INDEX LEGEND

LOCATION:

SW 1/4, NE 1/4, SEC 23, T75N, R26W, CITY OF ST. CHARLES, MADISON COUNTY, IOWA

PROPRIFTOR AND REQUESTOR

TODD DICKINSON 810 MAIN STREET WEST ST CHARLES, IA 50240

SURVEYOR COMPANY & RETURN TO:

NICHDLAS F. CARTER CARTER SURVEYING & CONSTRUCTION SERVICES 8755 NE 27TH AVE ALTODNA, IA 50009 515-343-6756

Document 2023 3192

Book 2023 Page 3192 Type 06 026 Pages 2 Date 12/28/2023 Time 9:00:12AM

Rec Amt \$12.00

INDX **ANNO** SCAN

BRANDY MACUMBER. COUNTY RECORDER

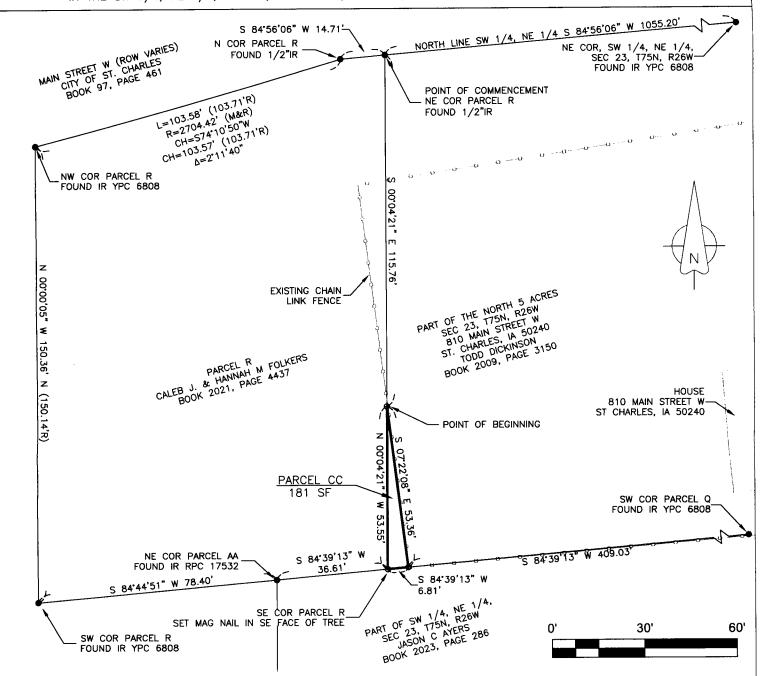
MADISON COUNTY IOWA

CHEK

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

PLAT $\Box \mathsf{F}$ SURVEY

IN THE SW 1/4, NE 1/4, SEC 23, T75N R26W, 5TH P.M., CITY OF ST CHARLES, MADISON COUNTY, IOWA



SURVEY NOTES:

1. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

2. DATE OF FIELD WORK: NOVEMBER 10, 2023.

3. BASIS OF BEARING FOR THE SURVEY IS THE IOWA RTN - IOWA SOUTH STATE PLANE COORDINATE SYSTEM.

4. CHAIN LINK FENCE WAS CONSTRUCTED ACROSS THE EAST LINE OF PARCEL R. THE PURPOSE OF THIS PLAT OF SURVEY IS TO ESTABLISH PARCEL CC TO BE COMBINED WITH SAID PARCEL R CREATING AN EASTERLY LOT LINE THAT FOLLOWS THE EXISTING FENCE.

5. RECORDED DOCUMENTS REFERENCED IN THIS SURVEY INCLUDE THE FOLLOWING:

-PLAT OF SURVEY - PARCEL Q, BOOK 2005, PAGE 3969, PLAT OF SURVEY - PARCEL R, BOOK 2013, PAGE 2619, PLAT OF SURVEY - PARCEL AA, BOOK 2022, PAGE 2703, WATER TOWER SUBDIVISION PLAT - BOOK 2003, PAGE 4017, DEED - FAUST TO MADISON COUNTY, BOOK 97, PAGE 461, DEED - MADISON COUNTY TO READ, BOOK 108, PAGE 549, DEED - READ TO DICKINSON, BOOK 2009, PAGE 3150.

