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INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Preparer

Information Jerrold B. Oliver, PO Box 230, Winterset, Iowa 50273; 515-462-3731

Return

Information Jerrold B. Oliver, PO Box 230, Winterset, Iowa 50273; 515-462-3731

**PLAT AND CERTIFICATE
FOR
STOVER ADDITION PLAT 1,
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 Stover Addition Plat 1, an Addition to the City of Winterset, Madison County, Iowa; and, that the real estate comprising said plat is described as follows:

See description attached.


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 Stover Addition Plat 1, an Addition to the City of Winterset, Madison County, Iowa;

- 2) Attorney's Opinion;
- 3) Certificate of Treasurer;
- 4) Auditor's Approval;
- 5) Ground Water Statement;
- 6) Resolution of Winterset City Council;
- 7) Restrictive Covenants.
- 8) Consent to Platting by American State Bank.
- 9) Agreement with City of Winterset.

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


Dated this 31ST day of OCTOBER, 2017.


Robert D. Hendricks, Zoning Administrator

STATE OF IOWA, MADISON COUNTY, ss:

On this 31st day of October, 2017, 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

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST FRACTIONAL QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION ONE (1), IN TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., AND RUNNING THENCE WEST 48 RODS AND 14 1/2 LINKS, THENCE NORTH 21 RODS AND 20 1/2 LINKS, THENCE EAST 48 RODS AND 14 1/2 LINKS, THENCE SOUTH 21 RODS AND 20 1/2 LINKS TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM A TRACT 66 FEET NORTH AND SOUTH AND 132 FEET EAST AND WEST OUT OF THE NORTHEAST CORNER THEREOF, AND EXCEPTING THEREFROM A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION ONE (1), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., CITY OF WINTERSSET, MADISON COUNTY, IOWA; MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION ONE (1), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., CITY OF WINTERSSET, MADISON COUNTY, IOWA; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION ONE (1), NORTH 00°00'00" 195.03 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°57'00" WEST 150.74 FEET; THENCE NORTH 00°00'00" 99.00 FEET; THENCE SOUTH 88°57'00" EAST 150.74 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER (1/4); THENCE, ALONG SAID EAST LINE, SOUTH 00°00'00" 99.00 FEET TO THE POINT OF BEGINNING, AND EXCEPT RIGHT OF WAY TAKE FOR HUSKY DRIVE IN BOOK 2006 PAGE 1759 AS FILED IN THE MADISON COUNTY RECORDER'S OFFICE , AND EXCEPT PARCEL "T" AS FILED IN BOOK 2016 PAGE 1406 OF THE MADISON COUNTY RECORDER'S OFFICE.

**DEDICATION OF PLAT
OF
STOVER ADDITION PLAT 1,
TO THE CITY OF WINTERSET, MADISON COUNTY, IOWA**

KNOW ALL MEN BY THESE PRESENT:

That Corkrean Homes II, Inc., does certify that they are the sole owners and proprietors of the following-described real estate:

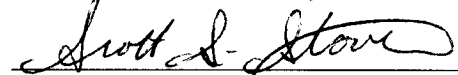
See description attached.

That the subdivision of the above described real estate, as shown by the Final Plat of Stover Addition Plat 1, is with the free consent and in accordance with the owners' desires as owners of the following-described tracts of real estate:

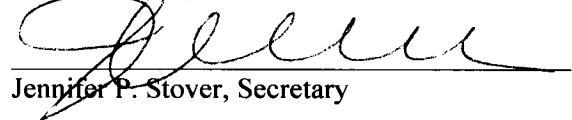
See description attached.

Dated this 6 day of Oct, 2017.

CORKREAN HOMES II, INC.



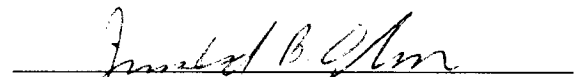
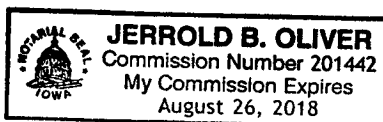
Scott S. Stover, President



Jennifer P. Stover, Secretary

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 6 day of Oct, 2017, by Scott S. Stover, President of Corkrean Homes II, Inc., and Jennifer P. Stover, Secretary of Corkrean Homes II, Inc..


