

INDEX LEGEND

LOCATION: SW 1/4, SE 1/4, SEC 23 T76N, R28W, MADISON COUNTY, IA
 PROPRIETOR: WILLIAM E. ADAMS REVOCABLE TRUST AND CHERYL L. ADAMS REVOCABLE TRUST
 2201 HIGHWAY 92
 WINTERSET, IA 50273
 REQUESTOR: BRAD HANSEN
 1964 HOGBACK BRIDGE ROAD
 WINTERSET, IA 50273
 SURVEYOR COMPANY & RETURN TO: NICHOLAS F. CARTER
 CARTER SURVEYING & CONSTRUCTION SERVICES
 8755 NE 27TH AVE
 ALTOONA, IA 50009
 515-343-6756



Document 2023 1903

Book 2023 Page 1903 Type 06 026 Pages 2
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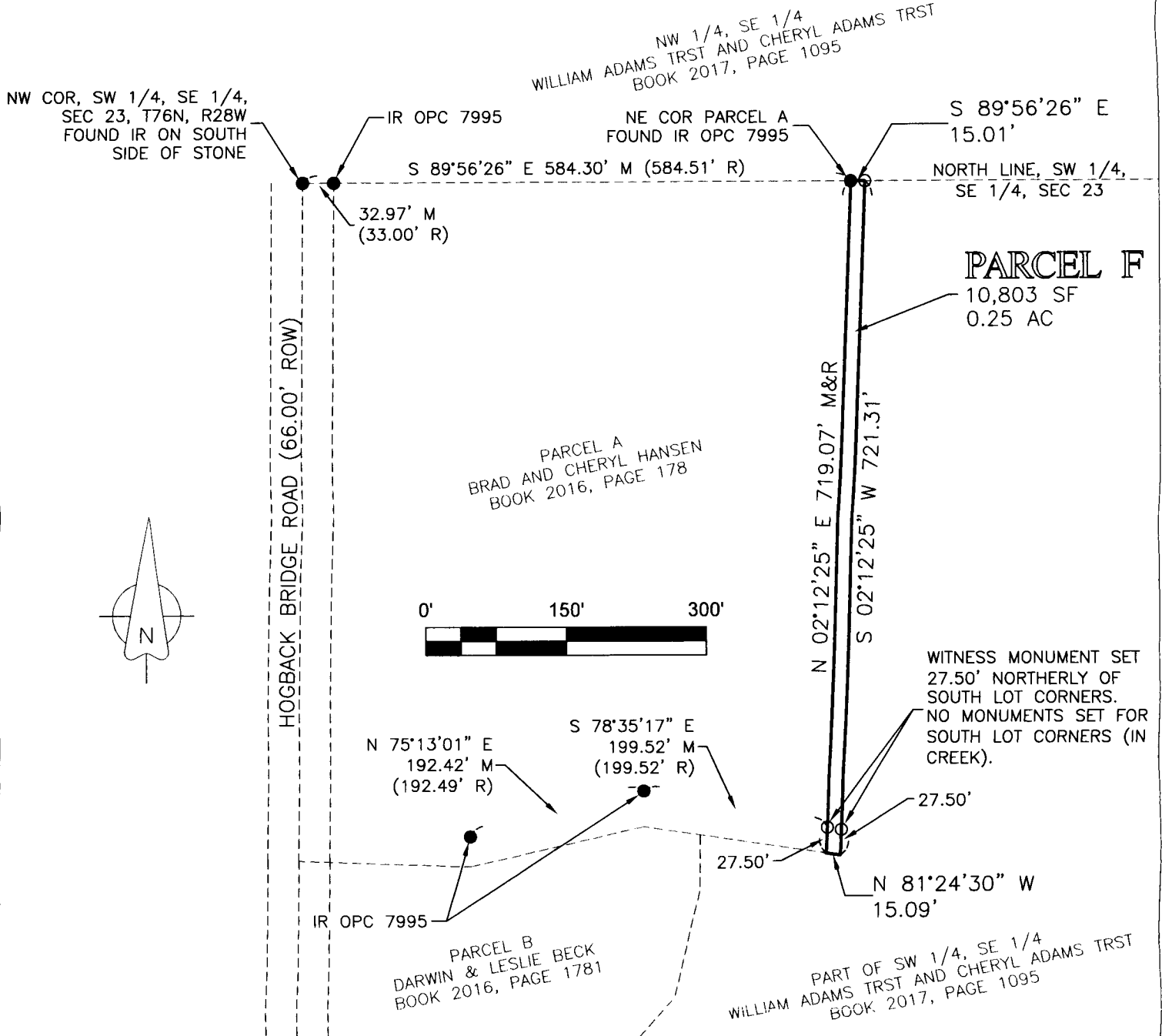
INDX
 ANNO
 SCAN

BRANDY MACUMBER, COUNTY RECORDER
 MADISON COUNTY IOWA

PREPARED BY: CARTER SURVEYING & CONSTRUCTION SERVICES, LLC - 8755 NE 27TH AVE - ALTOONA, IA 50009 515-343-6756

PLAT OF SURVEY

SW 1/4, SE 1/4, SECTION 23, T76N, R28W, 5TH P.M., MADISON COUNTY, IOWA



SURVEY NOTES:

- SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
- DATE OF FIELD WORK: JULY 10, 2023.
- BASIS OF BEARING FOR THE SURVEY IS THE IOWA RTN - IOWA SOUTH STATE PLANE COORDINATE SYSTEM.
- THOSE DISTANCES MARKED AS "R" (RECORD) REFER TO THE DISTANCES NOTED ON THE PLAT OF SURVEY FILED IN BOOK 2003, PAGE 7265 OF THE MADISON COUNTY RECORDER.
- PARCEL F WILL BE LOT TIED TO EXISTING PARCEL A PER THE LOT TIE AGREEMENT INCLUDED HEREIN.

LEGAL DESCRIPTION:

A 15 FOOT-WIDE TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 (SW 1/4) OF THE SOUTHEAST 1/4 (SE 1/4) OF SECTION 23, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5TH P.M., MADISON COUNTY IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON ROD WITH ORANGE IDENTIFICATION CAP #7995, SAID MONUMENT BEING THE NORTHEAST CORNER OF PARCEL A, AS RECORDED IN BOOK 2003, PAGE 7265 OF THE MADISON COUNTY RECORDER; THENCE S89°56'26"E ALONG THE NORTH LINE OF SAID SW 1/4, SE 1/4, A DISTANCE OF 15.01 FEET; THENCE S02°12'25"W, A DISTANCE OF 721.31 FEET TO THE CENTERLINE OF CEDAR CREEK; THENCE N81°24'30"W ALONG THE CENTERLINE OF SAID CEDAR CREEK, A DISTANCE OF 15.09 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL A; THENCE N02°12'25"E ALONG THE EAST LINE OF SAID PARCEL A, A DISTANCE OF 719.07 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 0.25 ACRES.

DRAWN DATE: 7/22/2023

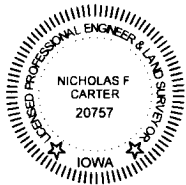
REV DATE: -

DRAWN BY: N CARTER

SCALE: 1" = 150'

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PROJECT #23-135



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY 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.

Nicholas F. Carter 8-2-23
 NICHOLAS F. CARTER, PLS # IA LIC NO 20757 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE) PAGE 1 AND PAGE 2

SYMBOLS LEGEND:

- SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP #20757
- SET PK NAIL IN ASPHALT
- FOUND MONUMENT AS NOTED
- M MEASURED DISTANCE
- R RECORDED DISTANCE
- C CALCULATED DISTANCE
- YPC YELLOW PLASTIC CAP
- OPC ORANGE PLASTIC CAP
- ROW RIGHT-OF-WAY
- IR IRON ROD
- IP IRON PIPE
- CL CENTERLINE

LOT TIE AGREEMENT
For
Land in Unincorporated Madison County

On this 24th day of July, 2023, the undersigned state that they are to be the buyer(s) of Parcel F as surveyed and described below and are presently titleholders to existing Parcel A, as described below, all being land located within unincorporated Madison County, Iowa;

Newly created surveyed parcel:

Parcel F:

A 15 FOOT-WIDE TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 (SW 1/4) OF THE SOUTHEAST 1/4 (SE 1/4) OF SECTION 23, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5TH P.M., MADISON COUNTY IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD WITH ORANGE IDENTIFICATION CAP #7995, SAID MONUMENT BEING THE NORTHEAST CORNER OF PARCEL A, AS RECORDED IN BOOK 2003, PAGE 7265 OF THE MADISON COUNTY RECORDER; THENCE S89°56'26"E ALONG THE NORTH LINE OF SAID SW 1/4, SE 1/4, A DISTANCE OF 15.01 FEET; THENCE S02°12'25"W, A DISTANCE OF 721.31 FEET TO THE CENTERLINE OF CEDAR CREEK; THENCE N81°24'30"W ALONG THE CENTERLINE OF SAID CEDAR CREEK, A DISTANCE OF 15.09 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL A; THENCE N02°12'25"E ALONG THE EAST LINE OF SAID PARCEL A, A DISTANCE OF 719.07 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 0.25 ACRES.

Existing tax parcel:

Parcel A (PER DEED, BOOK 2016, PAGE 178):

PARCEL "A" LOCATED IN THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, CONTAINING 9.44 ACRES, AS SHOWN IN AMENDED PLAT OF SURVEY FILED IN BOOK 2003, PAGE 7265 ON DECEMBER 10, 2003, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA.

The undersigned do hereby agree and covenant with Madison County, Iowa, after acquiring and recording said Parcel F, to hold title to Parcel F and Parcel A, described above, under common ownership and to legally combine/join said parcels into one single tax parcel with no portion being sold separately. We hereby request that the Madison County Auditor's Office combine the identified parcels as shown, into one tax parcel.

Said undersigned owners do agree and state that said combined parcels will be held as one tax parcel and do further covenant with Madison County that no alteration of the boundaries of said combined tax parcels will be undertaken without the express approval of Madison County, Iowa or other appropriate governing jurisdiction, if annexed.

This "Lot Tie Agreement" shall be made a part of and shall run with the above-described land and be binding on all owners and their successors, heirs and assigns.

Brad Hansen

Titleholder's Name (please print)

Brad Hansen

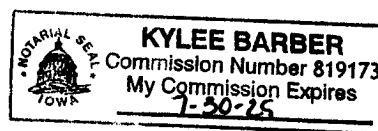
Titleholder's Signature

Cheryl Hansen

Additional Titleholder's Name (please print)

Cheryl Hansen

Additional Titleholder's Signature



STATE OF IOWA)
) SS
COUNTY OF Madison)

Kyle Barber
Notary Public

Subscribed in my presence and sworn to before me by the said Brad & Cheryl Hansen; this instrument was acknowledged before me, this 25th day of July 2023.

ACCEPTANCE BY THE COUNTY

I, RYAN HOBART, of the Madison County Planning and Zoning Department do hereby certify that the above and foregoing Lot Tie Agreement was duly approved and accepted by the Planning and Zoning Department of Madison County, Iowa on the 14th day of AUGUST, 2023.

Ryan Hobart
Ryan Hobart
Zoning Administrator

DRAWN DATE: 7/22/2023

REV DATE: -

DRAWN BY: N CARTER

SCALE: -

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