



Document 2023 2449

Book 2023 Page 2449 Type 06 044 Pages 21

Date 10/04/2023 Time 10:04:42AM

Rec Amt \$107.00 Aud Amt \$5.00

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

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Type of Document

Replat of Hillside Subdivision

**PREPARER INFORMATION:**

Zoning Office for Jon Henrichsen, 515-201-2651

Contact: Matthew Gardner, attorney for Jon Henrichsen, 515-421-4411

**TAXPAYER INFORMATION:**

Jon Henrichsen

36670 Meadow Ln.

Cumming, IA 50061

**RETURN DOCUMENT TO:**

Jon Henrichsen

36670 Meadow Ln.

Cumming, IA 50061

Or

Gardner Law Firm, P.C.

C/O Matthew D. Gardner

2900 100<sup>th</sup> St. Ste. 101

Urbandale, IA 50322

**GRANTOR:**

**GRANTEE:**

**PLAT AND CERTIFICATE  
FOR  
REPLAT OF HILLSIDE 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 Replat of Hillside Subdivision; and, that the real estate comprising said plat is described as follows:

**Lots One (1) and Two (2), Hillside Subdivision, located in the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) and the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Sixteen (16), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., 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) Attorney's Opinion;
- 2) Resolution from West Des Moines;
- 3) Owner's Consent to Plat;
- 4) Lender's Consent to Plat;
- 5) Certificate of Treasurer;
- 6) Auditor's Approval;
- 7) Agreement with County Engineer;
- 8) Ground Water Hazard Statement;
- 9) Land Disturbing Activity;
- 10) Resolution of Board of Supervisors;
- 11) Fence Affidavit;

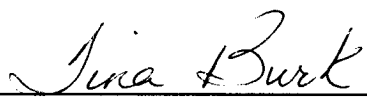
All of which are duly certified in accordance with the Madison County Subdivision Ordinances.

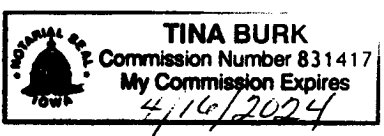
Dated this 22 day of SEPTEMBER, 2023.

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

STATE OF IOWA, MADISON COUNTY, ss:

On this 22nd day of September, 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



July 26, 2023

ATTORNEY'S TITLE OPINION  
PURSUANT TO IOWA CODE §354.11

TITLE GUARANTY DIVISION  
Member No. 3219

Re: **Jon Henrichsen**

To Whom it May Concern:

We have examined the Abstract of Title beginning from the date of Original Entry (root of title) to November 16, 2022 at 10:45 A.M., to the following described real estate in Madison County:

**Lots One (1) and Two (2), Hillside Subdivision, located in the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) and the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Sixteen (16), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa.**

Concluding with Abstract No. 8270102F1 certified by Madison County Abstract Co. which abstract we deem sufficiently complete for such examination.

I further certify that the title to this property was of record on the date of the last continuation in **Jon Henrichsen and Stacy Henrichsen**, husband and wife as joint tenants with full rights of survivorship and not as tenants-in-common, subject to the following observations and comments:

#### ENCUMBRANCES

1. I certify that at entry No. 173 is shown a mortgage dated November 14, 2022 executed by Jon Henrichsen and Stacy Henrichsen to BANK for credit in the amount of \$240,000.00 filed in Book 2022 at Page 3317 in the office of the recorder of Madison County, Iowa on the 16<sup>th</sup> day of November, 2022, which mortgage, as modified, is a valid first and paramount lien on Lot Two (2) of the real estate herein above described, except as stated hereafter.
2. I further certify that at entry No. 174 is shown a mortgage dated November 14, 2022 executed by Jon Henrichsen and Stacy Henrichsen to BANK for in the

July 26, 2023

Page | 2

amount of \$520,000.00 filed in Book 2022 at Page 3318 in the office of the recorder of Madison County, Iowa on the 16<sup>th</sup> day of November, 2022, which mortgage, as modified, is a valid first and paramount lien on Lot One (1) of the real estate herein above described, except as stated hereafter.

