

(at 22 SW 3-71.6)

(for reference)

3-71.4

16699

Book 410 page 303

Iris City Plaza Subdiv

Doc. No. 2960

FILED FOR RECORD

1984 APR -5 AM 10:47  
BOOK 410 PAGE 303-314

LCLA A. SWAN  
RECORDER

HENRY COUNTY, IOWA

Fee \$36.00

OWNER'S CONSENT

STATE OF IOWA )  
                  ) SS:  
COUNTY OF HENRY )

B. N. R. Farms, Ltd., a corporation organized under the laws of the State of Iowa, with it's principal place of business in Mt. Pleasant, and Waters Implement Company, an Iowa corporation, Iowa, /and Ross E. Waters, owner and proprietor of the real estate described and shown on the attached plat of Iris City Plaza Subdivision to the City of Mt. Pleasant, Iowa, do hereby state that such Subdivision as it appears on the plat is made with the free consent and in accordance with the desire of the undersigned owner and proprietor; that the description is correct and complete; that the areas designated as streets, drives, courts and avenues are hereby dedicated to public use; That the utility easements and setback lines as designated and shown on the said attached plat are established with the consent and at the request of the undersigned proprietor; and that the fee simple title to said real estate is owned by the undersigned.

Dated this 27th day of March, 1984.

Waters Implement Company

B. N. R. Farms, Ltd.

By: R. E. Waters  
Ross E. Waters, President

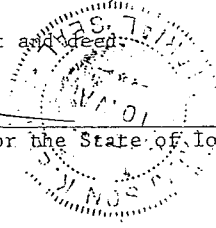
BY: R. E. Waters  
Ross E. Waters, President

R. E. Waters  
Ross E. Waters

STATE OF IOWA )  
                  ) SS:  
COUNTY OF HENRY )

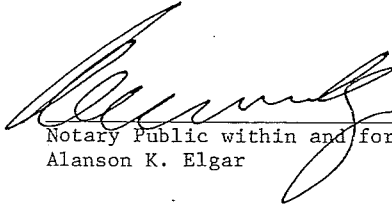
On this 27th day of March, A.D. 1984, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Ross E. Waters, to me known to be the identical persons named in and who executed the within and foregoing instrument, to which this is attached, and acknowledged that they executed the same as their voluntary act and deed:

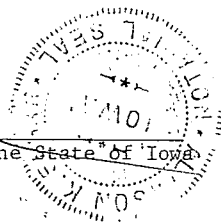
Alanson K. Elgar  
Notary Public in and for the State of Iowa  
Alanson K. Elgar



STATE OF IOWA )  
                  )SS:  
COUNTY OF HENRY )

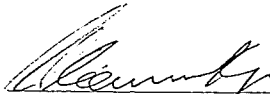
On this 27<sup>th</sup> day of March, A.D. 1984, before me, the undersigned, a Notary Public, in and for the State of Iowa, personally appeared Ross E. Waters, to me personally known, who, being by me duly sworn, did say that he is the President of said corporation executing the within and foregoing instrument; that no seal has been procured by the said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Ross E. Waters as such officer acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

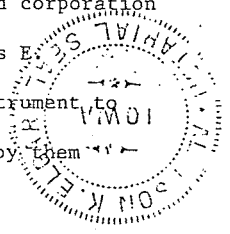
  
Notary Public within and for the State of Iowa  
Alanson K. Elgar



STATE OF IOWA )  
COUNTY OF HENRY ) SS:

On this 27<sup>th</sup> day of March, A.D. 1984, before me, the undersigned, a Notary Public, in and for the State of Iowa, personally appeared Ross E. Waters, to me personally known, who, being by me duly sworn, did say that he is the President of said corporation executing the within and foregoing instrument; that no seal has been procured by the said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Ross E. Waters as such officer acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

  
Alanson K. Elgar, Notary Public  
in and for the State of Iowa

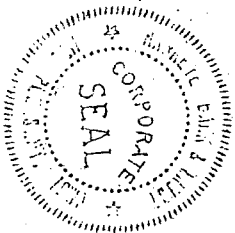


CERTIFICATION

STATE OF IOWA )  
                  )  
COUNTY OF HENRY ) SS:

Hawkeye Bank and Trust, Mt. Pleasant, Iowa, being the holder of and one Deed of Trust two mortgages/ one dated October 12, 1982 and filed for record in the office of the Recorder of Henry County, Iowa on October 28, 1982 in record 398 at page 401, and the second mortgage also being dated October 12, 1982 and filed October 28, 1982 in the office of the Recorder of Henry County, Iowa in record 398 at page 405, does hereby consent to the platting procedure of Iris City Plaza Subdivision to the City of Mt. Pleasant, Henry County, Iowa, as the holder of the mortgages and deeds of trust referred to hereinabove.

Dated this 4th day of April, A.D. 1984.



HAWKEYE BANK AND TRUST  
MT. PLEASANT, IOWA

BY: Donald E. Carmody  
Donald E. Carmody, President

BY: Beverly Whaley  
Beverly Whaley, Vice President

STATE OF IOWA, COUNTY OF HENRY, SS:

On this 4th day of April, A.D. 1984, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Donald E. Carmody and Beverly Whaley, to me personally known, who, being by me duly sworn, did say that they are the President and Vice President, respectively, of said corporation executing the within and foregoing instrument, that the seal affixed thereto is the seal of said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors;

and that the said Donald E. Carmody and Beverly Whaley as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

*Donna R. Hanna*  
Notary Public - State of Iowa  
Donna R. Hanna

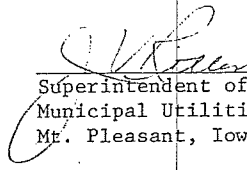


CERTIFICATION

STATE OF IOWA )  
                  )SS:  
COUNTY OF HENRY )

The undersigned, being the Superintendent of Mt. Pleasant Municipal Utilities, Mt. Pleasant, Iowa, do hereby certify that the platting procedure of Iris City Plaza Subdivision to the City of Mt. Pleasant, Henry County, Iowa, is in accordance with the specifications, standards and regulations of the Mt. Pleasant Municipal Utilities and said proceedings are hereby accepted and so certified to the City Council of Mt. Pleasant, Henry County, Iowa.

Dated this 5<sup>th</sup> day of Mar, 1984.

  
\_\_\_\_\_  
Superintendent of Mt. Pleasant  
Municipal Utilities of the City of  
Mt. Pleasant, Iowa.

CERTIFICATION

STATE OF IOWA )  
 )SS:  
COUNTY OF HENRY )

The undersigned, being the Chairperson of the Planning and Zoning Commission of the City of Mt. Pleasant, Iowa, do hereby certify that the platting procedure of Iris City Plaza Subdivision to the City of Mt. Pleasant, Henry County, Iowa, is in accordance with the specifications, standards and ordinances of the City of Mt. Pleasant, Iowa, and said proceedings are hereby accepted and so certified to the City Council of the City of Mt. Pleasant, Henry County, Iowa.

Dated this 27<sup>th</sup> day of March, 1984.

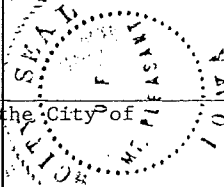
*Marjorie Stepp*  
Chairperson of the Planning and Zoning  
Commission of the City of Mt. Pleasant, Iowa.

CERTIFICATE OF CITY CLERK

I, R. C. Challen, Clerk of the City of Mt. Pleasant, Iowa, hereby certify that there was filed in my office of City Clerk on the 4th day of April, 1984, the Plat of Iris City Plaza Subdivision to which this Certificate is attached.

*R. C. Challen*

R. C. Challen, Clerk of the City of Mt. Pleasant, Iowa.

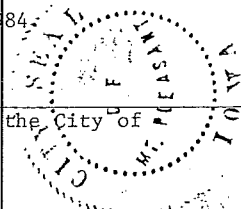


RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MT. PLEASANT, IOWA.

