



Document 2018 359

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Date 2/01/2018 Time 10:14:55AM

Rec Amt \$107.00 Aud Amt \$5.00

INDX
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SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Preparer and Return to Information: Jerrold B. Oliver, PO Box 230, Winterset, IA 50273

**PLAT AND CERTIFICATE
FOR
CORKREAN & WATTS ADDITION PLAT NO. 6
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 Corkrean & Watts Addition Plat No.6, 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.

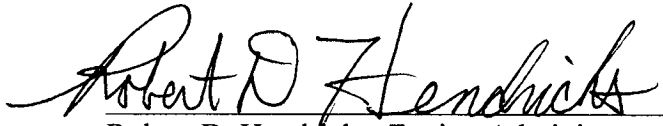
- 1) Dedication of Plat of Corkrean & Watts Addition Plat No. 6, an Addition to the

City of Winterset, Madison County, Iowa;

- 2) Consent of Mortgagee, Farmers & Merchants State Bank;
- 3) Attorney's Opinion;
- 4) Certificate of Treasurer;
- 5) Ground Water Statement;
- 6) Deed of Restrictions;
- 7) Resolution of Winterset City Council;
- 8) Approval by Madison County Auditor.

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

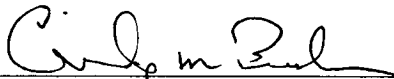
Dated this 31st day of JANUARY, ~~2017~~²⁰¹⁸.



Robert D. Hendricks, Zoning Administrator

STATE OF IOWA, MADISON COUNTY, ss:

On this 31st day of January, ~~2017~~²⁰¹⁸, 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

LEGAL DESCRIPTION:

ALL THAT PART OF LOT 1 OF BUSCH SUBDIVISION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WINTERSET, MADISON COUNTY, IOWA, BOUND TO THE SOUTH BY CORKREAN & WATTS ADDITION PLAT 5, TO THE EAST BY CORKREAN & WATTS ADDITION PLAT 2, THE NORTH BY CORKREAN & WATTS ADDITION PLAT 3 AND LOT 2 CORKREAN & WATTS ADDITION PLAT 1 REPLAT AND TO THE WEST BY THE WEST LINE OF SAID LOT 1 BUSCH SUBDIVISION, ALL BEING OFFICIAL PLATS AND A RECORDED SURVEY, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 13 IN CORKREAN & WATTS ADDITION PLAT 2, BEING A POINT ON THE NORTH LINE OF BENTON STREET WEST; THENCE NORTH 89°47'11" WEST, ALONG THE NORTH LINE OF SAID BENTON STREET WEST, A DISTANCE OF 198.11 FEET; THENCE SOUTH 00°04'01" WEST, A DISTANCE OF 66.00 FEET, TO THE NORTHEAST CORNER OF LOT 17 OF SAID CORKREAN & WATTS ADDITION PLAT 5; THENCE NORTH 89°44'58" WEST, ALONG THE NORTH LINE OF SAID LOT 17, A DISTANCE OF 131.95 FEET, TO THE NORTHWEST CORNER OF SAID LOT 17, BEING ALSO A POINT ON THE WEST LINE OF SAID LOT 1 BUSCH SUBDIVISION; THENCE NORTH 00°04'47" EAST, ALONG SAID WEST LINE, A DISTANCE OF 874.02 FEET, TO THE SOUTHWEST CORNER OF LOT 1 IN CORKREAN & WATTS ADDITION PLAT 3; THENCE NORTH 89°24'31" EAST, ALONG THE SOUTH LINE OF SAID LOT 1 CORKREAN & WATTS ADDITION PLAT 3 AND LOT 2 CORKREAN & WATTS ADDITION PLAT 2, A DISTANCE OF 462.28 FEET, TO A POINT ON THE NORTH LINE OF MILLS STREET WEST, BEING 66.24 FEET NORTH OF THE NORTHEAST CORNER OF LOT 21 CORKREAN & WATTS ADDITION PLAT 2; THENCE SOUTH 00°37'28" WEST, A DISTANCE OF 66.24 FEET, TO THE NORTHEAST CORNER OF SAID LOT 21; THENCE NORTH 89°26'54" WEST, A DISTANCE OF 132.00 FEET, TO THE NORTHWEST CORNER OF SAID LOT 21 AND THE SOUTH LINE OF W MILLS STREET; THENCE SOUTH 00°05'37" WEST, ALONG THE WEST LINE OF CORKREAN & WATTS ADDITION PLAT 2, A DISTANCE OF 739.55 FEET, TO THE POINT OF BEGINNING. CONTAINING 6.51 ACRES.

