



Document 2020 4641

Book 2020 Page 4641 Type 06 044 Pages 17
Date 12/03/2020 Time 8:26:54AM
Rec Amt \$87.00 Aud Amt \$5.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Type of Document

A T COOPER SUBDIVISION

PREPARER INFORMATION:

Zoning Office for Terry & Amy Cooper

Contact: Mark Smith, attorney for Coopers, 515-462-3731

TAXPAYER INFORMATION:

Cooper, Terry R. & Amy M.

3392 265th St.

St. Charles, IA 50240

RETURN DOCUMENT TO:

Cooper, Terry R. & Amy M.

3392 265th St.

St. Charles, IA 50240

Or

Mark Smith-Jordan, Oliver, Walters & Smith P.C.

Farmers & Merc Bk Bldg

PO Box 230

Winterset, IA 50273

GRANTOR:

GRANTEE:

**PLAT AND CERTIFICATE
FOR A T COOPER SUBDIVISION,
MADISON COUNTY, IOWA**

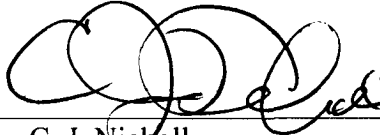
I, C. J. Nicholl, Zoning Administrator of Madison County, Iowa, do hereby certify that the plat to which this certificate is attached is a plat of a subdivision known and designated as A T Cooper Subdivision, and that the real estate comprising said plat is described as follows:

The East 30 acres of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

I do further certify that attached hereto are true and correct copies of the following documents which have been submitted in connection with said plat:

1. Dedication of Plat;
2. Attorney's Opinion;
3. Consents to Platting of Lender;
4. Certificate from County Treasurer;
5. Consent of County Auditor to subdivision name;
6. Agreement with County Engineer;
7. Madison County Soil and Water Conservation District Land Disturbing Activity Affidavit;
8. Ground Water Statement;
9. Resolution of the Board of Supervisors of Madison County, Iowa, approving said plat;

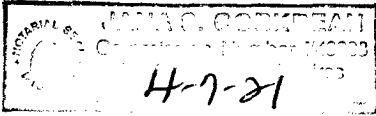
all of which are duly certified in accordance with the Madison County Zoning Ordinance.



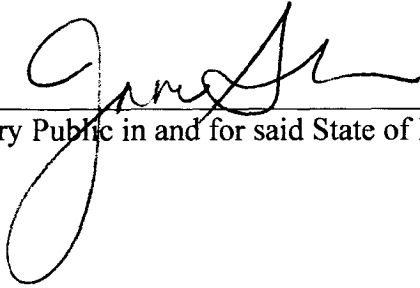
C. J. Nicholl

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 2 day of Dec,
2020, by C.J. Nicholl.



740088



Notary Public in and for said State of Iowa

**DEDICATION OF PLAT
OF
A T COOPER SUBDIVISION
MADISON COUNTY, IOWA**


KNOW ALL MEN BY THESE PRESENTS:


That, I do hereby certify that I am the sole owner and proprietor of the following-
described real state:

**The East 30 acres of the Northeast Quarter (¼) of the Southeast Quarter (¼)
of Section Twenty-five (25), Township Seventy-five (75) North, Range
Twenty-six (26) West of the 5th P.M., Madison County, Iowa.**

That the subdivision of the above-described real estate as shown by the final plat of
Subdivision is with the free consent and in accordance with the owner's desire as owner of said
real estate.

DATED this 18 day of September, 2020.

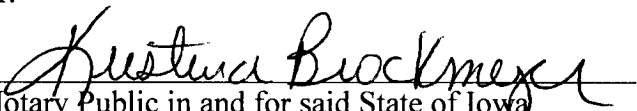


Terry R. Cooper


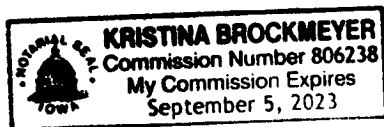
Amy M. Cooper

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 18th day of September
2020, by Terry R. Cooper and Amy M. Cooper.



Notary Public in and for said State of Iowa



**CONSENT TO PLATTING
BY MIDWEST HERITAGE BANK**

Midwest Heritage Bank does consent to the platting and subdivision of the following-described real estate:

**The East 30 acres of the Northeast Quarter (¼) of the Southeast Quarter (¼) of
Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26)
West of the 5th P.M., Madison County, Iowa.**

in accordance with the ordinances of Madison County, Iowa, and the laws of the State of Iowa. The undersigned holds a mortgage against said real estate as follows:

A Mortgage from Terry Cooper AKA Terry R. Cooper and Amy Cooper AKA Amy M. Cooper, a married couple, to Midwest Heritage Bank dated August 31, 2018, and filed September 6, 2018, in Book 2018, Page 2887 of the Recorder's Office of Madison County, Iowa, to secure indebtedness in the amount of \$245,000.00.