Notary Public in and for said State of Iowa

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST FRACTIONAL QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION ONE (1), IN TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., AND RUNNING THENCE WEST 48 RODS AND 14 1/2 LINKS, THENCE NORTH 21 RODS AND 20 1/2 LINKS, THENCE EAST 48 RODS AND 14 1/2 LINKS, THENCE SOUTH 21 RODS AND 20 1/2 LINKS TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM A TRACT 66 FEET NORTH AND SOUTH AND 132 FEET EAST AND WEST OUT OF THE NORTHEAST CORNER THEREOF, AND EXCEPTING THEREFROM A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION ONE (1), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., CITY OF WINTERSET, MADISON COUNTY, IOWA; MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION ONE (1), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., CITY OF WINTERSET, MADISON COUNTY, IOWA; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION ONE (1), NORTH 00°00'00" 195.03 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°57'00" WEST 150.74 FEET; THENCE NORTH 00°00'00" 99.00 FEET; THENCE SOUTH 88°57'00" EAST 150.74 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER (1/4); THENCE, ALONG SAID EAST LINE, SOUTH 00°00'00" 99.00 FEET TO THE POINT OF BEGINNING, AND EXCEPT RIGHT OF WAY TAKE FOR HUSKY DRIVE IN BOOK 2006 PAGE 1759 AS FILED IN THE MADISON COUNTY RECORDER'S OFFICE , AND EXCEPT PARCEL "T" AS FILED IN BOOK 2016 PAGE 1406 OF THE MADISON COUNTY RECORDER'S OFFICE.

**ATTORNEY'S OPINION FOR FINAL PLAT,
STOVER ADDITION PLAT 1**

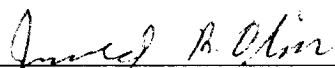
I, Jerrold B. Oliver, an attorney at law licensed to practice under the laws of the State of Iowa, have examined the abstract of title in one (1) part, last certified to September 18, 2017, at 8:00 A.M., by Madison County Abstract Co., purporting to show the chain of title to the following described real estate, which is the real property contained in Final Plat, Stover Addition Plat 1, Madison County, Iowa:

See attached legal.

In my opinion, merchantable title to the above described property is in the name of Corkrean Homes II, Inc., free and clear of all liens and encumbrances, except Entry No. 146 of the abstract shows an Open-End Mortgage from Corkrean Homes II, Inc., to American State Bank dated March 15, 2016, and filed March 17, 2016, in Book 2016, Page 636 of the Recorder's Office of Madison County, Iowa, in the principal sum of \$450,000.

Respectfully submitted,

JORDAN, OLIVER & WALTERS, P.C.

By 

Jerrold B. Oliver
Farmers & Merchants Bank Bldg.
P.O. Box 230
Winterset, Iowa 50273
Telephone: (515) 462-3731

ATTORNEYS FOR
CORKREAN HOMES II, INC.

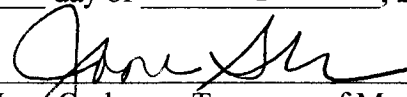
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**CERTIFICATE OF THE COUNTY TREASURER
OF MADISON COUNTY, IOWA**

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, to-wit:

See description attached.

DATED at Winterset, Iowa, this 13 day of Oct, 2017.



Jana Corkrean, Treasurer of Madison County,
Iowa

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST FRACTIONAL QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION ONE (1), IN TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., AND RUNNING THENCE WEST 48 RODS AND 14 1/2 LINKS, THENCE NORTH 21 RODS AND 20 1/2 LINKS, THENCE EAST 48 RODS AND 14 1/2 LINKS, THENCE SOUTH 21 RODS AND 20 1/2 LINKS TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM A TRACT 66 FEET NORTH AND SOUTH AND 132 FEET EAST AND WEST OUT OF THE NORTHEAST CORNER THEREOF, AND EXCEPTING THEREFROM A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION ONE (1), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., CITY OF WINTERSET, MADISON COUNTY, IOWA; MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION ONE (1), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., CITY OF WINTERSET, MADISON COUNTY, IOWA; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION ONE (1), NORTH 00°00'00" 195.03 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°57'00" WEST 150.74 FEET; THENCE NORTH 00°00'00" 99.00 FEET; THENCE SOUTH 88°57'00" EAST 150.74 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER (1/4); THENCE, ALONG SAID EAST LINE, SOUTH 00°00'00" 99.00 FEET TO THE POINT OF BEGINNING, AND EXCEPT RIGHT OF WAY TAKE FOR HUSKY DRIVE IN BOOK 2006 PAGE 1759 AS FILED IN THE MADISON COUNTY RECORDER'S OFFICE , AND EXCEPT PARCEL "T" AS FILED IN BOOK 2016 PAGE 1406 OF THE MADISON COUNTY RECORDER'S OFFICE.

