



Document 2017 1788

Book 2017 Page 1788 Type 06 009 Pages 2
Date 6/08/2017 Time 3:43:14PM
Rec Amt \$12.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Prepared By: Mark L. Smith, P.O. Box 230, Winterset, IA 50273 Telephone: 515/462-3731
Return Document To: Madison County Realty, 65 Jefferson, Winterset, IA 50273

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AFFIDAVIT EXPLANATORY OF TITLE

STATE OF IOWA :
:SS
COUNTY OF MADISON :

I, Mark L. Smith, a practicing attorney in Winterset, Madison County, Iowa, hereby state as follows:

This Affidavit concerns the following-described property:

Lot 1, Block 13 of Loughridge and Cassiday's Addition to the Town of Winterset, Madison County, Iowa.



The original Plat of Survey for Laughridge and Cassiday's Addition shows that the real estate described herein was platted with a width of 66 feet. A Survey is shown in Book 2015, Page 3568 of the Recorder's Office of Madison County, Iowa, which was done for a neighboring property. This Survey shows the width of the real estate that this Affidavit concerns as 65.95 feet. That discrepancy of one-half inch is caused by the fact that we are much more accurate in our current surveying techniques than they were at the time of the original Plat of Laughridge and Cassiday's Addition. The Surveyor explained that the tolerances for variance were much greater in the 1800's and early 1900's than they are

with today's surveying techniques. I give this Affidavit to explain the discrepancy shown between the actual measured distance of the width and the original Plat.

Mark L. Smith

Mark L. Smith

Subscribed and sworn to before me by the said Mark L. Smith on this 3 day of May, 2017.

Carol Kiernan

Notary Public in and for State of Iowa

