



Document 2020 5020

Book 2020 Page 5020 Type 06 044 Pages 16

Date 12/30/2020 Time 3:48:12PM

Rec Amt \$82.00 Aud Amt \$10.00

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Type of Document

BARBER'S LANDING SUBDIVISION

PREPARER INFORMATION:

Zoning Office for Brenda Locke Barber & Greg Barber

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

TAXPAYER INFORMATION:

BARBER, BRENDA LOCKE & GREG

3133 220TH ST

ST CHARLES, IA 50240

RETURN DOCUMENT TO:

BARBER, BRENDA LOCKE & GREG

3133 220TH ST

ST CHARLES, IA 50240

Or

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

Farmers & Merchants Bank Building

PO Box 230

Winterset, IA 50273

GRANTOR:

GRANTEE:


**PLAT AND CERTIFICATE
FOR BARBER'S LANDING 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 Barber's Landing Subdivision, and that the real estate comprising said plat is described as follows:

The South Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; **AND** all that part of the East Half ($\frac{1}{2}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of Section Three (3), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying North of the middle of the existing East-West County Road running through said tract,

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:

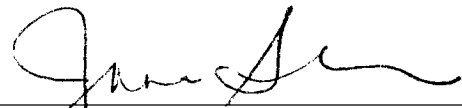
1. Dedication of Plat;
2. Attorney's Opinion;
3. Certificate from County Treasurer;
4. Consent of County Auditor to subdivision name;
5. Agreement with County Engineer;
6. Madison County Soil and Water Conservation District Land Disturbing Activity Affidavit;
7. Ground Water Statement;
8. Resolution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

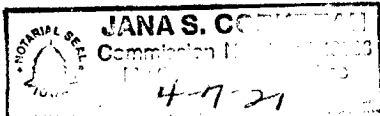

C. J. Nicholl

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 30 day of Dec,
2020, by C.J. Nicholl.




Notary Public in and for said State of Iowa



740088

**DEDICATION OF PLAT
OF
BARBER'S LANDING 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 South Half (1/2) of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; **AND** all that part of the East Half (1/2) of the Northwest Fractional Quarter (1/4) of the Northwest Fractional Quarter (1/4) of Section Three (3), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying North of the middle of the existing East-West County Road running through said tract,

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 23 day of October, 2020.

Brenda Locke Barber
Brenda Locke Barber

Greg Barber
Greg Barber

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 23rd day of October, 2020, by Brenda Locke Barber and Greg Barber.

Kim Leonard
Notary Public in and for said State of Iowa



**ATTORNEY'S OPINION FOR FINAL PLAT
BARBER'S LANDING 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 October 14, 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, Barber's Landing Subdivision, Madison County, Iowa.

The South Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; **AND** all that part of the East Half ($\frac{1}{2}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of Section Three (3), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying North of the middle of the existing East-West County Road running through said tract,

In my opinion, merchantable title to the above-described property is in the name of the Brenda Locke Barber and Greg Barber, wife and husband, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, free and clear of all liens and encumbrances, except:

1. An Easement granted to Warren Water, Inc. dated February 12, 1999, and filed April 21, 1999, in Book 140, Page 674 of the Recorder's Office of Madison County, Iowa for a water line and all necessary appurtenances thereto.

Respectfully submitted,

JORDAN, OLIVER & WALTERS, P.C.



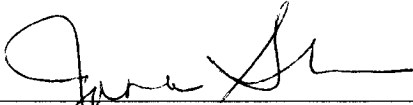
Mark L. Smith, Title Guaranty No. 10074

**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 South Half (1/2) of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; **AND** all that part of the East Half (1/2) of the Northwest Fractional Quarter (1/4) of the Northwest Fractional Quarter (1/4) of Section Three (3), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying North of the middle of the existing East-West County Road running through said tract,

DATED at Winterset, Iowa, this 30 day of Oct, 2020.



Jana Corkrean, Treasurer of Madison County,
Iowa

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

BARBER'S LANDING SUBDIVISION

For property located at:

The South Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; **AND** all that part of the East Half ($\frac{1}{2}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of Section Three (3), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying North of the middle of the existing East-West County Road running through said tract,

And owned by: Brenda Locke Barber and Greg Barber

Has been approved on the 20th day of October, 2020.

Auditor, Madison County, Iowa.