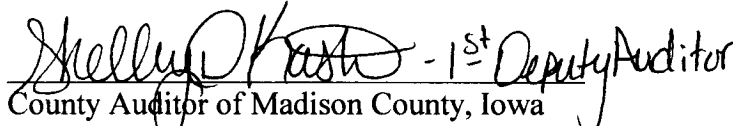
**APPROVAL OF SUBDIVISION PLAT NAME
BY MADISON COUNTY AUDITOR**

Date: October 9, 2017

The Madison County Auditor's Office has reviewed the Final Plat of Stover Addition Plat 1, for the following-described real estate:

See description attached.

Pursuant to Iowa Code 354.6(2) and 354.11(1)(e), we approve the Subdivision name or title and have no objections to this Subdivision Plat being recorded.


County Auditor of Madison County, Iowa

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST FRACTIONAL QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION ONE (1), IN TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., AND RUNNING THENCE WEST 48 RODS AND 14 1/2 LINKS, THENCE NORTH 21 RODS AND 20 1/2 LINKS, THENCE EAST 48 RODS AND 14 1/2 LINKS, THENCE SOUTH 21 RODS AND 20 1/2 LINKS TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM A TRACT 66 FEET NORTH AND SOUTH AND 132 FEET EAST AND WEST OUT OF THE NORTHEAST CORNER THEREOF, AND EXCEPTING THEREFROM A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION ONE (1), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., CITY OF WINTERSSET, MADISON COUNTY, IOWA; MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION ONE (1), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., CITY OF WINTERSSET, MADISON COUNTY, IOWA; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION ONE (1), NORTH 00°00'00" 195.03 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°57'00" WEST 150.74 FEET; THENCE NORTH 00°00'00" 99.00 FEET; THENCE SOUTH 88°57'00" EAST 150.74 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER (1/4); THENCE, ALONG SAID EAST LINE, SOUTH 00°00'00" 99.00 FEET TO THE POINT OF BEGINNING, AND EXCEPT RIGHT OF WAY TAKE FOR HUSKY DRIVE IN BOOK 2006 PAGE 1759 AS FILED IN THE MADISON COUNTY RECORDER'S OFFICE , AND EXCEPT PARCEL "T" AS FILED IN BOOK 2016 PAGE 1406 OF THE MADISON COUNTY RECORDER'S OFFICE.

RESOLUTION 2017-109

RESOLUTION APPROVING SUBDIVISION PLAT
STOVER ADDITION PLAT 1

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 Stover Addition Plat 1, an addition to the City of Winterset, Madison County, Iowa; and

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

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST FRACTIONAL QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION ONE (1), IN TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., AND RUNNING THENCE WEST 48 RODS AND 14 1/2 LINKS, THENCE NORTH 21 RODS AND 20 1/2 LINKS, THENCE EAST 48 RODS AND 14 1/2 LINKS, THENCE SOUTH 21 RODS AND 20 1/2 LINKS TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM A TRACT 66 FEET NORTH AND SOUTH AND 132 FEET EAST AND WEST OUT OF THE NORTHEAST CORNER THEREOF, AND EXCEPTING THEREFROM A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION ONE (1), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., CITY OF WINTERSET, MADISON COUNTY, IOWA; MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION ONE (1), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., CITY OF WINTERSET, MADISON COUNTY, IOWA; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION ONE (1), NORTH 00°00'00" 195.03 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°57'00" WEST 150.74 FEET; THENCE NORTH 00°00'00" 99.00 FEET; THENCE SOUTH 88°57'00" EAST 150.74 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER (1/4); THENCE, ALONG SAID EAST LINE, SOUTH 00°00'00" 99.00 FEET TO THE POINT OF BEGINNING, AND EXCEPT RIGHT OF WAY TAKE FOR HUSKY DRIVE IN BOOK 2006 PAGE 1759 AS FILED IN THE MADISON COUNTY RECORDER'S OFFICE , AND EXCEPT PARCEL "T" AS FILED IN BOOK 2016 PAGE 1406 OF THE MADISON COUNTY RECORDER'S OFFICE.