Very truly yours,

GARDNER LAW FIRM, P.C.

A handwritten signature in black ink, appearing to read "Matthew D. Gardner", written in a cursive style.

Matthew D. Gardner

Prepared by: Kara Tragesser, City of West Des Moines Development Services Dept., PO Box 65320,  
West Des Moines, Iowa 50265-0320 515-222-3620  
When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

**RESOLUTION #**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES,  
APPROVING AND RELEASING THE REPLAT OF HILLSIDE SUBDIVISION  
FINAL PLAT ADJUSTING THE BOUNDARY LINE BETWEEN LOTS  
ONE (1) AND TWO (2) HILLSIDE SUBDIVISION**

**WHEREAS**, pursuant to the provisions of Title 9, Zoning and Title 10, Subdivision Regulations, of the West Des Moines Municipal Code, the Madison County Zoning Administrator, requests approval of a Replat of Hillside Subdivision Lots 1 and 2 to adjust the common boundary line for the 19.36-acre property located at 3078 and 3080 120<sup>th</sup> Street, Van Meter, and legally described in attached Exhibit "B"; and

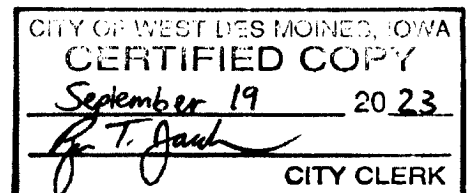
**WHEREAS**, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference; and

**WHEREAS**, this Replat of Hillside Subdivision Lots 1 and 2 complies with Iowa Code Chapters 354 and 414, the Comprehensive Plan and City Code; and


**WHEREAS**, on this day the City Council held a duly noticed meeting to consider the Replat of Hillside Subdivision Lots 1 and 2.

**NOW, THEREFORE**, the City Council does approve the Replat of Hillside Subdivision Lots 1 and 2 (Madison County) (POS-006196-2023) to adjust common property lines between the two lots, subject to compliance with all of the conditions of approval, including any conditions added at the meeting, attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City. This resolution does release the Replat of Hillside Subdivision Lots 1 and 2 for recordation. The City Council of West Des Moines, Iowa directs the City Clerk to release said document for recordation.

23-09-18-15

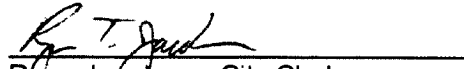


**PASSED AND ADOPTED** on September 18, 2023.

  
\_\_\_\_\_  
Russ Trimble, Mayor

COUNCIL ACTION	YEAS	NAYS	ABST.	ABSENT
TREVILLYAN	✓			
HUDSON	✓			
LOOTS	✓			
HARDMAN	✓			
MCKINNEY	✓			
MOTION BY	Hudson			
SECOND BY:	Loots			
ROLL CALL #	23-371			

ATTEST:

  
\_\_\_\_\_  
Ryan Jacobson, City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on September 18, 2023, by the following vote.

**Exhibit A: Conditions of Approval**

1. The applicant/property owners acknowledging and agreeing that the provisions of the Agreement established as part of the City of West Des Moines 2010 approval of the Hillside Subdivision Final Plat that created the existing parcels are waived only for this action. The applicant/property owners further agreeing that provisions of the 2010 Agreement shall remain in effect and shall be abided by prior to any future subdivision of either parcel, or construction of any new non-agricultural structures not associated with the current homestead and/or agricultural ground.

**Exhibit B: Legal Description**

Lots One (1) and Two (2), Hillside Subdivision, an official plat, Madison County, Iowa. Subject to and together with any and all easements and restrictions of record. Said tract contains 19.36 acres which includes 0.70 acres of road easement.