By Shelley D. Kaster
Shelley D. Kaster, Auditor

**RESOLUTION APPROVING FINAL PLAT
OF BARBER'S LANDING SUBDIVISION
MADISON COUNTY, IOWA**

WHEREAS, there was filed in the Office of the City Clerk of the City of Patterson, Madison County, Iowa, a registered-land surveyor's plat of a proposed subdivision known as Barber's Landing Subdivision; and

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

The South Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; **AND** all that part of the East Half ($\frac{1}{2}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of Section Three (3), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying North of the middle of the existing East-West County Road running through said tract,

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, Brenda Locke Barber and Greg Barber.

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 and a Certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes.

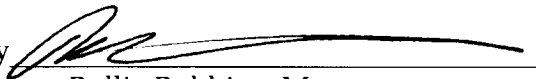
WHEREAS, the City Council of the City of Patterson, Madison County, Iowa, finds that said plat conforms to the provisions of the Ordinances of the City of Patterson, Madison County, Iowa, and that the plat, papers and documents presented therewith should be approved by the City of Council of the City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

NOW, THEREFORE, BE IT RESOLVED by the City of Council of the City of Patterson, Madison County, Iowa:

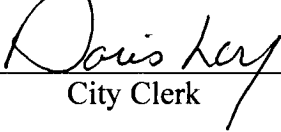
That said plat, known as Barber's Landing Subdivision, prepared in connection with said plat and subdivision is hereby approved.

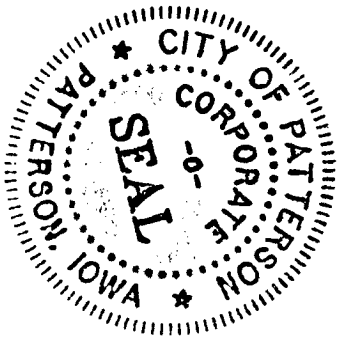
DATED at Patterson, Iowa, this 17 day of November, 2020.

CITY OF PATTERSON, IOWA

By 
Rollie Robbins, Mayor

ATTEST:


City Clerk



AGREEMENT

This Agreement made and entered into, by and between, the proprietors of Barber's Landing Subdivision and Todd Hagan, Madison County Engineer.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

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

The South Half (1/2) of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; **AND** all that part of the East Half (1/2) of the Northwest Fractional Quarter (1/4) of the Northwest Fractional Quarter (1/4) of Section Three (3), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying North of the middle of the existing East-West County Road running through said tract,

hereby agree that all private roads located within Barber's Landing 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. 30th, 2020

PROPRIETORS OF BARBER'S LANDING SUBDIVISION

Brenda Locke Barber
Brenda Locke Barber

Todd Hagan
Todd Hagan, Madison County Engineer

Greg Barber
Greg Barber

**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, Brenda Locke Barber and Greg Barber, 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 South Half (1/2) of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; **AND** all that part of the East Half (1/2) of the Northwest Fractional Quarter (1/4) of the Northwest Fractional Quarter (1/4) of Section Three (3), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying North of the middle of the existing East-West County Road running through said tract,

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.

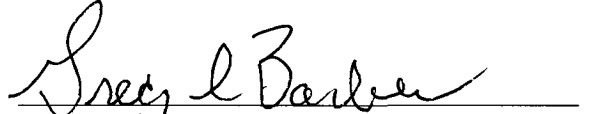
We are aware that loss limit regulations prohibit sediment from leaving the site in excess of 5 tons per acre per year. The land disturbing activities described above will be conducted in a manner that will insure compliance with the soil loss limit regulations.

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.



Brenda Locke Barber



Greg Barber

Subscribed and sworn to before me on this 23 day of October, 2020.

KIM LEONARD



Notary Public in and for the State of Iowa

ZO-RESOLUTION 12-22-20A
APPROVING FINAL PLAT
BARBER'S LANDING 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 Barber's Landing Subdivision; and

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

The South Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; **AND** all that part of the East Half ($\frac{1}{2}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of Section Three (3), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying North of the middle of the existing East - West County Road running through said tract)

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, Brenda Locke Barber and Greg Barber.

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 and a 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 Barber's Landing 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 Barber's Landing 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 22 day of DECEMBER 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



Document 2020 5020

Book 2020 Page 5020 Type 06 044 Pages 16

Date 12/30/2020 Time 3:48:12PM

Rec Amt \$82.00 Aud Amt \$10.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

BARBER'S LANDING - FINAL PLAT

INDEX LEGEND

LOCATION: SW 1/4 OF SW 1/4 OF SEC. 34, T 76N, R 26W
NW 1/4 OF NW 1/4 OF SEC. 3, T 75N, R 26W
MADISON COUNTY, IOWA

OWNER: GREG & BRENDA BARBER
3133 220TH ST., ST CHARLES IA 50240

SURVEY FOR: (OWNER)

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

SURVEY LEGEND

- () - Recorded Distance/Bearing
 - 33' Road Easement
 - - - Section line
 - * - * - Fence line
 - ☒ Proposed/Existing Driveway
 - Building Setback line
- Monuments**
- ▲ - Found section corner
 - - Set 1/2" red plastic capped rebar, #17532
 - - Set 12" landscape spike w/ brass washer, #17532

BASIS OF BEARINGS IS IA RCS ZONE 8

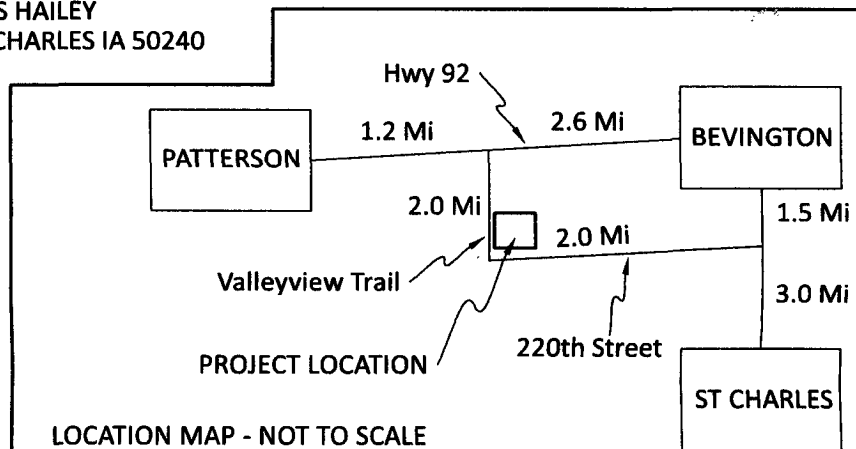
DESCRIPTION (BOOK 138 PAGE 523):

All that part of the E 1/2 of NW fr. 1/4 NW fr. 1/4 of Sec 3-75-26, lying N of the middle of the public road presently extending East and West across said NW 1/4 NW 1/4, and also the S 1/2 SE 1/4 SW 1/4 SW 1/4 of Sec. 34-76-26, Madison County, Iowa.

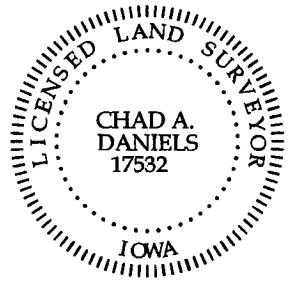
ADJOINING LANDOWNERS:

- 1 DONALD LOUIS FAUX
3103 220TH ST., ST CHARLES IA 50240
- 2 JERRY & JANET JORGENSEN
3163 220TH ST., ST CHARLES IA 50240
- 3 LRG INVESTMENTS LLC
201 IOWA ST., ST MARYS IA 50241
- 4 BUNNY SOUTHARD, JAMES HAILEY
3054 ST CHARLES RD., ST CHARLES IA 50240

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



AREA BY TRACT (LOT 1):			
TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
SW SW 34	2.57	0.00	2.57
NW NW 3	5.68	0.25	5.93
TOTAL	8.25	0.25	8.50
AREA BY TRACT (LOT 2):			
TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
SW SW 34	2.46	0.00	2.46
NW NW 3	5.52	0.25	5.77
TOTAL	7.98	0.25	8.23

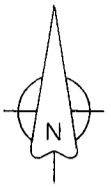


I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signed Chad A. Daniels Date 10/13/20
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

0 150 300 FEET



1

2

1

Lot 1
8.50 Acres

Lot 2
8.23 Acres

4

3

NW COR.
SEC. 3
1/2" Rebar

NE COR. NW 1/4
NW 1/4 SEC. 3
1/2" yellow
plastic cap
rebar, #6808

SW COR. NW 1/4
NW 1/4 SEC. 3
1/2" yellow plastic
cap rebar, #6808

SE COR. NW 1/4
NW 1/4 SEC. 3
1/2" yellow plastic
cap rebar, #6808

