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DOV# 197

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Type of Document

Parker Acres Subdivision

PREPARER INFORMATION:

Zoning Office for Vicki Martin, Executor of the Jay Wildin Estate
Contact: Mark Smith, attorney for Vicki Martin, Executor of the Jay Wildin Estate
515-462-3731

TAXPAYER INFORMATION:

Vicki Martin
1823 State Hwy 92
Winterset, IA 50273

RETURN DOCUMENT TO:

Vicki Martin
1823 State Hwy 92
Winterset, IA 50273

Or

Jordan, Oliver, Walters & Smith, P.C.
C/O Mark Smith
101 W. Jefferson St.
Winterset, IA 50273

GRANTOR:

GRANTEE:

**PLAT AND CERTIFICATE
FOR
PARKER ACRES SUBDIVISION**

I, Ryan Hobart, 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 Parker Acres Subdivision; and, that the real estate comprising said plat is described as follows:

A tract of land in the Northwest Quarter (1/4) and the Southwest Quarter (1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particular described as follows: Beginning at a 1" diameter aluminum survey monument, said monument being the Northeast corner of said Northwest Quarter (1/4), thence S00°11'46"W along the East line of said Northwest Quarter (1/4), a distance of 2639.24 feet to an iron rod with yellow identification cap #6808, said monument being the Southeast corner of said Northwest Quarter (1/4); thence S00°21'49"W along the East line of said Southwest Quarter (1/4), a distance of 66.01 feet to a 1/2" iron rod; thence N88°59'25"W, a distance of 816.49 feet to an iron rod with yellow identification cap #6808, said monument being the Southeast corner of Parcel "E" as recorded in Book 2014, Page 957 of the Madison County Recorder, thence N00°17'21"E along the East line of said Parcel "E", a distance of 268.55 feet to an iron rod with yellow identification cap #6808, said monument being the Northeast corner of said Parcel "E", thence S89°52'36"W along the north line of said Parcel "E", a distance of 115.05 feet to a 1/2" iron rod, said monument being a Southeasterly corner of the parcel described in the Plat of Survey recorded in Book 1, Page 197 of the Madison County Recorder, thence N00°26'38"E along the East line of said Parcel described in Book 1, Page 197, a distance of 2422.00 feet to a mag nail on the North Line of said Northwest Quarter (1/4), said monument being the Northeast corner of said parcel described in Book 1, Page 197; thence N89°57'42"E along the North line of said Northwest Quarter (1/4), a distance of 920.75 feet to the point of beginning, said tract of land containing 56.66 acres.

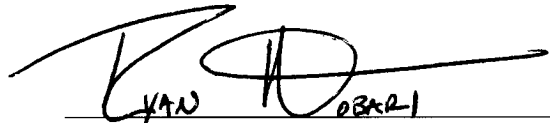
I do further certify that attached hereto are true and correct copies of the following documents that have been submitted in connection with said plat.

- 1) Dedication of Plat of Parker Acres Subdivision;
- 2) Attorney's Opinion;
- 3) Certificate of Treasurer;
- 4) Auditor's Approval;

- 5) Ground Water Statement;
- 6) Agreement with County Engineer;
- 7) Land Disturbing Activity;
- 8) Resolution of Board of Supervisors;
- 9) Fence Affidavit;

all of which are duly certified in accordance with the Madison County Subdivision Ordinances.


Dated this 20th day of JUNE, 2023.



