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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

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Type of Document

Scarlett Sunset Ridge Subdivision

**PREPARER INFORMATION:**

Zoning Office for Dwayne D. & Diana L. Scar

Contact: Mark Smith, attorney for Dwayne D. & Diana L. Scar, 515-462-3731

**TAXPAYER INFORMATION:**

Dwayne D. & Diana L. Scar

1457 Earlham Rd.

Earlham, IA 50072

**RETURN DOCUMENT TO:**

Dwayne D. & Diana L. Scar

1457 Earlham Rd.

Earlham, IA 50072

Or

Mark Smith

Farmers & Merchants Bank Building

101 ½ W. Jefferson

PO Box 230

Winterset, IA 50273

**GRANTOR:**

**GRANTEE:**

**PLAT AND CERTIFICATE  
FOR  
SCARLETT SUNSET RIDGE 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 Scarlett Sunset Ridge Subdivision; and, that the real estate comprising said plat is described as follows:

AN IRREGULAR SHAPED PORTION OF NORTHWEST QUARTER (NW.1/4) OF SECTION 3, TOWNSHIP 75 NORTH, RANGE 29 WEST OF THE 5th P.M., MADISON COUNTY, IOWA, DESCRIBED AS:  
COMMENCING AT THE NORTHWEST CORNER OF THE NW. 1/4 OF SAID SECTION 3; THENCE S01°28'25"W ALONG THE WEST LINE OF THE NW.1/4 OF SAID SECTION 3, A DISTANCE OF 434.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S01°28'25"W ALONG THE WEST LINE OF THE NW.1/4 OF SAID SECTION 3, A DISTANCE OF 552.80 FEET; THENCE S88°31'35"E, A DISTANCE OF 79.63 FEET; THENCE N54°16'50"E, A DISTANCE OF 371.18 FEET; THENCE N89°50'50"E, A DISTANCE OF 308.60 FEET TO THE SOUTHWEST CORNER OF PARCEL A AS SHOWN IN BOOK 2007 AT PAGE 1533 IN THE OFFICE OF THE MADISON COUNTY RECORDER; THENCE N04°15'25"E ALONG THE WESTERLY LINE OF SAID PARCEL A, A DISTANCE OF 124.15 FEET; THENCE N89°55'30"W ALONG THE WESTERLY LINE OF SAID PARCEL A, A DISTANCE OF 73.85 FEET; THENCE N00°50'55"E ALONG THE WESTERLY LINE OF SAID PARCEL A, A DISTANCE OF 532.60 FEET TO THE NORTHWEST CORNER OF SAID PARCEL A AND TO THE SOUTHERLY RIGHT-OF-WAY LINE OF IOWA HIGHWAY 92 AS IT IS PRESENTLY ESTABLISHED; THENCE N74°00'30"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID IOWA HIGHWAY 92, A DISTANCE OF 119.07 FEET; THENCE N88°34'45"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID IOWA HIGHWAY 92, A DISTANCE OF 414.91 FEET; THENCE S06°52'20"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID IOWA HIGHWAY 92, A DISTANCE OF 265.76 FEET; THENCE S13°52'55"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF IOWA HIGHWAY 92, A DISTANCE OF 102.40 FEET; THENCE N88°31'35"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF IOWA HIGHWAY 92, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING.


SAID TRACT OF LAND CONTAINS 10.57 ACRES INCLUDING 1.29 ACRES FOR PUBLIC ROAD RIGHT-OF-WAY EASEMENT.

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 Scarlett Sunset Ridge 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;

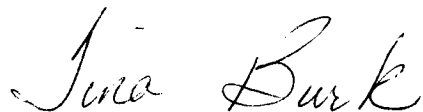
all of which are duly certified in accordance with the Madison County Zoning Ordinance.

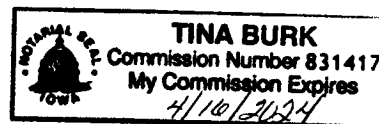
Dated this 27 day of FEBRUARY, 2023.