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 owner, Corkrean Homes II, Inc.; and,

WHEREAS, said plat was accompanied by an opinion from an attorney at law showing that title in fee simple is in said owners 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

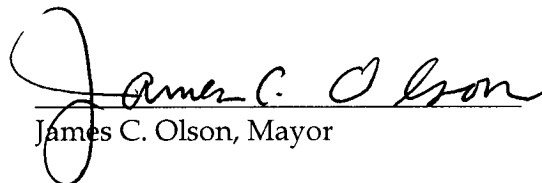
WHEREAS, the City Council of the City of Winterset, Madison County, Iowa, finds that said plat conforms to the provisions of the Ordinances of the City of Winterset, Madison County, Iowa, and that the plat, papers and documents presented therewith should be approved by the City Council of the City of Winterset, Madison County, Iowa.

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

1. Said plat, known as Stover Addition Plat 1, an addition to the City of Winterset, Madison County, Iowa, prepared in connection with said plat and subdivision is hereby approved.

2. The Zoning 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.

Passed and approved this 18th day of September, 2017.


James C. Olson, Mayor

ATTEST:


Mark Nitchals, City Administrator



**DEED OF RESTRICTIONS
STOVER ADDITION PLAT 1,
AN ADDITION TO THE CITY OF WINTERSET,
MADISON COUNTY, IOWA**

That Corkrean Homes II, Inc. an Iowa corporation, is now the fee simple owner and record titleholder of the following-described real estate, to-wit:

See Attached Legal Description,

which real estate is being platted as Stover Addition Plat 1, an Addition to the City of Winterset, Madison County, Iowa.

Said owners do hereby impose and subject said real estate to certain regulations, covenants, restrictions and easements as to the use and occupancy thereof, as follows:

1) All lots in said Plat shall be used in a manner consistent with the Winterset Zoning Ordinance, the above-described real estate being located in R-2, one and two family residential district. No structure shall be erected on any lot except a single-family residential dwelling structure, a one- to three-car garage and certain accessory buildings provided that accessory buildings other than garages may not be erected in excess of 700 square feet in area. One story dwellings shall contain a minimum of 1100 total square feet of finished ground floor area. Two story dwellings shall contain a minimum of 1200 total square feet of finished area on the main and second levels. Also, a townhouse consisting of two residential units, may be constructed on any lot. No construction shall start on any such dwelling until the plans have been approved by the developer. No mobile homes, manufactured homes, double-wide homes or earth homes shall be erected or placed on any of the lots in said Stover Addition Plat 1, an Addition to the City of Winterset, Madison County, Iowa. Motor homes, camper trailers, boats, motorcycles and other recreational vehicles shall not be stored on the premises unless the same are stored in a

garage as permitted by these covenants.

2) No exposed tile foundation shall be permitted and all exposed exterior concrete wall material shall be painted or covered with brick or stone veneer.

3) Any dog run, trash receptacle, or other out structure of like nature, shall be properly screened by reasonable shrubbery or decorative fence or both.

4) No automotive, boat or other mechanical repair work may be performed at or on any lot and all hobby type activity of a similar nature shall be confined to the interior of buildings on the lot. No bulky or unsightly piece of machinery shall be kept on any lot at any time.

5) Satellite dishes must be permanently installed to be located so that no part of the dish is viewable from the front of the home it services.

6) All portions of a lot not occupied by structures, walkways, driveways, parking or landscaping shall be sodded with grass within ninety (90) days after completion of the residence thereon unless weather conditions make this requirement impossible to satisfy, in which event, they shall be sodded within sixty (60) days after weather conditions reasonably permit compliance with this requirement. At least two trees shall be planted by any lot owner.

7) No lot in the Plat shall be further subdivided, except that a lot may be divided and sold to owners of adjoining lots or with adjoining lots to increase their size, and except that a lot may be divided into two lots in order that a building may be constructed on any lot composed of two townhouses and that the division of a lot into separate lots for two townhouse units shall not be considered to be a prohibited subdivision of the lot and shall be permitted.

8) No trailer, basement, tent, shack, garage, barn or other accessory building in the tract shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.

9) No building shall be erected on any building lot unless the design and location is in harmony with the existing structures and locations in the tract and does not violate any of these protective covenants.

10) The titleholder of each lot, vacant or improved, shall keep his lot or lots free of weeds and debris, and shall not engage in an activity which is a nuisance.

