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CERTIFICATE OF SURVEY

I, James R. Blum of Jacobson-Westergard & Associates, Inc., duly licensed consulting engineers and land surveyors authorized to practice in the State of Iowa, do hereby certify that I am a registered land surveyor under the laws of the State of Iowa, Iowa Registration No. 9179, that at the instance and request of West Okoboji Meadows, L.L.C., I surveyed the tract of real estate located in Dickinson County, Iowa, described on the attached Exhibit for the purpose of subdividing and platting said real estate into an addition to be known as West Okoboji Meadows, City of Okoboji, Dickinson County, Iowa, the plat of which is attached hereto and made a part of this certificate; that the real estate was surveyed under my direction and that the same was staked out and platted into fifty (50) separate lots as shown on said plat; that the plat is a true and correct plat of said addition and that it sets forth the boundaries thereof with the size and dimensions of all lots in accordance with said survey and the street serving all of said lots are shown on said plat. I further certify that the corners of all lots are marked with 5/8"x 30" capped rebars and that all dimensions of said plat are shown in feet and decimals thereof.

IN WITNESS WHEREOF, I have hereunto signed my name this 10th day of October, 1996.



 James R. Blum Reg. No. 9179
 Jacobson-Westergard & Associates,
 Inc.



APPROVAL OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF OKOBOJI, IOWA

The undersigned, Douglas Bassett, being the Chairman of the Planning and Zoning Commission of the City of Okoboji, does hereby certify that the Plat of West Okoboji Meadows, City of Okoboji, Dickinson County, Iowa, has been submitted to said Planning and Zoning Commission of the City of Okoboji for its approval; that the plat has been found to be in conformity with the laws of the State of Iowa and the ordinances of the City of Okoboji and that therefore said Planning and Zoning Commission has approved said Plat on the 1st day of October, 1996, and has recommended approval of same by the City Council of the City of Okoboji, Iowa.

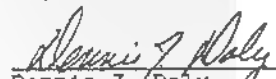
Dated this 1st day of October, 1996.


Douglas Bassett
Chairman of Planning and Zoning
Commission of the City of
Okoboji, Iowa

APPROVAL OF THE CITY OF OKOBOJI

The undersigned, Ralph R. Schneider, Mayor, and Dennis J. Daly, City Clerk/Administrator, do hereby certify that the attached Plat of the West Okoboji Meadows Subdivision, Dickinson County, Okoboji, Iowa, has been submitted to the Planning and Zoning Commission of the City of Okoboji, and that the Planning and Zoning Commission of the City of Okoboji, has approved said Plat and on the 8th day of October, 1996, the same was approved and accepted by the City Council of the City of Okoboji. A copy of resolution approving said plat is attached hereto.


Ralph R. Schneider
Mayor of the City of Okoboji


Dennis J. Daly
City Clerk/Administrator

RESOLUTION NO. 96-9

A RESOLUTION ADOPTING FINAL PLAT OF
THE WEST OKOBOJI MEADOWS SUBDIVISION
OKOBOJI, IOWA

WHEREAS, the City of Okoboji, State of Iowa, is a duly organized municipal corporation; and

WHEREAS, there has been presented to the City Council by the Planning and Zoning Commission, a recommendation for approval of the final plat of The West Okoboji Meadows Subdivision, Okoboji, Iowa; and

WHEREAS, the City Council has reviewed the plat and it is the desire of the City Council to approve the aforementioned final plat.

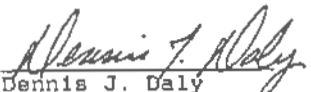
NOW, THEREFORE, IT IS HEREBY RESOLVED that the final plat of The West Okoboji Meadows Subdivision, Okoboji, Iowa, be and the same is hereby approved as presented and the Mayor and City Clerk/Administrator are directed to certify the Resolution which shall be affixed to said plat.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Okoboji, Iowa the 8th day of October, 1996.

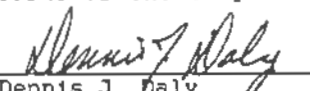
AYES: CORNWALL, ECKARD, LONG, HAHN
NAYS: NONE
ABSENT: BJORNSTAD


Ralph R. Schneider, Mayor

ATTEST:


Dennis J. Daly
City Clerk/Administrator

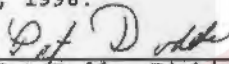
I, Dennis J. Daly, City Clerk/Administrator of the City of Okoboji, Iowa, hereby certify that the above and foregoing is a true copy of the Resolution adopted by the City of Okoboji, on the date aforesaid, as shown by the records of the City of Okoboji, Iowa.