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

STATE OF IOWA, MADISON COUNTY, ss:

On this 27 day of February, 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  
SCARLETT SUNSET RIDGE SUBDIVISION**

**KNOW ALL MEN BY THESE PRESENT:**

That Dwayne D. Scar and Diana L. Scar, does hereby certify that they are the sole owners and proprietors of the following-described real estate:

AN IRREGULAR SHAPED PORTION OF NORTHWEST QUARTER (NW.1/4) OF SECTION 3, TOWNSHIP 75 NORTH, RANGE 29 WEST OF THE 5th P.M., MADISON COUNTY, IOWA, DESCRIBED AS:  
COMMENCING AT THE NORTHWEST CORNER OF THE NW. 1/4 OF SAID SECTION 3; THENCE S01°28'25"W ALONG THE WEST LINE OF THE NW.1/4 OF SAID SECTION 3, A DISTANCE OF 434.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S01°28'25"W ALONG THE WEST LINE OF THE NW.1/4 OF SAID SECTION 3, A DISTANCE OF 552.80 FEET; THENCE S88°31'35"E, A DISTANCE OF 79.63 FEET; THENCE N54°16'50"E, A DISTANCE OF 371.18 FEET; THENCE N89°50'50"E, A DISTANCE OF 308.60 FEET TO THE SOUTHWEST CORNER OF PARCEL A AS SHOWN IN BOOK 2007 AT PAGE 1533 IN THE OFFICE OF THE MADISON COUNTY RECORDER; THENCE N04°15'25"E ALONG THE WESTERLY LINE OF SAID PARCEL A, A DISTANCE OF 124.15 FEET; THENCE N89°55'30"W ALONG THE WESTERLY LINE OF SAID PARCEL A, A DISTANCE OF 73.85 FEET; THENCE N00°50'55"E ALONG THE WESTERLY LINE OF SAID PARCEL A, A DISTANCE OF 532.60 FEET TO THE NORTHWEST CORNER OF SAID PARCEL A AND TO THE SOUTHERLY RIGHT-OF-WAY LINE OF IOWA HIGHWAY 92 AS IT IS PRESENTLY ESTABLISHED; THENCE N74°00'30"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID IOWA HIGHWAY 92, A DISTANCE OF 119.07 FEET; THENCE N88°34'45"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID IOWA HIGHWAY 92, A DISTANCE OF 414.91 FEET; THENCE S06°52'20"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID IOWA HIGHWAY 92, A DISTANCE OF 265.76 FEET; THENCE S13°52'55"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF IOWA HIGHWAY 92, A DISTANCE OF 102.40 FEET; THENCE N88°31'35"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF IOWA HIGHWAY 92, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 10.57 ACRES INCLUDING 1.29 ACRES FOR PUBLIC ROAD RIGHT-OF-WAY EASEMENT.

That the subdivision of the above described real estate, as shown by the Final Plat of Scarlett Sunset Ridge Subdivision is with the free consent and in accordance with the owners' desires as owners of said real estate.

Dated this 16 day of February, 2022.

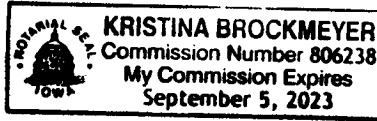
Dwayne D. Scar  
Dwayne D. Scar

Diana L. Scar  
Diana L. Scar

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 16 day of February,  
2023, by Dwayne D. Scar and Diana L. Scar.

Kristina Brockmeyer  
Notary Public in and for said State of Iowa



**ATTORNEY'S OPINION FOR THE FINAL PLAT  
SCARLETT SUNSET RIDGE  
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 December 19, 2022, 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 the Final Plat Scarlett Sunset Ridge, Madison County, Iowa.