11) These covenants are to run with the land and shall be binding on all parties and persons claiming through or under them, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by a vote of the majority of the then owners of the lots, it is agreed to delete the said covenants in whole or in part. No new or additional covenants shall be added unless all of the owners of the lots in said Stover Addition Plat 1, an Addition to the City of Winterset, Madison County, Iowa, agree in writing to any such additional covenants, provided that as long as the Developer owns a lot or lots in Stover Addition Plat 1, the Developer shall have the right to add additional covenants to this Deed of Restrictions, amend such Deed of Restrictions or delete any portion of such deed of Restrictions without the consent of any of the other owners in Stover Addition Plat 1. The easements shown at numbered paragraph 14 hereof are perpetual in nature and may not be deleted.

12) If any party shall violate or attempt to violate any of the covenants, conditions or restrictions contained herein, it shall be lawful for any owner of any lot or lots in the subdivision to institute proceedings in law or in equity against the person or persons violating or attempting to violate any such covenants, conditions or restrictions, and to prevent or enjoin him or them from so doing or recover damages for such violation.

13) Invalidity of any one of these covenants by judgment or court order shall not affect any of the other provisions which shall remain in full force and effect.

14) Perpetual easements for ingress, egress, drainage and utility purposes are hereby granted to the City of Winterset, Iowa, Mid American Energy, Century Link, Mediacom, Farmers Electric Coop - Greenfield and their successors and assigns for the installation, operation, maintenance and repair thereof, as shown by the Engineer's Final Plat filed herewith.

15) If any lot owner decides to erect a fence upon his lot, the total cost of installation of such fence shall be borne by said lot owner as well as the cost of all future maintenance of the fence. No adjoining lot owner shall be required to participate in the cost of the erection or maintenance of any fence. Any fence erected shall be the sole property of the lot owner and can be removed by such lot owner at his discretion. No fences shall be erected in any front yard of any lot. Nothing in this paragraph shall be deemed to preclude a fencing agreement between adjoining lot owners for erection and maintenance of a common fence; however, for any such common fence agreement to be enforceable upon future lot owners, such fencing agreement must be in writing and filed for record in the Madison County Recorder's office in order to apprise prospective purchasers of their obligations with respect to such fencing.

16) No animals shall be kept or maintained on any of the lots in Stover Addition Plat 1 to the City of Winterset, Madison County, Iowa, except ordinary household pets.

17) Any person, partnership, corporation or other entity purchasing a vacant lot in Stover Addition Plat 1, an Addition to the City of Winterset, Madison County, Iowa, shall commence construction of a residential dwelling withing twelve (12) months of the date of delivery of a deed to said purchaser from the developer. In the event such buyer has not commenced construction within said 12-month period, the developer shall have the right to repurchase said lot at the same price paid by the buyer plus interest at the rate of seven percent (7%) per annum from and after date of the Deed from developer to buyer; and upon developer

exercising the option to repurchase the lot buyer shall promptly comply and furnish to developer an abstract showing merchantable title and a warranty deed.

18) "Developer" is defined as Corkrean Homes II, Inc., an Iowa Corporation.

Dated this 18 day of Oct, 2017.

CORKREAN HOMES II, INC.

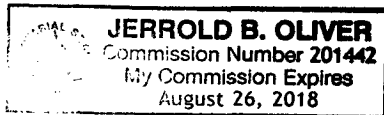
By Scott S. Stover
Scott S. Stover, President

By Jennifer P. Stover
Jennifer P. Stover, Secretary

STATE OF IOWA :
:ss
MADISON COUNTY :

This instrument was acknowledged before me on this 18 day of Oct, 2017, by Scott S. Stover and Jennifer P. Stover, President and Secretary of Corkrean Homes II, Inc.

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



COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST FRACTIONAL QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION ONE (1), IN TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., AND RUNNING THENCE WEST 48 RODS AND 14 1/2 LINKS, THENCE NORTH 21 RODS AND 20 1/2 LINKS, THENCE EAST 48 RODS AND 14 1/2 LINKS, THENCE SOUTH 21 RODS AND 20 1/2 LINKS TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM A TRACT 66 FEET NORTH AND SOUTH AND 132 FEET EAST AND WEST OUT OF THE NORTHEAST CORNER THEREOF, AND EXCEPTING THEREFROM A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION ONE (1), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., CITY OF WINTERSET, MADISON COUNTY, IOWA; MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION ONE (1), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., CITY OF WINTERSET, MADISON COUNTY, IOWA; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION ONE (1), NORTH 00°00'00" 195.03 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°57'00" WEST 150.74 FEET; THENCE NORTH 00°00'00" 99.00 FEET; THENCE SOUTH 88°57'00" EAST 150.74 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER (1/4); THENCE, ALONG SAID EAST LINE, SOUTH 00°00'00" 99.00 FEET TO THE POINT OF BEGINNING, AND EXCEPT RIGHT OF WAY TAKE FOR HUSKY DRIVE IN BOOK 2006 PAGE 1759 AS FILED IN THE MADISON COUNTY RECORDER'S OFFICE , AND EXCEPT PARCEL "T" AS FILED IN BOOK 2016 PAGE 1406 OF THE MADISON COUNTY RECORDER'S OFFICE.