PARCEL DESCRIPTION:

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 NOO'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.

DRAWN DATE: 11/13/2023

REV DATE: -

DRAWN BY: N CARTER

SCALE: 1' = 30' PAGE 1 DF 2

PRDJECT #23-169A

HILL ENGAGE AND 12-26-23 201. MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024 ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NON-UNLESS INDICATED HERE)

SYMBOLS LEGEND:

SYMBOLS LEGEND:

O SET 1/2' IRON ROD WITH YELLOW PLASTIC CAP #20757

SET PK NAIL IN ASPHALT

FOUND MONUMENT AS NOTED

M MEASURED DISTANCE ROW RIGHT-OF-V
R RECORDED DISTANCE IR IRON ROD
C CALCULATED DISTANCE IP IRON PIPE
YPC YELLOW PLASTIC CAP CL CENTERLINE
PI POINT OF INTERSECTION
C.M. CONCRETE MONUMENT

RIGHT-DF-WAY IRON ROD IRON PIPE CENTERLINE

LOT TIE AGREEMENT

Land in the City of St. Charles, Madison County

On this 2L 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, lowa;

Newly created surveyed parcel:

Todd Dickinson

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:

IDWA, 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 \$00.04.21."E ALONG THE EAST LINE OF SAID PARCEL R, A DISTANCE OF 115.76 FEET TO THE POINT OF BEGINNING;

THENCE \$07.22.08."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 \$84.39.13."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 NO0.04.21."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, lowa, EXCEPT the following five tracts:

A tract of land commencing at a point 1170 feet West of the Northeast comer of the said North 5 acres of the Southwest Quarter(¼) of the Northeast Quarter(¼), thence West 150 feet, more or less, to the Northwest comer 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;
 The East 224 feet of the said North 5 acres of the Southwest Quarter(¼) of the Northeast Quarter(¼);
 That part of Parcel "P" located in the said North 5 acres of the Southwest Quarter (¼) of the Northeast Quarter(¼), legated in and forming a part of the City of St. Charles, Madison County, lower containing 1 243 acres, as shown in Plat

That part of Parcel "P" located in the said North 5 acres of the Southwest Quarter (¾) of the Northeast Quarter (¾), located in and forming a part of the City of St. Charles, Madison County, lowa, 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, lowa; Parcel "R" located in the said North 5 acres of Southwest Quarter(¾) of the Northeast Quarter(¾), located in and forming a part of the City of St. Charles, Madison County, lowa, 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, lowa; That part of Parcel "Q" located in the said North 5 acres of the Southwest Quarter (¾) of the Northeast Quarter(¾), located in and forming a part of the City of St. Charles, Madison County, lowa, 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, lowa.

The undersigned do hereby agree and covenant with Madison County, lowa, 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 <u>legally</u> 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, lowa 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.

Titleholder's Name (please print)	Additional litleholders Name (please print)
Titleholder's Signature	Additional Titleholder's Signature
	LOGAN LOSH Commission Number 845887 My Commission Expires February 10, 2026
STATE OF IOWA)) SS COUNTY OF Madison)	Notary Public
Subscribed in my presence and sworr was acknowledged before me, this 12	n to before me by the said Todd Dickinson: this instrument 2 day of Pecanter 2023.
ACCEPTANCE BY THE COUNTY I, TO BAST that the above and foregoing Lot Tie of Madison County, lowa on the Ryan Hobart Zoning Administrator	, of the Madison County Planning and Zoning Department do hereby certify Agreement was duly approved and accepted by the Planning and Zoning Department ZT day of
Zoring Administration	

DRAWN DATE: 11/13/2023	
REV DATE: -	
DRAWN BY: N CARTER	
SCALE: -	
PAGE 2 OF 2	
PROJECT #23-169A	