A Mortgage from Terry Cooper and Amy Cooper, husband and wife, to Midwest Heritage Bank dated December 31, 2018, and filed January 8, 2019, in Book 2019, Page 178 of the Recorder's Office of Madison County, Iowa to secure credit in the amount of \$40,000.00.

Dated this 19 day of October, 2020.

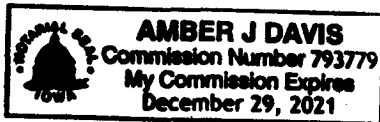
Midwest Heritage Bank

By [Signature]

STATE OF Iowa, COUNTY OF Polk

This instrument was acknowledged before me on this 19th day of October, 2020 by Roman B Royer as Underwriter of Midwest Heritage Bank.

[Signature]
Notary Public in and for said State



9/21/20
mailed to Midwest
Heritage Bank

**ATTORNEY'S OPINION FOR FINAL PLAT
A T COOPER SUBDIVISION
MADISON COUNTY, IOWA**

I, Mark L. Smith, an attorney at law licensed to practice under the laws of the State of Iowa, have examined the abstract of title in two (2) parts, last certified to August 12, 2020, at 8:00 A.M., by Madison County Abstract Co., purporting to show the chain of title to the following described real estate, which is the real property contained in Final Plat, A T Cooper Subdivision, Madison County, Iowa.

The East 30 acres of the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

In my opinion, merchantable title to the above-described property is in the name of the Terry R. Cooper and Amy M. Cooper, husband and wife, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, free and clear of all liens and encumbrances, except:

1. Entry No. 146 shows a Mortgage from Terry Cooper AKA Terry R. Cooper and Amy Cooper AKA Amy M. Cooper, a married couple, to Midwest Heritage Bank dated August 31, 2018, and filed September 6, 2018, in Book 2018, Page 2887 of the Recorder's Office of Madison County, Iowa to secure indebtedness in the amount of \$245,000.00.

2. Entry No. 147 shows a Mortgage from Terry Cooper and Amy Cooper, husband and wife, to Midwest Heritage Bank dated December 31, 2018, and filed January 8, 2019, in Book 2019, Page 178 of the Recorder's Office of Madison County, Iowa to secure credit in the amount of \$40,000.00. This Mortgage is a second lien against the real estate under examination.

3. Entry No. 106 of the abstract shows an Easement from Virgil C. Beck and Helen M. Beck, to W.C. Coleman and Mary Jane Coleman dated November 14, 1962, and filed January 21, 1963, in Misc. Record 27, Page 193 of the Recorder's Office of Madison County, Iowa, in

which Becks, former owners of the real estate under examination, grant Coleman an easement to backup and impound water upon a portion of the Beck land.

4. Entry No. 128 shows an Easement to Warren Water, Inc. for water pipeline purposes dated January 5, 1995, and filed January 30, 1995, in Book 133, Page 778 of the Recorder's Office of Madison County, Iowa.

Respectfully submitted,

JORDAN, OLIVER & WALTERS, P.C.



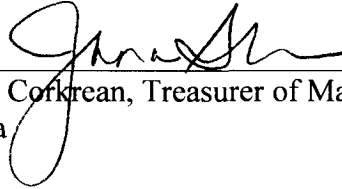
Mark L. Smith, Title Guaranty No. 10074

**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:

The East 30 acres of the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

DATED at Winterset, Iowa, this 6 day of Oct, 2020.



Jana Corkrean, Treasurer of Madison County,
Iowa

Pursuant to Iowa Code requirements, the following proposed subdivision name:

A T COOPER SUBDIVISION

For property located at:

The East 30 acres of the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

And owned by: Terry R. Cooper and Amy M. Cooper

Has been approved on the 21st day of September, 2020.

Auditor, Madison County, Iowa.

By 

RECEIVED
SEP 21 2020
MADISON COUNTY AUDITOR

**RESOLUTION APPROVING FINAL PLAT
OF A T COOPER SUBDIVISION
MADISON COUNTY, IOWA**

WHEREAS, there was filed in the Office of the City Clerk of the City of St. Charles, Madison County, Iowa, a registered land surveyor's plat of a proposed subdivision known as A T Cooper Subdivision; and

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

The East 30 acres of the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

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 proprietors, Terry R. Cooper and Amy M. Cooper.

WHEREAS, said plat was accompanied by a complete abstract of title and an opinion from an attorney at law showing that title in fee simple is in said proprietor and that the platted land is free from encumbrance, except one mortgage, with the lender signing a consent, and Certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes.

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

NOW, THEREFORE, BE IT RESOLVED by the City of Council of the City of St. Charles, Madison County, Iowa:

1. That said plat, known as A T Cooper Subdivision.

DATED at St. Charles, Iowa, this 22nd day of November, 2020.

