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INDX  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

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Type of Document

## Paradise Ridge Subdivision

**PREPARER INFORMATION:**

Zoning Office for David & Carmella Heckard,

Contact: Mark Smith, attorney for David & Carmella Heckard, 515-462-3731

**TAXPAYER INFORMATION:**

David & Carmella Heckard

1685 Upland Trail

Prole, IA 50229

**RETURN DOCUMENT TO:**

David & Carmella Heckard

1685 Upland Trail

Prole, IA 50229

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  
PARADISE RIDGE SUBDIVISION**

I, Ryan Hobart, Zoning Administrator of the 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 Paradise Ridge Subdivision; and, that the real estate comprising said plat is described as follows:

**All that part of the Northeast Quarter (¼) of the Southwest Quarter (¼) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows to-wit: Beginning at the center of said Section Thirty-two (32), thence South 00°32'33" West along the East line of the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Thirty-two (32), a distance of 1167.77 feet; thence North 87°53'15" West, a distance of 860.93 feet; thence North 52°38'22" West, a distance of 563.34 feet to the West line of the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Thirty-two (32); thence North 00°24'57" East along said line, a distance of 650.73 feet to the Northwest corner of the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Thirty-two (32); thence North 83°46'22" East along the North line of the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Thirty-two (32), a distance of 1322.25 feet to the point of beginning, containing 30.60 acres, more or less, and subject to a public road way easement, over and along the North 33.00 feet thereof, and containing 1.00 acres, more or less, and subject to any other easement or restrictions of record.**

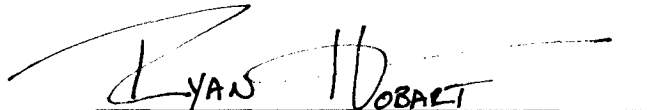
I do further certify that attached hereto are true and correct copies of the following documents that have been submitted in connection with said plat.

- 1) Dedication of Plat of Paradise Ridge Subdivision;
- 2) Attorney's Opinion;
- 3) Certificate of Treasurer;
- 4) Auditor's Approval;
- 5) Ground Water Statement;
- 6) Agreement with County Engineer;

- 7) Covenants;
- 8) Land Disturbing Activity;
- 9) Resolution of Board of Supervisors;
- 10) Fence Affidavit;

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


Dated this 28 day of OCTOBER, 2022.

  
\_\_\_\_\_  
Ryan Hobart, Zoning Administrator

STATE OF IOWA, MADISON COUNTY, ss:

On this 28<sup>th</sup> day of October, 2022, before me, the undersigned, a Notary Public in and for the said State, personally appeared, Ryan Hobart, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.



  
\_\_\_\_\_  
Notary Public in and for the State of Iowa

**DEDICATION OF PLAT  
OF  
PARADISE RIDGE SUBDIVISION**

**KNOW ALL MEN BY THESE PRESENT:**

That David A. Heckard and Carmella K. Heckard, does hereby certify that they are the sole owners and proprietors of the following-described real estate:

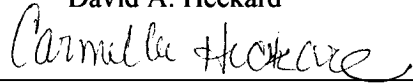
**All that part of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows to-wit: Beginning at the center of said Section Thirty-two (32), thence South 00°32'33" West along the East line of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirty-two (32), a distance of 1167.77 feet; thence North 87°53'15" West, a distance of 860.93 feet; thence North 52°38'22" West, a distance of 563.34 feet to the West line of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirty-two (32); thence North 00°24'57" East along said line, a distance of 650.73 feet to the Northwest corner of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirty-two (32); thence North 83°46'22" East along the North line of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirty-two (32), a distance of 1322.25 feet to the point of beginning, containing 30.60 acres, more or less, and subject to a public road way easement, over and along the North 33.00 feet thereof, and containing 1.00 acres, more or less, and subject to any other easement or restrictions of record.**

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

Dated this 10<sup>th</sup> day of October, 2022.



