



Document 2022 1578

Book 2022 Page 1578 Type 06 044 Pages 16

Date 5/27/2022 Time 10:04:57AM

Rec Amt \$82.00 Aud Amt \$5.00

INDX
ANNO
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Type of Document

RAVEN'S RIDGE SUBDIVISION

PREPARER INFORMATION:

Zoning Office for Quenten & Amber Meyer 515-975-7158

Contact: Mark Smith, attorney for Quenten Meyer, 515-462-3731

TAXPAYER INFORMATION:

Quality Assurance Trust

635 SE Booth Ave

Winterset, IA 50263

RETURN DOCUMENT TO:

Quality Assurance Trust

635 SE Booth Ave

Winterset, IA 50263

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
RAVEN'S RIDGE SUBDIVISION**


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 Raven's Ridge Subdivision; and, that the real estate comprising said plat is described as follows:

The Southwest Quarter (¼) of the Southwest Quarter (¼) of Section One (1), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located therein, containing 11.775 acres, as shown in Plat of Survey filed in Book 2004, Page 1668 on April 16, 2004, in the Office of the Recorder of Madison County, Iowa.

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

- 1) Dedication of Plat of Raven's Subdivision ;
- 2) Consent of Mortgagee, Earlham Savings Bank;
- 3) Attorney's Opinion;
- 4) Certificate of Treasurer;
- 5) Auditor's Approval;
- 6) Ground Water Statement;
- 7) Agreement with County Engineer;
- 8) Madison County Soil and Water Conservation District Land Disturbing Activity Affidavit;
- 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.


Dated this 5th day of May, 2022



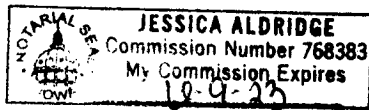
C.J. Nicholl

STATE OF IOWA, MADISON COUNTY, ss:

This instrument was acknowledged before me on this 5 day of May, 2022, by C.J. Nicholl.



Notary Public in and for the State of Iowa



**DEDICATION OF PLAT
OF
RAVEN'S RIDGE SUBDIVISION**

KNOW ALL MEN BY THESE PRESENT:

That Quenten T. Meyer and Amber F. Meyer, as Co-Trustees of Quality Assurance Trust under Trust Agreement dated December 21, 2015, does hereby certify that they are the sole owners and proprietors of the following-described real estate:

The Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located therein, containing 11.775 acres, as shown in Plat of Survey filed in Book 2004, Page 1668 on April 16, 2004, in the Office of the Recorder of Madison County, Iowa.

That the subdivision of the above described real estate, as shown by the Final Plat of Raven's Ridge is with the free consent and in accordance with the owners' desires as owners of said real estate.

Dated this 9 day of November, 2021.

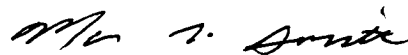
QUALITY ASSURANCE TRUST

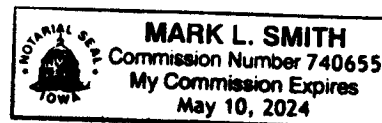
By 
Quenten T. Meyer, Co-Trustee

By 
Amber F. Meyer, Co-Trustee

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 9th day of November, 2021, by Quenten T. Meyer and Amber F. Meyer, Co-Trustees of Quality Assurance Trust.


Notary Public in and for said State of Iowa



**CONSENT TO PLATTING
BY RAVEN'S RIDGE**

Earlham Savings Bank does consent to the platting and subdivision of the following-described real estate:

The Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located therein, containing 11.775 acres, as shown in Plat of Survey filed in Book 2004, Page 1668 on April 16, 2004, in the Office of the Recorder of Madison County, Iowa,

in accordance with the ordinances of Madison County, Iowa, and the laws of the State of Iowa.

The undersigned holds the following mortgages on the above real estate:

1. Entry No. 29 shows a Purchase Money Mortgage from Quenten T. Meyer and Amber F. Meyer, as Co-Trustees of Quality Assurance Trust under Trust Agreement dated December 21, 2015, to Earlham Savings Bank, dated and filed April 15, 2016, in Book 2016, Page 942 of the Recorder's Office of Madison County, Iowa, to secure credit in an amount up to \$600,000. This Mortgage is a first lien against the real estate under examination.

