



Document 2024 180

Book 2024 Page 180 Type 06 044 Pages 25

Date 1/26/2024 Time 10:34:30AM

Rec Amt \$127.00 Aud Amt \$5.00

INDX  
ANNO  
SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

---

Type of Document

**Frame Subdivision**

**PREPARER INFORMATION:**

Zoning Office for Frame Subdivision, Steven D. Frame and Sandra Jo Frame, (515) 249-7473  
Contact: Adam Doll, attorney for Steven D. Frame and Sandra Jo Frame, (515) 697-4282

**TAXPAYER INFORMATION:**

Steven D. Frame and Sandra Jo Frame  
34599 Maple Ridge Dr.  
Adel, IA 50003

**RETURN DOCUMENT TO:**

Steven D. and Sandra Jo Frame  
34599 Maple Ridge Dr.  
Adel, IA 50003

OR

Hopkins & Huebner, PC  
c/o Adam Doll  
1009 Main St.  
Adel, IA 50003

**GRANTOR:**

**GRANTEE:**

**PLAT AND CERTIFICATE  
FOR  
FRAME 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 know and designated as Frame Subdivision; and, that the real estate comprising said plat is described as follows:

**A parcel of land located in the South Half (½) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 33.562 acres, as shown in Plat of Survey filed in Book 2, Page 413 on September 13, 1993, in the Office of the Recorder of Madison County, Iowa; EXCEPT that part of Parcel "B" located in the Southeast Quarter (¼) of the Southwest Quarter (¼) of said Section Twenty-seven (27), as shown in Plat of Survey filed in Book 2, Page 404 on July 16, 1993, in the Office of the Recorder of Madison County, Iowa; AND a tract of land located in the East Half (½) of the Southwest Quarter (¼) of said Section Twenty-seven (27), described as follows, to-wit: Beginning at the Southwest corner of the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Twenty-seven (27), running thence South 99 feet, thence East 771.1 feet, thence North 1°36' West 223.3 feet, thence North 89°12' West 784.6 feet, thence South 0°16' East 139.1 feet, thence East 18.7 feet to the point of beginning, containing 4.12 acres, EXCEPT that part of Parcel "B" located in the Southeast Quarter (¼) of the Southwest Quarter (¼) of said Section Twenty-seven (27), as shown in Plat of Survey filed in Book 2, Page 404 on July 16, 1993, in the Office of the Recorder of Madison County, Iowa.**

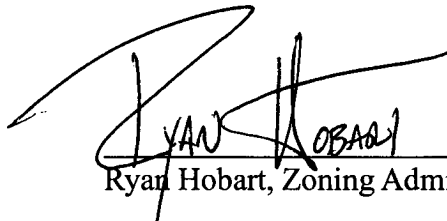
I do further certify that attached hereto are true and correct copies of the following documents that have been submitted in connection with said plat.

- 1) Dedication of Plat of Frame Subdivision;**
- 2) Attorney's Opinion;**
- 3) Certificate of Treasurer;**
- 4) Auditor's Approval;**
- 5) Ground Water Hazard Statement;**
- 6) Agreement with County Engineer**

- 7) Land Disturbing Activity;
- 8) Resolution of Board of Supervisors;
- 9) Fence Affidavit

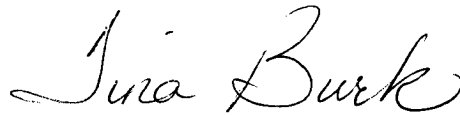
All of which are duly certified in accordance with the Madison County Subdivision Ordinances.

Dated this 11 day of DECEMBER, 2023.

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

STATE OF IOWA, MADISON COUNTY, ss:

On this 11<sup>th</sup> day of December, 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



Prepared by: Adam Doll, 1009 Main, Adel, IA 50003; (515) 993-4545

---


CONSENT TO PLAT – OWNER

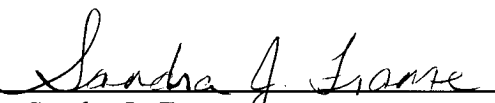
The undersigned, Steven D. Frame and Sandra Jo Frame, are the owners and titleholders of the real estate covered by the plat, which is attached hereto, which property is described as follows:

A parcel of land located in the South Half ( $\frac{1}{2}$ ) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 33.562 acres, as shown in Plat of Survey filed in Book 2, Page 413 on September 13, 1993, in the Office of the Recorder of Madison County, Iowa; **EXCEPT** that part of Parcel “B” located in the Southeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty-seven (27), as shown in Plat of Survey filed in Book 2, Page 404 on July 16, 1993, in the Office of the Recorder of Madison County, Iowa; **AND** a tract of land located in the East Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty-seven (27), described as follows, to-wit: Beginning at the Southwest corner of the Northeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty-seven (27), running thence South 99 feet, thence East 771.1 feet, thence North 1°36' West 223.3 feet, thence North 89°12' West 784.6 feet, thence South 0°16' East 139.1 feet, thence East 18.7 feet to the point of beginning, containing 4.12 acres, **EXCEPT** that part of Parcel “B” located in the Southeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty-seven (27), as shown in Plat of Survey filed in Book 2, Page 404 on July 16, 1993, in the Office of the Recorder of Madison County, Iowa.