AN IRREGULAR SHAPED PORTION OF NORTHWEST QUARTER (NW.1/4) OF SECTION 3, TOWNSHIP 75 NORTH, RANGE 29 WEST OF THE 5th P.M., MADISON COUNTY, IOWA, DESCRIBED AS:  
COMMENCING AT THE NORTHWEST CORNER OF THE NW. 1/4 OF SAID SECTION 3; THENCE S01°28'25"W ALONG THE WEST LINE OF THE NW.1/4 OF SAID SECTION 3, A DISTANCE OF 434.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S01°28'25"W ALONG THE WEST LINE OF THE NW.1/4 OF SAID SECTION 3, A DISTANCE OF 552.80 FEET; THENCE S88°31'35"E, A DISTANCE OF 79.63 FEET; THENCE N54°16'50"E, A DISTANCE OF 371.18 FEET; THENCE N89°50'50"E, A DISTANCE OF 308.60 FEET TO THE SOUTHWEST CORNER OF PARCEL A AS SHOWN IN BOOK 2007 AT PAGE 1533 IN THE OFFICE OF THE MADISON COUNTY RECORDER; THENCE N04°15'25"E ALONG THE WESTERLY LINE OF SAID PARCEL A, A DISTANCE OF 124.15 FEET; THENCE N89°55'30"W ALONG THE WESTERLY LINE OF SAID PARCEL A, A DISTANCE OF 73.85 FEET; THENCE N00°50'55"E ALONG THE WESTERLY LINE OF SAID PARCEL A, A DISTANCE OF 532.60 FEET TO THE NORTHWEST CORNER OF SAID PARCEL A AND TO THE SOUTHERLY RIGHT-OF-WAY LINE OF IOWA HIGHWAY 92 AS IT IS PRESENTLY ESTABLISHED; THENCE N74°00'30"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID IOWA HIGHWAY 92, A DISTANCE OF 119.07 FEET; THENCE N88°34'45"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID IOWA HIGHWAY 92, A DISTANCE OF 414.91 FEET; THENCE S06°52'20"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID IOWA HIGHWAY 92, A DISTANCE OF 265.76 FEET; THENCE S13°52'55"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF IOWA HIGHWAY 92, A DISTANCE OF 102.40 FEET; THENCE N88°31'35"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF IOWA HIGHWAY 92, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 10.57 ACRES INCLUDING 1.29 ACRES FOR PUBLIC ROAD RIGHT-OF-WAY EASEMENT.

In my opinion, merchantable title to the above-described property is in the name of the Dwayne D. Scar and Diana L. Scar, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, free and clear of all liens and encumbrances, except:

1. The following Easements are shown of record:
  - a. Entry No. 22 shows a Limited Easement granted to Southern Iowa Rural Water Association, dated January 4, 2001, and filed May 30, 2001, in Book 2001, Page 2202 of the Recorder's Office of Madison County, Iowa, for a waterline and all necessary appurtenances thereto.
  - b. Entry No. 5 shows an Electric Transmission Line Easement granted to Iowa Southern Utilities, dated April 10, 1942, and filed April 30, 1942, in Deed Record 78, Page 321 of the Recorder's Office of Madison County, Iowa.
  - c. Entry No. 4 shows an Easement granted to the State of Iowa for road purposes and for use of a public highway dated July 6, 1931, and filed November 7, 1931, in Deed Record 66, Page 594 of the Recorder's Office of Madison County, Iowa.
  - d. Entry No. 15 shows an Easement granted to Madison County, Iowa, for road purposes and for use of a public highway acknowledged March 8, 1983, and filed March 8, 1983, in Book 113, Page 800 of the Recorder's Office of Madison County, Iowa.
  - e. Entry No. 3 shows a Warranty Deed from J.E. Poland and Maggie M. Poland, Husband and Wife, to James W. Sawhill, who is a predecessor in interest dated and filed April 22, 1905, in Deed Record 47, Page 270 of the Recorder's Office of Madison County, Iowa. Within this Deed, the Grantor reserves the right for themselves, their heirs, and assigns, to get water from the spring on the adjoining farm on the East, and the right to enter upon the land for the purposes of fixing the "Ram" or putting in wind mill or fixing arrangements for pumping and piping of water. The abstractor notes that the adjoining land on the East is the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 3, Township 75 North, Range 29 West of the 5<sup>th</sup> P.M.
  - f. Entry No. 6 is a Statement from the Deputy Chief Engineer of the Iowa State Highway Commission, filed July 3, 1957, in Misc. Record 26, Page 326 of the Recorder's Office of Madison County, Iowa, stating that Highway 92 is a controlled access road. You should ensure that there is suitable access for the real estate under examination.

Respectfully submitted,

JORDAN, OLIVER & WALTERS, P.C.

*M. L. Smith*

Mark L. Smith, Title Guaranty No. 10074

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# CERTIFICATE OF THE COUNTY TREASURER OF MADISON COUNTY, IOWA

---

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 forming a lien against the following-described real estate, to-wit:

## SCARLETT SUNSET RIDGE SUBDIVISION


AN IRREGULAR SHAPED PORTION OF NORTHWEST QUARTER (NW.1/4) OF SECTION 3, TOWNSHIP 75 NORTH, RANGE 29 WEST OF THE 5th P.M., MADISON COUNTY, IOWA, DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF THE NW. 1/4 OF SAID SECTION 3; THENCE S01°28'25"W ALONG THE WEST LINE OF THE NW.1/4 OF SAID SECTION 3, A DISTANCE OF 434.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S01°28'25"W ALONG THE WEST LINE OF THE NW.1/4 OF SAID SECTION 3, A DISTANCE OF 552.80 FEET; THENCE S88°31'35"E, A DISTANCE OF 79.63 FEET; THENCE N54°16'50"E, A DISTANCE OF 371.18 FEET; THENCE N89°50'50"E, A DISTANCE OF 308.60 FEET TO THE SOUTHWEST CORNER OF PARCEL A AS SHOWN IN BOOK 2007 AT PAGE 1533 IN THE OFFICE OF THE MADISON COUNTY RECORDER; THENCE N04°15'25"E ALONG THE WESTERLY LINE OF SAID PARCEL A, A DISTANCE OF 124.15 FEET; THENCE N89°55'30"W ALONG THE WESTERLY LINE OF SAID PARCEL A, A DISTANCE OF 73.85 FEET; THENCE N00°50'55"E ALONG THE WESTERLY LINE OF SAID PARCEL A, A DISTANCE OF 532.60 FEET TO THE NORTHWEST CORNER OF SAID PARCEL A AND TO THE SOUTHERLY RIGHT-OF-WAY LINE OF IOWA HIGHWAY 92 AS IT IS PRESENTLY ESTABLISHED; THENCE N74°00'30"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID IOWA HIGHWAY 92, A DISTANCE OF 119.07 FEET; THENCE N88°34'45"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID IOWA HIGHWAY 92, A DISTANCE OF 414.91 FEET; THENCE S06°52'20"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID IOWA HIGHWAY 92, A DISTANCE OF 265.76 FEET; THENCE S13°52'55"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF IOWA HIGHWAY 92, A DISTANCE OF 102.40 FEET; THENCE N88°31'35"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF IOWA HIGHWAY 92, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 10.57 ACRES INCLUDING 1.29 ACRES FOR PUBLIC ROAD RIGHT-OF-WAY EASEMENT.

Owned by: Dwayne D. Scar and Diana L. Scar.

DATED at Winterset, Iowa, this 16<sup>th</sup> day of Feb, 2023.



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Amanda DeVos, Treasurer of Madison County,  
Iowa

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

SCARLETT SUNSET RIDGE SUBDIVISION

For property located at:

AN IRREGULAR SHAPED PORTION OF NORTHWEST QUARTER (NW.1/4) OF SECTION 3, TOWNSHIP 75 NORTH, RANGE 29 WEST OF THE 5th P.M., MADISON COUNTY, IOWA, DESCRIBED AS:

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SAID TRACT OF LAND CONTAINS 10.57 ACRES INCLUDING 1.29 ACRES FOR PUBLIC ROAD RIGHT-OF-WAY EASEMENT.

And owned by: Dwayne D. Scar and Diana L. Scar

Has been approved on the 27<sup>th</sup> day of February, 2023.

Auditor, Madison County, Iowa.

By Shelley D. Kaster  
Shelley D. Kaster Auditor

## AGREEMENT

This Agreement made and entered into, by and between, the proprietors of Scarlett Sunset Ridge Subdivision and Mike Hackett, Madison County Engineer.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

1. The proprietors of Scarlett Sunset Ridge Subdivision, a Plat of the following described real estate:

AN IRREGULAR SHAPED PORTION OF NORTHWEST QUARTER (NW.1/4) OF SECTION 3, TOWNSHIP 75 NORTH, RANGE 29 WEST OF THE 5th P.M., MADISON COUNTY, IOWA, DESCRIBED AS:

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SAID TRACT OF LAND CONTAINS 10.57 ACRES INCLUDING 1.29 ACRES FOR PUBLIC ROAD RIGHT-OF-WAY EASEMENT.

hereby agree that all private roads located within Scarlett Sunset Ridge 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.

Date: 1-22 -, 2023.

PROPRIETORS OF SCARLETT SUNSET RIDGE SUBDIVISION

*Dwayne D. Scar*  
\_\_\_\_\_  
Dwayne D. Scar

*M. H. A.* 1-22-2023  
\_\_\_\_\_  
Mike Hackett, Madison County Engineer

*Diana L. Scar*  
\_\_\_\_\_  
Diana L. Scar

**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 we make herein, we, Dwayne D. Scar and Diana L. Scar, 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:

AN IRREGULAR SHAPED PORTION OF NORTHWEST QUARTER (NW.1/4) OF SECTION 3, TOWNSHIP 75 NORTH, RANGE 29 WEST OF THE 5th P.M., MADISON COUNTY, IOWA, DESCRIBED AS:

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SAID TRACT OF LAND CONTAINS 10.57 ACRES INCLUDING 1.29 ACRES FOR PUBLIC ROAD RIGHT-OF-WAY EASEMENT.