Ryan Hobart, Zoning Administrator

STATE OF IOWA, MADISON COUNTY, ss:

On this 20th day of June, 2023, 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
PARKER ACRES SUBDIVISION**

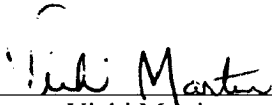
KNOW ALL MEN BY THESE PRESENT:

That Vicki Martin, Executor of the Jay Wildin Estate, does hereby certify that it is the sole owner and proprietor of the following-described real estate:

A tract of land in the Northwest Quarter (1/4) and the Southwest Quarter (1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particular described as follows: Beginning at a 1" diameter aluminum survey monument, said monument being the Northeast corner of said Northwest Quarter (1/4), thence S00°11'46"W along the East line of said Northwest Quarter (1/4), a distance of 2639.24 feet to an iron rod with yellow identification cap #6808, said monument being the Southeast corner of said Northwest Quarter (1/4); thence S00°21'49"W along the East line of said Southwest Quarter (1/4), a distance of 66.01 feet to a 1/2" iron rod; thence N88°59'25"W, a distance of 816.49 feet to an iron rod with yellow identification cap #6808, said monument being the Southeast corner of Parcel "E" as recorded in Book 2014, Page 957 of the Madison County Recorder, thence N00°17'21"E along the East line of said Parcel "E", a distance of 268.55 feet to an iron rod with yellow identification cap #6808, said monument being the Northeast corner of said Parcel "E", thence S89°52'36"W along the north line of said Parcel "E", a distance of 115.05 feet to a 1/2" iron rod, said monument being a Southeasterly corner of the parcel described in the Plat of Survey recorded in Book 1, Page 197 of the Madison County Recorder, thence N00°26'38"E along the East line of said Parcel described in Book 1, Page 197, a distance of 2422.00 feet to a mag nail on the North Line of said Northwest Quarter (1/4), said monument being the Northeast corner of said parcel described in Book 1, Page 197; thence N89°57'42"E along the North line of said Northwest Quarter (1/4), a distance of 920.75 feet to the point of beginning, said tract of land containing 56.66 acres.

That the subdivision of the above described real estate, as shown by the Final Plat of Parker Acres Subdivision is with the free consent and in accordance with the owner's desire as owner of said real estate.

Dated this 13 day of June, 2023.



Vicki Martin

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 13 day of June,
2023, by Vicki Martin.



Kim Leonard
Notary Public in and for said State of Iowa

**ATTORNEY'S OPINION FOR FINAL PLAT
PARKER ACRES SUBDIVISION
MADISON COUNTY, IOWA**

I, Mark L. Smith, an attorney at law licensed to practice under the laws of the State of Iowa, have examined the abstract of title in seven (7) parts, last certified to June 4, 2023, 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, Parker Acres Subdivision, Madison County, Iowa.

A tract of land in the Northwest Quarter (¼) and the Southwest Quarter (¼) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particular described as follows: Beginning at a 1" diameter aluminum survey monument, said monument being the Northeast corner of said Northwest Quarter (¼), thence S00°11'46"W along the East line of said Northwest Quarter (¼), a distance of 2639.24 feet to an iron rod with yellow identification cap #6808, said monument being the Southeast corner of said Northwest Quarter (¼); thence S00°21'49"W along the East line of said Southwest Quarter (¼), a distance of 66.01 feet to a 1/2" iron rod; thence N88°59'25"W, a distance of 816.49 feet to an iron rod with yellow identification cap #6808, said monument being the Southeast corner of Parcel "E" as recorded in Book 2014, Page 957 of the Madison County Recorder, thence N00°17'21"E along the East line of said Parcel "E", a distance of 268.55 feet to an iron rod with yellow identification cap #6808, said monument being the Northeast corner of said Parcel "E", thence S89°52'36"W along the north line of said Parcel "E", a distance of 115.05 feet to a 1/2" iron rod, said monument being a Southeasterly corner of the parcel described in the Plat of Survey recorded in Book 1, Page 197 of the Madison County Recorder, thence N00°26'38"E along the East line of said Parcel described in Book 1, Page 197, a distance of 2422.00 feet to a mag nail on the North Line of said Northwest Quarter (¼), said monument being the Northeast corner of said parcel described in Book 1, Page 197; thence N89°57'42"E along the North line of said Northwest Quarter (¼), a distance of 920.75 feet to the point of beginning, said tract of land containing 56.66 acres.