**DEDICATION OF PLAT
OF
CORKREAN & WATTS ADDITION PLAT NO. 6
TO THE CITY OF WINTERSET, MADISON COUNTY, IOWA**

KNOW ALL MEN BY THESE PRESENT:

That Corkrean Watts Development Co., does certify that they are the sole owner and proprietor 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 Corkrean & Watts Addition Plat No. 6 is with the free consent and in accordance with the owners' desires as owners of said real estate.

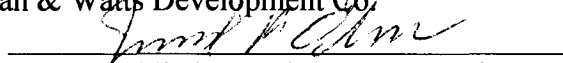
Dated this 4 day of Jan, 20~~17~~¹⁸.

CORKREAN & WATTS DEVELOPMENT CO.

By 
Patrick F. Corkrean, President

STATE OF IOWA, COUNTY OF MADISON

²⁰¹⁸
~~2017~~ This instrument was acknowledged before me on this 4 day of Jan,
20~~17~~¹⁸, by Patrick F. Corkrean as President of Corkrean & Watts Development Co.


Notary Public in and for said State of Iowa

LEGAL DESCRIPTION:

ALL THAT PART OF LOT 1 OF BUSCH SUBDIVISION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WINTERSET, MADISON COUNTY, IOWA, BOUND TO THE SOUTH BY CORKREAN & WATTS ADDITION PLAT 5, TO THE EAST BY CORKREAN & WATTS ADDITION PLAT 2, THE NORTH BY CORKREAN & WATTS ADDITION PLAT 3 AND LOT 2 CORKREAN & WATTS ADDITION PLAT 1 REPLAT AND TO THE WEST BY THE WEST LINE OF SAID LOT 1 BUSCH SUBDIVISION, ALL BEING OFFICIAL PLATS AND A RECORDED SURVEY, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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**CONSENT TO PLATTING
BY FARMERS & MERCHANTS STATE BANK**

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

See Description attached.

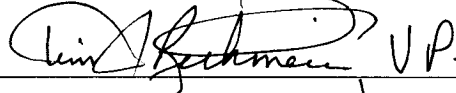
City of Winterset,
in accordance with the ordinances of Madison County, Iowa, and the laws of the State of Iowa.

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

1. A Mortgage from Corkrean Watts Development Co., to Farmers & Merchants State Bank in the principal amount of \$1,200,000.00, dated May 29, 2007, and filed June 22, 2007, in Book 2007, Page 2548 of the Recorder's Office of Madison County, Iowa.
2. An Open-End Mortgage from Corkrean Watts Development Co. to Farmers and Merchants in the principal amount of \$1,600,000.00 dated June 30, 2017, and filed July 3, 2017, in Book 2017, Page 2039 of the Recorder's Office of Madison County, Iowa.

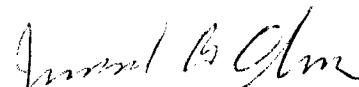
Dated this 4 day of Jan, 2018.

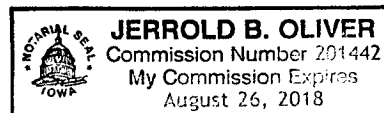
Farmers & Merchants State Bank

By  V.P.

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 4 day of Jan, 2018, by Tim J. Rehkmeier as Vice President of Farmers & Merchants State Bank.


Notary Public in and for said State



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**ATTORNEY'S OPINION FOR FINAL PLAT, CORKREAN & WATTS
ADDITION PLAT NO. 6**

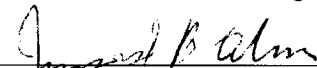
I, Jerrold B. Oliver, an attorney at law licensed to practice under the laws of the State of Iowa, have examined the abstract of title in one (1) part, last certified to October 16, 2017, at 8:00 a.m., and a Gap Search Certificate from said date to January 4, 2018, at 8:00 A.M., by Madison County Abstract Company, purporting to show the chain of title to the following described property, which is the real property contained in Final Plat, Corkrean & Watts Addition Plat No. 6, to the City of Winterset, Madison County, Iowa:

See Description attached.