As owner or occupant of the land described above, we are aware that we 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.

We are 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.

We 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.

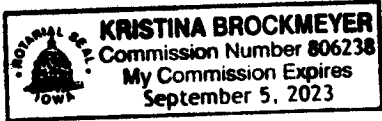
We are the owners of the land, and have full authority to enter into this agreement.

  
\_\_\_\_\_  
Dwayne D. Scar

  
\_\_\_\_\_  
Diana L. Scar

Subscribed and sworn to before me by Dwayne D. Scar and Diana L. Scar on this 16 day of February, 2023.

  
\_\_\_\_\_  
Notary Public in and for the State of Iowa



**ZO – Resolution 02-28-23A**  
**RESOLUTION APPROVING FINAL PLAT**  
**OF SCARLETT SUNSET RIDGE 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 Scarlett Sunset Ridge Subdivision; and

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

AN IRREGULAR SHAPED PORTION OF NORTHWEST QUARTER (NW.1/4) OF SECTION 3, TOWNSHIP 75 NORTH, RANGE 29 WEST OF THE 5th P.M., MADISON COUNTY, IOWA, DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF THE NW. 1/4 OF SAID SECTION 3; THENCE S01°28'25"W ALONG THE WEST LINE OF THE NW.1/4 OF SAID SECTION 3, A DISTANCE OF 434.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S01°28'25"W ALONG THE WEST LINE OF THE NW. 1/4 OF SAID SECTION 3, A DISTANCE OF 552.80 FEET; THENCE S88°31'35"E, A DISTANCE OF 79.63 FEET; THENCE N54°16'50"E, A DISTANCE OF 371.18 FEET; THENCE N89°50'50"E, A DISTANCE OF 308.60 FEET TO THE SOUTHWEST CORNER OF PARCEL A AS SHOWN IN BOOK 2007 AT PAGE 1533 IN THE OFFICE OF THE MADISON COUNTY RECORDER; THENCE N04°15'25"E ALONG THE WESTERLY LINE OF SAID PARCEL A, A DISTANCE OF 124.15 FEET; THENCE N89°55'30"W ALONG THE WESTERLY LINE OF SAID PARCEL A, A DISTANCE OF 73.85 FEET; THENCE N00°50'55"E ALONG THE WESTERLY LINE OF SAID PARCEL A, A DISTANCE OF 532.60 FEET TO THE NORTHWEST CORNER OF SAID PARCEL A AND TO THE SOUTHERLY RIGHT-OF-WAY LINE OF IOWA HIGHWAY 92 AS IT IS PRESENTLY ESTABLISHED; THENCE N74°00'30"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID IOWA HIGHWAY 92, A DISTANCE OF 119.07 FEET; THENCE N88°34'45"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID IOWA HIGHWAY 92, A DISTANCE OF 414.91 FEET; THENCE S06°52'20"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID IOWA HIGHWAY 92, A DISTANCE OF 265.76 FEET; THENCE S13°52'55"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF IOWA HIGHWAY 92, A DISTANCE OF 102.40 FEET; THENCE N88°31'35"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF IOWA HIGHWAY 92, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 10.57 ACRES INCLUDING 1.29 ACRES FOR PUBLIC ROAD RIGHT-OF-WAY EASEMENT.

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, Dwayne D. Scar and Diana L. Scar.



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 Scarlett Sunset Ridge Subdivision should be approved by the Board of Supervisors, Madison County, Iowa.

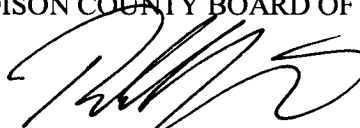
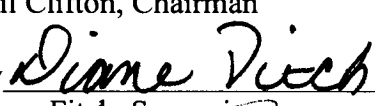
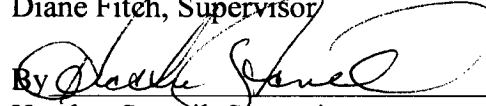
NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors, Madison County, Iowa:

1. That said plat, known as Scarlett Sunset Ridge Subdivision, prepared in connection with said plat and subdivision is hereby approved.

