Town Lot Deed Record, No. 37

City of Winterset, Iowa
By City Clerk
To
The Public

#2145A

Fee $4.50
Plat 1.50

Filed for record the 26 day of June A. D. 1963 at 3:37 o'clock P. M.

Mary E. Welty, Recorder

CERTIFICATE AS TO ORDINANCE No. 160 of the City of Winterset, Iowa

STATE OF IOWA, Madison County, City of Winterset) ss:

I, O. D. Simmons, City Clerk of the City of Winterset, Iowa, hereby certify that I am now the duly appointed, qualified and acting City Clerk of the City of Winterset, Iowa, and have been such city Clerk at all times referred to herein, and that on the 15th day of April, 1963, at a duly organized meeting of the City Council of the City of Winterset, Iowa, an ordinance of the City of Winterset, Iowa, being Ordinance No. 160 of the City of Winterset, Iowa, was passed and adopted by the City Council of the City of Winterset, Iowa, and on the 15th day of April, 1963, was approved by Wayne Newton, Mayor of the City of Winterset, Iowa, and that said ordinance was duly published in The Winterset Madisonian, a weekly newspaper published in and having general circulation in the City of Winterset, Iowa, in its issue of April 17, 1963, as shown by the affidavit of publication on file in the office of the City Clerk of the City of Winterset, Iowa, and has been duly recorded in the official ordinance book of the City of Winterset, Iowa, and has been authenticated by the signatures of the Mayor and City Clerk of the City of Winterset, Iowa; which ordinance is entitled: "An ordinance changing the zoning classification of certain real estate in the City of Winterset, Iowa, situated in the Northwest Fractional Quarter of the Northwest Quarter of Section 31, in Township 76 North, of Range 27

Town Plat see Town Plat Book 1, page 201

West of the 5th P.M., containing 19.17 acres, more or less, excepting therefrom a tract containing 1.06 acres, more or less, from "M-1", Light Industrial District to "C-1", Limited Commercial District".; and that attached hereto, as part of this certification is a true, correct and complete copy of said Ordinance No. 160 of the City of Winterset, Iowa, which was passed and adopted and approved and published and authenticated as hereinbefore stated, and that attached hereto, marked Exhibit "A" and made a part of this certification, is a copy of the map amending the Zoning Map referred to in Ordinance No. 138 of the City of Winterset, Iowa, to show the zoning change made by said Ordinance No. 160, and which amending map is on file in the office of the City Clerk of the City of Winterset, Iowa, as part of the records of the City of Winterset, Iowa, and which amending map, a copy of which is attached hereto as Exhibit "A" and made a part hereof, shows said original Zoning Map referred to in said Ordinance No. 138 with all changes therein up to and including the change made by said Ordinance 160, which was passed and adopted and approved on the 15th day of April, 1963, and published on the 17th day of April, 1963; all of which is hereby certified to the County Recorder of Madison County, Iowa.

WITNESS my hand and the official seal of the City of Winterset, Iowa, this 25th day of June, 1963.

(CITY OF WINTERSET, IOWA SEAL)

O. D. Simmons City Clerk
of the City of Winterset, Iowa.

ORDINANCE NO. 160

An ordinance changing the zoning classification of certain real estate in the City of Winterset, Iowa, situated in the Northwest Fractional Quarter of the Northwest Quarter of Section 31, in Township 76, North, of Range 27 West of the 5th P.M., containing 19.17 acres, more or less, excepting therefrom a tract containing 1.06 acres, more or less, from "M-1", Light Industrial District to "C-1", Limited Commercial District.

Be it ordained by the City Council of the City of Winterset, Iowa:

Section One. That a change be made in the zoning classification of the real estate hereinbefore referred to in the title of this ordinance and hereinafter described, from "M-1", Light Industrial District to "C-1", Limited Commercial District, under the provisions of Ordinance No. 138 of the City of Winterset, Iowa, known as the Zoning Ordinance of this City, such real estate being described as follows, to wit:

> Commencing at the Southwest corner of the Northwest Fractional Quarter (¼) of the Northwest Quarter (¼) of Section 31, in Township 76, North, of Range 27 West of the 5th P.M., running thence South 88° 37' East, 751.1 feet to the point of beginning, thence South, 88° 37' East 634.7 feet, to the southwest corner of the East 5.52 acres of said Northwest Fractional Quarter (¼) of the Northwest Quarter (¼) thence North, 1,252.8 feet, thence North 89° 14' West, 582 feet, thence in a southwesterly direction 55.8 feet along a 905 foot radius curve concave Southeasterly and with a central angle of 80° 19' thence South 1,240.6 feet to the point of beginning and containing 19.17 acres, more or less:
> Excepting the following described tract, to-wit:
> Commencing at the Southwest Corner of the Northwest Quarter (¼) Northwest Quarter (¼) of Section Thirty-one (31), Township 76 North, Range Twenty-seven (27) West of the 5th P. M., thence South 88°37' East, 751.1 feet to the point of beginning; thence South 88°37'East 184.0 feet; thence North 250.0 feet; thence North 88°37' West 184.0 feet; thence South 250.0 feet to the point of beginning and containing 1.06 acres more or less, situated in Winterset, Madison County, Iowa,

Section Two. That from and after the taking effect of this ordinance said real estate hereinbefore described in this ordinance shall be included in the "C-1", Limited Commercial District under the Zoning Ordinance of the City of Winterset, Iowa, and shall be subject to all provisions and regulations of the "C-1", Limited Commercial District under the Zoning Ordinance of this City, and shall no longer be subject to the provisions and regulations of

Acres-Blackmar Co., Burlington. 81293

an "M-1", Light Industrial District under said Zoning Ordinance.

Section Three. That the Zoning Map of the City of Winterset, Iowa, referred to in Article V of Ordinance No. 138 of this City, be and is amended by showing said real estate hereinbefore described as zoned in the "C-1", Limited Commercial District, under the Zoning Ordinance of this City, and that a map amending said Zoning Map referred to in said Ordinance No. 138, with the zoning changes hereinbefore made, to show the zoning change made by this ordinance, shall be on file in the office of the City Clerk of this City, as part of the city records, and that the City Clerk of this City is authorized and directed to certify to the County Recorder of Madison County, Iowa, a copy of this ordinance, with a copy of said amending zoning map attached and made a part of this certification, and that the same be made part of the records of the office of said County Recorder.

Section Four. That said change in zoning is made after approval of the same has been recommended to this City Council by the City Planning and Zoning Commission of the City of Winterset, Iowa, after public notice and hearing thereon before said commission, and after public notice and hearing thereon before this City Council, without any objections being made thereto, all in conformity with law and the ordinance provisions of this City.

Section Five. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section Six. This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

Passed and approved this 15th day of April,1963.

(CITY OF WINTERSET, IOWA SEAL)

Wayne Newton Mayor of the City of Winterset, Iowa.

Attest: O. D. Simmons City Clerk of the City of Winterset, Iowa

COMPARED