**CONSENT TO PLATTING
BY AMERICAN STATE BANK**

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

See description attached.

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

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

1. A Mortgage from Corkrean Homes II, Inc., to American State Bank in the principal amount of \$450,000.00, dated March 15, 2017, and filed March 17, 2016, in Book 2016, Page 636 of the Recorder's Office of Madison County, Iowa.

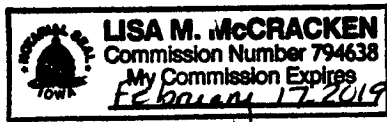
Dated this 6 day of OCTOBER, 2017.

American State Bank

By [Signature] VP

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 6th day of October, 2017, by Robert Carmen as Vice President of American State Bank.



[Signature]
Notary Public in and for said State

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST FRACTIONAL QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION ONE (1), IN TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., AND RUNNING THENCE WEST 48 RODS AND 14 1/2 LINKS, THENCE NORTH 21 RODS AND 20 1/2 LINKS, THENCE EAST 48 RODS AND 14 1/2 LINKS, THENCE SOUTH 21 RODS AND 20 1/2 LINKS TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM A TRACT 66 FEET NORTH AND SOUTH AND 132 FEET EAST AND WEST OUT OF THE NORTHEAST CORNER THEREOF, AND EXCEPTING THEREFROM A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION ONE (1), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., CITY OF WINTERSET, MADISON COUNTY, IOWA; MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION ONE (1), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., CITY OF WINTERSET, MADISON COUNTY, IOWA; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION ONE (1), NORTH 00°00'00" 195.03 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°57'00" WEST 150.74 FEET; THENCE NORTH 00°00'00" 99.00 FEET; THENCE SOUTH 88°57'00" EAST 150.74 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER (1/4); THENCE, ALONG SAID EAST LINE, SOUTH 00°00'00" 99.00 FEET TO THE POINT OF BEGINNING, AND EXCEPT RIGHT OF WAY TAKE FOR HUSKY DRIVE IN BOOK 2006 PAGE 1759 AS FILED IN THE MADISON COUNTY RECORDER'S OFFICE , AND EXCEPT PARCEL "T" AS FILED IN BOOK 2016 PAGE 1406 OF THE MADISON COUNTY RECORDER'S OFFICE.

AGREEMENT WITH CITY OF WINTERSET

This Agreement, made and entered into by and between the City of Winterset, Madison County, Iowa, and Corkrean Homes, II, the developer and proprietor of Stover Addition Plat 1, to the City of Winterset, Madison County, Iowa.

WHEREAS, the Plat of Stover Addition Plat 1, shows an Easement 25 feet in width located on the South 12 ½ feet of Lot 5 and the North 12 ½ feet of Lot 6.

WHEREAS, a sanitary sewer line and waterline will be constructed within the easement area.

NOW THEREFORE, it is agreed as follows:

1. The City of Winterset shall be responsible and liable for the repair, maintenance and replacement of such waterline and sanitary sewer line.
2. In the event of any repair, maintenance or replacement, Corkrean Homes, II, or their successors and assigns, shall be liable and responsible for any necessary repairs to the surface area for any roadway constructed over and across said easement area.

DATED at Winterset, Iowa, this 6 day of Oct, 2017.

CITY OF WINTERSET, IOWA

By James C. Olson
James C. Olson, Mayor

CORKREAN HOMES, II, Inc.

By Scott Stover
Scott Stover, President

By Jennifer Stover
Jennifer Stover, Secretary

STATE OF IOWA, MADISON COUNTY, ss:

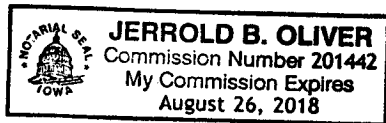
This instrument was acknowledged before me on this 25th day of
October, 2017, by James C. Olson, Mayor of the City of Winterset.