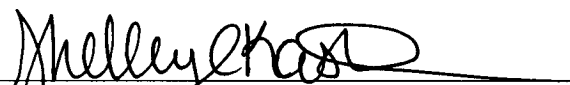
2. The Zoning Administrator of Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder of Madison County, Iowa, and attend to the filing and recording of the plat, papers and documents which should be filed and recorded in connection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

DATED at Winterset, Iowa, this 28<sup>th</sup> day of February, ~~2022~~, 2023

MADISON COUNTY BOARD OF SUPERVISORS

By 	<input checked="" type="checkbox"/>	Aye	<input type="checkbox"/>	Nay
Phil Clifton, Chairman				
By 	<input checked="" type="checkbox"/>	Aye	<input type="checkbox"/>	Nay
Diane Fitch, Supervisor				
By 	<input checked="" type="checkbox"/>	Aye	<input type="checkbox"/>	Nay
Heather Stancil, Supervisor				

ATTEST:

  
Shelley D. Kaster, Madison County Auditor

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

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**AFFIDAVIT**

**STATE OF IOWA** :  
: ss  
**MADISON COUNTY** :

We, Dwayne D. Scar and Diana L. Scar, first being duly sworn on oath state that this Affidavit concerns the chain of title to the following described real estate:

AN IRREGULAR SHAPED PORTION OF NORTHWEST QUARTER (NW.1/4) OF SECTION 3, TOWNSHIP 75 NORTH, RANGE 29 WEST OF THE 5th P.M., MADISON COUNTY, IOWA, DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF THE NW. 1/4 OF SAID SECTION 3; THENCE S01°28'25"W ALONG THE WEST LINE OF THE NW.1/4 OF SAID SECTION 3, A DISTANCE OF 434.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S01°28'25"W ALONG THE WEST LINE OF THE NW.1/4 OF SAID SECTION 3, A DISTANCE OF 552.80 FEET; THENCE S88°31'35"E, A DISTANCE OF 79.63 FEET; THENCE N54°16'50"E, A DISTANCE OF 371.18 FEET; THENCE N89°50'50"E, A DISTANCE OF 308.60 FEET TO THE SOUTHWEST CORNER OF PARCEL A AS SHOWN IN BOOK 2007 AT PAGE 1533 IN THE OFFICE OF THE MADISON COUNTY RECORDER; THENCE N04°15'25"E ALONG THE WESTERLY LINE OF SAID PARCEL A, A DISTANCE OF 124.15 FEET; THENCE N89°55'30"W ALONG THE WESTERLY LINE OF SAID PARCEL A, A DISTANCE OF 73.85 FEET; THENCE N00°50'55"E ALONG THE WESTERLY LINE OF SAID PARCEL A, A DISTANCE OF 532.60 FEET TO THE NORTHWEST CORNER OF SAID PARCEL A AND TO THE SOUTHERLY RIGHT-OF-WAY LINE OF IOWA HIGHWAY 92 AS IT IS PRESENTLY ESTABLISHED; THENCE N74°00'30"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID IOWA HIGHWAY 92, A DISTANCE OF 119.07 FEET; THENCE N88°34'45"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID IOWA HIGHWAY 92, A DISTANCE OF 414.91 FEET; THENCE S06°52'20"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID IOWA HIGHWAY 92, A DISTANCE OF 265.76 FEET; THENCE S13°52'55"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF IOWA HIGHWAY 92, A DISTANCE OF 102.40 FEET; THENCE N88°31'35"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF IOWA HIGHWAY 92, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 10.57 ACRES INCLUDING 1.29 ACRES FOR PUBLIC ROAD RIGHT-OF-WAY EASEMENT.

We further state that there is a lawful fence surrounding the boundary lines of the above described real estate, except the south side, which connects to land already owned by us.

*Dwayne D. Scar*

Dwayne D. Scar

*Diana L. Scar*

Diana L. Scar

Subscribed and sworn to before me on this 16 day of February, 2023.

