containing 1.40 acres (60,956 square feet); the property is subject to any and all easements of record.

In my opinion, merchantable title to the above described property is in the name of:

Corkrean Properties, L.L.C., , free and clear of all liens and encumbrances, except:

A. An Open-End Mortgage to Union State Bank, dated February 28, 2005, and filed March 1, 2005, in Book 2005, Page 881 of the Recorder's Office of Madison County, Iowa, to secure indebtedness in the amount of \$300,035.00; and

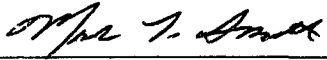
B. An Open-end Mortgage to Union State Bank, dated June 28, 2007, and filed July 25, 2007, in Book 2007, Page 2913 of the Recorder's Office of Madison County, Iowa, to secure indebtedness in the amount of \$510,000.00.

An Easement is shown in said abstract granted to Southern Iowa Rural Water Association dated December 13, 2001, and filed May 31, 2002, in Book 2002, Page 2586 of the Recorder's Office of Madison County, Iowa.

NOTE: It is impossible to determine whether this Easement crosses the real estate under examination as the legal description listed in the Easement is the SW 1/4 of the SE 1/4 of Section 25, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa. With such a broad description this examiner is unable to pinpoint said Easement.

Respectfully submitted,

JORDAN, OLIVER, WALTERS & SMITH, PC

By  _____

Mark L. Smith

101 ½ W Jefferson, POB 230

Winterset, Iowa 50273

Telephone: (515) 462-3731

ATTORNEYS FOR CORKREAN
PROPERTIES, L.L.C.

**CONSENT TO PLATTING
UNION STATE BANK**

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

A part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 25, Township 76 North, Range 28 West of the Fifth Principal Meridian in the City of Winterset, Madison County, Iowa, and more particularly described as follows:

Beginning at the Northwest corner of Lot 1, North Stone Village Plat No. 3, an Official Plat; thence North 89°10'11" West 33.00 feet to the West line of said Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4); thence North 0°03'17" East, along said West line, 244.57 feet to the Southwest corner of Parcel "F" as shown in the Plat of Survey recorded in Book 2005, Page 4170, Madison County, Iowa, thence South 89°44'22" East along the South line of said Parcel "F" and the Easterly extension thereof, 248.02 feet; thence South 0°04'06" West, 247.04 feet to the North line of said Lot 1; thence North 89°10'11" West along said North line, 214.98 feet to the point of beginning and containing 1.40 acres (60,956 square feet); the property is subject to any and all easements of record.

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

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

A Mortgage from Corkrean Properties, L.L.C. to Union State Bank dated February 28, 2005, and filed March 1, 2005, in Book 2005, Page 881 of the Recorder's Office of Madison County, Iowa, to secure indebtedness in the amount of \$300,035.00;

AND

A Mortgage from Corkrean Properties, L.L.C. to Union State Bank dated June 28, 2007, and filed July 25, 2007, in Book 2007, Page 2913 of the Recorder's Office of Madison County, Iowa, to secure indebtedness in the amount of \$510,000.00.

Dated this 26th day of August, 2016.

Union State Bank

By David A. Koch, VP.
David A. Koch
Title: VP

STATE OF IOWA, COUNTY OF MADISON: ss

This instrument was acknowledged before me on this 26th day of August, 2016,
by David Koch as Vice Pres. of Union State Bank

Duane Gordon
Notary Public in and for said State



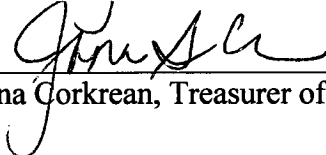
CERTIFICATE OF THE COUNTY TREASURER OF MADISON COUNTY, IOWA

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:

A part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 25, Township 76 North, Range 28 West of the Fifth Principal Meridian in the City of Winterset, Madison County, Iowa, and more particularly described as follows:

Beginning at the Northwest corner of Lot 1, North Stone Village Plat No. 3, an Official Plat; thence North 89°10'11" West 33.00 feet to the West line of said Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4); thence North 0°03'17" East, along said West line, 244.57 feet to the Southwest corner of Parcel "F" as shown in the Plat of Survey recorded in Book 2005, Page 4170, Madison County, Iowa, thence South 89°44'22" East along the South line of said Parcel "F" and the Easterly extension thereof, 248.02 feet; thence South 0°04'06" West, 247.04 feet to the North line of said Lot 1; thence North 89°10'11" West along said North line, 214.98 feet to the point of beginning and containing 1.40 acres (60,956 square feet); the property is subject to any and all easements of record..

