



Document 2023 2919

Book 2023 Page 2919 Type 06 044 Pages 21
Date 11/30/2023 Time 11:37:58AM
Rec Amt \$107.00 Aud Amt \$5.00

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Type of Document

Bauer Subdivision

PREPARER INFORMATION:

Zoning Office for Ashley Bauer, 308-225-1005
Contact: Lisa R. Wilson, attorney for Ashley Bauer, 515-369-2502

TAXPAYER INFORMATION:

Ashley Bauer
1265 Upland Ln.
Van Meter, IA 50261

RETURN DOCUMENT TO:

Ashley Bauer
1265 Upland Ln.
Van Meter, IA 50261

Or

Wilson & Egge, P.C.
C/O Lisa R. Wilson
222 NW Sunrise Dr.
Waukee, IA 50263

GRANTOR:

GRANTEE:

**PLAT AND CERTIFICATE
FOR BAUER SUBDIVISION,
MADISON COUNTY, IOWA**

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 Bauer Subdivision, and that the real estate comprising said plat is described as follows:

A PARCEL OF LAND LOCATED IN AND FORMING A PART OF PARCEL "D", AS RECORDED IN BOOK 2017 PAGE 3461 OF THE OFFICE OF THE MADISON COUNTY RECORDER, IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 16, ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL "D"; THENCE SOUTH 00°06'42" WEST ALONG THE EAST LINE OF SAID PARCEL "D" AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 204.60 FEET; THENCE SOUTH 84°09'51" WEST, A DISTANCE OF 674.95 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "D"; THENCE NORTH 00°07'41" EAST ALONG SAID WEST LINE, A DISTANCE OF 204.61 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "D" AND A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH 84°09'51" EAST ALONG SAID NORTH LINE, A DISTANCE OF 674.89 FEET TO THE POINT OF BEGINNING, CONTAINING 3.15 ACRES, WHICH INCLUDES 0.15 ACRES OF PUBLIC HIGHWAY EASEMENT, SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

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

1. Consent to Plat;
2. Attorney's Opinion;
3. Lender's Consent to Plat;
4. Certificate from County Treasurer;
5. Consent of County Auditor to subdivision name;
6. Agreement with County Engineer;
7. Madison County Soil and Water Conservation District Land Disturbing Activity


- Affidavit;
8. Ground Water Hazard Statement;
 9. Resolution of the Board of Supervisors of Madison County, Iowa, approving said plat; all of which are duly certified in accordance with the Madison County Zoning Ordinance;
 10. Fence Affidavit.



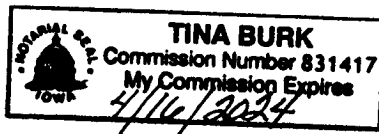
Ryan Hobart

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on this 1st day of November, 2023, by Ryan Hobart.



Notary Public in and for the State of Iowa



Return to Preparer: Lisa R. Wilson, WILSON & EGGE, P.C., 222 N.W. Sunrise Drive, Waukee, Iowa 50263 (515) 369-2502

CONSENT TO PLAT

KNOWN BY ALL MEN PRESENT:

The undersigned, Ashley Bauer, unmarried, with full knowledge, does hereby consent to the platting of the property to be platted as **Bauer Subdivision**, an Official Plat, Madison County, Iowa and specifically described as follows:

See Exhibit "A",

to be known as Bauer Subdivision.

The undersigned, being the owner of the above property to be platted, declares that this Consent is prepared with the free consent and in accordance with the desires of the undersigned owner.

Dated on this 30th day of October, 2023.

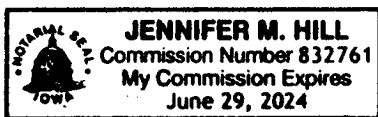
ASHLEY BAUER

Ashley Bauer

STATE OF IOWA)

COUNTY OF Dallas)

This record was acknowledged before me on this 30th day of October, 2023, by Ashley Bauer.



Jennifer M. Hill
Notary Public in and for the State of Iowa

EXHIBIT "A"

A PARCEL OF LAND LOCATED IN AND FORMING A PART OF PARCEL "D", AS RECORDED IN BOOK 2017 PAGE 3461 OF THE OFFICE OF THE MADISON COUNTY RECORDER, IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 16, ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL "D"; THENCE SOUTH $00^{\circ}06'42''$ WEST ALONG THE EAST LINE OF SAID PARCEL "D" AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 204.60 FEET; THENCE SOUTH $84^{\circ}09'51''$ WEST, A DISTANCE OF 674.95 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "D"; THENCE NORTH $00^{\circ}07'41''$ EAST ALONG SAID WEST LINE, A DISTANCE OF 204.61 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "D" AND A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH $84^{\circ}09'51''$ EAST ALONG SAID NORTH LINE, A DISTANCE OF 674.89 FEET TO THE POINT OF BEGINNING, CONTAINING 3.15 ACRES, WHICH INCLUDES 0.15 ACRES OF PUBLIC HIGHWAY EASEMENT, SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

WILSON & EGGE, P.C.
ATTORNEYS AT LAW

LISA R. WILSON
JEFFREY A. EGGE
BRYAN M. LOYA

222 N.W. SUNRISE DRIVE
WAUKEE, IOWA 50263

TELEPHONE • (515) 369-2502
FACSIMILE • (515) 369-2503

October 16, 2023

Board of Supervisors
Madison County, Iowa
201 W. Court Avenue
Winterset, Iowa 50273

Re: Plat Title Opinion/Bauer Subdivision

Dear Board:

Pursuant to the requirements of Iowa Code Section 354.11(1)(c) (2021), I hereby certify that I have examined the Abstract of Title No. 16772648, prepared by Madison County Abstract Co. and certified that it reflects all matters up to October 2, 2023 at 8:00 a.m. and relating to the following property:

See Exhibit "A",

to be known as Bauer Subdivision.

As of that date and time, we find from our examination that good and marketable title to the property described above is held by:

Ashley Bauer

subject to the following:

1. **MORTGAGE:** The Abstract shows a Mortgage dated November 10, 2022, and filed November 14, 2022 in Book 2022, Page 3283 from Ashley Bauer to Veridian Credit Union.
2. **MORTGAGE:** The Abstract shows a Mortgage dated November 10, 2022, and filed November 14, 2022 in Book 2022, Page 3284 from Ashley Bauer to Veridian Credit Union.
3. **REAL ESTATE TAXES:** The Abstract shows fiscal year 2022/2023 real estate taxes as first installment – paid, and second installment - unpaid.

4. **EASEMENTS:** The Abstract shows an Easement to Warren Water, Inc. filed August 30, 2000 in Book 140, Page 883.

The Abstract shows an Option for Electric Line Easement to MidAmerican Energy Company filed September 26, 2005 in Book 2005, Page 4623. A Notice of Exercise of Option was filed October 3, 2006 in Book 2006, Page 4076.

The Abstract shows an Easement to Warren Water District filed January 26, 2018 in Book 2018, Page 304.

5. **PLAT OF SURVEY:** The Abstract shows a Plat of Survey filed November 3, 2017 in Book 2017, Page 3461.

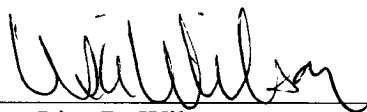
6. **ZONING:** The property under examination is subject to the zoning ordinances of the Madison County, Iowa.

7. **SEARCHES:** The Abstract reflects searches as to the above titleholder.

You are hereby advised that this opinion is prepared pursuant to Iowa Code Sections 614.26 and 614.28 of the 2021 Code of Iowa, Chapter 11 of the Iowa Title Examination Standards, the abstracting standards of the Iowa Land Title Association and the 40 Year Marketable Title Act.

Respectfully submitted,

WILSON & EGGE, P.C.

By: 
Lisa R. Wilson

Title Guaranty No. 10118

EXHIBIT "A"

A PARCEL OF LAND LOCATED IN AND FORMING A PART OF PARCEL "D", AS RECORDED IN BOOK 2017 PAGE 3461 OF THE OFFICE OF THE MADISON COUNTY RECORDER, IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 16, ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL "D"; THENCE SOUTH 00°06'42" WEST ALONG THE EAST LINE OF SAID PARCEL "D" AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 204.60 FEET; THENCE SOUTH 84°09'51" WEST, A DISTANCE OF 674.95 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "D"; THENCE NORTH 00°07'41" EAST ALONG SAID WEST LINE, A DISTANCE OF 204.61 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "D" AND A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH 84°09'51" EAST ALONG SAID NORTH LINE, A DISTANCE OF 674.89 FEET TO THE POINT OF BEGINNING, CONTAINING 3.15 ACRES, WHICH INCLUDES 0.15 ACRES OF PUBLIC HIGHWAY EASEMENT, SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

LENDER'S CONSENT TO PLAT

KNOWN BY ALL MEN PRESENT:

The undersigned, Veridian Credit Union, acting with full authority to act for and on behalf of the credit union, does hereby consent to the platting of the property to be platted as **Bauer Subdivision**, an Official Plat, Madison County, Iowa and specifically described as follows:

See Exhibit "A."

This consent is as mortgagee to the property described above with mortgages being filed against said property on November 14, 2022 in Book 2022, Page 3283 and in Book 2022, Page 3284, and is given with the free consent and in accordance with the desires of the undersigned as mortgagee to said property described above which is to be included in said plat.

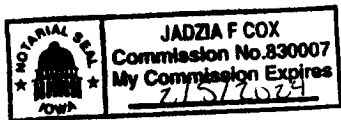
Dated this 27 day of October, 2023.

VERIDIAN CREDIT UNION
By [Signature]
Its Manager

STATE OF IOWA)
) SS:
COUNTY OF Dallas)

This record was acknowledged before me on this 27th day of October, 2023, by Timothy Lovel, the Manager of Veridian Credit Union.

[Signature]
Notary Public in and for the State of Iowa



MADISON COUNTY TREASURER'S CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF MADISON)

The undersigned, on behalf of the Madison County Treasurer's Office, hereby certifies that I have examined the records of this office in accordance with the provisions of Section 354.11 of The Code of Iowa, and have determined that Ashley Bauer is the present fee titleholder to the following described real estate:

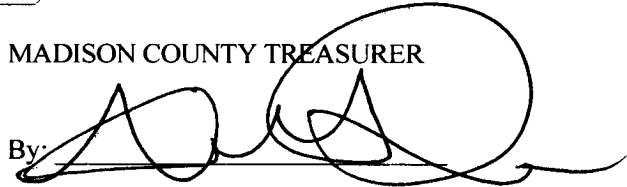
See Exhibit "A",

to be known as Bauer Subdivision.

I further certify that taxes for the above-described real estate for fiscal years 2022/2023, due and payable 2023/2024, have been paid. I further certify that said property is free from all special assessments, special rates, and charges, nor are there any taxes due for Monies and Credits, Bushels of Grain, Industrial Machinery, Data Processing Equipment, Utilities or Buildings on leased land against Ashley Bauer, which is the record titleholder of the above-described real estate.

Dated this 31 day of October, 2023.

MADISON COUNTY TREASURER

By: 

SUBSCRIBED AND SWORN to before me, a Notary Public in and for the State of Iowa, on this 31st day of October, 2023.

Kylee Barber
Notary Public in and for the State of Iowa

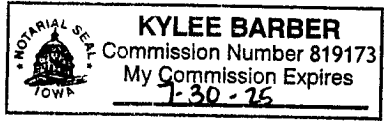


EXHIBIT "A"

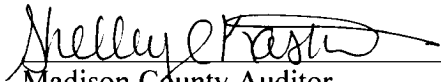
A PARCEL OF LAND LOCATED IN AND FORMING A PART OF PARCEL "D", AS RECORDED IN BOOK 2017 PAGE 3461 OF THE OFFICE OF THE MADISON COUNTY RECORDER, IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 16, ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL "D"; THENCE SOUTH 00°06'42" WEST ALONG THE EAST LINE OF SAID PARCEL "D" AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 204.60 FEET; THENCE SOUTH 84°09'51" WEST, A DISTANCE OF 674.95 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "D"; THENCE NORTH 00°07'41" EAST ALONG SAID WEST LINE, A DISTANCE OF 204.61 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "D" AND A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH 84°09'51" EAST ALONG SAID NORTH LINE, A DISTANCE OF 674.89 FEET TO THE POINT OF BEGINNING, CONTAINING 3.15 ACRES, WHICH INCLUDES 0.15 ACRES OF PUBLIC HIGHWAY EASEMENT, SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

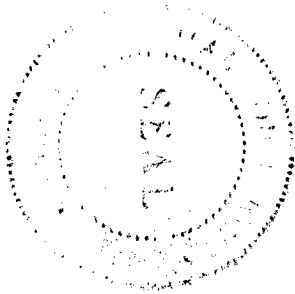
**APPROVAL OF SUBDIVISION PLAT NAME
BY MADISON COUNTY**

Date: October 25, 2023

The Madison County Auditor's Office has reviewed the final plat of Bauer Subdivision and 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.



Madison County Auditor



AGREEMENT

This Agreement is made and entered into by and between the proprietor of Bauer Subdivision, Ashley Bauer, and the Madison County Engineer, Mike Hackett.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

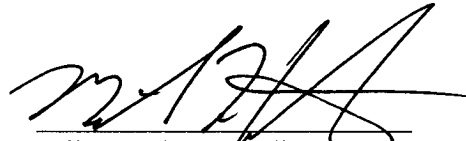
The Proprietor of Bauer Subdivision, a plat of the following described real estate:

A PARCEL OF LAND LOCATED IN AND FORMING A PART OF PARCEL "D", AS RECORDED IN BOOK 2017 PAGE 3461 OF THE OFFICE OF THE MADISON COUNTY RECORDER, IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 16, ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL "D"; THENCE SOUTH 00°06'42" WEST ALONG THE EAST LINE OF SAID PARCEL "D" AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 204.60 FEET; THENCE SOUTH 84°09'51" WEST, A DISTANCE OF 674.95 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "D"; THENCE NORTH 00°07'41" EAST ALONG SAID WEST LINE, A DISTANCE OF 204.61 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "D" AND A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH 84°09'51" EAST ALONG SAID NORTH LINE, A DISTANCE OF 674.89 FEET TO THE POINT OF BEGINNING, CONTAINING 3.15 ACRES, WHICH INCLUDES 0.15 ACRES OF PUBLIC HIGHWAY EASEMENT, SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

does hereby agree that all roads located within Bauer Subdivision are private roads and are not being dedicated to Madison County, Iowa for public use. Said Proprietor further agrees that such roads shall not be maintained in any manner by Madison County, Iowa, or the Madison County Engineer's Department.


Ashley Bauer, Proprietor


Mike Hackett, Madison County Engineer

**LAND DISTURBING ACTIVITIES
AFFIDAVIT**

STATE OF IOWA)
) ss:
COUNTY OF Dallas)

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 we make herein, I, Ashley Bauer, 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 PARCEL OF LAND LOCATED IN AND FORMING A PART OF PARCEL "D", AS RECORDED IN BOOK 2017 PAGE 3461 OF THE OFFICE OF THE MADISON COUNTY RECORDER, IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 16, ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL "D"; THENCE SOUTH 00°06'42" WEST ALONG THE EAST LINE OF SAID PARCEL "D" AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 204.60 FEET; THENCE SOUTH 84°09'51" WEST, A DISTANCE OF 674.95 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "D"; THENCE NORTH 00°07'41" EAST ALONG SAID WEST LINE, A DISTANCE OF 204.61 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "D" AND A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH 84°09'51" EAST ALONG SAID NORTH LINE, A DISTANCE OF 674.89 FEET TO THE POINT OF BEGINNING, CONTAINING 3.15 ACRES, WHICH INCLUDES 0.15 ACRES OF PUBLIC HIGHWAY EASEMENT, SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

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 ensure compliance with the soil loss limit regulations.

I assume responsibility for all land disturbing activities conducted on this property by me or other people or entities I represent. This authority covers only the land and land disturbing activities described above.

I, Ashley Bauer, have full authority to enter into this agreement.

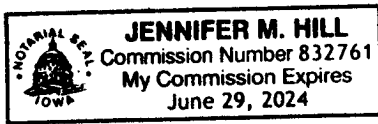
Further Affiant sayeth naught.

Dated this 30th day of October, 2023.

Ashley Bauer
Ashley Bauer

Subscribed to and sworn before me on this 30th day of October, 2023, by Ashley Bauer.

Jennifer Hill
Notary Public in and for the State of Iowa



**MADISON COUNTY, IOWA
ZO-RESOLUTION NUMBER 11-28-23A
ACCEPTING PLAT OF BAUER SUBDIVISION
MADISON COUNTY, IOWA**

WHEREAS, there was filed in the Office of the Zoning Administrator of Madison County, Iowa, a registered and surveyor's plat of a proposed subdivision known as Bauer Subdivision.

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

A PARCEL OF LAND LOCATED IN AND FORMING A PART OF PARCEL "D", AS RECORDED IN BOOK 2017 PAGE 3461 OF THE OFFICE OF THE MADISON COUNTY RECORDER, IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BEGINNING AT THE CENTER OF SAID SECTION 16, ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL "D"; THENCE SOUTH 00°06'42" WEST ALONG THE EAST LINE OF SAID PARCEL "D" AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 204.60 FEET; THENCE SOUTH 84°09'51" WEST, A DISTANCE OF 674.95 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "D"; THENCE NORTH 00°07'41" EAST ALONG SAID WEST LINE, A DISTANCE OF 204.61 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "D" AND A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH 84°09'51" EAST ALONG SAID NORTH LINE, A DISTANCE OF 674.89 FEET TO THE POINT OF BEGINNING, CONTAINING 3.15 ACRES, WHICH INCLUDES 0.15 ACRES OF PUBLIC HIGHWAY EASEMENT, SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

WHEREAS, it is the opinion of the Board of Supervisors of Madison County, Iowa, the subdivision plat of Bauer Subdivision is in conformance with the requirements of Iowa Code Chapter 354, and that the plat should be accepted and approved.

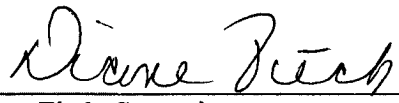
NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Madison County, Iowa, that the plat of BAUER SUBDIVISION, MADISON COUNTY, IOWA, be and is hereby accepted and approved.

Dated at Winterset, Madison County, Iowa this 28th day of November, 2023.

MADISON COUNTY BOARD OF SUPERVISORS



Phil Clifton, Supervisor, Chairman Aye ___ Nay



Diane Fitch, Supervisor Aye ___ Nay



Heather Stancil, Supervisor Aye ___ Nay

Attest: 

Shelley D. Kaster, Madison County Auditor

EXHIBIT "A"

A PARCEL OF LAND LOCATED IN AND FORMING A PART OF PARCEL "D", AS RECORDED IN BOOK 2017 PAGE 3461 OF THE OFFICE OF THE MADISON COUNTY RECORDER, IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 16, ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL "D"; THENCE SOUTH 00°06'42" WEST ALONG THE EAST LINE OF SAID PARCEL "D" AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 204.60 FEET; THENCE SOUTH 84°09'51" WEST, A DISTANCE OF 674.95 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "D"; THENCE NORTH 00°07'41" EAST ALONG SAID WEST LINE, A DISTANCE OF 204.61 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "D" AND A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH 84°09'51" EAST ALONG SAID NORTH LINE, A DISTANCE OF 674.89 FEET TO THE POINT OF BEGINNING, CONTAINING 3.15 ACRES, WHICH INCLUDES 0.15 ACRES OF PUBLIC HIGHWAY EASEMENT, SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

FENCE AFFIDAVIT

STATE OF IOWA)
) ss:
COUNTY OF Dallas)

The proprietor of Bauer Subdivision, a plat of the following described real estate, to-wit:

A PARCEL OF LAND LOCATED IN AND FORMING A PART OF PARCEL "D", AS RECORDED IN BOOK 2017 PAGE 3461 OF THE OFFICE OF THE MADISON COUNTY RECORDER, IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 16, ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL "D"; THENCE SOUTH 00°06'42" WEST ALONG THE EAST LINE OF SAID PARCEL "D" AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, A DISTANCE OF 204.60 FEET; THENCE SOUTH 84°09'51" WEST, A DISTANCE OF 674.95 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "D"; THENCE NORTH 00°07'41" EAST ALONG SAID WEST LINE, A DISTANCE OF 204.61 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "D" AND A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH 84°09'51" EAST ALONG SAID NORTH LINE, A DISTANCE OF 674.89 FEET TO THE POINT OF BEGINNING, CONTAINING 3.15 ACRES, WHICH INCLUDES 0.15 ACRES OF PUBLIC HIGHWAY EASEMENT, SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD,

does hereby state that currently there is an existing "lawful fence" around the Bauer Subdivision development; and that the developer and the owner of the land within the plat shall be responsible for the cost of ongoing maintenance of such fence. In the event the need arises for installation of additional "lawful fence" on any of the boundaries of the development, the developer and the owner of the land within the plat shall be responsible for the cost of installation and ongoing maintenance of such additional fencing.

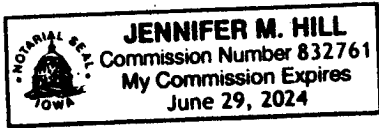
I, Ashley Bauer, have full authority to execute this Affidavit.

Further Affiant sayeth naught.

Dated this 30th day of October, 2023.

Ashley Bauer
Ashley Bauer

Subscribed to and sworn before me on this 30th day of October, 2023, by Ashley Bauer.



Jennifer Hill
Notary Public in and for the State of Iowa