Cindy M Bush
Notary Public in and for said State of Iowa

STATE OF IOWA, MADISON COUNTY, ss:

This instrument was acknowledged before me on this 6 day of
Oct, 2017, by Scott S. Stover, President of Corkrean Homes, II, Inc.,
Jennifer P. Stover, Secretary of Corkrean Homes, II, Inc.



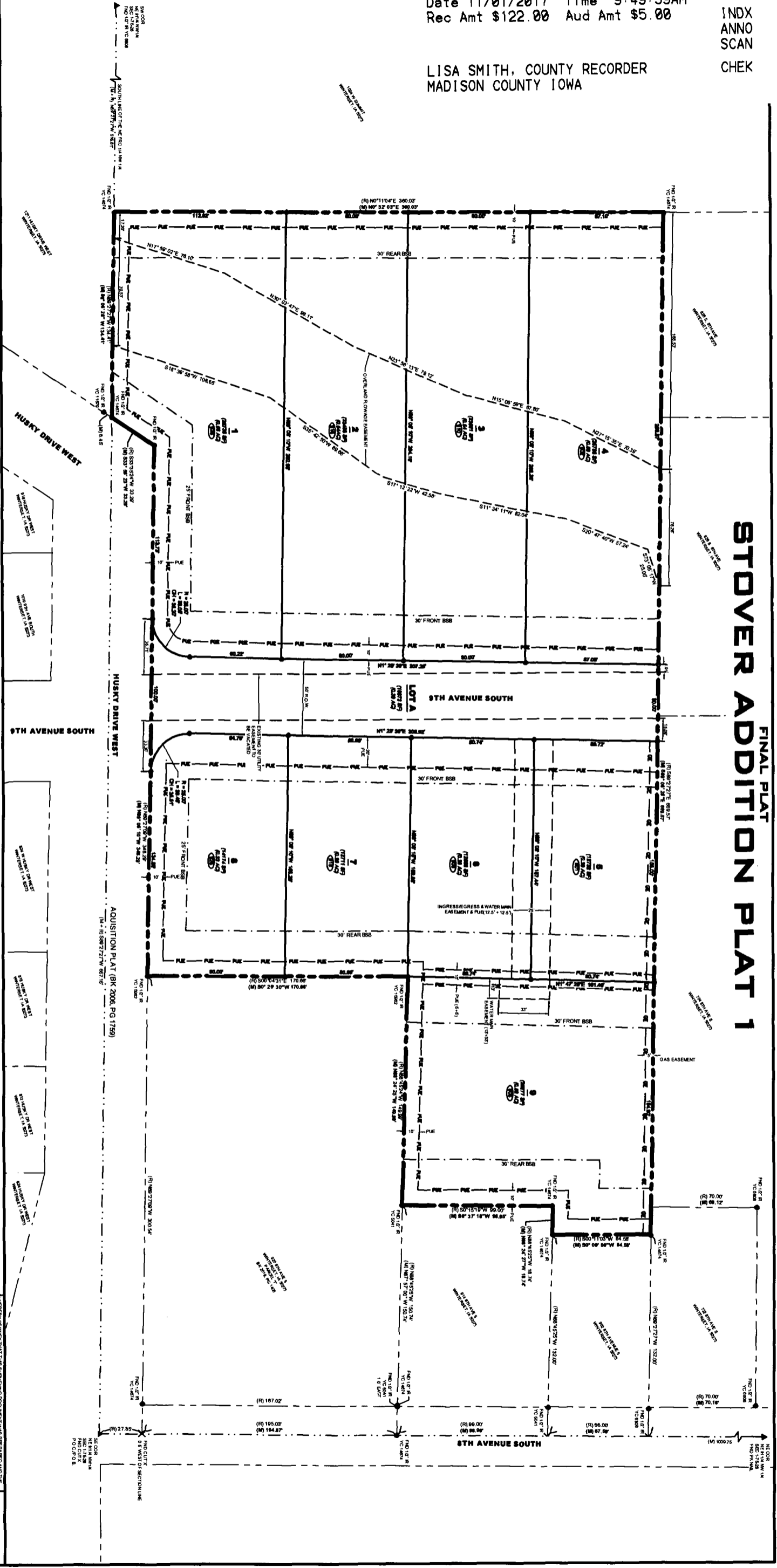
Jerrold B. Oliver
Notary Public in and for said State of Iowa