2. Entry No. 37 shows a Construction Mortgage from Quenten T. Meyer and Amber F. Meyer, as Co-Trustees of Quality Assurance Trust under Trust Agreement dated December 21, 2015, to Earlham Savings Bank, dated and filed October 25, 2021, in Book 2021, Page 4432 of the Recorder's Office of Madison County, Iowa, to secure credit in an amount up to \$1,100,000. This Mortgage is a second lien against the real estate under examination.

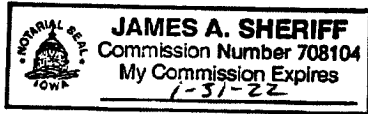
Dated this 10th day of November, 2021.

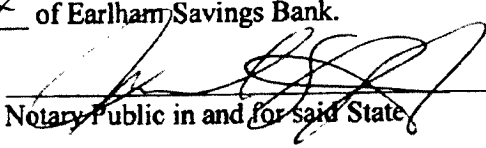
EARLHAM SAVING BANK

By 

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 10th day of November, 2021,
by Nash B Hunter, as Vice President of Earham Savings Bank.




Notary Public in and for said State

**ATTORNEY'S OPINION FOR FINAL PLAT
RAVEN'S RIDGE 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 November 3, 2021, 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, Raven's Ridge Subdivision, Madison County, Iowa.

**The Southwest Quarter (¼) of the Southwest Quarter (¼) of Section One (1),
Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th
P.M., Madison County, Iowa, EXCEPT Parcel "A" located therein,
containing 11.775 acres, as shown in Plat of Survey filed in Book 2004, Page
1668 on April 16, 2004, in the Office of the Recorder of Madison County,
Iowa.**

In my opinion, merchantable title to the above-described property is in the name of the Quenten T. Meyer and Amber F. Meyer, as Co-Trustees of Quality Assurance Trust under Trust Agreement dated December 21, 2015, free and clear of all liens and encumbrances, except:

1. Entry No. 29 shows a Purchase Money Mortgage from Quenten T. Meyer and Amber F. Meyer, as Co-Trustees of Quality Assurance Trust under Trust Agreement dated December 21, 2015, to Earlham Savings Bank, dated and filed April 15, 2016, in Book 2016, Page 942 of the Recorder's Office of Madison County, Iowa, to secure credit in an amount up to \$600,000. This Mortgage is a first lien against the real estate under examination.

2. Entry No. 37 shows a Construction Mortgage from Quenten T. Meyer and Amber F. Meyer, as Co-Trustees of Quality Assurance Trust under Trust Agreement dated December 21, 2015, to Earlham Savings Bank, dated and filed October 25, 2021, in Book 2021, Page 4432 of the Recorder's Office of Madison County, Iowa, to secure credit in an amount up to \$1,100,000.

This Mortgage is a second lien against the real estate under examination.


3. The following Easements are shown of record:

- a. Entry No. 10 shows a Limited Easement granted to Southern Iowa Rural Water Association, its successors and assigns, dated January 5, 2001, and filed February 23, 2001, in Book 2001, Page 610 of the Recorder's Office of Madison County, Iowa, for a waterline and all necessary appurtenances thereto.
- b. Entry No. 36 shows a Wastewater User Agreement between Quality Assurance Trust, by Quenten T. Meyer and Amber F. Meyer, Co-Trustees, to Southern Iowa Rural Water Association, its successors and assigns, dated December 21, 2016, and filed December 28, 2016, in Book 2016, Page 4006 of the Recorder's Office of Madison County, Iowa. This Water User Agreement also includes an easement for Southern Iowa Rural Water Association for a waterline and all necessary appurtenances thereto, and all terms for the furnishment of water are included in this Agreement.

You should familiarize yourself with these Easements as they may to some extent limit the use of the real estate under examination.

Respectfully Submitted,

JORDAN, OLIVER, WALTERS & SMITH, P.C.