In my opinion, merchantable title to the above-described property is in the name of the Vicki Martin, Executor of the Estate of Jay Wildin, free and clear of all liens and encumbrances, except:

1. The following Easements are shown of record:

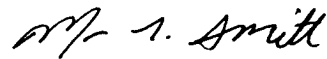
a. Entry No. 46 shows an easement to Madison County, Iowa, for road purposes, dated April 14, 1952, and filed April 16, 1952, in Deed Record 86, Page 153 of the Recorder's office of Madison County, Iowa.

b. Entry No. 69 shows an easement to Madison County, Iowa, for road purposes, dated and filed July 23, 1968, in Deed Record 97, Page 303 of the Recorder's office of Madison County, Iowa.

c. Entries No. 108 and 109 show easement to Warren Water District, its successors and assigns, granting a perpetual easement with the right to erect, construct, install, lay and thereafter use, operate, inspect, repair, maintain, replace and remove waterlines and appurtenances thereto over and across the real estate under examination. The easement recites that it is 32 feet in width, the centerline of which shall be the water pipeline and necessary appurtenances. You should determine the provisions and location of this easement.

Respectfully submitted,

JORDAN, OLIVER & WALTERS, P.C.

A handwritten signature in cursive script, appearing to read "M. L. Smith".

Mark L. Smith, Title Guaranty No. 10074

CERTIFICATE OF THE COUNTY TREASURER OF MADISON COUNTY, IOWA

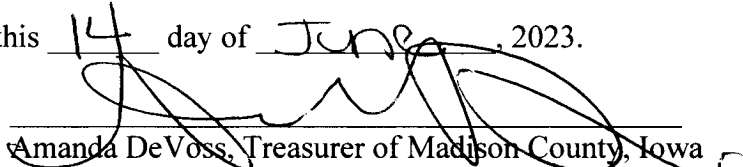
I, Amanda DeVoss, do hereby certify that I am the duly elected and acting Treasurer of Madison County, Iowa; that I have examined the records in my office, and that there are no unpaid taxes forming a lien against the following-described real estate, to-wit:

PARKER ACRES SUBDIVISION

A tract of land in the Northwest Quarter (¼) and the Southwest Quarter (¼) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particular described as follows: Beginning at a 1" diameter aluminum survey monument, said monument being the Northeast corner of said Northwest Quarter (¼), thence S00°11'46"W along the East line of said Northwest Quarter (¼), a distance of 2639.24 feet to an iron rod with yellow identification cap #6808, said monument being the Southeast corner of said Northwest Quarter (¼); thence S00°21'49"W along the East line of said Southwest Quarter (¼), a distance of 66.01 feet to a 1/2" iron rod; thence N88°59'25"W, a distance of 816.49 feet to an iron rod with yellow identification cap #6808, said monument being the Southeast corner of Parcel "E" as recorded in Book 2014, Page 957 of the Madison County Recorder, thence N00°17'21"E along the East line of said Parcel "E", a distance of 268.55 feet to an iron rod with yellow identification cap #6808, said monument being the Northeast corner of said Parcel "E", thence S89°52'36"W along the north line of said Parcel "E", a distance of 115.05 feet to a 1/2" iron rod, said monument being a Southeasterly corner of the parcel described in the Plat of Survey recorded in Book 1, Page 197 of the Madison County Recorder, thence N00°26'38"E along the East line of said Parcel described in Book 1, Page 197, a distance of 2422.00 feet to a mag nail on the North Line of said Northwest Quarter (¼), said monument being the Northeast corner of said parcel described in Book 1, Page 197; thence N89°57'42"E along the North line of said Northwest Quarter (¼), a distance of 920.75 feet to the point of beginning, said tract of land containing 56.66 acres.

Owned by: Vicki Martin, Executor of the Jay Wildin Estate

DATED at Winterset, Iowa, this 14 day of June, 2023.