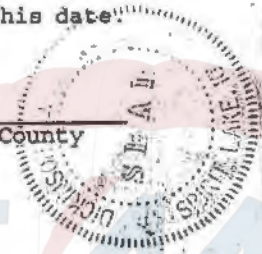

Dennis J. Daly
City Clerk/Administrator

ASSESSOR'S CERTIFICATE

I, Pat Dodds, Dickinson County Assessor, do hereby certify that a copy of the Plat of West Okoboji Meadows, City of Okoboji, Dickinson County, Iowa, has been duly filed in my office this date:

Dated this 11 day of October, 1996.


 Pat Dodds, Dickinson County
 Assessor




* * * * *

TREASURER'S CERTIFICATE

I, MARIE BARRETT, Dickinson County Treasurer, do hereby certify that there are no unpaid taxes, certified special assessments nor tax liens of record in my office against any of the property platted as West Okoboji Meadows, City of Okoboji, Dickinson County, Iowa, as shown on the plat attached hereto.

Dated this 11 day of October, 1996.

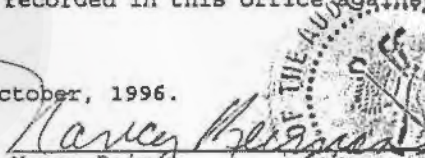

 Marie Barrett
 Dickinson County Treasurer


* * * * *

AUDITOR'S CERTIFICATE AND APPROVAL OF PLAT NAME

I, NANCY REIMAN, Dickinson County Auditor, do hereby certify that West Okoboji Meadows is approved as the name for the Plat attached and that a copy of the attached Plat of West Okoboji Meadows, City of Okoboji, Dickinson County, Iowa, has been furnished to the Dickinson County Auditor's Office. I further state that there are no liens recorded in this office against real estate.

Dated this 11th day of October, 1996.

