



Document 2020 4642

Book 2020 Page 4642 Type 06 044 Pages 19

Date 12/03/2020 Time 8:28:44AM

Rec Amt \$97.00 Aud Amt \$5.00

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Type of Document

BELLY'S ACRES SUBDIVISION

PREPARER INFORMATION:

Zoning Office for Thomas & Loretta Bell

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

TAXPAYER INFORMATION:

BELL, THOMAS L & LORETTA ANN

2361 HAMILTON ST

NORWALK, IA 50211

RETURN DOCUMENT TO:

BELL, THOMAS L & LORETTA ANN

2361 HAMILTON ST

NORWALK, IA 50211

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 BELLY'S ACRES 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 Belly's Acres Subdivision, and that the real estate comprising said plat is described as follows:

All of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying South of the North 25 acres of said Northeast Quarter (1/4) of said Section Fourteen (14) more particularly described as follows: Beginning at the Southwest corner of said Northwest Quarter (1/4) of the Northeast Quarter (1/4); thence North 00 degrees 10 minutes 08 seconds East, 897.15 feet along the West line of said Northwest Quarter (1/4) of the Northeast Quarter (1/4) to the Southwest corner of said North 25 acres of the Northeast Quarter (1/4); thence North 84 degrees 50 minutes 05 seconds East, 1317.71 feet along the South line of said North 25 acres to the East line of said Northwest Quarter (1/4) of the Northeast Quarter (1/4); thence South 00 degrees 08 minutes 07 seconds West, 897.33 feet to the Southeast corner of said Northwest Quarter (1/4) of the Northeast Quarter (1/4); thence South 84 degrees 50 minutes 41 seconds West, 1318.22 feet to the Point of Beginning, having an area of 27.03 Acres including 0.03 Acres of Road Easement;

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;

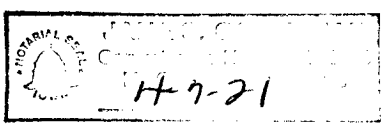
- 8. Ground Water Statement;
- 9. Resolution of the City of St. Charles, Iowa, approving said plat;
- 10. Resolution of the Board of Supervisors of Madison County, Iowa, approving said plat; all of which are duly certified in accordance with the Madison County Zoning Ordinance.



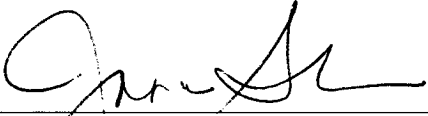
C. J. Nicholl

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
BELLY'S ACRES 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:

All of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying South of the North 25 acres of said Northeast Quarter (1/4) of said Section Fourteen (14) more particularly described as follows: Beginning at the Southwest corner of said Northwest Quarter (1/4) of the Northeast Quarter (1/4); thence North 00 degrees 10 minutes 08 seconds East, 897.15 feet along the West line of said Northwest Quarter (1/4) of the Northeast Quarter (1/4) to the Southwest corner of said North 25 acres of the Northeast Quarter (1/4); thence North 84 degrees 50 minutes 05 seconds East, 1317.71 feet along the South line of said North 25 acres to the East line of said Northwest Quarter (1/4) of the Northeast Quarter (1/4); thence South 00 degrees 08 minutes 07 seconds West, 897.33 feet to the Southeast corner of said Northwest Quarter (1/4) of the Northeast Quarter (1/4); thence South 84 degrees 50 minutes 41 seconds West, 1318.22 feet to the Point of Beginning, having an area of 27.03 Acres including 0.03 Acres of Road Easement;

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 14th day of October, 2020.

Thomas L. Bell

Thomas L. Bell

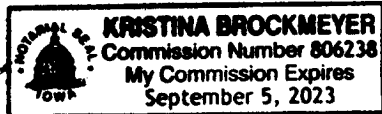
Loretta Ann Bell

Loretta Ann Bell

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 14th day of October, 2020, by Thomas L. Bell and Loretta Ann Bell.

Kristina Brockmeyer
Notary Public in and for said State of Iowa



**CONSENT TO PLATTING
BY FARM CREDIT SERVICES OF AMERICA, FLCA**

Farm Credit Services of America, FLCA does consent to the platting and subdivision of the following-described real estate:

All of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying South of the North 25 acres of said Northeast Quarter (1/4) of said Section Fourteen (14) more particularly described as follows: Beginning at the Southwest corner of said Northwest Quarter (1/4) of the Northeast Quarter (1/4); thence North 00 degrees 10 minutes 08 seconds East, 897.15 feet along the West line of said Northwest Quarter (1/4) of the Northeast Quarter (1/4) to the Southwest corner of said North 25 acres of the Northeast Quarter (1/4); thence North 84 degrees 50 minutes 05 seconds East, 1317.71 feet along the South line of said North 25 acres to the East line of said Northwest Quarter (1/4) of the Northeast Quarter (1/4); thence South 00 degrees 08 minutes 07 seconds West, 897.33 feet to the Southeast corner of said Northwest Quarter (1/4) of the Northeast Quarter (1/4); thence South 84 degrees 50 minutes 41 seconds West, 1318.22 feet to the Point of Beginning, having an area of 27.03 Acres including 0.03 Acres of Road Easement;

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 Thomas L. Bell and Loretta A. Bell, husband and wife, to Farm Credit Services of America, FLCA dated February 7, 2008, and filed February 11, 2008, in Record 2008, Page 423 of the Recorder's Office of Madison County, Iowa to secure credit in the amount of \$276,500.00.

Dated this 10th day of October, 2020.

Farm Credit Services of America, FLCA

By Karen Turner

STATE OF IOWA, COUNTY OF DALLAS

This instrument was acknowledged before me on this 20th day of October, 2020 by Karen Turner as Assistant Corporate Secretary of Farm Credit Services of America, FLCA.



Traci M. Kieffer
Notary Public in and for said State

**ATTORNEY'S OPINION FOR FINAL PLAT
BELLY'S ACRES 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 one (1) part, last certified to September 30, 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, Belly's Acres Subdivision, Madison County, Iowa.

All of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying South of the North 25 acres of said Northeast Quarter ($\frac{1}{4}$) of said Section Fourteen (14) more particularly described as follows: Beginning at the Southwest corner of said Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$); thence North 00 degrees 10 minutes 08 seconds East, 897.15 feet along the West line of said Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) to the Southwest corner of said North 25 acres of the Northeast Quarter ($\frac{1}{4}$); thence North 84 degrees 50 minutes 05 seconds East, 1317.71 feet along the South line of said North 25 acres to the East line of said Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$); thence South 00 degrees 08 minutes 07 seconds West, 897.33 feet to the Southeast corner of said Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$); thence South 84 degrees 50 minutes 41 seconds West, 1318.22 feet to the Point of Beginning, having an area of 27.03 Acres including 0.03 Acres of Road Easement;

In my opinion, merchantable title to the above-described property is in the name of the Thomas L. Bell and Loretta Ann Bell, 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. 55 shows a Real Estate Mortgage from Thomas L. Bell and Loretta A. Bell,

husband and wife, to Farm Credit Services of America, FLCA, dated February 7, 2008, and filed February 11, 2008, in Record 2008, Page 423 of the Recorder's Office of Madison County, Iowa. to secure credit in the amount of \$276,500.00. This Mortgage is a first lien against the real estate under examination.

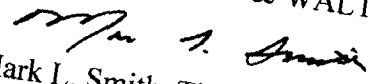
2. Entry No. 3 shows an Easement granted to the State of Iowa for road purposes and for use as a public highway filed July 6, 1932, in Mortgage Record 70, Page 176 of the Recorder's Office of Madison County, Iowa.

3. Entry No. 39 shows an Easement granted to Warren Water, Inc. filed June 16, 1994, in Deed Record 133, Page 61 of the Recorder's Office of Madison County, Iowa for a water line and all necessary appurtenances thereto.

4. Entry No. 48 shows a Document Entitled Easement in which William J. Trabert, Gary and Dawn Vetter, and Roberta Miles state that they use a lane way across the real estate under examination for their driveways. This document is not granted by the owners of the real estate under examination but is filed October 12, 2007, in Record 2007, Page 3817 of the Recorder's Office of Madison County, Iowa. If there is an active driveway being utilized for ingress and egress over the real estate under examination for more than ten years. Said driveway could form an easement through acquiescence. There is also a Plat of Survey filed November 8, 2004, in Book 2004, Page 5286 of the Recorder's Office of Madison County, Iowa which shows an exiting 30-foot private drive easement. In this examiner's opinion there is likely an ingress and egress easement in place for this driveway.

Respectfully submitted,

JORDAN, OLIVER & WALTERS, P.C.



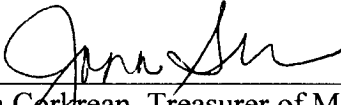
Mark L. Smith, Title Guaranty No. 10074

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:

All of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying South of the North 25 acres of said Northeast Quarter (1/4) of said Section Fourteen (14) more particularly described as follows: Beginning at the Southwest corner of said Northwest Quarter (1/4) of the Northeast Quarter (1/4); thence North 00 degrees 10 minutes 08 seconds East, 897.15 feet along the West line of said Northwest Quarter (1/4) of the Northeast Quarter (1/4) to the Southwest corner of said North 25 acres of the Northeast Quarter (1/4); thence North 84 degrees 50 minutes 05 seconds East, 1317.71 feet along the South line of said North 25 acres to the East line of said Northwest Quarter (1/4) of the Northeast Quarter (1/4); thence South 00 degrees 08 minutes 07 seconds West, 897.33 feet to the Southeast corner of said Northwest Quarter (1/4) of the Northeast Quarter (1/4); thence South 84 degrees 50 minutes 41 seconds West, 1318.22 feet to the Point of Beginning, having an area of 27.03 Acres including 0.03 Acres of Road Easement;

DATED at Winterset, Iowa, this 19 day of Oct, 2020.



Jana Corkrean, Treasurer of Madison County,
Iowa

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

BELLY'S ACRES SUBDIVISION


For property located at:

All of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying South of the North 25 acres of said Northeast Quarter (1/4) of said Section Fourteen (14) more particularly described as follows: Beginning at the Southwest corner of said Northwest Quarter (1/4) of the Northeast Quarter (1/4); thence North 00 degrees 10 minutes 08 seconds East, 897.15 feet along the West line of said Northwest Quarter (1/4) of the Northeast Quarter (1/4) to the Southwest corner of said North 25 acres of the Northeast Quarter (1/4); thence North 84 degrees 50 minutes 05 seconds East, 1317.71 feet along the South line of said North 25 acres to the East line of said Northwest Quarter (1/4) of the Northeast Quarter (1/4); thence South 00 degrees 08 minutes 07 seconds West, 897.33 feet to the Southeast corner of said Northwest Quarter (1/4) of the Northeast Quarter (1/4); thence South 84 degrees 50 minutes 41 seconds West, 1318.22 feet to the Point of Beginning, having an area of 27.03 Acres including 0.03 Acres of Road Easement;

And owned by: Thomas L. Bell and Loretta Ann Bell

Has been approved on the 14th day of October, 2020.

Auditor, Madison County, Iowa.

By 
Shelley D. Kaster, Auditor

**RESOLUTION APPROVING FINAL PLAT
OF BELLY'S ACRES 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 Belly's Acres Subdivision; and

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

All of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying South of the North 25 acres of said Northeast Quarter (1/4) of said Section Fourteen (14) more particularly described as follows: Beginning at the Southwest corner of said Northwest Quarter (1/4) of the Northeast Quarter (1/4); thence North 00 degrees 10 minutes 08 seconds East, 897.15 feet along the West line of said Northwest Quarter (1/4) of the Northeast Quarter (1/4) to the Southwest corner of said North 25 acres of the Northeast Quarter (1/4); thence North 84 degrees 50 minutes 05 seconds East, 1317.71 feet along the South line of said North 25 acres to the East line of said Northwest Quarter (1/4) of the Northeast Quarter (1/4); thence South 00 degrees 08 minutes 07 seconds West, 897.33 feet to the Southeast corner of said Northwest Quarter (1/4) of the Northeast Quarter (1/4); thence South 84 degrees 50 minutes 41 seconds West, 1318.22 feet to the Point of Beginning, having an area of 27.03 Acres including 0.03 Acres of Road Easement;

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, Thomas L. Bell and Loretta Ann Bell.

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 Belly's Acres Subdivision, prepared in connection with said plat and subdivision is hereby approved.
2. The City Clerk of the City of St. Charles, Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County documents which should be filed and recorded in connection therewith.

DATED at St. Charles, Iowa, this 2 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 Belly's Acres Subdivision and Todd Hagan, Madison County Engineer.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

1. The proprietors of Belly's Acres Subdivision, a Plat of the following described real estate:

All of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying South of the North 25 acres of said Northeast Quarter (1/4) of said Section Fourteen (14) more particularly described as follows: Beginning at the Southwest corner of said Northwest Quarter (1/4) of the Northeast Quarter (1/4); thence North 00 degrees 10 minutes 08 seconds East, 897.15 feet along the West line of said Northwest Quarter (1/4) of the Northeast Quarter (1/4) to the Southwest corner of said North 25 acres of the Northeast Quarter (1/4); thence North 84 degrees 50 minutes 05 seconds East, 1317.71 feet along the South line of said North 25 acres to the East line of said Northwest Quarter (1/4) of the Northeast Quarter (1/4); thence South 00 degrees 08 minutes 07 seconds West, 897.33 feet to the Southeast corner of said Northwest Quarter (1/4) of the Northeast Quarter (1/4); thence South 84 degrees 50 minutes 41 seconds West, 1318.22 feet to the Point of Beginning, having an area of 27.03 Acres including 0.03 Acres of Road Easement;

hereby agree that all private roads located within Belly's Acres 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: Oct. 19th, 2020

PROPRIETORS OF BELLY'S ACRES SUBDIVISION

Thomas L. Bell
Thomas L. Bell

Todd Hagan
Todd Hagan, Madison County Engineer

Loretta Ann Bell
Loretta Ann Bell

**LAND DISTURBING ACTIVITIES
AFFIDAVIT**

STATE OF IOWA :
 : **ss**
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, Thomas L. Bell and Loretta Ann Bell, 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:

All of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying South of the North 25 acres of said Northeast Quarter (1/4) of said Section Fourteen (14) more particularly described as follows: Beginning at the Southwest corner of said Northwest Quarter (1/4) of the Northeast Quarter (1/4); thence North 00 degrees 10 minutes 08 seconds East, 897.15 feet along the West line of said Northwest Quarter (1/4) of the Northeast Quarter (1/4) to the Southwest corner of said North 25 acres of the Northeast Quarter (1/4); thence North 84 degrees 50 minutes 05 seconds East, 1317.71 feet along the South line of said North 25 acres to the East line of said Northwest Quarter (1/4) of the Northeast Quarter (1/4); thence South 00 degrees 08 minutes 07 seconds West, 897.33 feet to the Southeast corner of said Northwest Quarter (1/4) of the Northeast Quarter (1/4); thence South 84 degrees 50 minutes 41 seconds West, 1318.22 feet to the Point of Beginning, having an area of 27.03 Acres including 0.03 Acres of Road Easement;

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.

Thomas L. Bell
Thomas L. Bell

Loretta Ann Bell
Loretta Ann Bell

Subscribed and sworn to before me on this 14th day of October, 2020.

Kristina Brockmeyer
Notary Public in and for the State of Iowa



ZO-RESOLUTION 11-24-20B
APPROVING FINAL PLAT
BELLY'S ACRES 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 Belly's Acres Subdivision; and

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

All of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying South of the North 25 acres of said Northeast Quarter ($\frac{1}{4}$) of said Section Fourteen (14) more particularly described as follows: Beginning at the Southwest corner of said Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$); thence North 00 degrees 10 minutes 08 seconds East, 897.15 feet along the West line of said Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) to the Southwest corner of said North 25 acres of the Northeast Quarter ($\frac{1}{4}$); thence North 84 degrees 50 minutes 05 seconds East, 1317.71 feet along the South line of said North 25 acres to the East line of said Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$); thence South 00 degrees 08 minutes 07 seconds West, 897.33 feet to the Southeast corner of said Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$); thence South 84 degrees 50 minutes 41 seconds West, 1318.22 feet to the Point of Beginning, having an area of 27.03 Acres including 0.03 Acres of Road Easement;

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, Thomas L. Bell and Loretta Ann Bell.

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 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 Belly's Acres 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 Belly's Acres Subdivision, prepared in connection with said plat and subdivision is hereby approved.

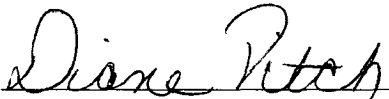
2. The Zoning Administrator of Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder of Madison County, Iowa, and attend to the filing and recording of the plat, papers and documents which should be filed and recorded in connection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

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

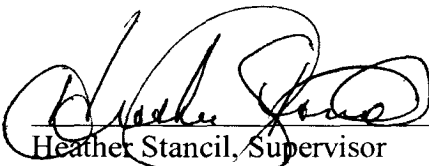
Madison County Board of Supervisors




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



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Date 12/03/2020 Time 8:28:44AM
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INDX
ANNO
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

BELLY'S ACRES - FINAL PLAT

INDEX LEGEND

LOCATION: NW ¼ OF NE ¼ OF SECTION 14
T 75N, R 26W, MADISON COUNTY, IOWA

OWNER: THOMAS & LORETTA BELL
2361 HAMILTON ST., NORWALK IA 50211

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

Monuments

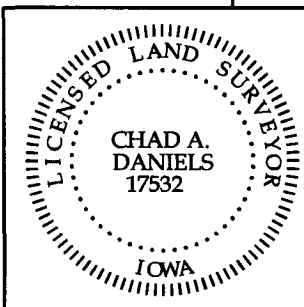
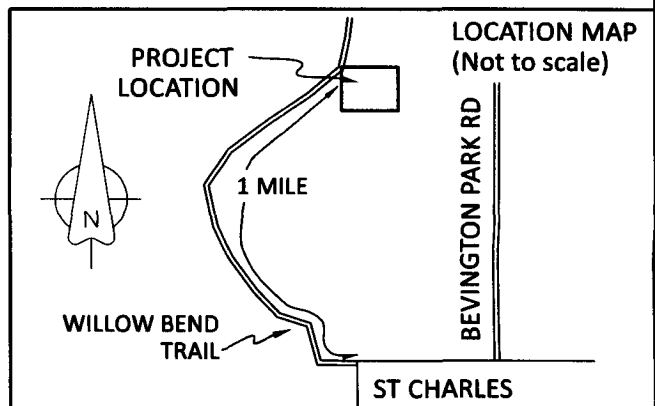
- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- ☒ - Existing Drive

BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION:

All of the Northwest Quarter of the Northeast Quarter of Section 14, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, lying South of the North 25 acres of said Northeast Quarter of Section 14 more particularly described as follows;
Beginning at the Southwest corner of said Northwest Quarter of the Northeast Quarter; thence North 00 degrees 10 minutes 08 seconds East, 897.15 feet along the West line of said Northwest Quarter of the Northeast Quarter to the Southwest corner of said North 25 acres of the Northeast Quarter; thence North 84 degrees 50 minutes 05 seconds East, 1317.71 feet along the South line of said North 25 acres to the East line of said Northwest Quarter of the Northeast Quarter; thence South 00 degrees 08 minutes 07 seconds West, 897.33 feet to the Southeast corner of said Northwest Quarter of the Northeast Quarter; thence South 84 degrees 50 minutes 41 seconds West, 1318.22 feet to the Point of Beginning, having an area of 27.03 Acres including 0.03 Acres of Road Easement.

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

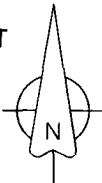


I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signed Chad A. Daniels 11/20/20
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



N 1/4 COR. SEC. 14
1/2" yellow plastic
cap rebar, #6808

N 84°50'06" E
1317.46' NE COR.
SEC. 14
PK Nail

PRIVATE 30'
INGRESS/EGRESS
EASEMENT
(BK 2004 PG 1814)

N 84°50'06" E 1317.46'

N 84°50'05" E 1317.71'

415.04'

858.11'

459.60'

419.78'
N 00°45'24" W
73.23'

Lot 1
3.42 Acres
(0.15 Ac R.O.W.)

C1

L 145.28'
R 237.63'
B N 16°45'26" E
Ch 143.02'

S 01°26'00" W

327.41'

S 00°08'07" W

897.33'

S 84°24'52" W
452.67'

Lot 2
23.61 Acres

N 00°10'08" E

567.15'

4

Setback lines

3

SW COR. NW 1/4
NE 1/4 SEC. 14

SE COR. NW 1/4
NE 1/4 SEC. 14

S 84°50'41" W 1318.22'

N 00°10'08" E
1312.21'

ROAD RIGHT OF WAY WAS ACQUIRED DEED RECORD 127 PAGE 676.

LOT 1 ACCESS IS THROUGH PRIVATE ROAD

LOT 2 IS BEING RETAINED BY CURRENT OWNER AND IS ACCESSED THROUGH
EXISTING PROPERTY.

ADJOINING LAND OWNERS (NUMBER IN A BOX):

- 1) ROBYN COOPER - 410 NE 7TH ST., ANKENY IA 50021
- 2) APRIL JOHNSON TRUST - 2421 BEVINGTON PARK RD., ST CHARLES IA 50240
- 3) THOMAS & LORETTA BELL - 2361 HAMILTON ST., NORWALK IA 50211
- 4) MARY AUSTIN REV TRUST - 2423 WILLOW BEND, ST. CHARLES IA 50240

CENTER, SEC. 14
5/8" red plastic
cap rebar, #14672