The platting of the real estate as shown on the attached plat, an Official Plat in Madison County, Iowa is made with a free consent and in accordance with the desires of Steven D. Frame and Sandra Jo Frame and that the final plat shall be known as Frame Subdivision, an Official Plat in Madison County, Iowa.

DATED this 1 day of 12<sup>th</sup>, 2023.

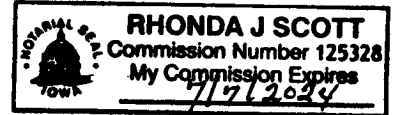
By:   
Steven D. Frame

By:   
Sandra Jo Frame

STATE OF IOWA, COUNTY OF Dallas, ss,

On this 1st day of Dec., 2023, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Steven D. Frame.

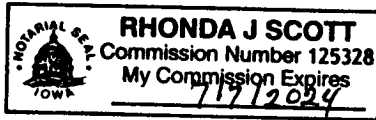
Rhonda J. Scott  
Notary Public in and for the State of Iowa



STATE OF IOWA, COUNTY OF Dallas, ss,

On this 1st day of Dec., 2023, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Sandra Jo Frame.

Rhonda J. Scott  
Notary Public in and for the State of Iowa



ATTORNEY'S TITLE OPINION

STATE OF IOWA            )  
                                  ) ss:  
COUNTY OF DALLAS      )

At your request, we have examined the abstract of title prepared by Madison County Abstract, showing a continuation of entries from root of title to September 24, 2023 at 8:00 a.m., relating to the following described real property:

A parcel of land located in the South Half (1/2) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 33.562 acres, as shown in Plat of Survey filed in Book 2, Page 413 on September 13, 1993, in the Office of the Recorder of Madison County, Iowa; **EXCEPT** that part of Parcel "B" located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-seven (27), as shown in Plat of Survey filed in Book 2, Page 404 on July 16, 1993, in the Office of the Recorder of Madison County, Iowa; **AND** a tract of land located in the East Half (1/2) of the Southwest Quarter (1/4) of said Section Twenty-seven (27), described as follows, to-wit: Beginning at the Southwest corner of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-seven (27), running thence South 99 feet, thence East 771.1 feet, thence North 1°36' West 223.3 feet, thence North 89°12' West 784.6 feet, thence South 0°16' East 139.1 feet, thence East 18.7 feet to the point of beginning, containing 4.12 acres, **EXCEPT** that part of Parcel "B" located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-seven (27), as shown in Plat of Survey filed in Book 2, Page 404 on July 16, 1993, in the Office of the Recorder of Madison County, Iowa.

Steven D. Frame and Sandra Jo Frame are the owners of the above real estate and there are no mortgages or encumbrances on the real estate.

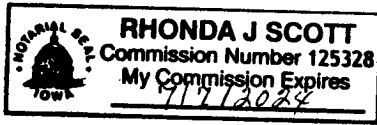
The Final Plat to be known as Frame Subdivision is completely within the parcels legally described above. See attached for Frame Subdivision Plat.

Dated this 30<sup>th</sup> day of November, 2023.

ADU  
Adam Doll

STATE OF IOWA, DALLAS COUNTY, ss:

On this 30<sup>th</sup> day of November 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Adam Doll, 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.



Rhonda J. Scott  
Notary Public in and for said County and State

LAW OFFICES OF  
**HOPKINS  
& HUEBNER, P.C.**

Des Moines Office  
2700 Grand Avenue, Suite 111  
Des Moines, Iowa 50312-5215  
Phone: 515-244-0111  
Fax: 515-244-8935

E. J. Giovannetti  
Jeff H. Jeffries  
R. Ronald Pogge ◦  
Lorraine J. May  
E. J. Kelly +  
Jeff M. Margolin \*  
Matthew A. Grotnes  
Jane V. Lorentzen  
Barbara A. Hering  
Apryl M. DeLange  
Brent L. Hinders  
Jeffrey D. Ewoldt  
Robin G. Maxon #  
Chandler M. Surrency #  
Eric M. Updegraff  
Alex E. Grasso  
Jessica A. Eglseder  
Alex S. Dornacker  
Adam L. Kiel  
James J. Theobald  
Crystal D. Haakma  
Ryan D. McClelland

Quad Cities Office  
Northwest Bank Tower  
100 E. Kimberly Road, Suite 400  
Davenport, Iowa 52806-5943  
Phone: 563-445-2264  
Fax: 563-445-2267