CITY OF ST. CHARLES, IOWA

By Dennis E. Smith
Dennis Smith, Mayor

ATTEST:

Tracy Kozak
City Clerk

AGREEMENT

This Agreement made and entered into, by and between, the proprietors of A T Cooper Subdivision and Todd Hagan, Madison County Engineer.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

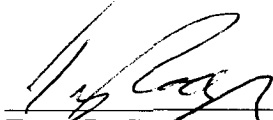
1. The proprietors of A T Cooper Subdivision, a Plat of the following described real estate:

The East 30 acres of the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

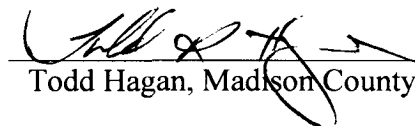
hereby agree that all private roads located within A T Cooper Subdivision are private roads and are not being dedicated to Madison County, Iowa. Said proprietors consent and agree that such roads shall not be maintained in any manner by Madison County, Iowa, or the Madison County Engineer's Department.

Date: September 25, 2020

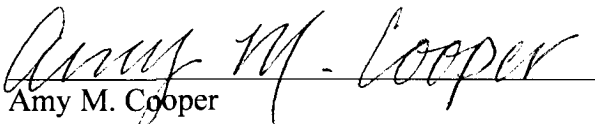
PROPRIETORS OF A T COOPER SUBDIVISION



Terry R. Cooper



Todd Hagan, Madison County Engineer



Amy M. Cooper

**LAND DISTURBING ACTIVITIES
AFFIDAVIT**

STATE OF IOWA :
 :
 :
MADISON COUNTY :

Pursuant to section 161 A.64, Code of Iowa in consideration for permission to engage in a land disturbing activity as defined in that statute, and recognizing that the agency authorized by that statute to receive and file this affidavit will rely on the statements we make herein, we, Terry R. Cooper and Amy M. Cooper, being first duly sworn on oath, do solemnly swear to affirm that:

I do not plan to engage in land disturbing activities upon the following described real estate:

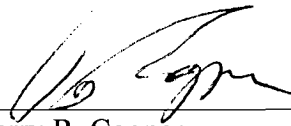
The East 30 acres of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

As owner or occupant of the land described above, we are aware that we must establish and maintain soil conservation practices as necessary to meet the soil loss limits established by the Madison County Soil and Water Conservation District, pursuant to sections 161A.43, and 161A.44, Code of Iowa.

We are aware that loss limit regulations prohibit sediment from leaving the site in excess of 5 tons per acre per year. The land disturbing activities described above will be conducted in a manner that will insure compliance with the soil loss limit regulations.

We assume responsibility for all land disturbing activities conducted on this property by us or other people entities we represent. This authority covers only the land and land disturbing activity described above.

We are the owners of the land, and have full authority to enter into this agreement.

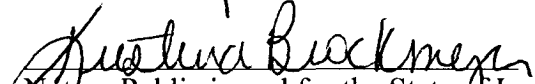


Terry R. Cooper

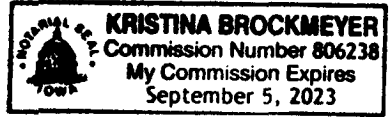


Amy M. Cooper

Subscribed and sworn to before me on this 18th day of September 2020.



Notary Public in and for the State of Iowa



**ZO-RESOLUTION-11-24-20A
APPROVING FINAL PLAT
A T COOPER SUBDIVISION**

WHEREAS, there was filed in the Office of the Zoning Administrator of Madison County, Iowa, a registered land surveyor's plat of a proposed subdivision known as A T Cooper Subdivision; and

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

The East 30 acres of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

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 proprietors, Terry R. Cooper and Amy M. Cooper; and

WHEREAS, said plat was accompanied by a complete abstract of title and an opinion from an attorney at law showing that title in fee simple is in said proprietor and that the platted land is free from encumbrance, except two mortgages, with the lender signing a consent, and Certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes.

WHEREAS, the Board of Supervisors, Madison County, Iowa, finds that said plat conforms to the provisions of the Zoning Ordinance of Madison County, Iowa, and that the plat, papers and documents presented therewith should be approved by the Board of Supervisors, and that said plat, known as A T Cooper Subdivision should be approved by the Board of Supervisors, Madison County, Iowa.


NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors, Madison County, Iowa:

1. That said plat, known as A T Cooper Subdivision prepared in connection with said plat and subdivision is hereby approved.

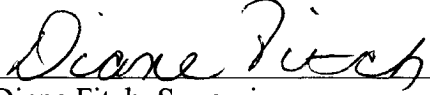
2. The Zoning Administrator of Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder of Madison County, Iowa, and attend to the filing and recording of the plat, papers and documents which should be filed and recorded in connection therewith.