Be it Resolved by the City Council of the City of Mt. Pleasant, Iowa, that the attached plat of Iris City Plaza Subdivision is found to conform to the provisions of the laws of Iowa and the Ordinances of the City of Mt. Pleasant, Iowa, and such Plat is hereby approved, and said Subdivision as dedicated is accepted, and the Mayor and City Clerk are directed to certify this Resolution and affix the same to said Plat.

Passed this 4th day of April, 1984.

*Edward M. King*  
Edward M. King, Mayor of the City of Mt. Pleasant, Iowa.



We, Edward M. King and R. C. Challen, City Clerk of the City of Mt. Pleasant, Henry County, Iowa, do hereby certify that the above Resolution was duly passed by the City Council of said City on the 4th day of April, 1984.

*R. C. Challen*  
City Clerk of the City of Mt. Pleasant, Iowa.

*Edward M. King*  
Mayor of the City of Mt. Pleasant, Iowa

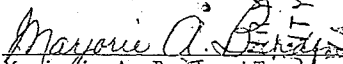


CERTIFICATE OF TREASURER OF HENRY COUNTY, IOWA

STATE OF IOWA )  
 )SS:  
COUNTY OF HENRY )

I, Marjorie A. Burden, Treasurer of Henry County and State of Iowa, do hereby certify that all taxes on the real estate described and shown on the attached Plat of Iris City Plaza Subdivision have been paid to date, and that all of said real estate is now free from taxes due and payable.

Dated this 5th day of April 1984.

  
\_\_\_\_\_  
Marjorie A. Burden, Treasurer of Henry County,  
State of Iowa

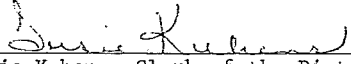
*(Circular seal: HENRY COUNTY IOWA TREASURER)*

CERTIFICATE OF CLERK OF THE DISTRICT COURT  
IN AND FOR HENRY COUNTY, STATE OF IOWA

STATE OF IOWA )  
 )SS:  
COUNTY OF HENRY )

I, Susie Kuhens, Clerk of the District Court in and for Henry County, State of Iowa, do hereby certify that the real estate described and shown in the attached Plat of Iris City Plaza Subdivision is free from all judgments, attachments, mechanic's or other liens as appears by the records in my office.

Dated this 5th day of April, 1984.

  
\_\_\_\_\_  
Susie Kuhens, Clerk of the District Court  
in and for Henry County, State of Iowa.



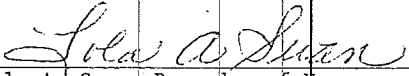


CERTIFICATE OF THE RECORDER OF HENRY COUNTY,  
IOWA

STATE OF IOWA )  
                  )  
COUNTY OF HENRY ) SS:

I, Lola A. Swan, Recorder of Henry County, Iowa, do hereby certify that the fee simple title to the real estate described and shown in the attached plat of Iris City Plaza Subdivision in Henry County, Mt. Pleasant, Iowa, is in Ross E. Waters, B-N-R Farms, Ltd. and Waters Implement Company. I further certify that the title to said real estate is free from encumbrance as shown by the records of my office, except for three mortgages, recorded in Book 398 at page 401, in Book 398 at page 405, and in Book 357 at Page 380.

Dated this 5th day of April, 1984.


  
\_\_\_\_\_  
Lola A. Swan, Recorder of Henry  
County, Iowa.

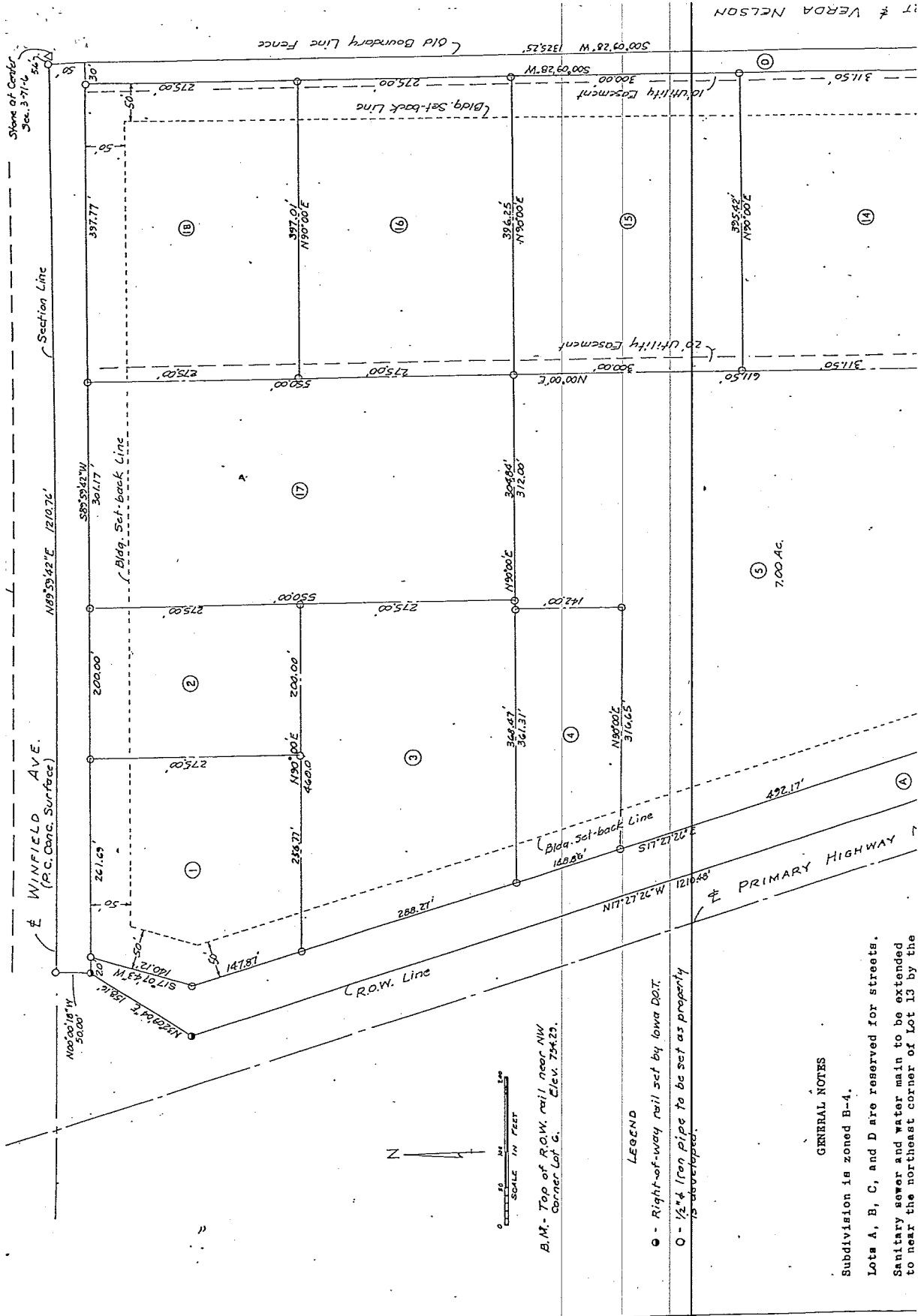


ABSTRACT OF TITLE AND TITLE OPINION

The undersigned Attorney at Law, duly licensed and practicing in the City of Mt. Pleasant, Henry County, Iowa, does hereby certify that the attached Abstract of Title is a complete Abstract of Title to the real estate described in the Surveyor's Certificate and Final Plat of Iris City Plaza Subdivision, which is attached hereto. I further certify that I have examined the said Abstract of Title, and hereby state my opinion to be that on the 4th day of April, 1984, at 4:30 o'clock P.M., the fee title to the real estate described in the Surveyor's Certificate and Final Plat of Iris City Plaza Subdivision, is in Ross E. Waters, B-N-R Farms, Ltd. and Waters Implement Company, and that such title is in fee simple free from encumbrance except as to a certain Deed of Trust dated August 9, 1976, recorded in Book 357 at page 380, a mortgage dated October 12, 1982 recorded in Book 398 at page 401, and a mortgage dated October 12, 1982 recorded in Book 398 at page 405 of the records of the Recorder of Henry County, Iowa.

Dated April 5, 1984.

  
Alanson K. Elgar  
Attorney at Law  
207 E. Washington Street  
Mt. Pleasant, Iowa 52641



IT # VERDA NELSON

Share of Center  
Sec. 31 1/4

Section Line

N89°53'42"E 1210.76'

W. WINFIELD AVE.  
(P.C. Conc. Surface)

N100°00'18"W 50.00'

B.M. - Top of R.O.W. rail near NW  
Corner Lot 6. Elev. 754.23.

LEGEND

○ - Right-of-way rail set by Iowa D.O.T.

○ - 1/2" x 1/2" iron pipe to be set as property  
is developed.

GENERAL NOTES

Subdivision is zoned B-4.  
Lots A, B, C, and D are reserved for streets.  
Sanitary sewer and water main to be extended  
to near the northeast corner of Lot 13 by the

⑤ 7.00 AC.

PRIMARY HIGHWAY

R.O.W. Line

SCALE IN FEET

N

Old Boundary Line Fence

S00°09'28"W 135.25'

S00°09'28"W 300.00'

10' Utility Easement

20' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement

30' Utility Easement



UNLAWFULLY POWER AND WATER MAIN TO BE EXTENDED TO NEAR THE NORTHEAST CORNER OF LOT 13 BY THE CITY OF MT. PLEASANT, IOWA.

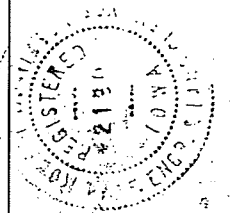
OWNERS - Ross Waters, Waters Implement Company, and B.N.R. Farms Ltd., Mt. Pleasant, Iowa.  
 DEVELOPER - Ross E. Waters, Mt. Pleasant, Iowa.  
 ENGINEER - Robert J. Gibson, Mt. Pleasant, Iowa.