DATED at Winterset, Iowa, this 26 day of August, 2016.



Jana Corkrean, Treasurer of Madison County, Iowa

CERTIFICATE OF AUDITOR

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

**North Stone Village Plat No. 5
City of Winterset, Madison County, Iowa.**

For property located at:

A part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 25, Township 76 North, Range 28 West of the Fifth Principal Meridian in the City of Winterset, Madison County, Iowa, and more particularly described as follows:

Beginning at the Northwest corner of Lot 1, North Stone Village Plat No. 3, an Official Plat; thence North 89°10'11" West 33.00 feet to the West line of said Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4); thence North 0°03'17" East, along said West line, 244.57 feet to the Southwest corner of Parcel "F" as shown in the Plat of Survey recorded in Book 2005, Page 4170, Madison County, Iowa, thence South 89°44'22" East along the South line of said Parcel "F" and the Easterly extension thereof, 248.02 feet; thence South 0°04'06" West, 247.04 feet to the North line of said Lot 1; thence North 89°10'11" West along said North line, 214.98 feet to the point of beginning and containing 1.40 acres (60,956 square feet); the property is subject to any and all easements of record.

And owned by: Corkrean Properties, LLC

Has been approved on the 26th day of August, 2016.

By the Auditor, Madison County, Iowa.


Heidi Burhans, Auditor

EASEMENT AGREEMENT

This Easement Agreement is entered into by and between Corkrean Properties, LLC, Owners of Lot Two (2) in North Stone Village Plat 5, Grantors; and, Corkrean Properties, LLC, Owners of Lot One (1) in North Stone Village Plat 5, Grantees.

Grantors hereby grant a perpetual ingress-egress and utility easement to Grantees as shown on the Final Plat of North Stone Village Plat 5, an Addition to the City of Winterset, Madison County, Iowa.

Grantors warrant and covenant to Grantees that they are the owners of the real estate upon which said easement area is situated and that they have full right and authority to grant said Easement and the Grantees may quietly enjoy their estate in the premises.


This Easement shall run with the land and bind and enure to the benefit of the heirs, successors and assigns of Grantees and Grantors.

Grantees and Grantors shall each be responsible for one-half of the maintenance of said ingress-egress easement.

Dated this 26 day of Aug, 2016.

GRANTOR

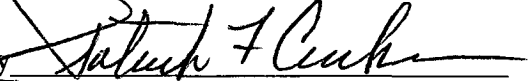
CORKREAN PROPERTIES, LLC

By 

Patrick F. Corkrean, Member-Manager

GRANTEE

CORKREAN PROPERTIES, LLC

By 

Patrick F. Corkrean, Member-Manager

STATE OF IOWA :
 :SS
COUNTY OF MADISON :

Subscribed and sworn to before me by Patrick F. Corkrean, Member-Manager of
Corkrean Properties, LLC (Both as Grantor and Grantee), this 26th day of August, 2016,
2016.



Alice Parker
Notary Public in and for State of Iowa

**RESOLUTION APPROVING
FINAL PLAT OF NORTH STONE VILLAGE PLAT NO. 5**

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 North Stone Village Plat No. 5, an Addition to the City of Winterset, Madison County, Iowa; and

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

A part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 25, Township 76 North, Range 28 West of the Fifth Principal Meridian in the City of Winterset, Madison County, Iowa, and more particularly described as follows:

Beginning at the Northwest corner of Lot 1, North Stone Village Plat No. 3, an Official Plat; thence North 89°10'11" West 33.00 feet to the West line of said Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4); thence North 0°03'17" East, along said West line, 244.57 feet to the Southwest corner of Parcel "F" as shown in the Plat of Survey recorded in Book 2005, Page 4170, Madison County, Iowa, thence South 89°44'22" East along the South line of said Parcel "F" and the Easterly extension thereof, 248.02 feet; thence South 0°04'06" West, 247.04 feet to the North line of said Lot 1; thence North 89°10'11" West along said North line, 214.98 feet to the point of beginning and containing 1.40 acres (60,956 square feet); the property is subject to any and all easements of record.

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, Corkrean Properties, L.L.C., and Lender, Union State Bank; and

WHEREAS, said plat was accompanied by an opinion from an attorney at law showing that title is in fee simple in said proprietors and that said platted land is free from encumbrance, except two Mortgages to Union State Bank, and a certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes; and

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 of Council of the City of Winterset, Madison County, Iowa.

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

1. Said plat, known as North Stone Village Plat No. 5, an Addition to the City of Winterset, Madison County, Iowa, 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.

DATED at Winterset, Iowa, this 20TH day of JUNE, 2016.