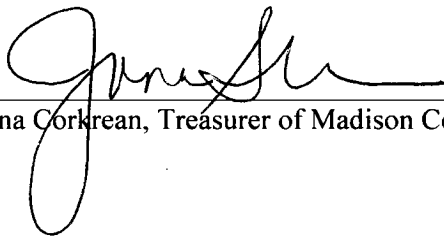
By 
Mark L. Smith, Title Guaranty No. 10074

**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 Southwest Quarter (¼) of the Southwest Quarter (¼) of Section One (1), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located therein, containing 11.775 acres, as shown in Plat of Survey filed in Book 2004, Page 1668 on April 16, 2004, in the Office of the Recorder of Madison County, Iowa.

DATED at Winterset, Iowa, this 12 day of Nov, 2021.



Jana Corkrean, Treasurer of Madison County, Iowa

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

RAVEN'S RIDGE SUBDIVISION

For property located at:

The Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located therein, containing 11.775 acres, as shown in Plat of Survey filed in Book 2004, Page 1668 on April 16, 2004, in the Office of the Recorder of Madison County, Iowa.

And owned by: Quentin T. Meyer and Amber F. Meyer, as Co-Trustees of Quality Assurance Trust under Trust Agreement dated December 21, 2015

Has been approved on the 10th day of November, 2021.

Auditor, Madison County, Iowa.

By Shelley D. Kaster
Shelley D. Kaster, Auditor

AGREEMENT

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

NOW THEREFORE IT IS AGREED AS FOLLOWS:


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

The Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located therein, containing 11.775 acres, as shown in Plat of Survey filed in Book 2004, Page 1668 on April 16, 2004, in the Office of the Recorder of Madison County, Iowa.

hereby agree that all private roads located within Raven's Ridge 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: Nov 9th, 2021

PROPRIETORS OF RAVEN'S RIDGE


Quenten T. Meyer


Todd Hagan, Madison County Engineer


Amber F. Meyer

RECEIVED

NOV 10 2021

COUNTY ENGINEER
MADISON COUNTY, IOWA

**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, Quenten T. Meyer and Amber F. Meyer, 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:

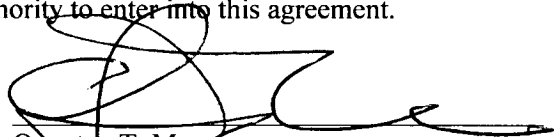
The Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located therein, containing 11.775 acres, as shown in Plat of Survey filed in Book 2004, Page 1668 on April 16, 2004, in the Office of the Recorder of Madison County, Iowa.

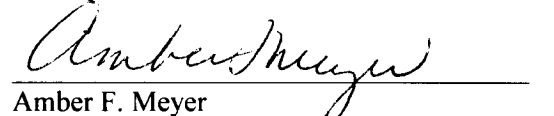
As owner or occupant of the land described above, we are aware that we must establish and maintain soil conservation practices as necessary to meet the soil loss limits established by the Madison County Soil and Water Conservation District, pursuant to sections 161A.43, and 161A.44, Code of Iowa.

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.

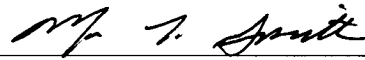
We assume responsibility for all land disturbing activities conducted on this property by us or other people entities we represent. This authority covers only the land and land disturbing activity described above.

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

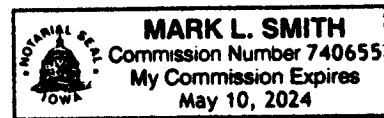

Quenten T. Meyer


Amber F. Meyer

Subscribed and sworn to before me by Quenten T. Meyer and Amber F. Meyer on this 9th day of November, 2021.



Notary Public in and for the State of Iowa



ZO-RESOLUTION-03-08-22A
APPROVING FINAL PLAT
RAVEN'S RIDGE SUBDIVISION
MADISON COUNTY, IOWA

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 Raven's Ridge Subdivision; and

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

The Southwest Quarter (¼) of the southwest Quarter (¼) of Section one (1), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located therein, containing 11.775 acres, as shown in Plat of Survey filed in Book 2004, Page 1668 on April 16, 2004, in the Office of the Recorder of 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, Quenten T. Meyer and Amber F. Meyer, Co-Trustees of Quality Assurance Trust under Trust Agreement dated December 21, 2015.