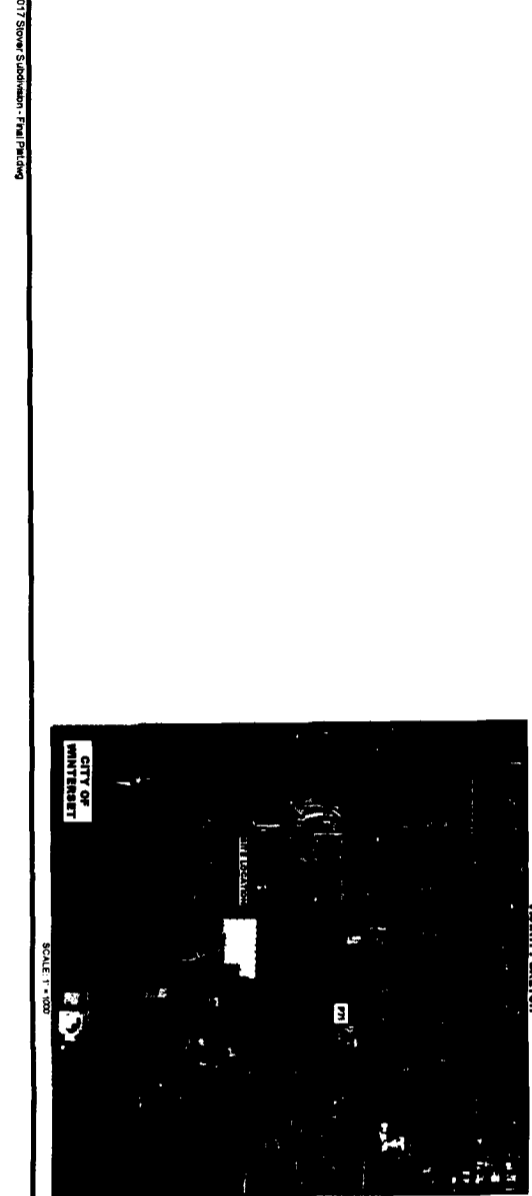
INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

FINAL PLAT
STOVER ADDITION PLAT 1



Legal Description:
CONVEYING TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION ONE (1) IN TOWNSHIP 21 NORTH AND RANGE 42 WEST AND 14 EAST...
1. ALL BEARING ARE BASED ON AN ASSUMED MERRIAM QUADRANT PARADIGM...
2. STREET LOTS PLATTED IN THIS PLAT WILL BE DEED TO THE CITY OF WINTERSSET...
3. THE PROPOSED WATER SERVICE IS PROVIDED BY THE CITY OF WINTERSSET...
4. THE PROPOSED SEWER SERVICE IS PROVIDED BY THE CITY OF WINTERSSET...
5. THE PROPOSED SANITARY SEWER SERVICE IS PROVIDED BY THE CITY OF WINTERSSET...
6. VERIFY THE SANITARY SEWER SERVICE LATERAL BRANCH FROM TO HOME...
7. CONSTRUCTION SHALL BE PLACED SO AS TO NOT INTERFERE WITH ANY HANDLES...
8. IN ANY AREA WHERE A PAVE OVERLAYS A DESIGNATED CITY OF WINTERSSET UTILITY...
9. THE CITY OF WINTERSSET WILL BE RESPONSIBLE FOR THE COST OF A DESIGNATED UTILITY EASEMENT...
10. REFER TO EXHIBIT 'A' WITHIN THE DOCUMENTS RECORDED WITH THIS PLAT FOR A PAVED AND UNPAVED ELEVATION ELEVATIONS/PROFILES/CONSTRUCTION...



PROJECT INDEX

PROJECT INDEX	MANAGING OFFICE	PROJECT BULK REGULATIONS	REFERENCE STATEMENT
OWNER: STOVER ADDITION PLAT 1	MANAGING OFFICE: CITY OF WINTERSSET	PROJECT BULK REGULATIONS: 1. 2005 S.F. 1.500 S.F. 2. 1.500 S.F. 3. 1.500 S.F. 4. 1.500 S.F. 5. 1.500 S.F. 6. 1.500 S.F. 7. 1.500 S.F. 8. 1.500 S.F. 9. 1.500 S.F. 10. 1.500 S.F.	REFERENCE STATEMENT: THIS PLAT IS A REVISION OF THE PLAT RECORDED IN BOOK 2017 PAGE 3411...

ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING
VINCENT E. PAGENTINI
PROFESSIONAL LAND SURVEYOR
IOWA LICENSE NO. 15982
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018

STOVER ADDITION PLAT 1
WINTERSSET, MADISON COUNTY, IOWA
SHEET NO. 1 OF 1