CITY OF WINTERSET, IOWA

By James C. Olson
James C. Olson, Mayor

ATTEST:

Mark Nitchals
Mark Nitchals, City Administrator



INDX
 ANNO
 SCAN
 CHEK

LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

FND 1/2" REBAR
 W/YELLOW CAP #6808
 CEN SEC 25-79-28

FND 1/2" REBAR
 W/YELLOW CAP #6808
 SW COR PARCEL 'F'

N0°03'17"E
 1848.29'(M)
 N00°02'55"E
 1848.16'(R)

N0°03'17"W 2632.56'(M)
 N00°02'55"E 2632.25'(R)

N 8TH AVENUE
 (66' ROW)

N0°03'17"E 244.57'

STREET LOT 'A'
 8075 SF

N0°03'17"E 244.90'

69.73'

LOT 2
 29359 SF

LOT 1
 23522 SF

N89°10'11"W
 33.00'(M)
 S89°09'41"E
 33.00'(R)

FND 1/2" REBAR
 W/YELLOW CAP #6808
 NW COR LOT 1, NORTH
 STONE VILLAGE PLAT 3
 POINT OF BEGINNING

FND 1/2" REBAR
 W/YELLOW CAP #6808

PARCEL 'F'
 SW 1/4 SE 1/4
 SEC 25-76-28
 BOOK 2005 PAGE 4170

FND 1/2" REBAR
 SE COR PARCEL 'F'

30' SETBACK

N0°04'05"E 126.89'

S0°04'06"W 161.77'

10.00' PUE

10.00' SETBACK

INGRESS/EGRESS
 & UTILITY
 EASEMENT

10.00' PUE

10.00' PUE

30' SETBACK

15' SETBACK

S89°55'50"E 108.98'

N89°55'54"W 7.00'

S89°55'50"E 205.67'

N65°25'41"E 10.23'

S0°04'06"W 84.25'

10.00' PUE

S0°04'06"W 247.04'

N89°10'11"W 247.98'

100.01'

NORTH STONE VILLAGE
 LOT 1
 NORTH PLAT NO. 3

FND CUT 'X'
 S1/4 COR
 SEC 25-79-28

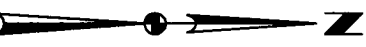
N0°03'17"E
 539.70'(M)
 N00°02'51"E
 539.70'(R)

OWNER:
 CORKREAN PROPERTIES
 65 JEFFERSON STREET
 WINTERSSET, IA 50273

ENGINEER/SURVEYOR:
 CIVIL DESIGN ADVANTAGE, LLC
 3405 S.E. CROSSROADS DRIVE, SUITE G
 GRIMES, IA 50111
 PH: 515-369-4400

NORTH STONE VILLAGE PLAT 5 FINAL PLAT

SW 1/4 SE 1/4
 SEC 25-76-28



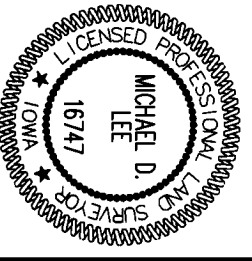
DATE OF SURVEY:
 DECEMBER 16, 2015

LEGEND:

SECTION CORNER AS NOTED (UNLESS OTHERWISE NOTED)	FOUND	SET
PLATTED BEARING & DISTANCE	▲	△
MEASURED BEARING & DISTANCE	●	○
RECORDED BEARING & DISTANCE	R	R
DEEDED BEARING & DISTANCE	D	D
CENTERLINE	---	---
SECTION LINE	---	---
EASEMENT LINE	---	---

LEGAL DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WINTERSSET, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF LOT 1, NORTH STONE VILLAGE PLAT NO. 3, AN OFFICIAL PLAT; THENCE NORTH 89°10'11" WEST, 33.00 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 0°03'17" EAST, ALONG SAID WEST LINE, 244.57 FEET TO THE SOUTHWEST CORNER OF PARCEL 'F' AS SHOWN IN THE PLAT OF SURVEY RECORDED IN BOOK 2005, PAGE 4170, MADISON COUNTY, IOWA; THENCE SOUTH 89°44'22" EAST ALONG THE SOUTH LINE OF SAID PARCEL 'F' AND THE EASTERLY EXTENSION THEREOF, 248.02 FEET; THENCE SOUTH 0°04'06" WEST, 247.04 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE NORTH 89°10'11" WEST ALONG SAID NORTH LINE, 214.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.40 ACRES (60,956 SQUARE FEET); THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



Michael D. Lee
 MICHAEL D. LEE, P.L.S.
 DATE: 9-1-16

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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET