



Document 2021 675

Book 2021 Page 675 Type 06 044 Pages 18

Date 2/19/2021 Time 9:37:37AM

Rec Amt \$92.00 Aud Amt \$5.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Type of Document

THAT PLACE SUBDIVISION

PREPARER INFORMATION:

Zoning Office for Dennis & Patricia Carpenter

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

TAXPAYER INFORMATION:

Carpenter, Dennis M & Patricia J

2924 Elderberry Ave

Macksburg, IA 50155

RETURN DOCUMENT TO:

Carpenter, Dennis M & Patricia J

2924 Elderberry Ave

Macksburg, IA 50155

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 THAT PLACE 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 That Place Subdivision, and that the real estate comprising said plat is described as follows:

The Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) and the North 4 acres of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-nine (29) 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:

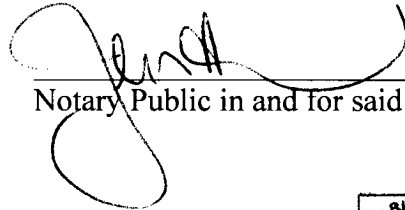
1. Dedication of Plat;
2. Attorney's Opinion;
3. Consent to Platting of Lender
4. Certificate from County Treasurer;
5. Consent of County Auditor to subdivision name;
6. Agreement with County Engineer;
7. Madison County Soil and Water Conservation District Land Disturbing Activity Affidavit;
8. Ground Water Hazard Statement;
9. Resolution of the City of Macksburg, 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 27 day of January, 2020, by C.J. Nicholl.



Notary Public in and for said State of Iowa



**DEDICATION OF PLAT
OF
THAT PLACE SUBDIVISION
MADISON COUNTY, IOWA**

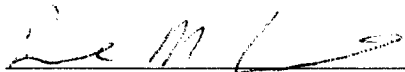
KNOW ALL MEN BY THESE PRESENTS:

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

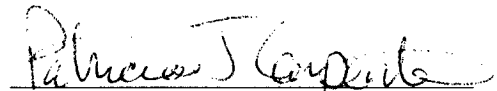
The Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) and the North 4 acres of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-nine (29) 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 4 day of Nov., 2020.



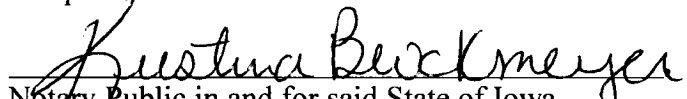
Dennis M. Carpenter



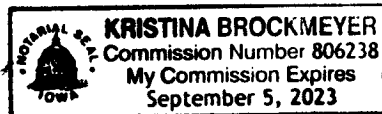
Patricia J. Carpenter

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 4th day of November 2020, by Dennis M. Carpenter and Patricia J. Carpenter.



Notary Public in and for said State of Iowa



**CONSENT TO PLATTING
BY AMERICAN STATE BANK**

American State Bank does consent to the platting and subdivision of the following-described real estate:

The Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) and the North 4 acres of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE ¼) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-nine (29) 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 Dennis M. Carpenter and Patricia J. Carpenter, Husband and Wife, to Exchange State Bank (Winterset Office), an Iowa Corporation, in the principal amount of \$55,100.00 dated and filed October 24, 2008, in Book 2008, Page 3161 of the Recorder's Office of Madison County, Iowa

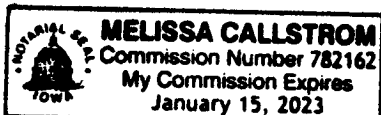
An Open End Mortgage from Dennis M. Carpenter and Patricia J. Carpenter, Husband and Wife, to American State Bank, dated September 28, 2015, and filed October 20, 2015, in Book 2015, Page 3071 of the Recorder's Office of Madison County, Iowa, to secure credit in the amount of \$100,000.00.

Dated this: 17th day of November, 2020.

American State Bank
By: Connie Sietkus, Vice President

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 17th day of November 2020 by Connie L. Sietkus as Vice President of American State Bank.


Melissa Callstrom
Notary Public in and for said State

**ATTORNEY'S OPINION FOR FINAL PLAT
THAT PLACE 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 26, 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, That Place Subdivision, Madison County, Iowa.

The Southwest Quarter (SW¼) of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) and the North 4 acres of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE ¼) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-nine (29) 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 Dennis M. Carpenter and Patricia J. Carpenter, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, free and clear of all liens and encumbrances, except:

A Mortgage from Dennis M. Carpenter and Patricia J. Carpenter, Husband and Wife, to Exchange State Bank (Winterset Office), an Iowa Corporation, in the principal amount of \$55,100.00 dated and filed October 24, 2008, in Book 2008, Page 3161 of the Recorder's Office of Madison County, Iowa. This Mortgage is a first lien against the real estate under examination.

An Open End Mortgage from Dennis M. Carpenter and Patricia J. Carpenter, Husband and Wife, to American State Bank, dated September 28, 2015, and filed October 20, 2015, in Book 2015, Page 3071 of the Recorder's Office of Madison County, Iowa, to secure credit in the amount of \$100,000.00. This Mortgage is a second lien against the real estate under examination.

A Wind Farm Neighbor Agreement between Dennis M. Carpenter and Patricia J. Carpenter, Husband and Wife, and Macksburg Wind Energy, LLC dated October 28, 2013, and filed October 29, 2013, in Book 2013, Page 3288 of the Recorder's Office of Madison County,

**CERTIFICATE OF THE COUNTY TREASURER
OF MADISON COUNTY, IOWA**

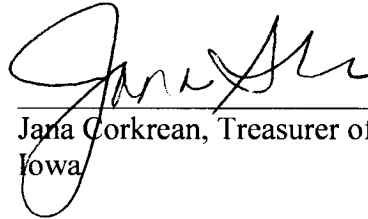
I, Jana Corkrean, do hereby certify that I am the duly elected and acting Treasurer of Madison County, Iowa; that I have examined the records in my office, and that there are no unpaid taxes forming a lien against the following-described real estate, to-wit:

The Southwest Quarter (SW¼) of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) and the North 4 acres of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE ¼) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

Subdivision Name: That Place Subdivision

Owned by: Dennis M. Carpenter and Patricia J. Carpenter

DATED at Winterset, Iowa, this 5 day of Nov, 2020.



Jana Corkrean, Treasurer of Madison County,
Iowa

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

THAT PLACE SUBDIVISION

For property located at:

The Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) and the North 4 acres of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

And owned by: Dennis M. Carpenter and Patricia J. Carpenter

Has been approved on the 4th day of November, 2020.

Auditor, Madison County, Iowa.

By Shelley D. Kaster
Shelley D. Kaster, Auditor

**RESOLUTION APPROVING FINAL PLAT
OF THAT PLACE SUBDIVISION
MADISON COUNTY, IOWA**

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

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

The Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) and the North 4 acres of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-nine (29) 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, Dennis M. Carpenter and Patricia J. Carpenter.

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

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

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

DATED at Macksburg, Iowa, this 24 day of December, 2020.

CITY OF MACKSBURG, IOWA

By Kevin Jackson
Kevin Jackson, Mayor

ATTEST:

Micia Gardner
City Clerk

AGREEMENT

This Agreement made and entered into, by and between, the proprietors of That Place Subdivision and Todd Hagan, Madison County Engineer.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

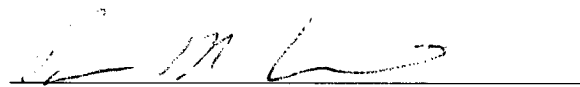
The proprietors of That Place Subdivision, a Plat of the following described real estate:

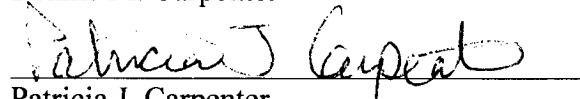
The Southwest Quarter (SW¼) of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) and the North 4 acres of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE ¼) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

hereby agree that all private roads located within That Place 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: NOVEMBER 10th, 2020

PROPRIETORS OF THAT PLACE SUBDIVISION


Dennis M. Carpenter


Patricia J. Carpenter


Todd Hagan, Madison County Engineer

ZO-RESOLUTION 02-09-21A
APPROVING FINAL PLAT
THAT PLACE 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 That Place Subdivision; and

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

The Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) and the North 4 acres of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-nine (29) 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, Dennis M. Carpenter and Patricia J. Carpenter.

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 That Place Subdivision should be approved by the Board of Supervisors, Madison County, Iowa.

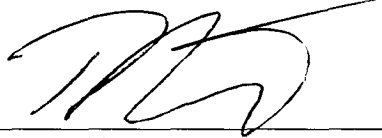
NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors, Madison County, Iowa:

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

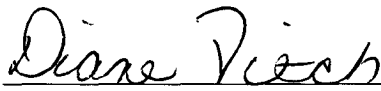
2. The Zoning Administrator of Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder of Madison County, Iowa, and attend to the filing and recording of the plat, papers and documents which should be filed and recorded in connection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

DATED at Winterset, Iowa this 9th day of February 2021.

Madison County Board of Supervisors




Phil Clifton, Chairman Aye Nay



Diane Fitch, Supervisor Aye Nay



Heather Stancil, Supervisor Aye Nay

Attest: 

Shelley Kaster
Madison County Auditor



LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

THAT PLACE - FINAL PLAT

INDEX LEGEND

LOCATION: E 1/2 OF NE 1/4 OF SECTION 11
T 74N, R 29W, MADISON COUNTY, IOWA

OWNER: DENNIS M & PATRICIA J CARPENTER
2924 ELDERBERRY AVE., MACKSBURG IA 50155

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
- 40' Road Easement
- Section line
- *- Fence line
- ☒ Existing Entrance

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:

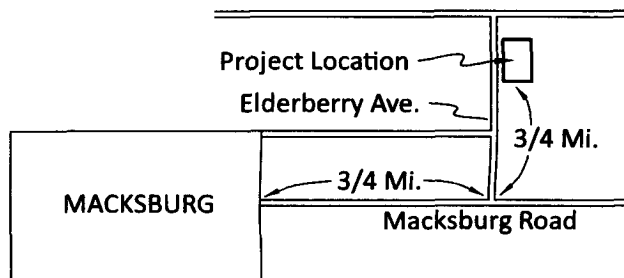
The Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) and the North 4 acres of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

ADJOINERS (NO. IN A BOX):

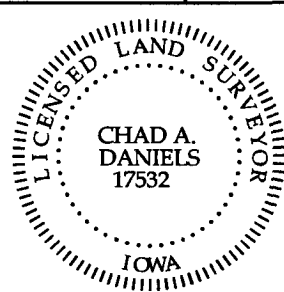
- 1 JEFFREY KIDDO TRUST
3210 FAWN AVE., LORIMOR IA 50149
- 2 SALLY ANN JENKINS, ET AL
700 E EUCLID AVE., INDIANOLA IA 50125

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

LOCATION MAP - NOT TO SCALE



LOT 1 AREA:			
TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
NE NE	5.09	0.37	5.46
TOTAL	5.09	0.37	5.46
LOT 2 AREA:			
TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
NE NE	4.31	0.29	4.60
SE NE	3.76	0.24	4.00
TOTAL	8.07	0.53	8.60



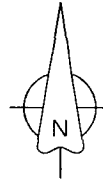
I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signed Chad A. Daniels 10/24/20
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

N 1/4 COR. SEC. 11
1/2" yellow plastic
cap rebar, #11808

0 150 300 FEET



S 89°55'26" E
1324.74'

NE COR.
SEC. 11
5/8" Rebar

S 89°55'26" E 1324.74'

NW COR. NE 1/4
NE 1/4 SEC. 11

NE 1/4 NE 1/4

663.03'
N 00°46'03" E

661.02'
N 00°51'31" E

1

2

N 89°59'19" E 661.86'

N 89°59'19" E

661.86'

LOT 1

360.98'
N 00°46'03" E

N 00°48'46" E
358.00'

1

2

N 01°22'18" E
360.86'

N 89°43'47" E 661.62'

661.02'
N 00°51'31" E

302.04'
N 00°46'03" E

N 00°48'46" E
304.02'

ALL WITNESS MONUMENTS SET
50.00' FROM PROPERTY CORNERS

SW COR. NE 1/4
NE 1/4 SEC. 11

N 89°54'03" E 661.35'

N 89°54'03" E

661.35'

LOT 2

263.53'
N 00°46'03" E

N 00°48'46" E
263.54'

1

N 00°22'42" E
160.80'

N 89°54'03" E 661.14'

1322.04'
N 00°51'31" E

1062.52'
N 00°46'03" E

SE 1/4 NE 1/4

SW COR. SE 1/4
NE 1/4 SEC. 11

N 89°43'31" E 1320.66'

E 1/4 COR. SEC. 11
1/2" yellow plastic
cap rebar, #6808

CENTER
3/4" yellow plastic
cap pipe, #12971

N 89°43'31" E
1320.66'