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 for Mortgages, and the Mortgagees have consented, 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 Raven's Ridge Subdivision should be approved by the Board of Supervisors, Madison County, Iowa.

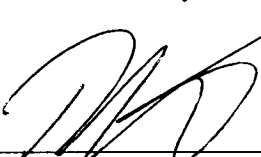
NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors, Madison County, Iowa:

1. That said plat, known as Raven's Ridge Subdivision, prepared in connection with said plat and subdivision is hereby approved.

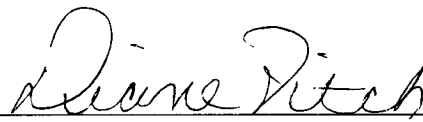
2. The Zoning Administrator of Madison County, Iowa, is hereby directed to certiff this resolution which shall be affixed to said plat to the County Recorder of Madison County, Iowa, and attend to the filing and recording of the plat, papers and documents which should be filed and recorded in connection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

DATED at Winterset, Iowa this 8 day of MARCH 2022.

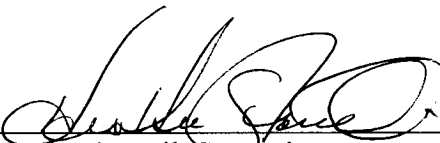
Madison County Board of Supervisors



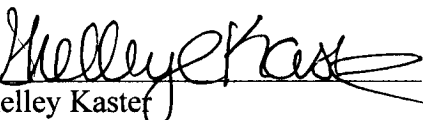
Phil Clifton, Chairman Aye Nay



Diane Fitch, Supervisor Aye Nay



Heather Stancil, Supervisor Aye Nay

Attest: 
Shelley Kaster
Madison County Auditor

INDEX LEGEND

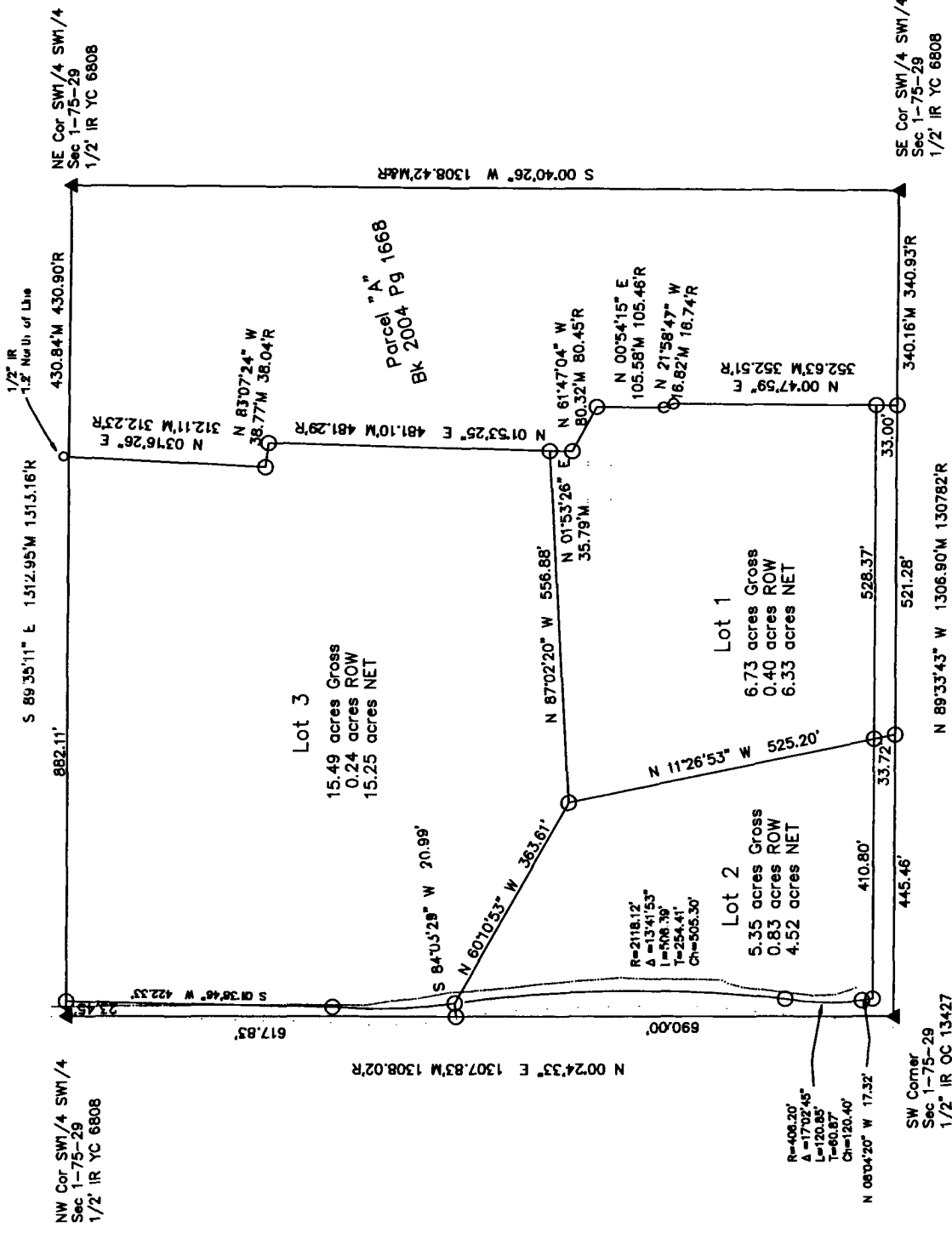
COUNTY: Madison
 SITE ADDRESS: 1511 235th Trail
 CITY: Winterset
 PARCEL DESIGNATION: N/A
 SECTION: 1 TOWNSHIP: 75 RANGE: 29
 ALIQUOT PART: SW1/4 SW1/4
 PROPRIETOR: Quality Assurance Trust
 REQUESTED BY: Quenten Meyer
 SURVEYOR NAME: Vincent E. Piagentini

Final Plat
Raven's Ridge

Legal Description

The Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located therein, containing 11.775 acres, as shown in Plat of Survey filed in Book 2004, Page 1668 on April 16, 2004, in the Office of the Recorder of Madison County, Iowa.

SPACE ABOVE FOR USE BY RECORDER OFFICE



OWNER / DEVELOPER
 Quality Assurance Trust
 C/O Quenten T. & Amber F. Meyer
 3505 129th St
 Urbandale, Iowa 50323

- Notes
1. Building setbacks to be 50 feet front and rear yard and 25 feet side yard.
 2. Sewer to be individual septic tank and laterals.
 3. Water to be rural water.
 4. Power to be Midamerican Energy.
 5. Property is zoned residential.
 6. Any new driveway entrances shall have a 24 foot minimum width.

DATE OF SURVEY FIELDWORK: 8/15/21	DRAWING DATE: 10/1/21	DRAFTER: VP	PROJECT NO: 31329
<p>I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.</p> <p><i>Vincent E. Piagentini</i> 5/16/22 VINCENT E. PIAGENTINI IOWA LIC. NO. 15982 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022. ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)</p>			
<p>RECORDED DISTANCE MEASURED DISTANCE CALCULATED DISTANCE FOUND 1/2" IR YC 6808 UNLESS NOTED</p>		<p>POB POC YC OC RC IR IP</p>	
<p>SYMBOLS</p>		<p>LEGEND:</p>	

ABACI CONSULTING, INC.
 CIVIL ENGINEERING - LAND SURVEYING
 3000 SE Grimes Blvd., Ste 800, GRIMES, IOWA 50111, PH. (515)986-5048

Basis of Bearing is Iowa State Plane
 Coordinate System South Zone

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 Book 2022 Page 1578 Type 06 044 Pages 16
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 ANNO
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LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA