

Large Plat
Cabinet # 2-51



Document 2023 2931

Book 2023 Page 2931 Type 06 044 Pages 17

Date 12/01/2023 Time 8:19:11AM

Rec Amt \$87.00 Aud Amt \$5.00

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DOV# 414

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Type of Document

Hogback Bridge Acres Subdivision

PREPARER INFORMATION:

Zoning Office for MBV Properties, LLC, Matt Bengtson 515-210-5854
Contact: Mark Smith, attorney for MBV Properties, LLC, 515-462-3731

TAXPAYER INFORMATION:

MBV Properties, LLC
20 Vine St.
PO BOX 547
Carlisle, IA 50047

RETURN DOCUMENT TO:

MBV Properties, LLC
20 Vine St.
PO BOX 547
Carlisle, IA 50047

Or

Jordan, Oliver, Walter & Smith, P.C.
C/O Mark Smith
101 ½ W. Jefferson St.
Winterset, IA 50273

GRANTOR:

GRANTEE:

**PLAT AND CERTIFICATE
FOR
HOGBACK BRIDGE 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 Hogback Bridge Acres Subdivision; and, that the real estate comprising said plat is described as follows:

The Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th PM, Madison County, Iowa AND a tract of land located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-seven (27), more particularly described as follows, to wit: Commencing at the Northeast corner of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-seven (27), thence West along the North line of said Southwest Quarter (1/4) of the Northeast Quarter (1/4) 334.7 feet, thence Southerly to a point on the South line of said Southwest Quarter (1/4) of the Northeast Quarter (1/4) which is 277.5 feet West of the Southeast corner of said Southwest Quarter (1/4) of the Northeast Quarter (1/4), thence East 277.5 feet to the Southeast corner of said Southwest Quarter (1/4) of the Northeast Quarter (1/4), thence North to the Point of Beginning.

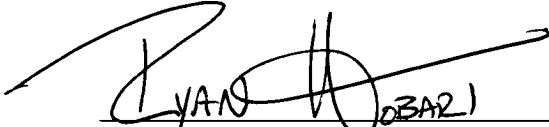
I do further certify that attached hereto are true and correct copies of the following documents that have been submitted in connection with said plat.

- 1) Dedication of Plat of Hogback Bridge 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;
- 10) Consent from TruBank,

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

Dated this 23 day of OCTOBER, 2023.



Ryan Hobart, Zoning Administrator

STATE OF IOWA, MADISON COUNTY, ss:

On this 23rd day of October, 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
HOGBACK BRIDGE ACRES SUBDIVISION**

KNOW ALL MEN BY THESE PRESENT:

That MBV Properites, LLC, does hereby certify that it is the sole owner and proprietor of the following-described real estate:

The Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th PM, Madison County, Iowa AND a tract of land located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-seven (27), more particularly described as follows, to wit: Commencing at the Northeast corner of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-seven (27), thence West along the North line of said Southwest Quarter (1/4) of the Northeast Quarter (1/4) 334.7 feet, thence Southerly to a point on the South line of said Southwest Quarter (1/4) of the Northeast Quarter (1/4) which is 277.5 feet West of the Southeast corner of said Southwest Quarter (1/4) of the Northeast Quarter (1/4), thence East 277.5 feet to the Southeast corner of said Southwest Quarter (1/4) of the Northeast Quarter (1/4), thence North to the Point of Beginning.

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

Dated this 5th day of October, 2023.

MBV PROPERTIES, LLC

By 
Matt Bengtson

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 5th day of October, 2023, by Matt Bengtson.




Notary Public in and for said State of Iowa

**ATTORNEY'S OPINION FOR FINAL PLAT
HOGBACK BRIDGE 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 one (1) part, last certified to September 28, 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, Hogback Bridge Acres Subdivision, Madison County, Iowa.

The Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th PM, Madison County, Iowa AND a tract of land located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-seven (27), more particularly described as follows, to wit: Commencing at the Northeast corner of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-seven (27), thence West along the North line of said Southwest Quarter (1/4) of the Northeast Quarter (1/4) 334.7 feet, thence Southerly to a point on the South line of said Southwest Quarter (1/4) of the Northeast Quarter (1/4) which is 277.5 feet West of the Southeast corner of said Southwest Quarter (1/4) of the Northeast Quarter (1/4), thence East 277.5 feet to the Southeast corner of said Southwest Quarter (1/4) of the Northeast Quarter (1/4), thence North to the Point of Beginning.

In my opinion, merchantable title to the above-described property is in the name of the MBV

Properties, LLC, free and clear of all liens and encumbrances, except:

1. Entry No. 28 shows a Deed of Trust from MBV Properties, LLC to TruBank, dated May 1, 2023, filed May 2, 2023, in Book 2023, Page 908, in the Recorder's Office of Madison County, Iowa. This Deed of Trust constitutes a first lien against the real estate under examination.

2. Entry No. 5 shows a Pipeline Easement in favor of Northern Gas Products Company, its successors or assigns, dated May 10, 1961, filed May 22 1961, in Deed Record 90, Page 341, in the Recorder's Office of Madison County, Iowa, for the purposes of constructing, operating, and maintaining a pipeline and appurtenances thereto for the transportation of liquid or gaseous substances. You should familiarize yourself with this Easement as it may to some extent limit the use of the real estate under examination.

Entry No. 6 shows an Assignment from Northern Gas Products Company to Hydrocarbon Transportation, Inc., dated January 1, 1967, filed March 20, 1968, in Deed Record 96, Page 104, in the Recorder's Office of Madison County, Iowa, which assigns all right, title and interest in the Easement shown at Entry No. 5.

Entry No. 8 shows a Ratification and Assignment from Enron Gas Processing Company, formerly named Northern Gas Products Company, to Enron Liquids Pipeline Company, formerly named Hydrocarbon Transportation, Inc., dated July 23, 1992, filed August 5, 1992, in Deed Record 127, Page 682, in the Recorder's Office of Madison County, Iowa. This Ratification and Assignment corrects and ratifies the Assignment at Entry No. 6.

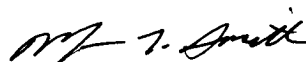
Entry No. 9 shows a Conveyance, Assignment, and Bill of Sale from Enron Liquids Pipeline Company, Enron Oil & Transportation Company, and Enron Liquids Marketing Company, to Enron Liquids Pipeline Operating Limited Partnership Company, dated July 23, 1992, filed August 5, 1992, in Deed Record 127, Page 708, in the Recorder's Office of Madison County, Iowa, which transfers all right, title, and interest in the Easement shown at Entry No. 5.

Entry No. 23 shows a Conveyance and Assignment of Easements, Licenses, Permits and Leases from Kinder Morgan Operating, L.P., formerly known as Enron Liquids Pipeline Operating Limited Partnership, to Oneok North System, L.L.C, dated October 4, 2007, filed October 9, 2007, in Book 2007, Page 3767, in the Recorder's Office of Madison County, Iowa, which conveys and assigns all right, title, and interest in the Easement show at Entry No. 5.

3. Entry No. 17 shows an Easement in favor of Warren Water, Inc, its successors and assigns, dated October 23, 2003, filed November 24, 2003, in Book 2003, Page 6990, in the Recorder's Office of Madison County, Iowa, for the purposes of constructing, operating, and maintaining waterlines and appurtenances thereto. You should familiarize yourself with this Easement as it may to some extent affect the use of the real estate under examination.

Respectfully submitted,

JORDAN, OLIVER & WALTERS, P.C.



Mark L. Smith, Title Guaranty No. 10074

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

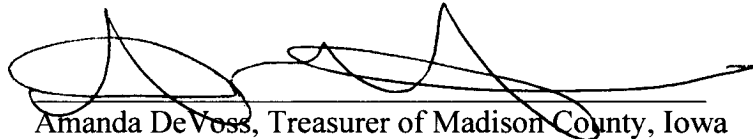
I, Amanda DeVoss, do hereby certify that I am the duly elected and acting Treasurer of Madison County, Iowa; that I have examined the records in my office, and that there are no unpaid taxes forming a lien against the following-described real estate, to-wit:

HOGBACK BRIDGE ACRES SUBDIVISION

The Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th PM, Madison County, Iowa AND a tract of land located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-seven (27), more particularly described as follows, to wit: Commencing at the Northeast corner of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-seven (27), thence West along the North line of said Southwest Quarter (1/4) of the Northeast Quarter (1/4) 334.7 feet, thence Southerly to a point on the South line of said Southwest Quarter (1/4) of the Northeast Quarter (1/4) which is 277.5 feet West of the Southeast corner of said Southwest Quarter (1/4) of the Northeast Quarter (1/4), thence East 277.5 feet to the Southeast corner of said Southwest Quarter (1/4) of the Northeast Quarter (1/4), thence North to the Point of Beginning.

Owned by: MBV Properties, LLC

DATED at Winterset, Iowa, this 11 day of Oct, 2023.


Amanda DeVoss, Treasurer of Madison County, Iowa

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

HOGBACK BRIDGE ACRES SUBDIVISION

For property located at:

The Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th PM, Madison County, Iowa AND a tract of land located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-seven (27), more particularly described as follows, to wit: Commencing at the Northeast corner of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-seven (27), thence West along the North line of said Southwest Quarter (1/4) of the Northeast Quarter (1/4) 334.7 feet, thence Southerly to a point on the South line of said Southwest Quarter (1/4) of the Northeast Quarter (1/4) which is 277.5 feet West of the Southeast corner of said Southwest Quarter (1/4) of the Northeast Quarter (1/4), thence East 277.5 feet to the Southeast corner of said Southwest Quarter (1/4) of the Northeast Quarter (1/4), thence North to the Point of Beginning.

And owned by: MBV Properties, LLC

Has been approved on the 5th day of October, 2023.

Auditor, Madison County, Iowa.

By 
Shelley D. Kaster, Auditor

AGREEMENT

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

NOW THEREFORE IT IS AGREED AS FOLLOWS:

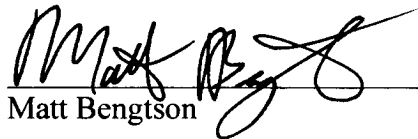
1. The proprietor of Hogback Bridge Acres Subdivision, a Plat of the following described real estate:

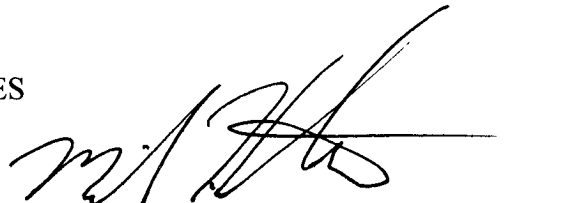
The Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th PM, Madison County, Iowa AND a tract of land located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-seven (27), more particularly described as follows, to wit: Commencing at the Northeast corner of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-seven (27), thence West along the North line of said Southwest Quarter (1/4) of the Northeast Quarter (1/4) 334.7 feet, thence Southerly to a point on the South line of said Southwest Quarter (1/4) of the Northeast Quarter (1/4) which is 277.5 feet West of the Southeast corner of said Southwest Quarter (1/4) of the Northeast Quarter (1/4), thence East 277.5 feet to the Southeast corner of said Southwest Quarter (1/4) of the Northeast Quarter (1/4), thence North to the Point of Beginning,

hereby agrees that all private roads located within Hogback Bridge 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: October 5, 2023.

PROPRIETORS OF HOGBACK BRIDGE ACRES


Matt Bengtson


Mike Hackett, Madison County Engineer

**LAND DISTURBING ACTIVITIES
AFFIDAVIT**

STATE OF IOWA :
: **ss**
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, Matt Bengtson, 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:

The Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th PM, Madison County, Iowa AND a tract of land located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-seven (27), more particularly described as follows, to wit: Commencing at the Northeast corner of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-seven (27), thence West along the North line of said Southwest Quarter (1/4) of the Northeast Quarter (1/4) 334.7 feet, thence Southerly to a point on the South line of said Southwest Quarter (1/4) of the Northeast Quarter (1/4) which is 277.5 feet West of the Southeast corner of said Southwest Quarter (1/4) of the Northeast Quarter (1/4), thence East 277.5 feet to the Southeast corner of said Southwest Quarter (1/4) of the Northeast Quarter (1/4), thence North to the Point of Beginning.

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.


Matt Bengtson

Subscribed and sworn to before me by Matt Bengston on this 5th day of October, 2023.



Kim Leonard
Notary Public in and for the State of Iowa

ZO – Resolution 11-28-23B
RESOLUTION APPROVING FINAL PLAT
OF HOGBACK BRIDGE 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 Hogback Bridge Acres Subdivision; and

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

The Southeast Quarter (¼) of the Northeast Quarter (¼) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th PM, Madison County, Iowa AND a tract of land located in the Southwest Quarter (¼) of the Northeast Quarter (¼) of said Section Twenty-seven (27), more particularly described as follows, to wit: Commencing at the Northeast corner of the Southwest Quarter (¼) of the Northeast Quarter (¼) of said Section Twenty-seven (27), thence West along the North line of said Southwest Quarter (¼) of the Northeast Quarter (¼) 334.7 feet, thence Southerly to a point on the South line of said Southwest Quarter (¼) of the Northeast Quarter (¼) which is 277.5 feet West of the Southeast corner of said Southwest Quarter (¼) of the Northeast Quarter (¼), thence East 277.5 feet to the Southeast corner of said Southwest Quarter (¼) of the Northeast Quarter (¼), thence North to the Point of Beginning,

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, MBV Properties, LLC.

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 Hogback Bridge Acres Subdivision should be approved by the Board of Supervisors, Madison County, Iowa.

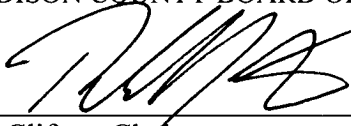
NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors, Madison County, Iowa:

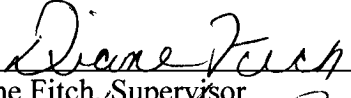
1. That said plat, known as Hogback Bridge Acres Subdivision, prepared in connection with said plat and subdivision is hereby approved.

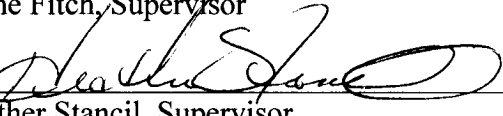
2. The Zoning Administrator of Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder of Madison County, Iowa, and attend to the filing and recording of the plat, papers and documents which should be filed and recorded in connection therewith.

DATED at Winterset, Iowa, this 28th day of November, 2023.

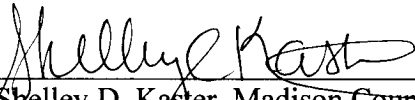
MADISON COUNTY BOARD OF SUPERVISORS

By  Aye Nay
Phil Clifton, Chairman

By  Aye Nay
Diane Fitch, Supervisor

By  Aye Nay
Heather Stancil, Supervisor

ATTEST:


Shelley D. Kaster, Madison County Auditor

**CONSENT TO PLATTING
BY TRUBANK**

TruBank does consent to the platting and subdivision of the following-described real estate:

The Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th PM, Madison County, Iowa AND a tract of land located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-seven (27), more particularly described as follows, to wit: Commencing at the Northeast corner of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-seven (27), thence West along the North line of said Southwest Quarter (1/4) of the Northeast Quarter (1/4) 334.7 feet, thence Southerly to a point on the South line of said Southwest Quarter (1/4) of the Northeast Quarter (1/4) which is 277.5 feet West of the Southeast corner of said Southwest Quarter (1/4) of the Northeast Quarter (1/4), thence East 277.5 feet to the Southeast corner of said Southwest Quarter (1/4) of the Northeast Quarter (1/4), thence North to the Point of Beginning,

in accordance with the ordinances of Madison County, Iowa, and the laws of the State of Iowa.

The undersigned holds a mortgage against said real estate as follows:

Deed of Trust from MBV Properties, LLC to TruBank, dated May 1, 2023, filed May 2, 2023, in Book 2023, Page 908, in the Recorder's Office of Madison County, Iowa.

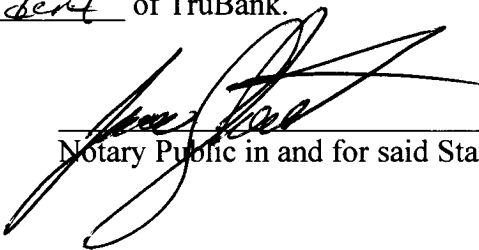
Dated this 5th day of October, 2023.

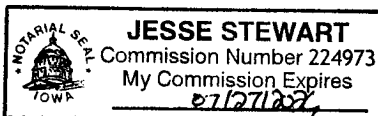
TRUBANK

By 

STATE OF IOWA, COUNTY OF Warren

This instrument was acknowledged before me on this 5th day of October, 2023 by Steven D. Warrington as Vice President of TruBank.


Notary Public in and for said State



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

The Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th PM, Madison County, Iowa AND a tract of land located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-seven (27), more particularly described as follows, to wit: Commencing at the Northeast corner of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-seven (27), thence West along the North line of said Southwest Quarter (1/4) of the Northeast Quarter (1/4) 334.7 feet, thence Southerly to a point on the South line of said Southwest Quarter (1/4) of the Northeast Quarter (1/4) which is 277.5 feet West of the Southeast corner of said Southwest Quarter (1/4) of the Northeast Quarter (1/4), thence East 277.5 feet to the Southeast corner of said Southwest Quarter (1/4) of the Northeast Quarter (1/4), thence North to the Point of Beginning.

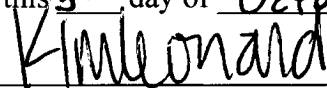
I further state that my property has compliant fencing.



Matt Bengtson

Subscribed and sworn to before me on this 5th day of October, 2023.

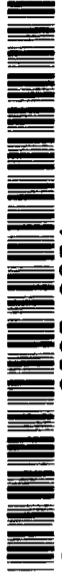




Notary Public in and for the State of Iowa

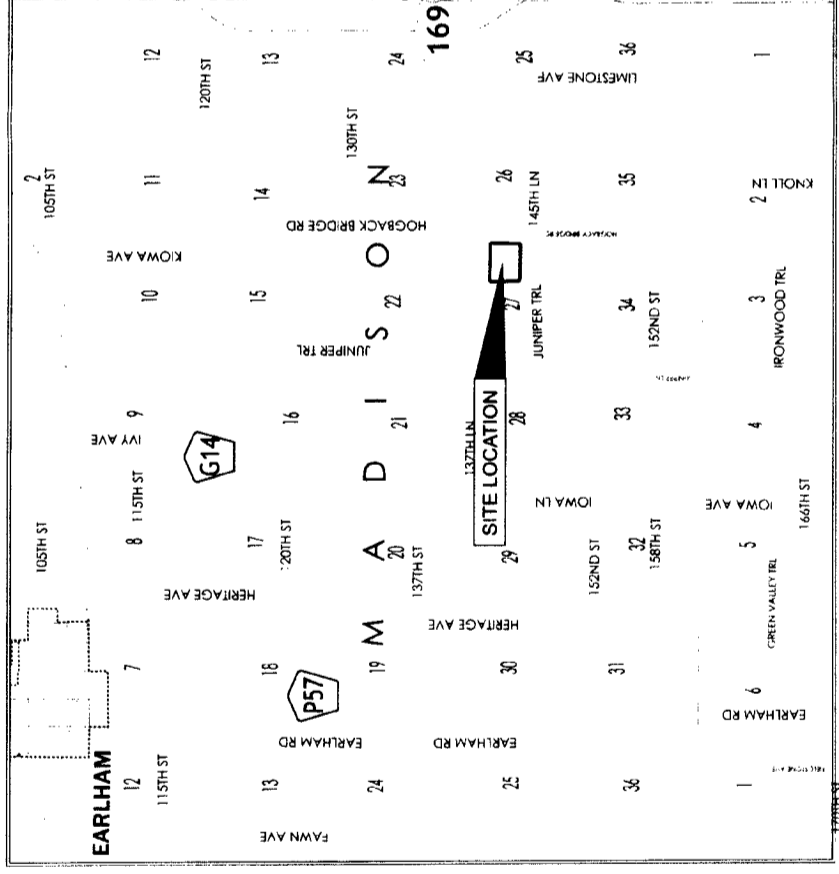
HOGBACK BRIDGE ACRES

FINAL PLAT



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 ANNO
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 MADISON COUNTY IOWA

INDEX LEGEND
 SURVEYORS NAME / RETURN TO
 ERIC J. MILLER
 SNYDER & ASSOCIATES, INC.
 2727 S.W. SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020
 SERVICE PROVIDED BY:
 SNYDER & ASSOCIATES, INC.
 2727 S.W. SNYDER BLVD
 ANKENY, IOWA 50023
 SEC. 27.27.29
 PT SW 1/4, NE 1/4 AND SE 1/4, NE 1/4
 MBV PROPERTIES, LLC



UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORD DRAWINGS. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

UTILITY INFORMATION QUALITY SERVICE LEVELS

QUALITY LEVEL "D" INFORMATION COMES SOLELY FROM EXISTING UTILITY RECORDS. IT MAY PROVIDE AN OVERALL "FEEL" FOR THE CONGESTION OF UTILITIES BUT IT IS OFTEN HIGHLY LIMITED IN TERMS OF COMPREHENSIVENESS AND ACCURACY. ITS USEFULNESS SHOULD BE CONFINED TO PROJECT PLANNING AND ROUTE SELECTION ACTIVITIES.
 QUALITY LEVEL "C" INVOLVES SURVEYING VISIBLE ABOVE-GROUND UTILITY FACILITIES, SUCH AS MANHOLES, VALVE BOXES, POSTS, ETC., AND CORRELATING THIS INFORMATION WITH EXISTING UTILITY RECORDS. WHEN USING THIS INFORMATION, IT IS NOT UNUSUAL TO FIND THAT MANY UNDERGROUND UTILITIES HAVE BEEN EITHER OMITTED OR ERRONEOUSLY PLOTTED. ITS USEFULNESS, THEREFORE, SHOULD BE CONFINED TO RURAL PROJECTS WHERE UTILITIES ARE NOT PREVALENT, OR ARE NOT TOO EXPENSIVE TO REPAIR OR RELOCATE.
 QUALITY LEVEL "B" INVOLVES USE OF SURFACE GEOPHYSICAL TECHNIQUES TO DETERMINE THE EXISTENCE AND HORIZONTAL POSITION OF UNDERGROUND UTILITIES. THIS INFORMATION IS USUALLY SUFFICIENT TO ACCOMPLISH PRELIMINARY ENGINEERING GOALS. DECISIONS CAN BE MADE ON WHERE TO PLACE STORM SEWER DRAINAGE SYSTEMS, FOOTINGS, FOUNDATIONS, AND OTHER DESIGN FEATURES IN ORDER TO AVOID CONFLICTS WITH EXISTING UTILITIES. SLIGHT ADJUSTMENTS IN THE DESIGN CAN PRODUCE SUBSTANTIAL COST SAVINGS BY ELIMINATING UTILITY RELOCATIONS.
 QUALITY LEVEL "A" INVOLVES THE USE OF NONDESTRUCTIVE DIGGING EQUIPMENT AT CRITICAL POINTS TO DETERMINE THE PRECISE HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS. THIS ACTIVITY IS CALLED "LOCATING". IT IS THE HIGHEST LEVEL PRESENTLY AVAILABLE. WHEN SURVEYED AND MAPPED, PRECISE PLAN AND PROFILE INFORMATION IS OBTAINED. THIS INFORMATION IS USUALLY SUFFICIENT TO MAKE SMALL ADJUSTMENTS IN UTILITY OR HORIZONTAL LOCATIONS AND AVOID THE NEED TO RELOCATE UTILITIES. ADDITIONAL INFORMATION SUCH AS UTILITY MATERIAL, CONDITION, SIZE, SOIL CONTAMINATION, AND PAVING THICKNESS ALSO ASSISTS THE DESIGNER AND UTILITY OWNER IN THEIR DECISIONS.

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM. TICKET NUMBER 552304888.
 FOI-FIBER OPTIC
 CENTURYLINK
 SADIIE HULL
 918-547-1047
 Sadiie.Hull@centurylink.com
 OE--OVERHEAD ELECTRIC
 FARMERS ELECTRIC COOPERATIVE
 DAVE SHIKE
 641-743-6146
 dsike@farmerscsc.com
 W1-WATER MAIN
 WARREN WATER DISTRICT
 STAN RIPPERGER
 515-208-5352
 stanr@warrenwaterdistrict.com

COUNTY NOTES

1. THE BUILDING AREAS IS RESTRICTED TO THAT LAND LYING EAST OF THE NORTH LINE OF SAID NORTH-HEAST 1/4 OF SECTION 17 IS ASSUMED TO BEAR NORTH 89°17'11" WEST FOR THE PURPOSES OF THIS SURVEY.
 2. NO BUILDING SHALL OCCUR INSIDE THE AREA OF NO DISTURBANCE.

GENERAL NOTES

1. SOURCE OF WATER SUPPLY - WARREN WATER DISTRICT.
 2. INDIVIDUAL PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAKING CONNECTION AT TIME OF FUTURE HOME CONSTRUCTION.
 3. SEWAGE DISPOSAL WILL BE VIA ON-SITE SEPTIC SYSTEMS TO BE DESIGNED BY A PROFESSIONAL ENGINEER. ALTERNATIVE SYSTEMS MAY BE REQUIRED DUE TO SOIL TYPES, LIMITATIONS AND MEASUREMENTS.
 4. THE PROPERTY IS LOCATED IN AREA AS SHOWN ON THE FEMA FIRM COMMUNITY PANEL NUMBER 19121C0150D HAVING AN EFFECTIVE DATE OF 6-21-2017 AND SHOWN ON SURVEY.

LEGEND

Survey	Found	Set
Section Corner	●	△
Utility Easement	○	○
Utility Pole	○	○
ROW Rail	○	○
Calculated Point	○	○
Platted Distance	P	M
Measured Bearing & Distance	R	R
Recorded As	D	D
Calculated Distance	D	D
Catchment	D	D
Section Line	D	D
1/4 Section Line	D	D
Property Line	D	D
Area Of No Disturbance	D	D

BASIS OF BEARING

THE NORTH LINE OF SAID NORTH-EAST 1/4 OF SECTION 17 IS ASSUMED TO BEAR NORTH 89°17'11" WEST FOR THE PURPOSES OF THIS SURVEY.

AREA SUMMARY

SW 1/4 NE 1/4 S 06 AC
 SE 1/4 NE 1/4 S 04 AC
 (EX. ROADWAY EASEMENT=1.00 AC.)
 NET TOTAL=48.10 AC

ZONING

AGRICULTURE

DATE OF SURVEY

JUNE 13, 2023

OWNER

MBV PROPERTIES, LLC
 10 VINE ST
 P.O. BOX 17
 CARLSLE, IA 50047

PROPERTY DESCRIPTION

WARRANTY DEED BOOK 2023, PAGE 907
 THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-NINE (29) WEST, COUNTY MADISON, STATE OF IOWA, BEING THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION TWENTY-SEVEN (27), MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION TWENTY-SEVEN (27), THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) 334.7 FEET, THENCE SOUTHERLY TO A POINT ON THE SOUTH CORNER OF SAID SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) WHICH IS 277.5 FEET WEST OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4), THENCE EAST 277.5 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4), THENCE NORTH TO THE POINT OF BEGINNING.



SNYDER & ASSOCIATES

Project No: 123.0772.01
 Sheet 1 of 2

HOGBACK BRIDGE ACRES

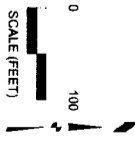
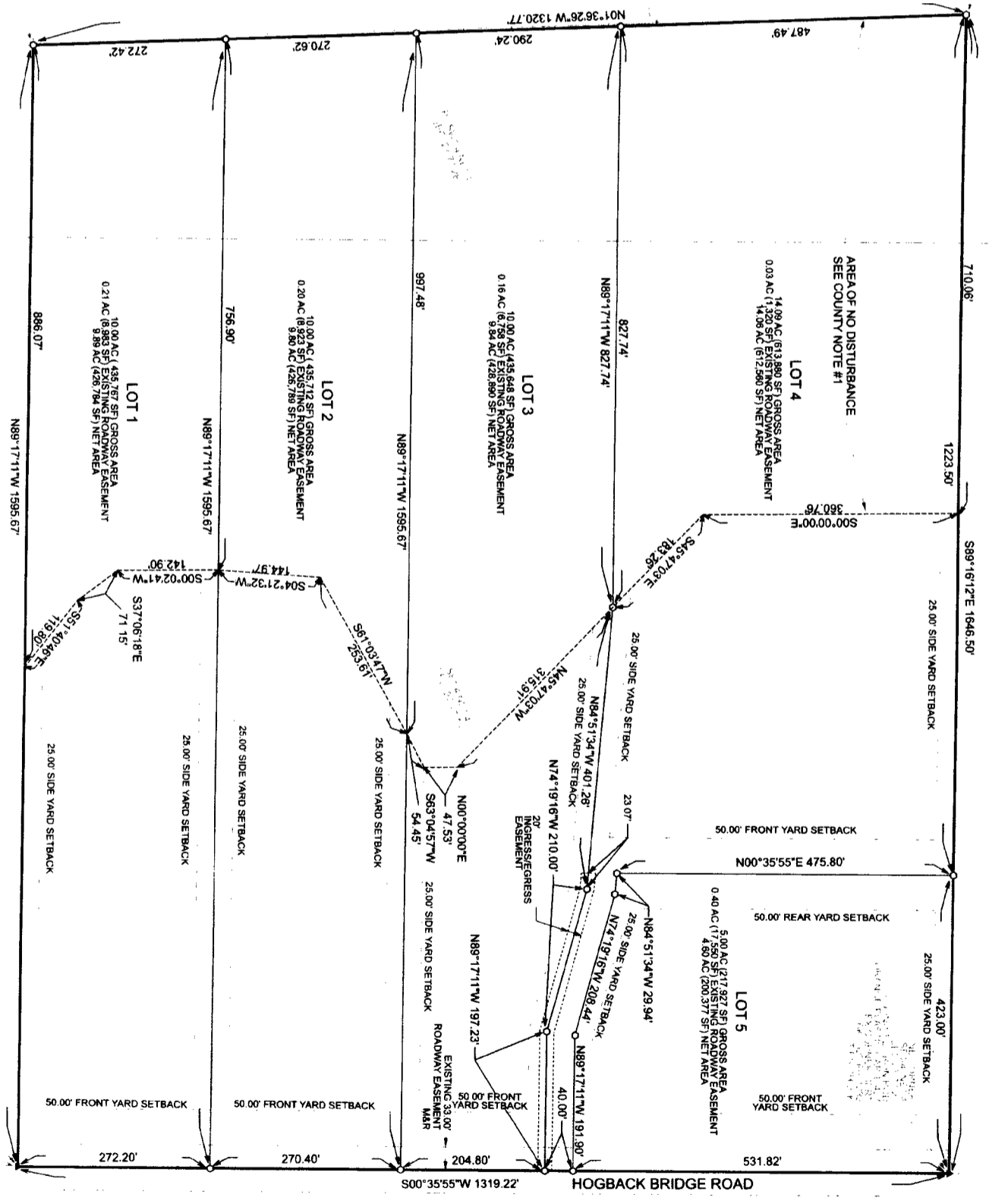
FINAL PLAT

MADISON COUNTY, IOWA

2727 S.W. SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com

MARK	REVISION	DATE	BY
1	REVISED PER COUNTY COMMENTS	09/13/23	JDF
2	REVISED PER COUNTY COMMENTS	11/20/23	DCG
3	REVISED PER COUNTY COMMENTS	11/21/23	DCG

Engineer: _____
 Checked By: TLC
 Scale: 1"=100'
 Technician: SDB
 Date: 08/24/23
 Field Bk: 1345 Pg: 16
 Project No: 123.0772.01
 Sheet 1 of 2



HOGBACK BRIDGE ACRES

FINAL PLAT

MADISON COUNTY, IOWA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com

3	REVISED PER COUNTY COMMENTS	11/21/23	DCG
2	REVISED PER COUNTY COMMENTS	11/20/23	DCG
1	REVISED PER COUNTY COMMENTS	09/13/23	JDP
MARK	REVISION	DATE	BY
Engineer:	Checked By: TLC	Scale: 1"= 100'	
Technician: SDB	Date: 08/24/23	Field Bk: 1345 Pg 16	
Project No: 123.0772.01		Sheet 2 of 2	

SNYDER & ASSOCIATES

Project No: 123.0772.01
 Sheet 2 of 2