In my opinion, merchantable title to the above described property is in the name of sole proprietor, Corkrean Watts Development Co. free and clear of all liens and encumbrances, except the following mortgage:

1. A Mortgage from Corkrean Watts Development Co., to Farmers & Merchants State Bank in the principal amount of \$1,200,000.00, dated May 29, 2007, and filed June 22, 2007, in Book 2007, Page 2548 of the Recorder's Office of Madison County, Iowa.
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JORDAN, OLIVER, WALTERS & SMITH, P.C.

By  _____

Jerrold B. Oliver
Farmers & Merchants Bank Bldg.
PO BOX 230
Winterset, IA 50273
Telephone: (515)462-3731
Facsimile: (515)462-3734

LEGAL DESCRIPTION:

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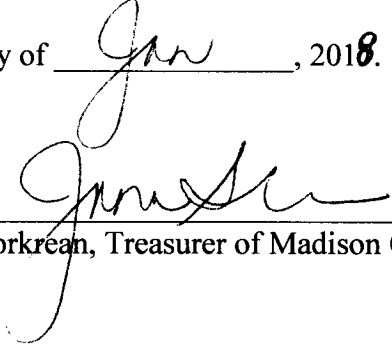
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**CERTIFICATE OF THE COUNTY TREASURER
OF MADISON COUNTY, IOWA**

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 4 day of Jan, 2018.



Jana Corkrean, Treasurer of Madison County,
Iowa

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**DEED OF RESTRICTIONS
CORKREAN & WATTS ADDITION PLAT NO. 6,
AN ADDITION TO THE CITY OF WINTERSET,
MADISON COUNTY, IOWA**

That Corkrean & Watts Development Co., 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 Corkrean & Watts Addition Plat No. 6, 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. 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 1300 total square feet of finished ground floor area. Two story dwellings shall contain a minimum of 1400 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 on any residence, garage or accessory building, until the plans have been approved by the developer. No mobile homes, manufactured homes, double-wide homes, earth homes, or berm homes, shall be erected or placed on any of the lots in said Corkrean & Watts Addition Plat No. 6, 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 or seeded with grass within ninety (90) days after completion of the residence thereon unless weather conditions make this requirement impossible to satisfy, in which event, this shall be completed 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 for a period of twenty years, 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 Corkrean & Watts Addition Plat No. 6, 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 Corkrean & Watts Addition Plat No. 6, 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 Corkrean & Watts Addition Plat No. 6. 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) Invalidation 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 providers of such services, including but not limited to, sewer, water, gas, cable, television and telephone services, and their successors and assigns for the installation, operation, maintenance and repair thereof, as shown by the Final Plat.

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 Corkrean & Watts Addition Plat No. 6 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 Corkrean & Watts Addition Plat No. 6, an Addition to the City of Winterset, Madison County, Iowa, shall commence construction of a residential dwelling withing twenty-four (24) 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 24-month period, the developer shall have the right to

LEGAL DESCRIPTION:

ALL THAT PART OF LOT 1 OF BUSCH SUBDIVISION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WINTERSET, MADISON COUNTY, IOWA, BOUND TO THE SOUTH BY CORKREAN & WATTS ADDITION PLAT 5, TO THE EAST BY CORKREAN & WATTS ADDITION PLAT 2, THE NORTH BY CORKREAN & WATTS ADDITION PLAT 3 AND LOT 2 CORKREAN & WATTS ADDITION PLAT 1 REPLAT AND TO THE WEST BY THE WEST LINE OF SAID LOT 1 BUSCH SUBDIVISION, ALL BEING OFFICIAL PLATS AND A RECORDED SURVEY, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 13 IN CORKREAN & WATTS ADDITION PLAT 2, BEING A POINT ON THE NORTH LINE OF BENTON STREET WEST; THENCE NORTH 89°47'11" WEST, ALONG THE NORTH LINE OF SAID BENTON STREET WEST, A DISTANCE OF 198.11 FEET; THENCE SOUTH 00°04'01" WEST, A DISTANCE OF 66.00 FEET, TO THE NORTHEAST CORNER OF LOT 17 OF SAID CORKREAN & WATTS ADDITION PLAT 5; THENCE NORTH 89°44'58" WEST, ALONG THE NORTH LINE OF SAID LOT 17, A DISTANCE OF 131.95 FEET, TO THE NORTHWEST CORNER OF SAID LOT 17, BEING ALSO A POINT ON THE WEST LINE OF SAID LOT 1 BUSCH SUBDIVISION; THENCE NORTH 00°04'47" EAST, ALONG SAID WEST LINE, A DISTANCE OF 874.02 FEET, TO THE SOUTHWEST CORNER OF LOT 1 IN CORKREAN & WATTS ADDITION PLAT 3; THENCE NORTH 89°24'31" EAST, ALONG THE SOUTH LINE OF SAID LOT 1 CORKREAN & WATTS ADDITION PLAT 3 AND LOT 2 CORKREAN & WATTS ADDITION PLAT 2, A DISTANCE OF 462.28 FEET, TO A POINT ON THE NORTH LINE OF MILLS STREET WEST, BEING 66.24 FEET NORTH OF THE NORTHEAST CORNER OF LOT 21 CORKREAN & WATTS ADDITION PLAT 2; THENCE SOUTH 00°37'28" WEST, A DISTANCE OF 66.24 FEET, TO THE NORTHEAST CORNER OF SAID LOT 21; THENCE NORTH 89°26'54" WEST, A DISTANCE OF 132.00 FEET, TO THE NORTHWEST CORNER OF SAID LOT 21 AND THE SOUTH LINE OF W MILLS STREET; THENCE SOUTH 00°05'37" WEST, ALONG THE WEST LINE OF CORKREAN & WATTS ADDITION PLAT 2, A DISTANCE OF 739.55 FEET, TO THE POINT OF BEGINNING. CONTAINING 6.51 ACRES.

RESOLUTION NO. 2018-05

RESOLUTION APPROVING FINAL PLAT OF
CORKREAN & WATTS ADDITION PLAT NO. 6

WHEREAS, there was on file 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 Corkrean & Watts Addition Plat No. 6 an Addition to the City of Winterset, Madison County, Iowa; and

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

ALL THAT PART OF LOT 1 OF BUSCH SUBDIVISION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WINTERSET, MADISON COUNTY, IOWA, BOUND TO THE SOUTH BY CORKREAN & WATTS ADDITION PLAT 5, TO THE EAST BY CORKREAN & WATTS ADDITION PLAT 2, THE NORTH BY CORKREAN & WATTS ADDITION PLAT 3 AND LOT 2 CORKREAN & WATTS ADDITION PLAT 1 REPLAT AND TO THE WEST BY THE WEST LINE OF SAID LOT 1 BUSCH SUBDIVISION, ALL BEING OFFICIAL PLATS AND A RECORDED SURVEY, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 13 IN CORKREAN & WATTS ADDITION PLAT 2, BEING A POINT ON THE NORTH LINE OF BENTON STREET WEST; THENCE NORTH 89°47'11" WEST, ALONG THE NORTH LINE OF SAID BENTON STREET WEST, A DISTANCE OF 198.11 FEET; THENCE SOUTH 00°04'01" WEST, A DISTANCE OF 66.00 FEET, TO THE NORTHEAST CORNER OF LOT 17 OF SAID CORKREAN & WATTS ADDITION PLAT 5; THENCE NORTH 89°44'58" WEST, ALONG THE NORTH LINE OF SAID LOT 17, A DISTANCE OF 131.95 FEET, TO THE NORTHWEST CORNER OF SAID LOT 17, BEING ALSO A POINT ON THE WEST LINE OF SAID LOT 1 BUSCH SUBDIVISION; THENCE NORTH 00°04'47" EAST, ALONG SAID WEST LINE, A DISTANCE OF 874.02 FEET, TO THE SOUTHWEST CORNER OF LOT 1 IN CORKREAN & WATTS ADDITION PLAT 3; THENCE NORTH 89°24'31" EAST, ALONG THE SOUTH LINE OF SAID LOT 1 CORKREAN & WATTS ADDITION PLAT 3 AND LOT 2 CORKREAN & WATTS ADDITION PLAT 2, A DISTANCE OF 462.28 FEET, TO A POINT ON THE NORTH LINE OF MILLS STREET WEST, BEING 66.24 FEET NORTH OF THE NORTHEAST CORNER OF LOT 21 CORKREAN & WATTS ADDITION PLAT 2; THENCE SOUTH 00°37'28" WEST, A DISTANCE OF 66.24 FEET, TO THE NORTHEAST CORNER OF SAID LOT 21; THENCE NORTH 89°26'54" WEST, A DISTANCE OF 132.00 FEET, TO THE NORTHWEST CORNER OF SAID LOT 21 AND THE SOUTH LINE OF W MILLS STREET; THENCE SOUTH 00°05'37" WEST, ALONG THE WEST LINE OF CORKREAN & WATTS ADDITION PLAT 2, A DISTANCE OF 739.55 FEET, TO THE POINT OF BEGINNING. CONTAINING 6.51 ACRES.