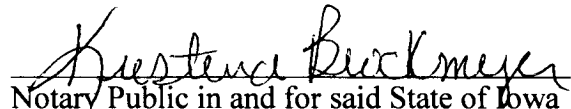
David A. Heckard



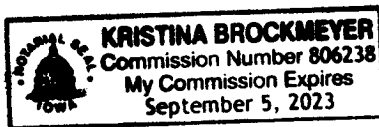
Carmella K. Heckard

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 10<sup>th</sup> day of October, 2022, by David A. Heckard and Carmella K. Heckard.



Notary Public in and for said State of Iowa



**ATTORNEY'S OPINION FOR FINAL PLAT  
PARADISE 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 September 26, 2022, 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, Paradise Ridge Subdivision, Madison County, Iowa.

**All that part of the Northeast Quarter (¼) of the Southwest Quarter (¼) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows to-wit: Beginning at the center of said Section Thirty-two (32), thence South 00°32'33" West along the East line of the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Thirty-two (32), a distance of 1167.77 feet; thence North 87°53'15" West, a distance of 860.93 feet; thence North 52°38'22" West, a distance of 563.34 feet to the West line of the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Thirty-two (32); thence North 00°24'57" East along said line, a distance of 650.73 feet to the Northwest corner of the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Thirty-two (32); thence North 83°46'22" East along the North line of the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Thirty-two (32), a distance of 1322.25 feet to the point of beginning, containing 30.60 acres, more or less, and subject to a public road way easement, over and along the North 33.00 feet thereof, and containing 1.00 acres, more or less, and subject to any other easement or restrictions of record.**

In my opinion, merchantable title to the above-described property is in the name of the David A. Heckard and Carmella K. Heckard, 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. 142 shows an Easement in favor of Standard Oil Company, dated May 19, 1941, filed May 26, 1941, in Deed Rec. 75, Page 467, in the Recorder's Office of Madison County, Iowa, for the purposes of constructing, operating, and maintaining a pipeline for the transportation of oil, gas, gasoline, or other petroleum products and also for the purposes of

constructing, operating, and maintaining telegraph and telephone lines on, over, and through certain real estate which includes the real estate under examination.

Entry No. 166 shows an Assignment of the Easement at Entry No. 142 from Standard Oil Company to The American Oil Company, dated December 31, 1960, filed March 3, 1961, in Deed Rec. 91, Page 249, in the Recorder's Office of Madison County, Iowa. Entry No. 213 shows a Certified Copy of Resolution changing the name from American Oil Company to Amoco Oil Company. Entry No. 217 shows a Notification of Name Change changing the name from Amoco Oil Company to BP Pipelines Inc. Entry No. 221 shows an Assignment and Conveyance of the Easement at Entry No. 142 from BP Products North America, Inc. to Buckeye Pipeline Transportation LLC, filed August 16, 2011, in Book 2011, Page 2173, in the Recorder's Office of Madison County, Iowa.

Respectfully submitted,

JORDAN, OLIVER & WALTERS, P.C.

A handwritten signature in black ink, appearing to read "M. L. Smith".

Mark L. Smith, Title Guaranty No. 10074

# CERTIFICATE OF THE COUNTY TREASURER OF MADISON COUNTY, IOWA

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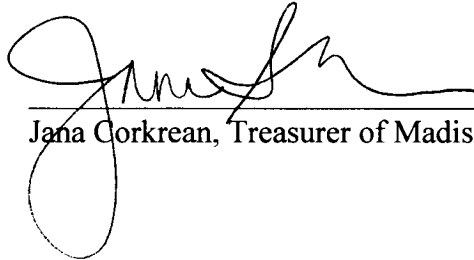
I, Jana Corkrean, do hereby certify that I am the duly elected and acting Treasurer of Madison County, Iowa; that I have examined the records in my office, and that there are no unpaid taxes forming a lien against the following-described real estate, to-wit:

## PARADISE RIDGE SUBDIVISION

**All that part of the Northeast Quarter (¼) of the Southwest Quarter (¼) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows to-wit: Beginning at the center of said Section Thirty-two (32), thence South 00°32'33" West along the East line of the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Thirty-two (32), a distance of 1167.77 feet; thence North 87°53'15" West, a distance of 860.93 feet; thence North 52°38'22" West, a distance of 563.34 feet to the West line of the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Thirty-two (32); thence North 00°24'57" East along said line, a distance of 650.73 feet to the Northwest corner of the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Thirty-two (32); thence North 83°46'22" East along the North line of the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Thirty-two (32), a distance of 1322.25 feet to the point of beginning, containing 30.60 acres, more or less, and subject to a public road way easement, over and along the North 33.00 feet thereof, and containing 1.00 acres, more or less, and subject to any other easement or restrictions of record.**

Owned by: David A. Heckard and Carmella K. Heckard.

DATED at Winterset, Iowa, this 19 day of Oct, 2022.



\_\_\_\_\_  
Jana Corkrean, Treasurer of Madison County, Iowa

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

PARADISE RIDGE SUBDIVISION

For property located at:

**All that part of the Northeast Quarter (¼) of the Southwest Quarter (¼) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows to-wit: Beginning at the center of said Section Thirty-two (32), thence South 00°32'33" West along the East line of the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Thirty-two (32), a distance of 1167.77 feet; thence North 87°53'15" West, a distance of 860.93 feet; thence North 52°38'22" West, a distance of 563.34 feet to the West line of the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Thirty-two (32); thence North 00°24'57" East along said line, a distance of 650.73 feet to the Northwest corner of the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Thirty-two (32); thence North 83°46'22" East along the North line of the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Thirty-two (32), a distance of 1322.25 feet to the point of beginning, containing 30.60 acres, more or less, and subject to a public road way easement, over and along the North 33.00 feet thereof, and containing 1.00 acres, more or less, and subject to any other easement or restrictions of record.**

And owned by: David A. Heckard and Carmella K. Heckard

Has been approved on the 18<sup>th</sup> day of October, 2022.

Auditor, Madison County, Iowa.

By Shelley D. Kaster  
Shelley D. Kaster, Auditor



**COVENANTS APPLICABLE  
TO "LOT ONE (1)" OF PARADISE RIDGE SUBDIVISION,  
MADISON COUNTY, IOWA**

That David A. Heckard and Carmella K. Heckard, husband and wife, are now the fee simple owners and record titleholders of the following-described real estate, to-wit:

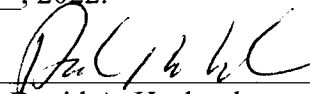
**Lot One (1) of Paradise Ridge Subdivision in the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 32, Township 77 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa.**

Said owners do hereby impose and subject said real estate to certain regulations, covenants, restrictions and easements as to the use and occupancy thereof, as follows:

- 1) No hog confinement, nursery or finishing structure, of any kind shall be erected on the above-described real property.
- 2) No livestock production of any kind whatsoever shall be allowed on the premises, unless approved by David A. Heckard and Carmella K. Heckard, or their successors in interest to the property they own adjacent to the real estate listed herein.
- 3) No trailer, basement, tent, shack, garage or outbuilding on the tract shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.
- 4) The titleholder of the land, vacant or improved, shall keep his parcel or parcels free of weeds, junk, non-working cars and trucks, equipment, machinery and debris, and shall not engage in any activity which is a nuisance.
- 5) ATV'S or UTV'S shall not be used on the land unless used for work purposes. No ATV, UTV, or Off-road Motorcycle tracks are allowed on the property.