Amanda DeVoss, Treasurer of Madison County, Iowa

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

PARKER ACRES SUBDIVISION

For property located at:

A tract of land in the Northwest Quarter (¼) and the Southwest Quarter (¼) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particular described as follows: Beginning at a 1" diameter aluminum survey monument, said monument being the Northeast corner of said Northwest Quarter (¼), thence S00°11'46"W along the East line of said Northwest Quarter (¼), a distance of 2639.24 feet to an iron rod with yellow identification cap #6808, said monument being the Southeast corner of said Northwest Quarter (¼); thence S00°21'49"W along the East line of said Southwest Quarter (¼), a distance of 66.01 feet to a 1/2" iron rod; thence N88°59'25"W, a distance of 816.49 feet to an iron rod with yellow identification cap #6808, said monument being the Southeast corner of Parcel "E" as recorded in Book 2014, Page 957 of the Madison County Recorder, thence N00°17'21"E along the East line of said Parcel "E", a distance of 268.55 feet to an iron rod with yellow identification cap #6808, said monument being the Northeast corner of said Parcel "E", thence S89°52'36"W along the north line of said Parcel "E", a distance of 115.05 feet to a 1/2" iron rod, said monument being a Southeasterly corner of the parcel described in the Plat of Survey recorded in Book 1, Page 197 of the Madison County Recorder, thence N00°26'38"E along the East line of said Parcel described in Book 1, Page 197, a distance of 2422.00 feet to a mag nail on the North Line of said Northwest Quarter (¼), said monument being the Northeast corner of said parcel described in Book 1, Page 197; thence N89°57'42"E along the North line of said Northwest Quarter (¼), a distance of 920.75 feet to the point of beginning, said tract of land containing 56.66 acres.

And owned by: Vicki Martin, as Executor of the Estate of Jay Wildin

Has been approved on the 13th day of June, 2023.

Auditor, Madison County, Iowa.

By Shelley D. Kastej
Shelley D. Kastej, Auditor

AGREEMENT

This Agreement made and entered into, by and between, the proprietor of Parker Acres Subdivision and Mike Hackett, Madison County Engineer.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

1. The proprietor of Parkers Acres Subdivision, a Plat of the following described real estate:

A tract of land in the Northwest Quarter (¼) and the Southwest Quarter (¼) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particular described as follows: Beginning at a 1" diameter aluminum survey monument, said monument being the Northeast corner of said Northwest Quarter (¼), thence S00°11'46"W along the East line of said Northwest Quarter (¼), a distance of 2639.24 feet to an iron rod with yellow identification cap #6808, said monument being the Southeast corner of said Northwest Quarter (¼); thence S00°21'49"W along the East line of said Southwest Quarter (¼), a distance of 66.01 feet to a 1/2" iron rod; thence N88°59'25"W, a distance of 816.49 feet to an iron rod with yellow identification cap #6808, said monument being the Southeast corner of Parcel "E" as recorded in Book 2014, Page 957 of the Madison County Recorder, thence N00°17'21"E along the East line of said Parcel "E", a distance of 268.55 feet to an iron rod with yellow identification cap #6808, said monument being the Northeast corner of said Parcel "E", thence S89°52'36"W along the north line of said Parcel "E", a distance of 115.05 feet to a 1/2" iron rod, said monument being a Southeasterly corner of the parcel described in the Plat of Survey recorded in Book 1, Page 197 of the Madison County Recorder, thence N00°26'38"E along the East line of said Parcel described in Book 1, Page 197, a distance of 2422.00 feet to a mag nail on the North Line of said Northwest Quarter (¼), said monument being the Northeast corner of said parcel described in Book 1, Page 197; thence N89°57'42"E along the North line of said Northwest Quarter (¼), a distance of 920.75 feet to the point of beginning, said tract of land containing 56.66 acres.

hereby agree that all private roads located within Parker Acres Subdivision are private roads and are not being dedicated to Madison County, Iowa. Said proprietor consents and agrees that such

roads shall not be maintained in any manner by Madison County, Iowa, or the Madison County Engineer's Department.