PREPARED BY AND RETURN TO:

Matthew D. Gardner  
GARDNER LAW FIRM, P.C.  
2900 - 100<sup>th</sup> Street, Suite 101  
Urbandale, IA 50322  
Telephone: (515) 421-4411

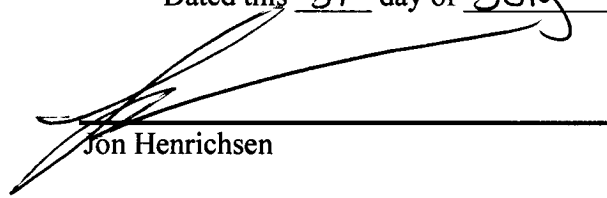
**OWNERS' CONSENT TO PLAT**

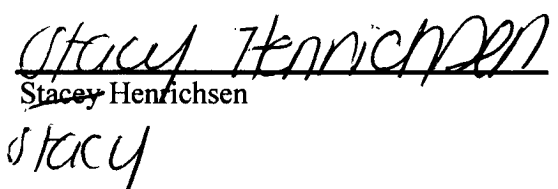
The undersigned hereby states, acknowledges, and certifies that Jon Henrichsen and Stacy Henrichsen are the proprietors and record fee title owners of the real estate described as follows:

**Lots One (1) and Two (2), Hillside Subdivision, located in the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) and the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Sixteen (16), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa.**

to be subdivided and platted as **Replat of Hillside Subdivision** as it appears on the accompanying plat, and is done so with the free consent and in accordance with the desire of said owner.

Dated this 31<sup>st</sup> day of July, 2023.

  
\_\_\_\_\_  
Jon Henrichsen

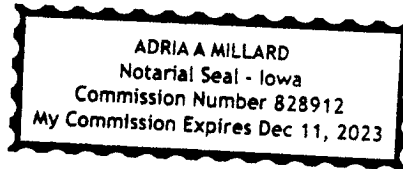
  
\_\_\_\_\_  
Stacy Henrichsen  
stacy



STATE OF IOWA            )  
  )SS:  
COUNTY OF POK        )

On this July 31<sup>st</sup>, 2013, before me, a Notary Public in and for the said State, personally appeared Jon Henrichsen and Stacy Henrichsen acknowledged the execution of said instrument to be their voluntary act and deed.

  
NOTARY PUBLIC IN AND FOR THE  
STATE OF IOWA



PREPARED BY AND RETURN TO:  
Matthew D. Gardner  
GARDNER LAW FIRM, P.C.  
2900 - 100<sup>th</sup> Street, Suite 101  
Urbandale, IA 50322  
Telephone: (515) 421-4411

**MORTGAGEE'S CONSENT TO PLAT**

The undersigned hereby states, acknowledges and certifies that pursuant to a Mortgage executed by Jon Henrichsen and Stacy Henrichsen and filed for record in Book 2022, Page 3318 and Book 2022, Page 3317, both filed on November 16, 2022, in the office of the Recorder of Madison County, Iowa, BANK has a mortgage lien on the real estate described as follows:

**Lots One (1) and Two (2), Hillside Subdivision, located in the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) and the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Sixteen (16), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa.**

to be subdivided and platted as **Replat of Hillside Subdivision** as it appears on the accompanying plat, and is done so with the free consent and in accordance with the desire of said mortgagee.

Dated this 31<sup>st</sup> day of July 2023.

BANK



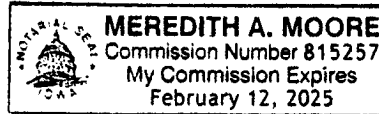
By Derek Kramer

Its: Loan Officer

STATE OF IOWA            )  
  )SS:  
COUNTY OF Dallas    )

This instrument was acknowledged before me on July 31<sup>st</sup>, 2023, by  
Derek Kraher as Loan Officer of Bank.