- 6) Handgun shooting or target shooting shall not be allowed at any time.
- 7) No automotive, boat or other mechanical repair work may be performed on said land and all hobby type activity of a similar nature shall be confined to the interior of buildings on said land. No bulky or unsightly piece of machinery shall be kept on said land at any time
- 8) If any party shall violate or attempt to violate any of the covenants, conditions or restrictions contained herein, it shall be lawful for any owner of any neighboring lot or lots to institute proceedings in law or in equity against the person or persons violating or attempting to violate any such covenants, conditions or restrictions, and to prevent or enjoin him, her or them from so doing or recover damages for such violation.
- 9) Invalidation of any one of these covenants by judgment or court order shall not affect any of the other provisions which shall remain in full force and effect.
- 10) These covenants are to run with the land and shall be binding on all parties and persons claiming through or under them for a period of 21 years and may be extended for successive 21 periods under applicable Iowa law

Dated this 10 day of October, 2022.



\_\_\_\_\_  
David A. Heckard

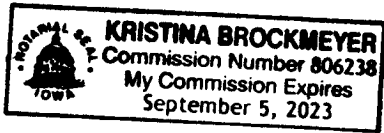


\_\_\_\_\_  
Carmella K. Heckard

STATE OF IOWA :  
 :SS  
MADISON COUNTY :

This instrument was acknowledged before me on this 10<sup>th</sup> day of October,  
2022 by David A. Heckard and Carmella K. Heckard.

Kristina Brockmeyer  
Notary Public in and for the State of Iowa



**AGREEMENT**

This Agreement made and entered into, by and between, the proprietors of Paradise Ridge Subdivision and Mike Hackett, Madison County Engineer.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

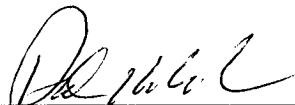
1. The proprietors of Paradise Ridge Subdivision, a Plat of the following described real estate:


**All that part of the Northeast Quarter (¼) of the Southwest Quarter (¼) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows to-wit: Beginning at the center of said Section Thirty-two (32), thence South 00°32'33" West along the East line of the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Thirty-two (32), a distance of 1167.77 feet; thence North 87°53'15" West, a distance of 860.93 feet; thence North 52°38'22" West, a distance of 563.34 feet to the West line of the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Thirty-two (32); thence North 00°24'57" East along said line, a distance of 650.73 feet to the Northwest corner of the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Thirty-two (32); thence North 83°46'22" East along the North line of the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Thirty-two (32), a distance of 1322.25 feet to the point of beginning, containing 30.60 acres, more or less, and subject to a public road way easement, over and along the North 33.00 feet thereof, and containing 1.00 acres, more or less, and subject to any other easement or restrictions of record.**

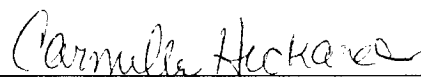
hereby agree that all private roads located within Paradise Ridge Subdivision are private roads and are not being dedicated to Madison County, Iowa. Said proprietors consent and agree that such roads shall not be maintained in any manner by Madison County, Iowa, or the Madison County Engineer's Department.

Date: OCTOBER 25, 2022.

PROPRIETORS OF PARADISE RIDGE

  
\_\_\_\_\_  
David A. Heckard

  
\_\_\_\_\_  
Mike Hackett, Madison County Engineer

  
\_\_\_\_\_  
Carmella K. Heckard

**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, David A. Heckard and Carmella K. Heckard, 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 that part of the Northeast Quarter (¼) of the Southwest Quarter (¼) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows to-wit: Beginning at the center of said Section Thirty-two (32), thence South 00°32'33" West along the East line of the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Thirty-two (32), a distance of 1167.77 feet; thence North 87°53'15" West, a distance of 860.93 feet; thence North 52°38'22" West, a distance of 563.34 feet to the West line of the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Thirty-two (32); thence North 00°24'57" East along said line, a distance of 650.73 feet to the Northwest corner of the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Thirty-two (32); thence North 83°46'22" East along the North line of the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Thirty-two (32), a distance of 1322.25 feet to the point of beginning, containing 30.60 acres, more or less, and subject to a public road way easement, over and along the North 33.00 feet thereof, and containing 1.00 acres, more or less, and subject to any other easement or restrictions of record.**

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.

*David A. Heckard*

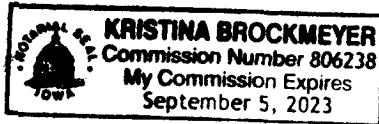
David A. Heckard

*Carmella Heckard*

Carmella K. Heckard

Subscribed and sworn to before me by David A. Heckard and Carmella K. Heckard on this 10<sup>th</sup> day of October, 2022.

*Kristina Brockmeyer*  
Notary Public in and for the State of Iowa



**ZO – Resolution 11-08-22A**  
**RESOLUTION APPROVING FINAL PLAT**  
**OF PARADISE 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 Paradise Ridge Subdivision; and

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

**All that part of the Northeast Quarter (¼) of the Southwest Quarter (¼) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows to-wit: Beginning at the center of said Section Thirty-two (32), thence South 00°32'33" West along the East line of the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Thirty-two (32), a distance of 1167.77 feet; thence North 87°53'15" West, a distance of 860.93 feet; thence North 52°38'22" West, a distance of 563.34 feet to the West line of the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Thirty-two (32); thence North 00°24'57" East along said line, a distance of 650.73 feet to the Northwest corner of the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Thirty-two (32); thence North 83°46'22" East along the North line of the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Thirty-two (32), a distance of 1322.25 feet to the point of beginning, containing 30.60 acres, more or less, and subject to a public road way easement, over and along the North 33.00 feet thereof, and containing 1.00 acres, more or less, and subject to any other easement or restrictions of record.**

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, David A. Heckard and Carmella K. Heckard.

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 Paradise Ridge Subdivision should be approved by the Board of Supervisors, Madison County, Iowa.

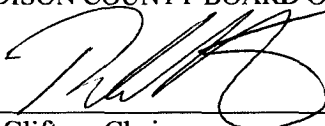
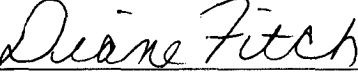
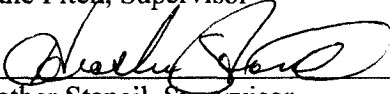
NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors, Madison County, Iowa:

1. That said plat, known as Paradise 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 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 8<sup>th</sup> day of November, 2022.

MADISON COUNTY BOARD OF SUPERVISORS

By <u></u> Phil Clifton, Chairman	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> Nay
By <u></u> Diane Fitch, Supervisor	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> Nay
By <u></u> Heather Stancil, Supervisor	<input checked="" type="checkbox"/> Aye	<input type="checkbox"/> Nay

ATTEST:

  
Shelley D. Kaster, Madison County Auditor



Prepared by: Mark L. Smith, PO BOX 230, Winterset, IA 50273 515/462-3731  
Return to: Mark L. Smith, PO BOX 230, Winterset, IA 50273 515/462-3731

---

**AFFIDAVIT**

**STATE OF IOWA** :  
: ss  
**MADISON COUNTY** :

We, David A. Heckard and Carmella K. Heckard, first being duly sworn on oath state that this Affidavit concerns the chain of title to the following described real estate:

**All that part of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows to-wit: Beginning at the center of said Section Thirty-two (32), thence South 00°32'33" West along the East line of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirty-two (32), a distance of 1167.77 feet; thence North 87°53'15" West, a distance of 860.93 feet; thence North 52°38'22" West, a distance of 563.34 feet to the West line of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirty-two (32); thence North 00°24'57" East along said line, a distance of 650.73 feet to the Northwest corner of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirty-two (32); thence North 83°46'22" East along the North line of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirty-two (32), a distance of 1322.25 feet to the point of beginning, containing 30.60 acres, more or less, and subject to a public road way easement, over and along the North 33.00 feet thereof, and containing 1.00 acres, more or less, and subject to any other easement or restrictions of record.**

We further state that there is a lawful fence surrounding the boundary lines of the above described real estate.