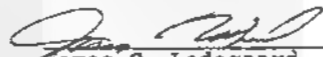

 Nancy Reiman
 Dickinson County Auditor



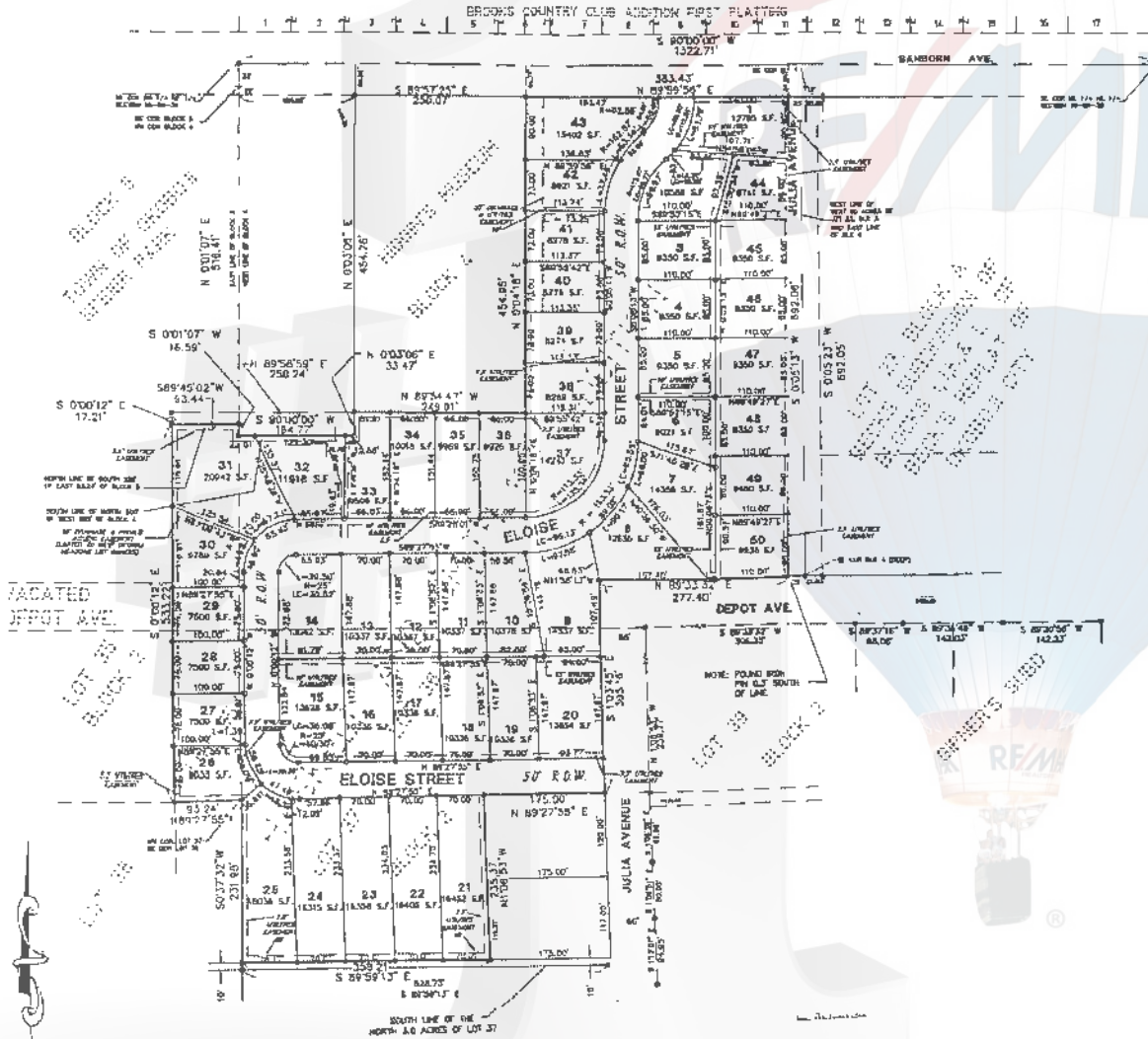
ATTORNEY'S ABSTRACT OPINION

I, James C. Ladegaard, of the firm of Ladegaard & Maahs, 708 Lake Street, Box AK, Spirit Lake, Iowa, pursuant to the provisions of Section 354.11 of the 1995 Code of Iowa hereby certify that I am an attorney at law admitted to practice in the State of Iowa; that I have examined the abstract of title to the real property included in the Plat of West Okoboji Meadows, City of Okoboji, Dickinson County, Iowa, which property is legally described in the Proprietor's Certificate to which this opinion is attached and that I am of the opinion that fee simple title to the above described property is owned and vested in West Okoboji Meadows, L.L.C., and that said land is free from encumbrance.

This examination is based upon an abstract of title containing two (2) divisions, with Division One (1) consisting of 12 entries numbered one through 12, and Division Two (2), consisting of 50 entries, numbered one through 50, inclusive, prepared in accordance with the provisions of Chapter 614.29 through 614.38 of the Code of Iowa, the Iowa Land Title Examination Standards and the abstracting standards of the Iowa Land Title Association and last certified by Cornell Abstract Company to October 11, 1996 at 11:08 A.m.


James C. Ladegaard
Attorney at Law
Ladegaard & Maahs
708 Lake Street, Box AK
Spirit Lake, IA 51360

FINAL PLAT OF WEST OKOBOJI MEADOWS OKOBOJI, IOWA



LEGAL DESCRIPTION OF AREA PLATED

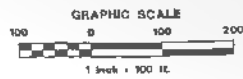
BEING A SUBDIVISION OF THE NORTH 3.0 ACRES EXCEPT THE SOUTH 10 FEET THEREOF, OF LOT 37, BLOCK 2 AND EXCEPT THE EAST 175 FEET OF LOT 37, ALL OF LOT 36, BLOCK 2, THE EAST 93.24 FEET OF THE WEST 165 FEET, ALL OF BLOCK 4 EXCEPT THE NORTH 500 FEET OF THE WEST 165 FEET AND EXCEPT THE EAST 200 FEET OF THE WEST 415 FEET OF THE NORTH 467 FEET AND EXCEPT THE NORTH 12 FEET AND EXCEPT THE EAST 25 FEET ALL IN SAID BLOCK 4, ALSO THE SOUTH 225 FEET OF THE EAST 93.24 FEET OF BLOCK 5, ALSO ALL THAT PART OF VACATED DEPOT AVENUE LYING WEST OF JULIA AVENUE AND EAST OF THE WEST LINE OF THE EAST 93.24 FEET OF LOT 35, BLOCK 2 AND BLOCK 5, ALL IN THE PLAT OF HASKELL & SMITHS FIRST ADDITION TO OKOBOJI PARK, CITY OF OKOBOJI, IOWA COUNTY, IOWA.

TOTAL AREA PLATED - 15.00 ACRES
 ■ SOUTH DIMENSION OF LOT 32 IS CORRECTED TO 2062 FEET. SEE AFFIDAVIT OF CORRECTION. *JWB 5/16/00*

CERTIFICATION

I hereby certify that this plat, map, survey or map made by me or under my direct personal vision and that I am a duly registered land under the laws of the State of Iowa.
 Signed

James R. Blom, P.E.
 James R. Blom, P.E., Reg. No. 9179
 by Registration Number 127



LEGEND

- FOUND MONUMENT
- SET 5/8" CAPPED REBAR
- UTILITIES OR DRAINAGE EASEMENT LINE

JOB NO. 585193	Date	9-20-98
	Designed	JWB
	Drawn	DPS
	Checked	JWB

FINAL PLAT
 OF
 WEST OKOBOJI MEADOWS
 OKOBOJI, IOWA

APPROVED	BY	DATE

**JACOBSON-WESTERG
 & ASSOCIATES, IN**
 106 S. SIXTH ST. ESTHERVILLE, IOWA
 CONSULTING ENGINEERS LAND SURV.