



LOT TIE AGREEMENT

For

Land in the City of St. Charles, Madison County

On this 22 day of December, 2024, the undersigned state that they are to be the buyer(s) of Parcel CC as surveyed and described below and are presently titleholders to the existing tax parcel, as described below, all being land located within the City of St. Charles, Madison County, Iowa;

Newly created surveyed parcel:

Parcel CC:

AN IRREGULAR SHAPED TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 (SW 1/4) OF THE NORTHEAST 1/4 (NE 1/4) OF SECTION 23, TOWNSHIP 75 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF ST. CHARLES, MADISON COUNTY IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 1/2' IRON ROD, SAID MONUMENT BEING THE NORTHEAST CORNER OF PARCEL R OF SAID SW 1/4, NE 1/4, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2013, PAGE 2619 OF THE MADISON COUNTY RECORDER; THENCE S00°04'21"E ALONG THE EAST LINE OF SAID PARCEL R, A DISTANCE OF 115.76 FEET TO THE POINT OF BEGINNING; THENCE S07°22'08"E, A DISTANCE OF 55.36 FEET TO THE SOUTH LINE OF THE NORTH 5 ACRES OF SAID SW 1/4, NE 1/4; THENCE S84°39'13"W ALONG THE SOUTH LINE OF SAID NORTH 5 ACRES, A DISTANCE OF 6.81 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL R; THENCE N00°04'21"W ALONG THE EAST LINE OF SAID PARCEL R, A DISTANCE OF 53.55 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 181 SQUARE FEET.

Existing tax parcel (PER DEED, BOOK 2009, PAGE 3150):

The North Five (5) Acres of the Southwest Quarter(1/4) of the Northeast Quarter(1/4) of Section Twenty-three (23), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, EXCEPT the following five tracts:

- 1. A tract of land commencing at a point 1170 feet West of the Northeast corner of the said North 5 acres of the Southwest Quarter(1/4) of the Northeast Quarter(1/4), thence West 150 feet, more or less, to the Northwest corner of said 40 acre tract, thence South along the West line of said 40 acre tract 165 feet, thence East 150 feet, more or less, to a point directly South of the point of beginning, thence North 165 feet to the point of beginning;
2. The East 224 feet of the said North 5 acres of the Southwest Quarter(1/4) of the Northeast Quarter(1/4);
3. That part of Parcel "P" located in the said North 5 acres of the Southwest Quarter (1/4) of the Northeast Quarter(1/4), located in and forming a part of the City of St. Charles, Madison County, Iowa, containing 1.243 acres, as shown in Plat of Survey filed in Book 2, Page 453 on August 18, 2000, in the Office of the Recorder of Madison County, Iowa;
4. Parcel "R" located in the said North 5 acres of Southwest Quarter(1/4) of the Northeast Quarter(1/4), located in and forming a part of the City of St. Charles, Madison County, Iowa, containing 0.43 acres, as shown in the Amended Plat of Survey filed in Book 2005, Page 3968, on August 18, 2005, in the Office of the Recorder of Madison County, Iowa;
5. That part of Parcel "Q" located in the said North 5 acres of the Southwest Quarter (1/4) of the Northeast Quarter(1/4), located in and forming a part of the City of St. Charles, Madison County, Iowa, as shown in the Amended Plat of Survey filed in Book 2005, Page 3969, on August 18, 2005, 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 CC, to hold title to Parcel CC and said existing tax parcel, as 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.

Todd Dickinson

Titleholder's Name (please print)

Additional Titleholder's Name (please print)

[Signature of Todd Dickinson]

Titleholder's Signature

Additional Titleholder's Signature



STATE OF IOWA )
) SS
COUNTY OF Madison)

[Signature of Notary Public]

Notary Public

Subscribed in my presence and sworn to before me by the said Todd Dickinson; this instrument was acknowledged before me, this 22 day of December 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 27 day of DECEMBER, 2023.

[Signature of Ryan Hobart]
Ryan Hobart
Zoning Administrator