*Kristina Brockmeyer*

Notary Public in and for the State of Iowa



INDEX LEGEND

LOCATION: NW.1/4 SEC. 3 T75N R29W  
 WEBSTER TOWNSHIP  
 MADISON COUNTY IOWA  
 REQUESTOR: NICK SCAR  
 PROPRIETORS: DWAYNE D. & DIANA L. SCAR  
 SURVEYOR: JOEL R. ROMEY  
 COMPANY & RACCOON VALLEY LAND SURVEYING LLC  
 RETURN TO: 33235 L AVENUE  
 ADEL IOWA 50003  
 PHONE: 515.493.8317

# Scarlett Sunset Ridge

## final plat

Document 2023 457  
 Book 2023 Page 457 Type 06 044 Pages 20  
 Date 3/07/2023 Time 8:15:14AM  
 Rec Amt \$102.00 Aud Amt \$5.00  
 BRANDY MACUMBER, COUNTY RECORDER  
 MADISON COUNTY IOWA

PROPERTY DESCRIPTION:

AN IRREGULAR SHAPED PORTION OF NORTHWEST QUARTER (NW.1/4) OF SECTION 3, TOWNSHIP 75 NORTH, RANGE 29 WEST OF THE 5th P.M., MADISON COUNTY, IOWA, DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF THE NW. 1/4 OF SAID SECTION 3; THENCE S01°28'25"W ALONG THE WEST LINE OF THE NW.1/4 OF SAID SECTION 3, A DISTANCE OF 434.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S01°28'25"W ALONG THE WEST LINE OF THE NW.1/4 OF SAID SECTION 3, A DISTANCE OF 552.80 FEET; THENCE S88°31'35"E, A DISTANCE OF 79.63 FEET; THENCE N54°16'50"E, A DISTANCE OF 371.18 FEET; THENCE N89°50'50"E, A DISTANCE OF 308.60 FEET TO THE SOUTHWEST CORNER OF PARCEL A AS SHOWN IN BOOK 2007 AT PAGE 1533 IN THE OFFICE OF THE MADISON COUNTY RECORDER; THENCE N04°15'25"E ALONG THE WESTERLY LINE OF SAID PARCEL A, A DISTANCE OF 124.15 FEET; THENCE N89°55'30"W ALONG THE WESTERLY LINE OF SAID PARCEL A, A DISTANCE OF 73.85 FEET; THENCE N00°50'55"E ALONG THE WESTERLY LINE OF SAID PARCEL A, A DISTANCE OF 532.60 FEET TO THE NORTHWEST CORNER OF SAID PARCEL A AND TO THE SOUTHERLY RIGHT-OF-WAY LINE OF IOWA HIGHWAY 92 AS IT IS PRESENTLY ESTABLISHED; THENCE N74°00'30"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID IOWA HIGHWAY 92, A DISTANCE OF 119.07 FEET; THENCE N88°34'45"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID IOWA HIGHWAY 92, A DISTANCE OF 414.91 FEET; THENCE S06°52'20"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID IOWA HIGHWAY 92, A DISTANCE OF 265.76 FEET; THENCE S13°52'55"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF IOWA HIGHWAY 92, A DISTANCE OF 102.40 FEET; THENCE N88°31'35"W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF IOWA HIGHWAY 92, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING.