*David A. Heckard*

David A. Heckard

*Carmella K. Heckard*

Carmella K. Heckard

Subscribed and sworn to before me on this 10<sup>th</sup> day of October,  
2022.

*Kristina Brockmeyer*

Notary Public in and for the State of Iowa



\* AREA ABOVE FOR RECORDATION ONLY \*

# PARADISE RIDGE

## LEGAL DESCRIPTION:

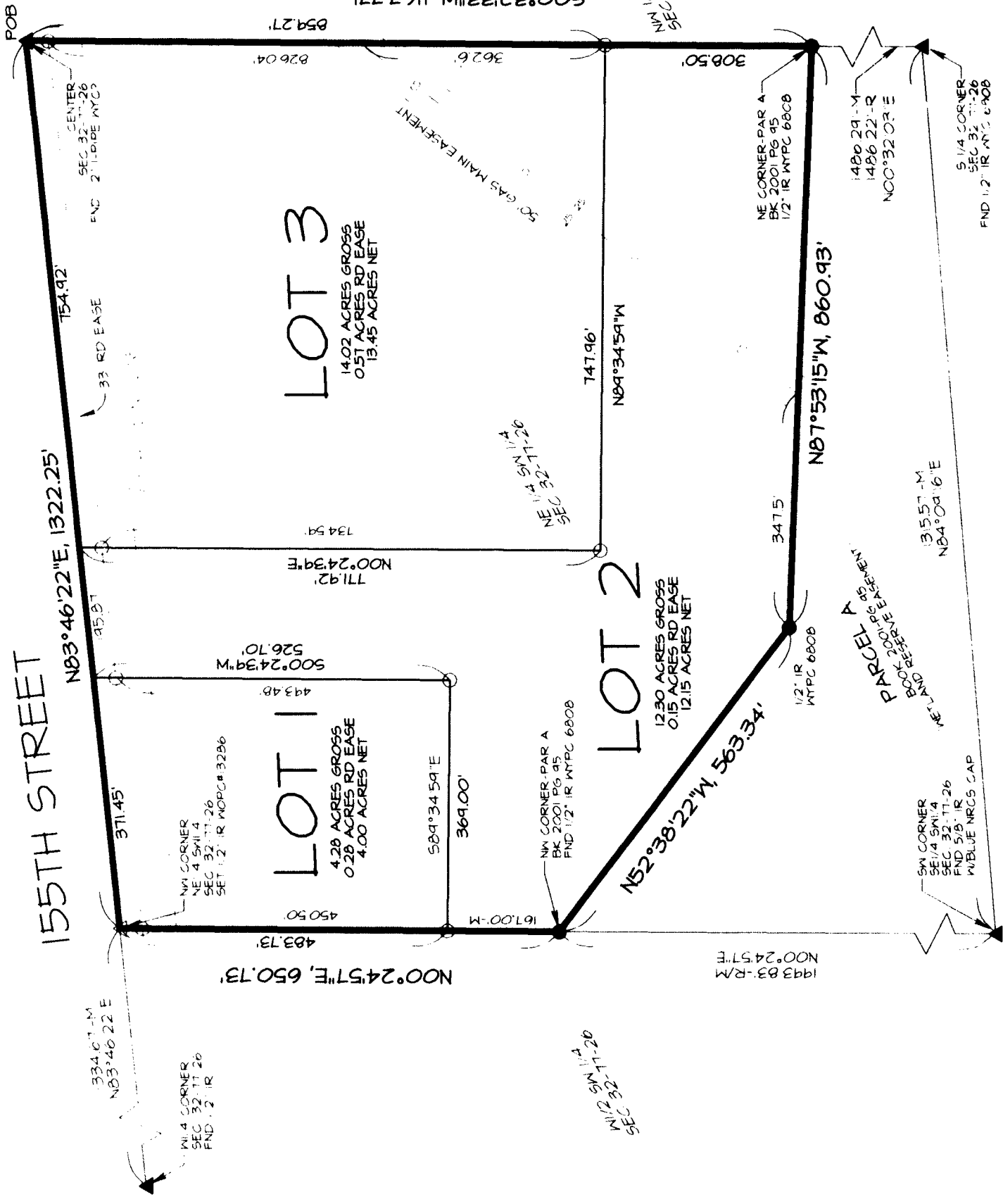
ALL THAT PART OF THE NORTHEAST QUARTER (NE1/4) OF THE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 32, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH PM, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE CENTER OF SAID SECTION 32; THENCE SOUTH 00°32'33" WEST ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 32, A DISTANCE OF 1167.77 FEET; THENCE NORTH 87°53'15" WEST, A DISTANCE OF 860.93 FEET; THENCE NORTH 52°38'22" WEST, A DISTANCE OF 563.34 FEET TO THE WEST LINE OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 32; THENCE NORTH 00°24'57" EAST ALONG SAID LINE, A DISTANCE OF 650.73 FEET TO THE NORTHWEST CORNER OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 32; THENCE NORTH 83°46'22" EAST ALONG THE NORTH LINE OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 32, A DISTANCE OF 1322.25 FEET TO THE POINT OF BEGINNING, CONTAINING 30.60 ACRES, MORE OR LESS, AND SUBJECT TO A PUBLIC ROAD WAY EASEMENT, OVER AND ALONG THE NORTH 33.00 FEET THEREOF, AND CONTAINING 1.00 ACRES, MORE OR LESS, AND SUBJECT TO ANY OTHER EASEMENT OR RESTRICTIONS OF RECORD.

