

ACKNOWLEDGMENT:

I, Paul L. Folkes, the undersigned, being first duly sworn, do hereby depose, certify, and acknowledge:

1. That I am the sole owner and proprietor of the following described real estate situated in the County of Fremont and State of Iowa, to-wit:

Commencing at the Northeast Corner of Outlot 16, in the city of Sidney, Fremont County, Iowa; said point of beginning also being the Northeast Corner of the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section 26, Township 69 North, Range 42, West of the 5th P.M., Iowa; thence S0°23' W. 527.7 ft.; thence N.89° 42'W 205.0 ft.; thence N.0°23' E. 420.0 ft.; thence S.89°37' E. 172.0 ft.; thence N.0°23' E. 108.0 ft.; thence S89°37'E 33.0 ft. to the point of beginning.

2. That I am hereby submitting for recordation a Final Plat of Subdivision of said tract accompanied by this acknowledgment and by the following instruments:

- a. A complete Abstract of Title of the premises herein described;
- b. An opinion of an Attorney at law showing fee title thereto in the undersigned proprietor and showing that the land platted is free from encumbrances;
- c. Certificate of the Treasurer of Fremont County, Iowa, that said land is free from taxes;
- d. Certificate of the Clerk of the District Court of Fremont County, Iowa, that said land is free from all judgments, attachments, mechanic's or other liens as appears by the records in that office;
- e. Certificate of the Recorder of Fremont County, Iowa, that the title in said land in fee is in the undersigned proprietor and that it is free from encumbrance;

See Plat Book 2 Page 118 for record

CONTINUED ON NEXT PAGE

MISC N-869
7-13-76

f. A certified Resolution of the City Council of the City of Sidney, Iowa, approving said Plat of Subdivision.

3. That the Folkes Subdivision as it appears on the accompanying plat thereof - same having been surveyed, described in full and certified by Carl Christensen, professional Engineer and Land Surveyor, in accordance with survey made in March 1976, is with my free consent and in accordance with my desires in relation thereto.

Paul L. Folkes
Paul L. Folkes, Proprietor

Hazel J. Folkes
Hazel J. Folkes, Proprietor's Spouse

Subscribed and sworn to before me this 7th day of
June, 1976.

SEAL

Bessie A. Hickson
Notary Public in and for the
State of Iowa.

June 7, 1976

Mr. Paul L. Folkes
Sidney,
Iowa 51652

Dear Mr. Folkes:

I have examined for you abstract of title No. 5124 to the following described real estate, to-wit:

That part of Out Lot 16, in the town of Sidney, situated in and being a part of the SE.1/4SW.1/4 of Section 26, Township 69 North, Range 42, West of the 5th P.M., in Fremont County, Iowa, more particularly described as follows:
Commencing at the N.E. corner of said Out Lot 16, thence South on the East line of said Out Lot 16, 527 feet, thence West on the South line of said Out Lot 16, 205 feet, thence North, parallel with the East line of said Out Lot 16, 419 feet, thence East parallel with the South line of said Out Lot 16, 172 feet, thence North, parallel with the East line of said Out Lot 16, 108 feet to the North line thereof, thence East on the North line of said Out Lot 16, 33 feet to the place of beginning.

This abstract was last extended and certified to date of June 7, 1976, at 5:00 P.M. by Hall Abstract Company of Sidney, Iowa. I find record title as of that date free from material objections to be vested in PAUL L. FOLKES by virtue of the Warranty Deed at Entry No. 96 of the abstract.

The real estate taxes due and payable in the fiscal year 1975-1976 and all prior years have been paid in full.

Since the following cannot be determined by examination of the abstract, you are required to take notice of the following:

1. Rights of all persons in possession of the real estate, other than the titleholder of record.

CONTINUED ON NEXT

2. Facts that would be disclosed by a survey.
3. The right to file mechanic's liens against the premises.
4. Rights of access to and from highways and streets which may be designated as controlled access facilities by state or local authorities.
5. Any restrictions as to building, occupancy, or usage contained in applicable zoning ordinance. One such zoning Ordinance is referred to at Entry No. 91 of the abstract.

You should also note . . . Entry No. 92 of the abstract shows that the property is included in a Sidney Curb & Gutter District.

Very truly yours,

LEONARD & NOLTE

William W Nolte

By:
William W. Nolte

WWN:bh

CERTIFICATION

I, Winifred Rhoades, the undersigned, do hereby depose and certify that I am the duly elected, qualified and acting Treasurer of Fremont County, Iowa, that I have made a search of the records located in my office and that the land platted in the Folkes Subdivision of Sidney, Iowa, described as:

Commencing at the Northeast Corner of Outlot 16, in the city of Sidney, Fremont County, Iowa; said point of beginning also being the Northeast Corner of the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section 26, Township 69 North, Range 42, West of the 5th P.M., Iowa; thence S.0°23' W.527.7 ft.; thence N. 89°42'W 205.0 ft.; thence N.0°23' E. 420.0 ft.; thence S.89°37' E. 172.0 ft.; thence N.0°23' E.108.0 ft.; thence S.89°37'E33.0 ft. to the point of beginning,

is free from taxes.

Dated this 7th day of June, 1976.

Winifred Rhoades

Winifred Rhoades
Fremont County Treasurer

SEAL

08
JUN 10 1976
FREMONT COUNTY IOWA

CERTIFICATION:

I, Olive Van Sant, the undersigned, do hereby depose and certify that I am the duly elected, qualified and acting Clerk of the District Court located in Sidney, Iowa, that I have made a search of the records located in my office, and that the land platted in the Folkes Subdivision of Sidney, Iowa, described as:

Commencing at the Northeast Corner of Outlot 16, in the city of Sidney, Fremont County, Iowa; said point of beginning also being the Northeast Corner of the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section 26, Township 69 North, Range 42, West of the 5th P.M., Iowa; thence S.0°23' W.527.7 ft.; thence N.89°42' W 205.0 ft.; thence N.0°23' E. 420.0 ft.; thence S.89°37' E.172.0 ft.; thence N.0°23' E.108.0 ft.; thence S.89°37' E.33.0 ft. to the point of beginning,

is free from all judgments, attachments, and mechanics' or other liens as appear by the record in my office.

Dated this 7th day of June, 1976.

Olive Van Sant
Olive Van Sant
Clerk of the District Court

SEAL

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FILED

JUN 10 1976
SIDNEY IOWA

RESOLUTION APPROVING FINAL PLAT OF FOLKES SUBDIVISION
OF SIDNEY, IOWA

WHEREAS, Paul L. Folkes, proprietor of the following
described real estate, situated in Fremont County, Iowa, to-wit:

Commencing at the Northeast Corner of Outlot
16, in the City of Sidney, Fremont County Iowa;
said point of beginning also being the Northeast
Corner of the Southeast Quarter of the Southwest
Quarter (SE1/4SW1/4 of Section 26, Township 69
North, Range 42 West of the 5th P.M., Iowa; thence
S.0°23' W.527.7 ft.; thence N. 89° 42'W 205.0 ft.;
thence N. 0°23' E. 420.0 ft.; thence S.89°37' E.
172.0 ft.; thence N.0°23' E.108.0 ft.; thence S.
89°37' E. 33.0 ft. to the point of beginning,

has filed with the City the required number of Plats of Subdivision
of said tract to be known as "Folkes Subdivision of Sidney, Iowa"-
said plat conforming in all essential respects with the require-
ments of the Code of Iowa and the Ordinances of this municipality
and to the extent requirements of the latter are omitted, same
are either not applicable to the particular subdivison or are
non-essential;

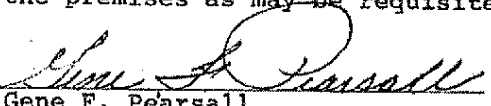
WHEREAS, the City of Sidney no longer has a City Planning or
Zoning Commission; and,


WHEREAS, the platted subdivision is consistent with the orderly
growth and development of the community;

NOW, THEREFORE, IT IS RESOLVED by the City Council of the
City of Sidney, Iowa:

That the ordinance requirement of filing a preliminary plat
is waived as are the requirements of (1) adjoining acreage parcels
with names or owners (2) vicinity sketch and (3) names of adjoining
subdivisions.

described being otherwise in conformity with statute and ordinance and having all of the required documentation other than this Resolution on the instrument to be made of record, the Plat of Folkes Subdivision of Sidney, Iowa is hereby approved and the Mayor and the Clerk of this City are directed to certify this Resolution for attaching to the Plat to be made of record and to make such other endorsements in the premises as may be requisite.


Gene F. Pearsall
MAYOR

ATTEST:

Robert W. Ranck
City Clerk
City Seal


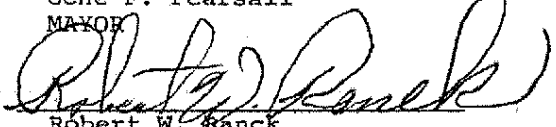
SEAL

CERTIFICATION OF RESOLUTION

STATE OF IOWA)
) ss.
FREMONT COUNTY)

The undersigned, Mayor and Clerk, respectively, of the City of Sidney, Iowa, do hereby certify that the foregoing is a true and correct copy of the Resolution approving the Final Plat of the Folkes Subdivision of Sidney, Iowa, adopted by the council of said City on the 7th day of June, 1976, as same appears in the records of the municipality.

. Dated this 7th day of June, 1976.


Gene F. Pearsall
MAYOR

Robert W. Ranck
City Clerk

City Seal

SEAL