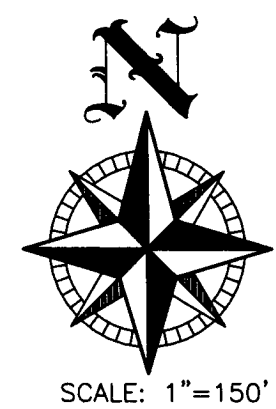
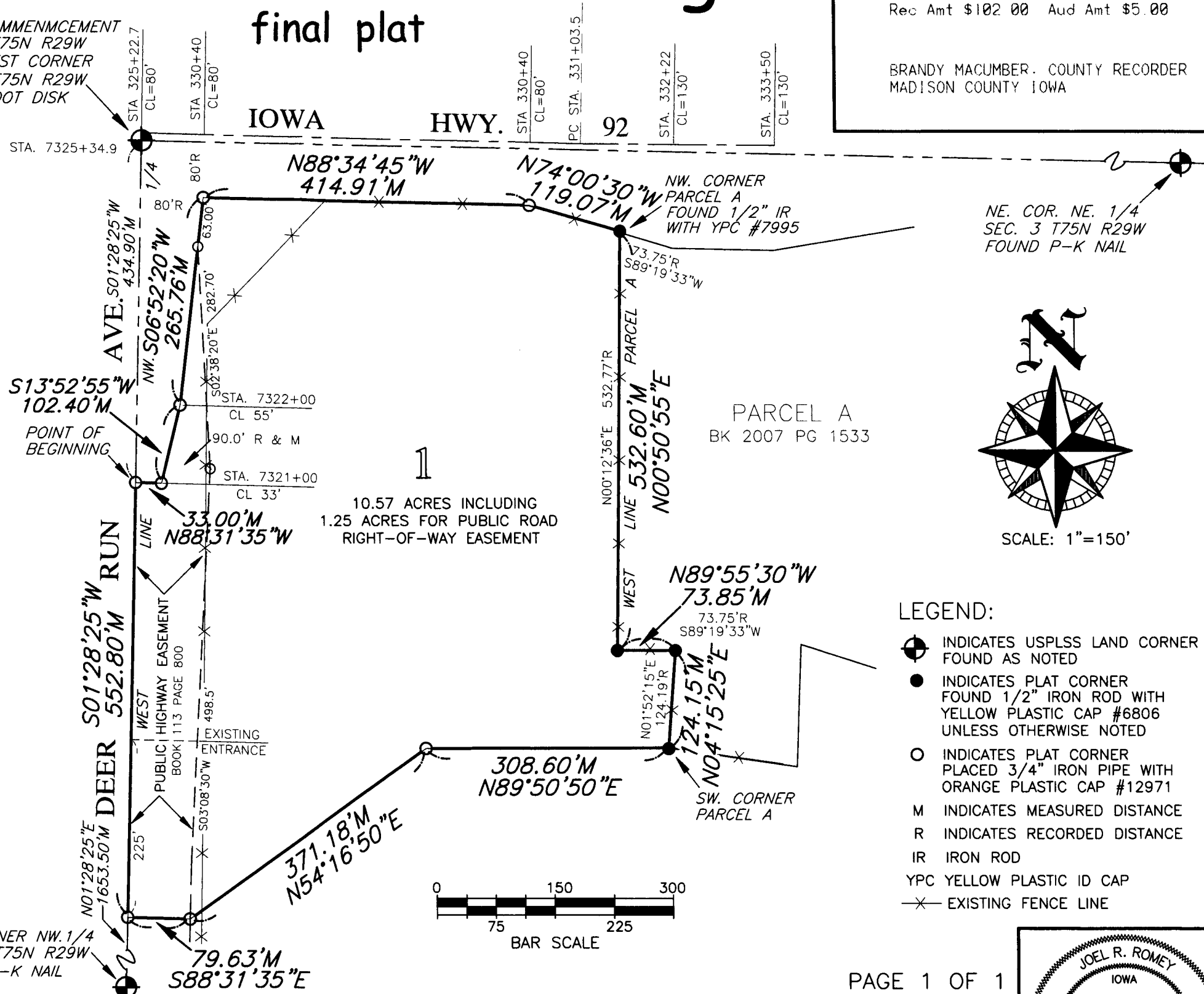
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NOTES:

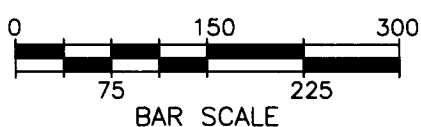
SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

THIS PLAT HAS AN ERROR CLOSURE OF LESS THAN 1 FOOT IN 10,000 FEET AND EACH LOT WITHIN THIS PLAT HAS AN ERROR CLOSURE OF LESS THAN 1 FOOT IN 5,000 FEET.

BASIS OF BEARINGS: IOWA REAL TIME NETWORK SOUTH ZONE.



- LEGEND:
- INDICATES USPLSS LAND CORNER FOUND AS NOTED
  - INDICATES PLAT CORNER FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP #6806 UNLESS OTHERWISE NOTED
  - INDICATES PLAT CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971
  - M INDICATES MEASURED DISTANCE
  - R INDICATES RECORDED DISTANCE
  - IR IRON ROD
  - YPC YELLOW PLASTIC ID CAP
  - X— EXISTING FENCE LINE



10.57 ACRES INCLUDING 1.25 ACRES FOR PUBLIC ROAD RIGHT-OF-WAY EASEMENT

PARCEL A  
 BK 2007 PG 1533

**Raccoon Valley Land Surveying**  
 33235 L Avenue Adel Iowa 50003 515.493.8317

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. LICENSE RENEWAL DATE: 31 DEC. 2023 PAGES COVERED BY THIS SEAL: THIS PAGE ONLY

SIGNED: Joel R. Romey DATE: 02/21/2023  
 JOEL R. ROMEY P.L.S. 12971