Date: JUNE 13, 2023

PROPRIETOR OF PARKER ACRES SUBDIVISION

Vicki Martin
Vicki Martin

Mike Hackett
Mike Hackett, Madison County Engineer

**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 I make herein, I, Vicki Martin, 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:

A tract of land in the Northwest Quarter (¼) and the Southwest Quarter (¼) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particular described as follows: Beginning at a 1" diameter aluminum survey monument, said monument being the Northeast corner of said Northwest Quarter (¼), thence S00°11'46"W along the East line of said Northwest Quarter (¼), a distance of 2639.24 feet to an iron rod with yellow identification cap #6808, said monument being the Southeast corner of said Northwest Quarter (¼); thence S00°21'49"W along the East line of said Southwest Quarter (¼), a distance of 66.01 feet to a 1/2" iron rod; thence N88°59'25"W, a distance of 816.49 feet to an iron rod with yellow identification cap #6808, said monument being the Southeast corner of Parcel "E" as recorded in Book 2014, Page 957 of the Madison County Recorder, thence N00°17'21"E along the East line of said Parcel "E", a distance of 268.55 feet to an iron rod with yellow identification cap #6808, said monument being the Northeast corner of said Parcel "E", thence S89°52'36"W along the north line of said Parcel "E", a distance of 115.05 feet to a 1/2" iron rod, said monument being a Southeasterly corner of the parcel described in the Plat of Survey recorded in Book 1, Page 197 of the Madison County Recorder, thence N00°26'38"E along the East line of said Parcel described in Book 1, Page 197, a distance of 2422.00 feet to a mag nail on the North Line of said Northwest Quarter (¼), said monument being the Northeast corner of said parcel described in Book 1, Page 197; thence N89°57'42"E along the North line of said Northwest Quarter (¼), a distance of 920.75 feet to the point of beginning, said tract of land containing 56.66 acres.

As owner or occupant of the land described above, I am aware that I 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.

I am 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.

I 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.

I am the owner of the land, and have full authority to enter into this agreement.

Vicki Martin
Vicki Martin

Subscribed and sworn to before me by Vicki Martin on this 13 day of June,
2023.



Kim Leonard
Notary Public in and for the State of Iowa

ZO – Resolution 06-27-23A
RESOLUTION APPROVING FINAL PLAT
OF PARKER ACRES 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 Parker Acres Subdivision; and

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

A tract of land in the Northwest Quarter (¼) and the Southwest Quarter (¼) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particular described as follows: Beginning at a 1" diameter aluminum survey monument, said monument being the Northeast corner of said Northwest Quarter (¼), thence S00°11'46"W along the East line of said Northwest Quarter (¼), a distance of 2639.24 feet to an iron rod with yellow identification cap #6808, said monument being the Southeast corner of said Northwest Quarter (¼); thence S00°21'49"W along the East line of said Southwest Quarter (¼), a distance of 66.01 feet to a 1/2" iron rod; thence N88°59'25"W, a distance of 816.49 feet to an iron rod with yellow identification cap #6808, said monument being the Southeast corner of Parcel "E" as recorded in Book 2014, Page 957 of the Madison County Recorder, thence N00°17'21"E along the East line of said Parcel "E", a distance of 268.55 feet to an iron rod with yellow identification cap #6808, said monument being the Northeast corner of said Parcel "E", thence S89°52'36"W along the north line of said Parcel "E", a distance of 115.05 feet to a 1/2" iron rod, said monument being a Southeasterly corner of the parcel described in the Plat of Survey recorded in Book 1, Page 197 of the Madison County Recorder, thence N00°26'38"E along the East line of said Parcel described in Book 1, Page 197, a distance of 2422.00 feet to a mag nail on the North Line of said Northwest Quarter (¼), said monument being the Northeast corner of said parcel described in Book 1, Page 197; thence N89°57'42"E along the North line of said Northwest Quarter (¼), a distance of 920.75 feet to the point of beginning, said tract of land containing 56.66 acres.

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 proprietor, Vicki Martin, Executor of the Jay Wildin Estate.

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.


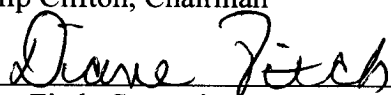

WHEREAS, the Board of Supervisors, Madison County, Iowa, finds that said plat conforms to the provisions of the Zoning Ordinance of Madison County, Iowa, and that the plat, papers and documents presented therewith should be approved by the Board of Supervisors, and that said plat, known Parker Acres Subdivision should be approved by the Board of Supervisors, Madison County, Iowa.

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

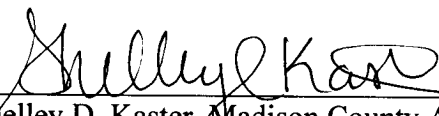
1. That said plat, known as Parker Acres Subdivision, prepared in connection with said plat and subdivision is hereby approved.
2. The Zoning Administrator of Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder of Madison County, Iowa, and attend to the filing and recording of the plat, papers and documents which should be filed and recorded in connection therewith.

DATED at Winterset, Iowa, this 27th day of June, 2023.

MADISON COUNTY BOARD OF SUPERVISORS

By  Phillip Clifton, Chairman	<input checked="" type="checkbox"/>	Aye	<input type="checkbox"/>	Nay
By  Diane Fitch, Supervisor	<input checked="" type="checkbox"/>	Aye	<input type="checkbox"/>	Nay
By  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 :

I, Vicki Martin, first being duly sworn on oath state that this Affidavit concerns the chain of title to the following described real estate:

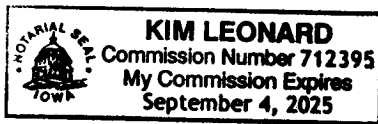
A tract of land in the Northwest Quarter (¼) and the Southwest Quarter (¼) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particular described as follows: Beginning at a 1" diameter aluminum survey monument, said monument being the Northeast corner of said Northwest Quarter (¼), thence S00°11'46"W along the East line of said Northwest Quarter (¼), a distance of 2639.24 feet to an iron rod with yellow identification cap #6808, said monument being the Southeast corner of said Northwest Quarter (¼); thence S00°21'49"W along the East line of said Southwest Quarter (¼), a distance of 66.01 feet to a 1/2" iron rod; thence N88°59'25"W, a distance of 816.49 feet to an iron rod with yellow identification cap #6808, said monument being the Southeast corner of Parcel "E" as recorded in Book 2014, Page 957 of the Madison County Recorder, thence N00°17'21"E along the East line of said Parcel "E", a distance of 268.55 feet to an iron rod with yellow identification cap #6808, said monument being the Northeast corner of said Parcel "E", thence S89°52'36"W along the north line of said Parcel "E", a distance of 115.05 feet to a 1/2" iron rod, said monument being a Southeasterly corner of the parcel described in the Plat of Survey recorded in Book 1, Page 197 of the Madison County Recorder, thence N00°26'38"E along the East line of said Parcel described in Book 1, Page 197, a distance of 2422.00 feet to a mag nail on the North Line of said Northwest Quarter (¼), said monument being the Northeast corner of said parcel described in Book 1, Page

197; thence N89°57'42"E along the North line of said Northwest Quarter (¼), a distance of 920.75 feet to the point of beginning, said tract of land containing 56.66 acres.

I further state that the property has compliant fencing.

Vicki Martin
Vicki Martin

Subscribed and sworn to before me on this 13 day of June,
2023.



Kim Leonard
Notary Public in and for the State of Iowa