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 proprietor, Corkrean & Watts Development Co.; 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 mortgages held by Farmers & Merchants State Bank and a certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes; and a consent by the mortgage holder, Farmers & Merchants State Bank to such platting.

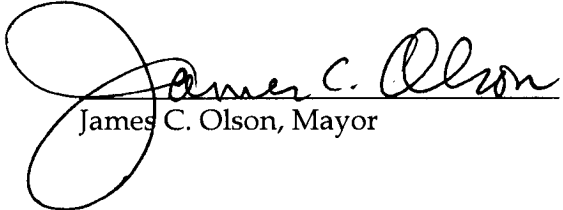
WHEREAS the City Council of the City of Winterset, Madison County, Iowa, finds that said plat conforms to the provisions of the Ordinances of the City of Winterset, Madison County, Iowa, and that the plat, papers and documents presented therewith should be approved by the City Council of the City of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

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

1. Said plat, known as Corkrean & Watts Addition Plat No. 6 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.

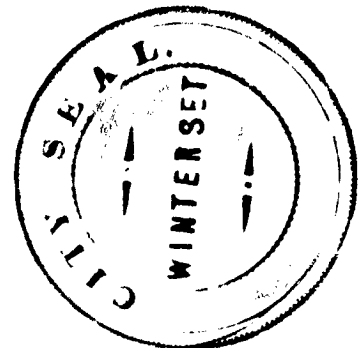
Dated at Winterset, Iowa, on this 22nd day of January 2018.

CITY OF WINTERSET, IOWA


James C. Olson, Mayor

ATTEST:


Mark Nitchals, City Administrator



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

Date 20 December 2017

The Madison County Auditor's Office has reviewed the Final Plat of:

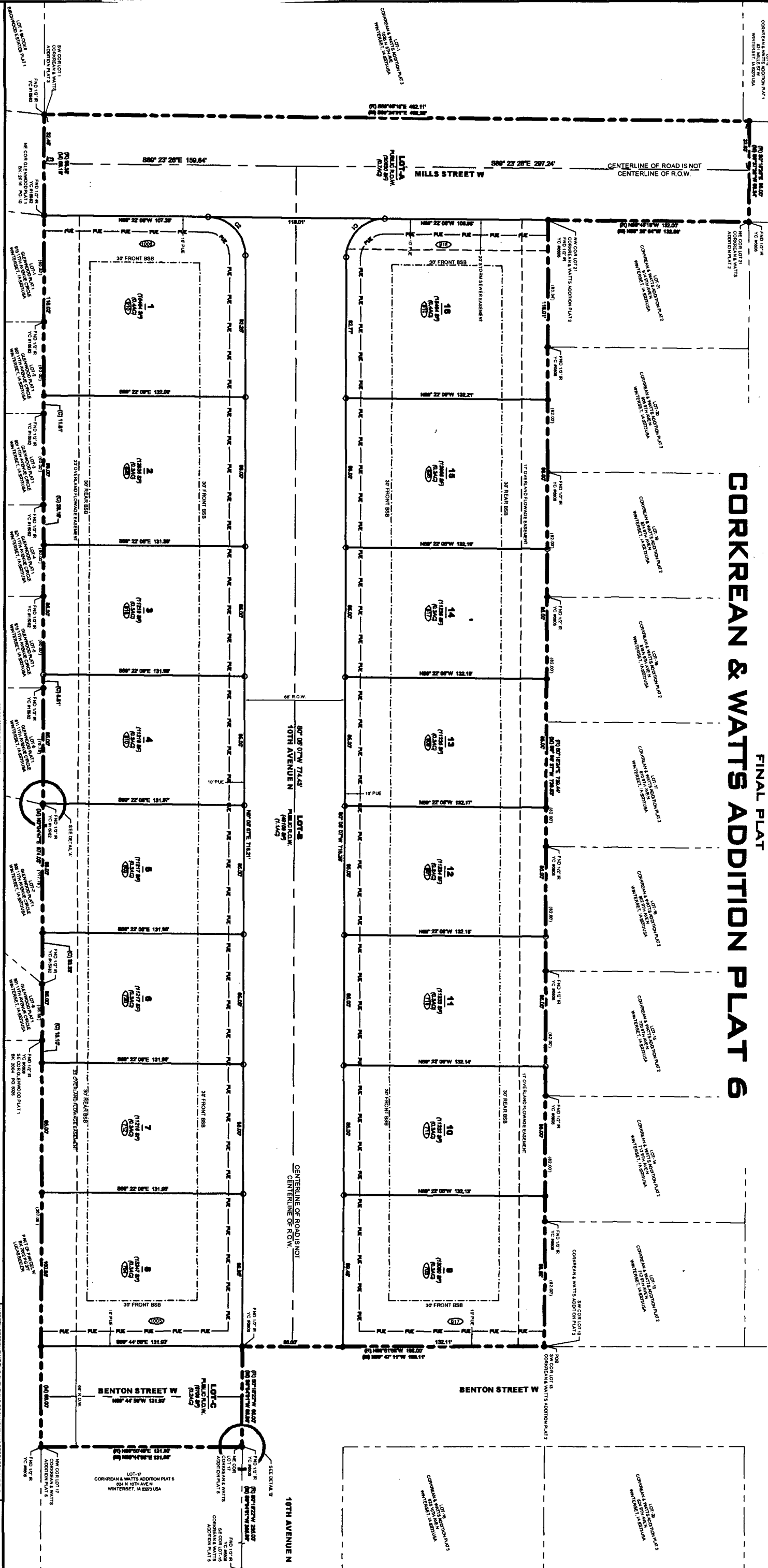
Corkrean & Watts Addition Plat No. 6, an Addition to the City of Winterset, Madison County, Iowa.

We approve the subdivision name or title and have no objections to this subdivision plat being recorded.



County Auditor of Madison County, Iowa

CORKREAN & WATTS ADDITION PLAT 6



TOTAL DESCRIPTION:
 ALL THAT PART OF LOT 1 OF BUSCH SUBDIVISION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WINTERSSET, MADISON COUNTY, IOWA, BOUND TO THE SOUTH BY CORKREAN & WATTS ADDITION PLAT 5, TO THE EAST BY WATTS ADDITION PLAT 1 AND TO THE WEST BY THE WEST LINE OF SAID LOT 1 OF BUSCH SUBDIVISION, ALL BEING ORIGINAL LOTS AND RESUBDIVISIONS, SAID PLAT AND LOTS BEING RECORDED AS FOLLOWS:

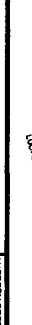
BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN CORKREAN & WATTS ADDITION PLAT 2, BEING A POINT ON THE NORTH LINE OF BENTON STREET WEST, THENCE NORTH 89°17'11" WEST, ALONG THE NORTH LINE OF SAID BENTON STREET WEST, A DISTANCE OF 184.11 FEET, THENCE SOUTH 89°17'11" WEST, A DISTANCE OF 86.00 FEET, TO THE EASTERN CORNER OF SAID LOT 1, THENCE SOUTH 89°17'11" WEST, A DISTANCE OF 317.83 FEET, TO THE NORTHWEST CORNER OF SAID LOT 17, BEING ALSO A POINT ON THE WEST LINE OF SAID LOT 1 OF BUSCH SUBDIVISION, THENCE NORTH 89°17'11" EAST, ALONG SAID WEST LINE, A DISTANCE OF 21.02 FEET, TO THE SOUTHWEST CORNER OF LOT 1 IN CORKREAN & WATTS ADDITION PLAT 3, THENCE NORTH 89°17'11" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, A POINT ON THE NORTH LINE OF ALTA STREET WEST, BEING 66.24 FEET NORTH OF THE NORTHEAST CORNER OF LOT 1 IN CORKREAN & WATTS ADDITION PLAT 2, THENCE SOUTH 89°17'11" WEST, A DISTANCE OF 62.54 FEET, TO THE NORTHEAST CORNER OF SAID LOT 21, THENCE NORTH 89°17'11" WEST, A DISTANCE OF 132.00 FEET, TO THE WEST LINE OF BENTON STREET WEST, THENCE SOUTH 89°17'11" WEST, A DISTANCE OF 132.00 FEET, TO THE WEST LINE OF CORKREAN & WATTS ADDITION PLAT 2, A DISTANCE OF 58.99 FEET, TO THE CORNER OF BENTON STREET WEST, CONTAINING 9.11 ACRES.

NOTES:
 1. ALL BEARING ARE BASED ON AN ASSUMED MERIDIAN FOR COMPUTATION PURPOSES.
 2. STREET LOTS (PLANTED R.O.W.) WILL BE DEEDED TO THE CITY OF WINTERSSET.
 3. THE PROPOSED WATER SERVICE IS PROVIDED BY THE CITY OF WINTERSSET.
 4. THE PROPOSED SANITARY SERVICE IS PROVIDED BY THE CITY OF WINTERSSET.
 5. THE PROPOSED ELECTRIC AND GAS SERVICES ARE PROVIDED BY MID-AMERICAN ENERGY, PHONE 1-844-427-9822.
 6. VERIFY THE SANITARY SEWER SERVICE LATERAL INTERFERE PRIOR TO HOME CONSTRUCTION.
 7. DRIVEWAYS SHALL BE PLACED SO AS TO NOT INTERFERE WITH ANY MANHOLES, STAMPIERS OR STORM OR INJICES.
 8. IN ANY AREA WHERE A PUE OVERLAPS A DESIGNATED CITY OF WINTERSSET UTILITY EASEMENT, THE USE OF THE PUE BY ANY PUBLIC UTILITY IS SUBORDINATE TO THE CITY'S EASEMENT AND USE OF THE EASEMENT INCLUDING EASEMENT AND RELOCATE THE COMPLY WITHOUT EXPENSE TO THE CITY.



Curve Table

Curve No.	Length	Radius	Delta	Chord	Chord Length
C1	4.37	144.00	2.07	8.87	8.87
C2	38.41	36.00	64.48	64.21	64.21
C3	38.43	36.00	64.48	64.21	64.21



APPROVED BY WINTERSSET CITY COUNCIL: 1/22/18
 DATE

APPROVED BY: VINCENT E. PIAGENTINI
 DATE: 1/22/18
 SHEET 1 OF 1

ABACI CONSULTING, INC.
 CIVIL ENGINEERING - LAND SURVEYING
 101 W. 4th St., Suite 101
 Winterset, IA 52093
 Phone: (515) 258-2222
 Fax: (515) 258-2222

PROJECT INDEX:
 CORKREAN & WATTS ADDITION PLAT 6
 WINTERSSET, IOWA
 PROJECT NO. 18037

REVISIONS SCHEDULE:

NO.	DATE	DESCRIPTION
1	1/22/18	FINAL PLAT

DRAWING SCALE: 1" = 30'

DRAWING FILE NO.: 18037
DRAWN BY: LCS
CHECKED BY: DDD
DESIGNED BY: VEP
REVIEWED BY: VEP
ISSUE DATE: 1/22/18
CLIENT PROJECT NO.:

FINAL PLAT
CORKREAN & WATTS ADDITION
PLAT 6
 WINTERSSET, MADISON COUNTY, IOWA
SHEET NO. 1 of 1