## OWNER:

DAVID A & CARMELLA K HECKARD  
 1685 UPLAND TRAIL  
 PROLE, IA 50229 PH: 515-490-7625

## BULK REGULATIONS: AG-ZONING

50' MIN SETBACK FRONT AND REAR YARD  
 25' MIN SIDYARD SETBACK



LOCATION:	MADISON COUNTY, IOWA SECTION 32, T77N, R26W, NE SW
REQUESTOR:	Heckard, David A & Carmella K 1685 Upland Trail Prole, IA 50229
PROPRIETOR:	Heckard, David A & Carmella K 1685 Upland Trail Prole, IA 50229
SURVEYOR:	GREGORY L ROSS, IA PLS NO. 13286
COMPANY:	ROSS LAND SURVEYING, INC PO BOX 336, JOHNSTON, IA 50131
RETURN TO:	ROSS LAND SURVEYING, INC PO BOX 336, JOHNSTON, IA 50131

FIELD WORK DONE: JULY-AUG 2022  
 BEARINGS=SPCS IA SOUTH ZONE  
 REVISIONS:

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

*Gregory L. Ross*  
 GREGORY L. ROSS, PLS  
 Iowa License No. 13286  
 10/27/22 Date

My license renewal date is December 31, 2022  
 PAGES COVERED: 1

INDEX LEGEND

- FOUND CORNER
- SET 1/2" IR with orange plastic cap #13286
- CALCULATED CORNER ONLY
- ✕ CUT "X"
- ▲ SECTION CORNER
- ▲ IR/GP IRON PIPE/GAS PIPE
- ▲ IR IRON ROD
- M MEASURED DISTANCE
- R RECORDED DISTANCE
- M(Y)PC (#) WITH [COLOR ABBREVIATION] PLASTIC CAP [SURVEYOR LICENSE NUMBER]

GRAPHIC SCALE 1" = 200'

0 200'

JOB NO. 8033-SUB 22

**PARADISE RIDGE**

SECTION 32  
 TOWNSHIP 77 NORTH  
 RANGE 26 WEST  
 MADISON COUNTY  
 IOWA