Meredith A. Moore  
NOTARY PUBLIC IN AND FOR THE  
STATE OF IOWA



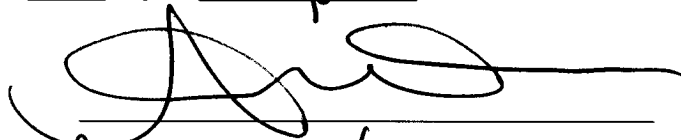
**CERTIFICATE OF THE COUNTY TREASURER OF MADISON  
COUNTY, IOWA**

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I, Amanda DeVos 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 creating a lien against the following-described real estate, to-wit:

**Lots One (1) and Two (2), Hillside Subdivision, located in the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) and the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Sixteen (16), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa.**

DATED at Winterset, Iowa, this 4 day of August, 2023.

  
\_\_\_\_\_  
Amanda DeVos, Treasurer of  
Madison County, Iowa

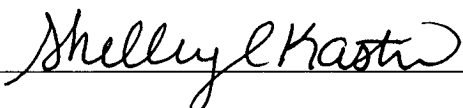
**APPROVAL OF SUBDIVISION PLAT NAME BY  
MADISON COUNTY AUDITOR**

---

**Replat of Hillside Subdivision**

Pursuant to Iowa Code §354.6(2) and 354.11(6), we approve of the subdivision name or title and have no objections to this subdivision plat being recorded.

DATED at Winterset, Iowa, this 2<sup>nd</sup> day of August, 2023.

  
\_\_\_\_\_

Shelley D. Kaster, County Auditor  
of Madison County, Iowa

**AGREEMENT**

---

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

NOW THEREFOR IT IS AGREED AS FOLLOWS:

1. The proprietors of the Replat of Hillside Subdivision, a Plat of the following described real estate:

**Lots One (1) and Two (2), Hillside Subdivision, located in the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) and the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Sixteen (16), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa.**

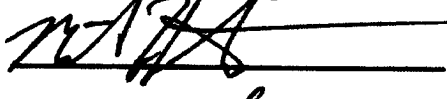
2. The proprietors of the Replat of Hillside Subdivision are private roads and are not being dedicated to Madison County, Iowa. Said proprietors' consent and agree that such roads shall not be maintained in any manner by Madison County, Iowa, or the Madison County Engineer's Department.

**Owners/Proprietors**

  
\_\_\_\_\_  
**Jon Henrichsen**

  
\_\_\_\_\_  
**Stacy Henrichsen**

**Madison County Engineer**

  
\_\_\_\_\_  
\_\_\_\_\_

Date: 9/6/, 2023

Date: 9-6-, 2023

LAND DISTURBING ACTIVITIES

AFFIDAVIT

Pursuant to section 161A.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, JON HENRICHSEN , being first duly sworn under oath, do solemnly swear to affirm that:

I plan to engage in the following land disturbing activity:HOME CONSTRUCTION NEW HOME 100'X100' AREA

The established starting date is MARCH 1 2023 . The estimated completion date is OCTOBER 15 2024.

The land disturbing activity will occur on lands under my control, which lands are legally described as: Lots One (1) and Two (2), Hillside Subdivision, located in the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) and the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Sixteen (16), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

As owner or occupant of 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 Soil and Water Conservation District, pursuant to sections 161A.44, Code of Iowa.

I am aware that the soil 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.

Upon filing this affidavit, I am given authority to start the land disturbing activity. I also assume responsibility for all land disturbing activities conducted on this property by myself or other people or entities I represent. This authority covers only the land and land disturbing activity described above.

I am the authorized officer of corporate owner, I AM THE LAND OWNER and have full authority to enter into this agreement on behalf of MYSELF and to fully bind MYSELF to comply with the representations contained herein.

CORPORATE SEAL:

Name \_\_\_\_\_  
Official Title:  
On behalf of:

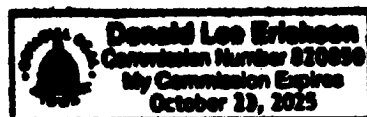
DISTURBING ACTIVITIES

If a corporation has not adopted a corporate seal, the affiant shall so state: "I hereby certify that the above named corporation has not adopted a corporate seal."

*Jon Henrichsen* 9.6.23  
Name and office

Subscribed and sworn to before me on this DATE day MONTH, YEAR.

*Donald Lee Erickson* 10-23-25  
Notary Public in and for State of STATE



Instructions for Completing Affidavit

This form is to be completed by the person with authority to initiate a land disturbing activity that requires an affidavit or compliance.

This form must be signed and filed with applicable political subdivision or soil and water conservation district before the land disturbing activity is initiated.

Soil Loss Limits

Agricultural and horticultural lands: Maximum rates of soil erosion permitted for these lands are the average annual soil loss expressed in tons per acre per year, varying from 1 to 5 tons depending upon soil type.

Nonagricultural lands (including public parks, urban lands, industrial parks, airports, public and private recreation lands, roads, streets, highways, and other public lands): The maximum rate of erosion permitted for these lands is an average annual soil loss of 5 tons per acre per year leaving the site.

Construction sites (including housing developments, shopping centers, industrial park developments, commercial building sites, highways, drainage channels, floodways, water impoundment structures and other similar projects): Maximum rate of soil erosion permitted on such land is 5 tons per acre per year leaving the site.

General Guidelines for Land Treatment

The following practices that contribute to good urban land conservation and reduce soil erosion and sedimentation have been identified to help developers and builders do a better job.

1. Choose land that has the most suitable natural drainage and soils with minimum limitations for the intended development.
  2. Prepare a conservation plan as an integral part of the subdivision or site plan.
  3. Steep slopes, waterways and flood plain land should be considered for park and other open-space uses.
  4. Save natural grass, shrubs, and trees wherever possible. These enhance the beauty of the subdivision, which increases the dollar value and helps control erosion.
  5. Orient the development to the site so that minimum land grading and other site preparation is required.
  6. Phase development in workable units rather than breaking up large tracts of land simultaneously in order to reduce soil exposure and damages during the construction period.
  7. Plan for the safe disposal of increased water runoff caused by rooftops, pavement, and straightened waterways.
  8. Topsoil should be stockpiled and used later on areas to be stabilized by permanent vegetation.
  9. Exposed and eroded areas should be established in temporary vegetation if not built on within 60 days. This seeding should be done immediately following rough grading.
  10. Permanent vegetation should be established immediately upon completion of final grading on all areas where this is applicable.
  11. Mulch, temporary diversions, contour furrows, terraces, and other remedial conservation practices should be used where appropriate for erosion control.
  12. Where appropriate, temporary or permanent debris basins should be constructed near the lower reaches of drainageways. The exact location and design can be determined when detailed site plans are completed.
  13. Storm drainage facilities should be completed and made operational as soon as possible. Silt traps should be used to protect inlets during construction.
  14. Plan streets to fit the contour of the land, avoiding long stretches of steep grade.
  15. Complete paving of all designated areas as quickly as possible.
  16. Detailed geologic investigation should be made on questionable soils, and where multi-story structures are planned.
-



**ZO – Resolution 09-26-23B**  
**RESOLUTION APPROVING THE REPLAT**  
**OF HILLSIDE 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 replat of Hillside Subdivision; and

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

**Lots One (1) and Two (2), Hillside Subdivision, located in the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) and the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Sixteen (16), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., 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, Jon & Stacey Henrichsen.

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's names 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.

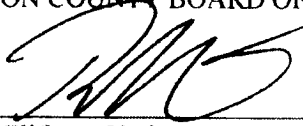
WHEREAS, the Board of Supervisors, Madison County, Iowa, finds that said plat conforms to the provisions of the Zoning Ordinance of Madison County, Iowa, and that the plat, papers and documents presented therewith should be approved by the Board of Supervisors, and that said plat, known as Replat of Hillside 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 Replat of Hillside 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 26 day of September, 2023.

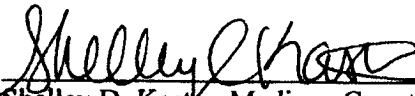
MADISON COUNTY BOARD OF SUPERVISORS

By   Aye  Nay  
Phillip Clifton, Chairman

By   Aye  Nay  
Diane Fitch, Supervisor

By   Aye  Nay  
Heather Stancil, Supervisor

ATTEST:

  
Shelley D. Kaster, Madison County Auditor

**STATEMENT CONCERNING FENCES**

This Statement made by Jon Henrichsen and Stacy Henrichsen, husband and wife who state and affirm as follows:

WHEREAS, Henrichsens are subdividing certain real estate owned by them described as follows:

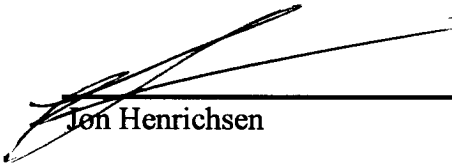
**Lots One (1) and Two (2), Hillside Subdivision, located in the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) and the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section Sixteen (16), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa.**


WHEREAS, the parties desire to furnish this statement to Madison County, Iowa, for the purpose of enabling Henrichsens to complete a subdivision of real estate owned by Henrichsens.

NOW THEREFORE the undersigned state as follows:

1. The parties hereby affirm that there is currently a fence, pursuant to Madison County subdivision regulations, located on the boundary line between the above-described property owned by Henrichsens and the adjoining the properties not part of the subdivision.

Dated this 31<sup>st</sup> day of July, 2023.

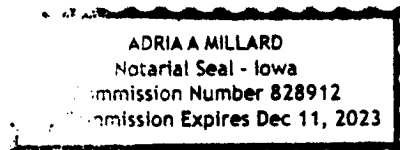
  
\_\_\_\_\_  
Jon Henrichsen

  
\_\_\_\_\_  
Stacy Henrichsen  
stacy

STATE OF IOWA            )  
  )SS:  
COUNTY OF POLK        )

On this July 31<sup>st</sup>, 2023, before me, a Notary Public in and for the said State, personally appeared Jon Henrichsen and Stacy Henrichsen acknowledged the execution of said instrument to be their voluntary act and deed.

  
\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE  
STATE OF IOWA





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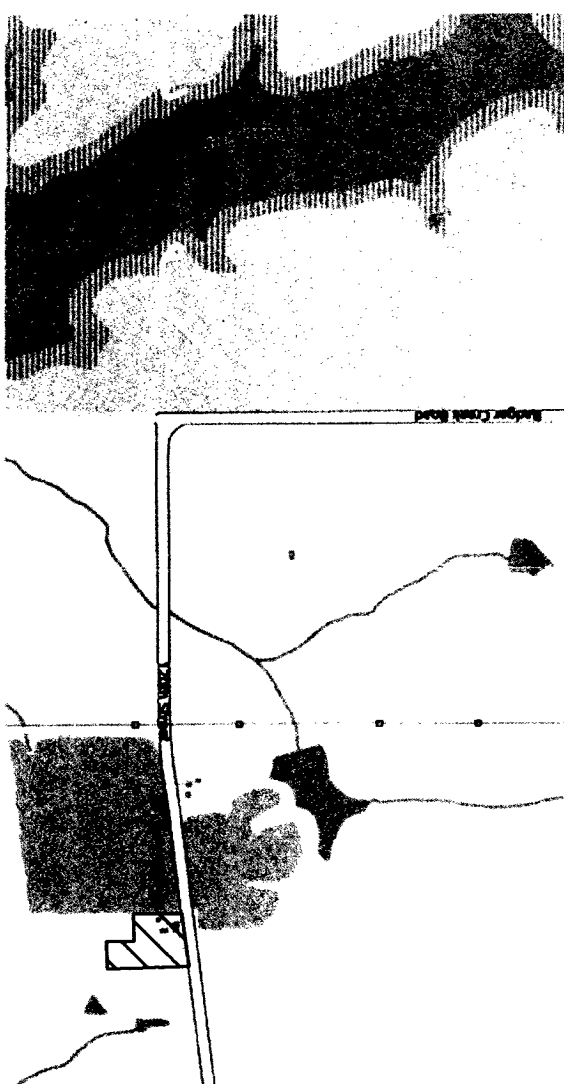
BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

INDEX LEGEND  
LOCATION: LOTS 1&2 HILLSIDE SUBDIVISION  
REQUESTOR: ORCA CONSULTING MICHAEL WAHLERT  
OWNERS: JON AND STACY HENRICHSEN  
RETURN TO SURVEYOR: LARRY D HYLER, PLS  
COMPANY: BISHOP ENGINEERING, 3501 104TH ST.  
URBANDALE, IA 50322 (PH) 515-276-0467

# REPLAT of HILLSIDE SUBDIVISION

## FINAL PLAT



VICINITY MAP  
NOT TO SCALE

City of West Des Moines  
Replat of Hillside Subdivision  
3078 and 3080 120<sup>th</sup> Street - Madison County  
City Council: September 18, 2023  
POS-006196-2023



### LEGEND:

- PROPERTY CORNER - FOUND 1/2" IRON ROD W/YPC #6808 OR AS NOTED
- PROPERTY CORNER- PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED
- ⊕ SECTION CORNER - FOUND AS NOTED
- M MEASURED DISTANCE
- ( ) PREVIOUSLY RECORDED ROW RIGHT OF WAY
- POB POINT OF BEGINNING
- YPC YELLOW PLASTIC CAP

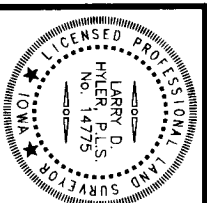
### PROPERTY DESCRIPTION:

LOT 1 AND LOT 2, HILLSIDE SUBDIVISION, AN OFFICIAL PLAT, MADISON COUNTY, IOWA, SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.  
SAID TRACT CONTAINS 19.36 ACRES WHICH INCLUDES 0.70 ACRES OF ROAD EASEMENT.

### NOTES:

THIS PLAT HAS AN ERROR OR CLOSURE OF LESS THAN 1.0 FEET IN 10,000.0 FEET. EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1.0 FEET IN 5,000.0 FEET.  
ALL CORNERS HAVE BEEN PLACED WITH A 5/8 INCH IRON PIPE UNLESS NOTED OTHERWISE. ALL CORNERS PLACED HAVE A YELLOW PLASTIC IDENTIFICATION CAP NO. 14775.

FIELD WORK COMPLETED ON: 5-3-2023



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.  
SIGNED: *Larry D. Hyler* DATE: 9-8-2023  
LARRY D. HYLER, P.L.S. 14775  
LICENSE RENEWAL DATE: DEC. 31, 2024  
PAGES OR SHEETS COVERED BY THIS SEAL: 1 AND 2

**Bishop Engineering**  
"Planning Your Successful Development"

3501 104th Street  
Des Moines, Iowa 50322-3825  
Phone: (515)276-0467 Fax: (515)276-0217

Civil Engineering & Land Surveying Established 1959

REPLAT of HILLSIDE SUBDIVISION  
VAN METER, IOWA

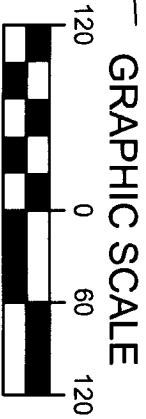
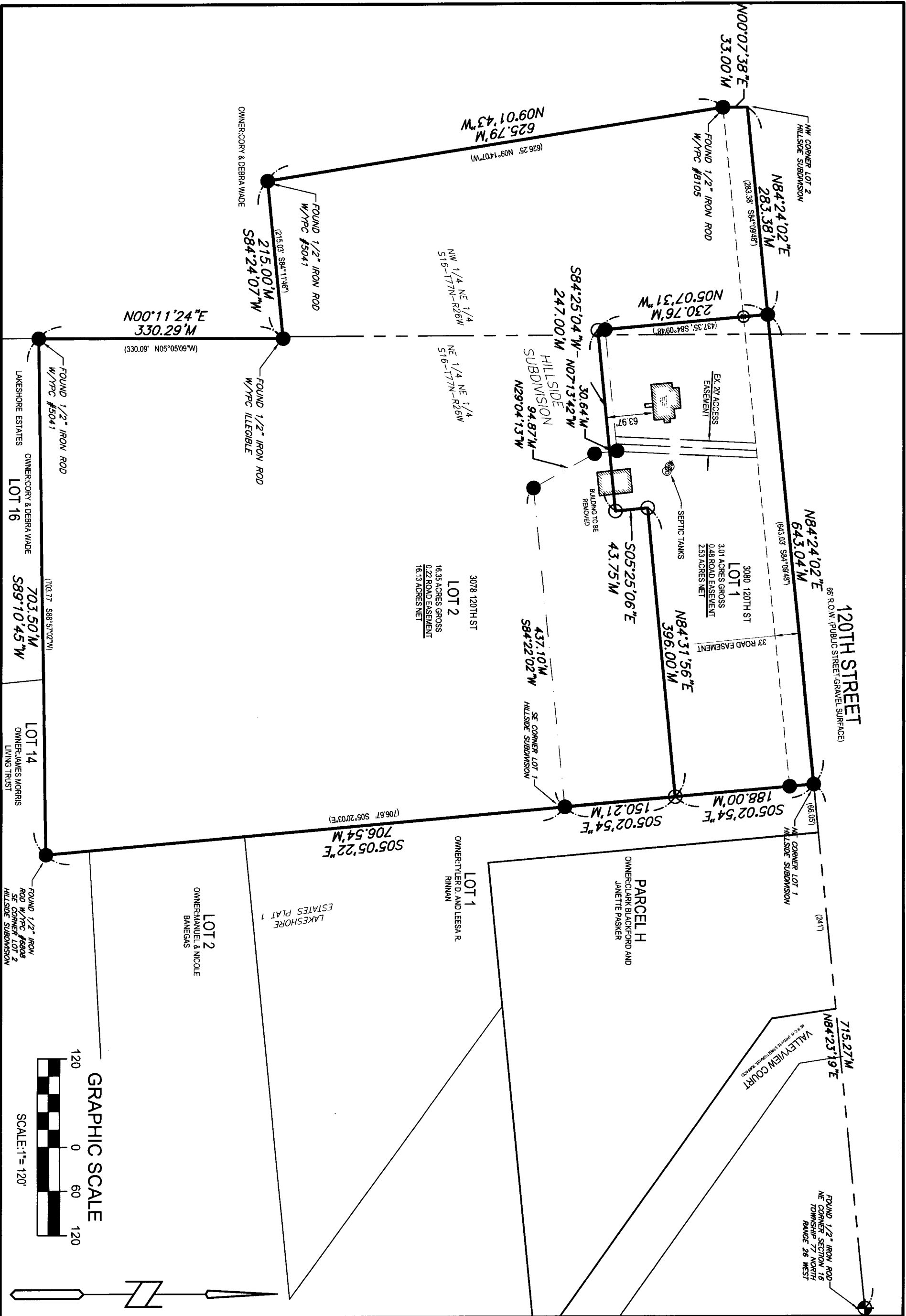
FINAL PLAT

REFERENCE NUMBER:

DRAWN BY:  
JFN

PROJECT NUMBER:  
230207

SHEET NUMBER:  
1 OF 2



REPLAT of HILLSIDE SUBDIVISION  
 VAN METER, IOWA  
**FINAL PLAT**

DRAWN BY: JPN  
 PROJECT NUMBER: 230207  
 SHEET NUMBER: 2 OF 2

REFERENCE NUMBER:

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