**SUBDIVISION PROPERTY DESCRIPTION**

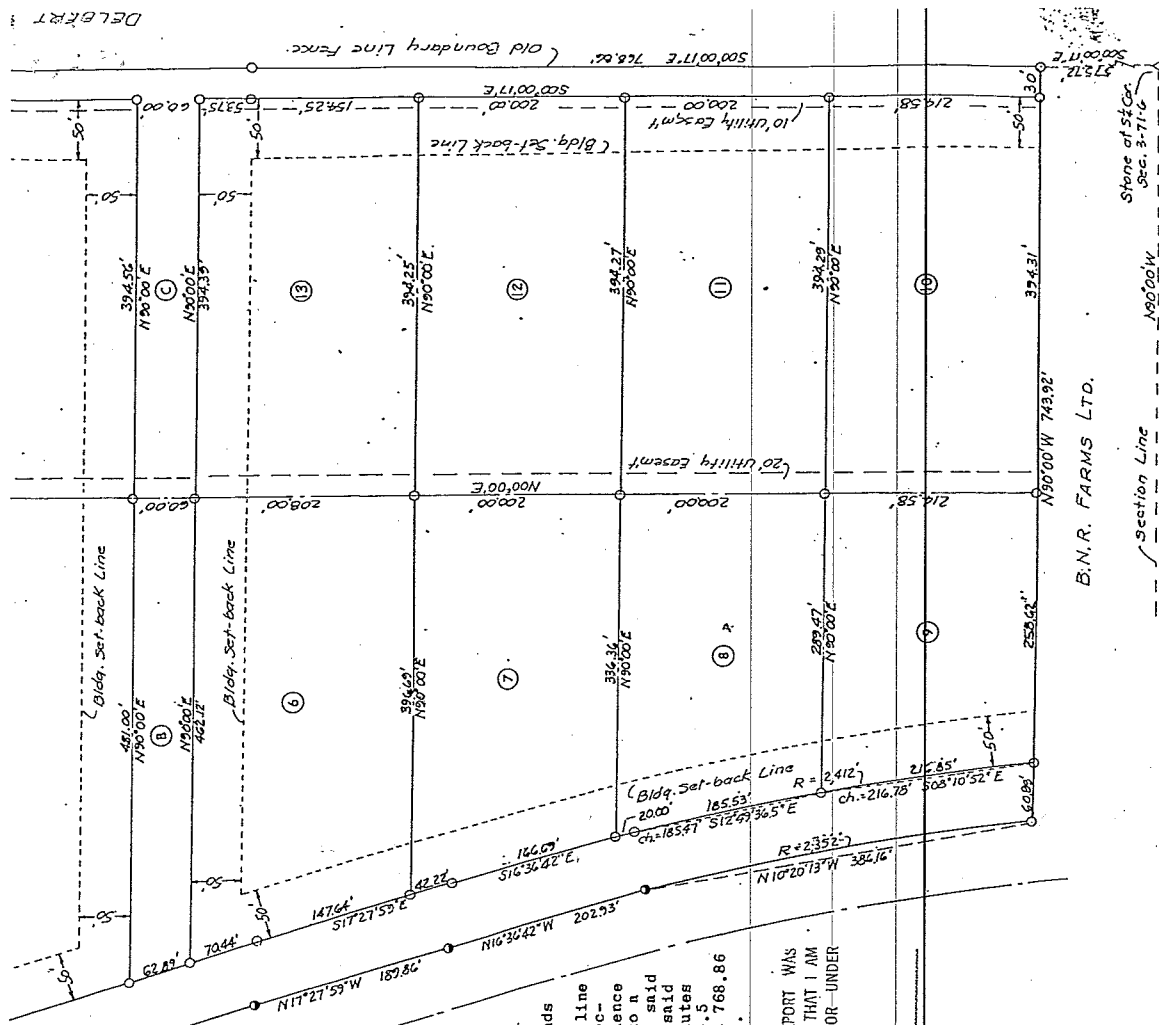
That part of the East Half of the Southwest Quarter of Section 3, Township 71 North, Range 6 West of the 5th Principal Meridian, Henry County, Iowa, described as follows: Commencing at a stone at the south quarter corner of said section 3; thence North 00 degree 00 minute 17 seconds West along the old boundary line fence marking the quarter section line a distance of 575.72 feet to the point of beginning; thence North 90 degrees 00 minute West along a line parallel to the south line of the southwest quarter of said Section 3 a distance of 743.92 feet to a point on the east right-of-way line of Primary Highway No. 218; thence Northwesterly along said right-of-way line following a curve with a long chord of 2,352 feet, bearing North 13 seconds West; thence Northwesterly along said right-of-way line following a spiral curve with a long chord of 202.93 feet bearing North 16 degrees 36 minutes 42 seconds West; thence North 17 degrees 27 minutes 59 seconds West along said right-of-way line a distance of 189.86 feet; thence North 00 degree 00 minute 26 seconds West along said right-of-way line a distance of 1210.48 feet; thence North 32 degrees 09 minutes 04 seconds East along right-of-way line a distance of 158.16 feet; thence North 00 degree 00 minute 18 seconds West a distance of 50.00 feet to a point on the north line of the East Half of the Southwest Quarter of said Section 3; thence North 89 degrees 59 minutes 42 seconds East along said north line a distance of 1210.76 feet; thence South 00 degree 09 minutes 28 seconds West along the old boundary line fence a distance of 1325.5 feet; thence South 00 degree 00 minute 17 seconds East a distance of 768.86 feet to the point of beginning, containing 48.988 acres more or less.

I HEREBY CERTIFY THAT THIS PLAN, PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED *Robert J. Gibson* 4-8-84  
 IOWA REG. P.E. & L.S. #2180



FINAL PLAT.  
 IRIS CITY PLAZA  
 PART OF E1/2 SW1/4 SEC. 3-71-6  
 CITY OF MT. PLEASANT, IOWA



100

100  
100  
100