

BK: 2023 PG: 1659  
Recorded: 7/18/2023 at 2:19:24.0 PM  
Pages 3  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax:  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

Prepared by: Zorica Ilic Burch , 4201 Westown Pkwy - Ste 250, West Des Moines, Iowa  
50266 (515) 283-1801

When Recorded, Return to: Christina and Ronald Noel 1775 Maple Ct. Winterset, IA  
50273

### **RECORD OF LOT TIE**

#### **BETWEEN LEGALLY DESCRIBED PROPERTIES:**

LOT 10 OF COVERED BRIDGE ESTATES, LOCATED IN THE EAST ½ OF THE  
SOUTHWEST ¼ OF SECTION 12 OF TOWNSHIP 76 NORTH, RANGE 28 WEST OF  
THE 5<sup>TH</sup> P.M., MADISON COUNTY, IOWA.

AND

LOT TWELVE (12) OF COVERED BRIDGE ESTATES, LOCATED IN THE  
NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION  
TWELVE (12), TOWNSHIP SEVENTY-SIX (76) NORTH RANGE TWENTY-EIGHT  
(28) WEST OF THE 5<sup>TH</sup> P.M., MADISON COUNTY, IOWA (EXCEPT PARCEL P AS  
SHOWN IN THE PLAT OF SURVEY RECORDED IN BOOK 2023 PAGE 1185 IN THE  
MADISON COUNTY RECORDER'S OFFICE)

AND

PARCEL N, A PART OF LOT ELEVEN (11) OF COVERED BRIDGE ESTATES,  
LOCATED IN THE EAST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF  
SECTION TWELVE (12) OF TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE  
TWENTY EIGHT (28) WEST OF THE 5<sup>TH</sup> P.M. MADISON COUNTY, IOWA  
CONTAINING 1.52 ACRES, MORE OR LESS AS SHOWN IN THE PLAT OF SURVEY  
RECORDED IN BOOK 2020 PAGE 140 IN THE OFFICE OF THE RECORDER OF  
MADISON COUNTY, IOWA

AND

PARCEL M, A PART OF LOT ELEVEN (11) OF SAID COVERED BRIDGE ESTATES,  
CONTAINING 1.52 ACRES MORE OR LESS AS SHOWN IN THE PLAT OF SURVEY

RECORDED IN BOOK 2020 PAGE 140 IN THE OFFICE OF THE RECORDER  
MADISON COUNTY, IOWA (EXCEPT PARCEL P AS SHOWN IN THE PLAT OF  
SURVEY RECORDED IN BOOK 2023 PAGE 1185 IN THE MADISON COUNTY  
RECORDER'S OFFICE)

ALL LEGALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 10; THENCE NORTH 0°00'37" WEST  
ALONG THE EAST RIGHT OF WAY LINE OF US HIGHWAY 169, 121.70' FEET; THENCE  
NORTH 20°41'02" EAST, 242.17' FEET; THENCE NORTH 26°15'53" EAST, 222.99' FEET TO  
THE NORTHWEST CORNER OF PARCEL "P"; THENCE SOUTH 41°54'47" EAST, 462.75'  
FEET; THENCE NORTH 38°16'07" EAST, 76.36' FEET; THENCE NORTH 60°56'16" EAST;  
127.34' FEET; THENCE SOUTH 9°12'25" WEST, 190.00' FEET TO POINT OF CURVATURE,  
CONCAVE SOUTH EASTERLY, WHOSE RADIUS IS 66.00' FEET, WHOSE ARC LENGTH IS  
171.30' FEET, WHOSE CHORD BEARS SOUTH 25°09'19" WEST, 127.11' FEET TO A  
REVERSE CURVE, CONCAVE SOUTH WESTERLY, WHOSE RADIUS IS 30.00' FEET,  
WHOSE ARC LENGTH IS 25.64' FEET, WHOSE CHORD BEARS SOUTH 24°13'25" EAST,  
24.87' FEET; THENCE SOUTH 89°57'41" WEST, 577.68' FEET TO THE POINT OF  
BEGINNING. CONTAINING 208,565 SQUARE FEET (4.79 ACRES) MORE OR LESS.  
SUBJECT TO ALL EASEMENTS AND RESTRICTIONS, RECORDED OR UNRECORDED.

**WHEREAS**, Madison County requests that the property owner tie together the  
parcels legally described above to prevent future sale parcels separately; and

**WHEREAS**, Christina Noel and Ronald Noel are the current owners of all four  
parcels legally described above; and

**WHEREAS**, as a condition of the Madison County requirements, it is required that  
the above described parcels be legally tied together.

**NOW, THEREFORE**, the following agreement is made:

1. The four properties legally described above shall be combined by this Record of Lot Tie.
2. Once joined, no portion of said Properties shall be transferred, sold, or conveyed independent of the remainder of the Property, without replatting the property or receiving specific written approval from Madison County.

The terms and conditions of this document are binding upon the Owners including, but not limited to, future owners, developers, lessees or occupants. All provisions of this instrument, including benefits and burdens, run with the land and are binding upon and inure to the heirs, assigns, successors, tenants and personal representatives of the parties hereto.

Dated this 17 day of July, 2023.

Property Owners: Christina Noel and Ronald Noel

Christina Noel  
Christina Noel

Ronald Noel  
Ronald Noel

STATE OF IOWA

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COUNTY OF Madison

On this 17 day of July, 2023, before me, the undersigned, a Notary Public in and for said County and State personally appeared Christine and Ronald Noel, property owners, to me personally known, who being by me duly sworn, did say that they are the owners of the two properties legally described above, executing the within and foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Lyndsey Lamb

Notary Public in and for the State of Iowa