DATED at Winterset, Iowa this 24 day of November 2020.

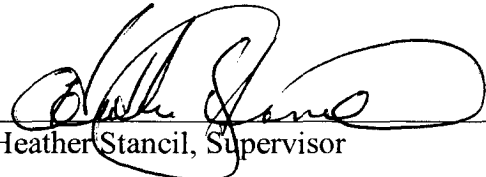
Madison County Board of
Supervisors




Phillip Clifton, Chairman Aye Nay



Diane Fitch, Supervisor Aye Nay



Heather Stancil, Supervisor Aye Nay

Attest: 
~~Shelley Kaster~~
~~Madison County Auditor~~
Sarah Pugh
First Deputy Auditor



Document 2020 4641

Book 2020 Page 4641 Type 06 044 Pages 17
Date 12/03/2020 Time 8:26:54AM
Rec Amt \$87.00 Aud Amt \$5.00

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

A T COOPER SUBDIVISION - FINAL PLAT

INDEX LEGEND

LOCATION: NE 1/4 OF SE 1/4 OF SECTION 25
T 75N, R 26W, MADISON COUNTY, IOWA

OWNER: TERRY R & AMY M COOPER
3392 265TH ST., ST CHARLES IA 50240

SURVEY FOR: (OWNER)

PREPARED BY CHAD A. DANIELS
DANIELS LAND SURVEYING, 22598 18TH AVE, NEW VIRGINIA IA 50210
RETURN TO: 515-577-2583

SURVEY LEGEND

- () - Recorded Distance/Bearing
- 33' Road Easement
- - - Section line
- * * - Fence line
- 50----- Building Setback Line
- ☒ Proposed/Existing Drive

Monuments

- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532

BASIS OF BEARINGS IS IA RCS ZONE 8

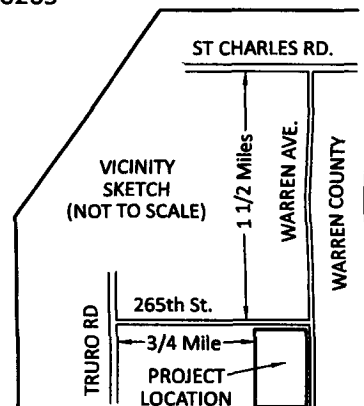
DESCRIPTION:

The East 30 acres of the Northeast Quarter of the Southeast Quarter of Section 25, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows; Beginning at the East Quarter corner of said Section 25; thence South 00 degrees 14 minutes 58 seconds East, 1330.22 feet to the Southeast corner of said Northeast Quarter of the Southeast Quarter; thence South 84 degrees 57 minutes 07 seconds West, 989.53 feet along the South line of said Northeast Quarter of the Southeast Quarter; thence North 00 degrees 00 minutes 42 seconds West, 1328.24 feet to the North line of said Northeast Quarter of the Southeast Quarter; thence North 84 degrees 48 minutes 34 seconds East, 984.21 feet to the Point of Beginning, having an area of 30.00 Acres including 1.73 Acres of Road Easement.

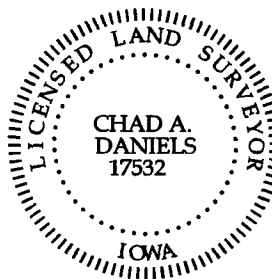
ADJACENT LAND OWNERS (LETTERS IN A BOX):

- A - STEPHEN R GRUBB CONSTRUCTION - 475 S 50TH ST., WEST DES MOINES IA 50265
- B - FREDERICK & ANGEL SAMUELS - 2669 WARREN AVE., ST CHARLES IA 50240
- C - JACK DANIELS - 3380 265TH ST., ST CHARLES IA 50240
- D - JENNIFER DIXON - 3381 265TH ST., ST CHARLES IA 50240
- E - HOWARD & ANNETTE FREEMAN - 3393 265TH ST., ST CHARLES IA 50240
- F - KELLY & JOHN ASHWORTH - 3397 265TH ST., ST CHARLES IA 50240

CURRENT ZONING - A-1(AGRICULTURE)
PROPOSED WATER - WARREN WATER
PROPOSED SEWER - INDIVIDUAL SYSTEMS



TRACT:	AREA BY TRACT:		
	NET (AC):	R.O.W. (AC):	TOTAL (AC):
LOT 1	5.01	0.23	5.24
LOT 2	2.50	0.50	3.00
LOT 3	9.40	0.67	10.07
LOT 4	11.36	0.33	11.69
TOTAL	28.27	1.73	30.00



I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signed *Chad A. Daniels* 11/3/20
Chad A. Daniels Date

Iowa License No. 17532
My license renewal date is 12-31-2020
Page No.'s covered by this seal: 1 and 2

0 200 400 FEET