M. Anne McAtee \*  
Michael C. Walker \*  
Glenn F. Ruud \*  
Paul L. Macek  
Amanda R. Motto \*  
Kylie K. Franklin \*  
Taelor J. Cooper \*

Adel Office  
1009 Main Street  
Adel, Iowa 50003-1454  
Phone: 515-993-4545  
Fax: 515-993-5214

James E. Van Werden  
Adam Doll

Terrence A. Hopkins (Retired)  
Fred D. Huebner (1919-1996)

\* Also admitted in Illinois  
+ Also admitted in Nebraska  
◦ Also admitted in Arizona  
# Also admitted in Kansas

www.hhlawpc.com

November 15, 2023

Steven D. & Sandra Jo Frame  
34599 Maple Ridge Dr.  
Adel, IA 50003

**RE: Preliminary Title Opinion**  
**Property Address: Rural Madison County land**  
**Our file: 17447-1**

Dear Steven & Sandra:

At your request, we have examined the abstract of title prepared by Madison County Abstract Co., Winterset, Iowa, showing a continuation of entries from root of title to September 24, 2023, at 8:200 a.m., relating to the following described real property:

A parcel of land located in the South Half (½) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 33.562 acres, as shown in Plat of Survey filed in Book 2, Page 413 on September 13, 1993, in the Office of the Recorder of Madison County, Iowa; **EXCEPT** that part of Parcel "B" located in the Southeast Quarter (¼) of the Southwest Quarter (¼) of said Section Twenty-seven (27), as shown in Plat of Survey filed in Book 2, Page 404 on July 16, 1993, in the Office of the Recorder of Madison County, Iowa; **AND** a tract of land located in the East Half (½) of the Southwest Quarter (¼) of said Section Twenty-seven (27), described as follows, to-wit: Beginning at the Southwest corner of the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Twenty-seven (27), running thence South 99 feet, thence East 771.1 feet, thence North 1°36' West 223.3 feet, thence North 89°12' West 784.6 feet, thence South 0°16' East 139.1 feet, thence East 18.7 feet to the point of beginning, containing 4.12 acres, **EXCEPT** that part of Parcel "B" located in the Southeast Quarter (¼) of the Southwest Quarter (¼) of said Section Twenty-seven (27), as shown in Plat of Survey filed in Book 2, Page 404 on July 16, 1993, in the Office of the Recorder of Madison County, Iowa.

As of the last date and time, we find from our examination that record title to the property described above is in the name of:

Steven D. Frame and Sandra Jo Frame

subject to the following specific objections and the general objections as set forth on Exhibit "A" attached hereto and incorporated herein:



1. **ZONING:** Entry No. 104 of the Abstract shows the property under examination is subject to the zoning ordinances of Madison County, Iowa. **Said zoning regulations should be consulted to determine their effect upon any intended use of the subject property.**

2. **TAXES:** Entry No. 105 of the Abstract shows taxes for fiscal year 2022-2023 (payable in 2023-2024) as follows:

1. Parcel No. 200032760011000 (3.38A CEN PT SW1/2):

First half paid in the amount of \$540.00  
Second half unpaid in the amount of \$540.00

3. Parcel No. 200032762012000 (16.12A PARCEL IN S PT NE SW):

First half paid in the amount of \$101.00  
Second half unpaid in the amount of \$101.00

4. Parcel No. 200032764022000 (.13A IN SE PT NW SW RUNNING 224.62' N&S):

First half paid in the amount of \$1.00  
Second half unpaid in the amount of \$1.00

5. Parcel No. 200032784030000 (3.21A S PT NW SE):

~~First half paid in the amount of \$17.00  
Second half unpaid in the amount of \$17.00~~

3. **SEARCHES:** The abstract reflects searches as to H. Deanne Gruber, Michael J. O'Brien; Michael E., O'Brien, Carol J. O'Brien, Steven D. Frame and Sandra Jo Frame and reports nothing as to same.

You are hereby advised that this opinion is prepared pursuant to Sections 614.26 to 614.28 of the 2007 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.

The purchaser of real estate is required to take notice of and to protect against certain matters affecting property that can be observed from an ordinary, careful examination of the property itself and which may not be determined from the abstract. **Therefore, any questions that may exist as to the property should be raised prior to closing.**

This preliminary title opinion is directed only to the addressees herein and solely for the addressees' use and purposes. **No other parties are entitled to rely thereon.**

This is a preliminary opinion based on an abstract continued to the date shown above. Between that date and the date of closing, the transaction for which this opinion is prepared, matters may appear of record which adversely affect the title to the real estate. **Before closing, you must verify through an abstractor the current status of the title.**

We request that any objections and requirements in this title opinion to be corrected and furnished to this examiner with the abstract for further examination before you close your transaction.

Steven D. & Sandra Jo Frame

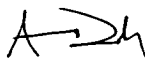
Page 3

November 15, 2023

When the objections have been met, the abstract should be continued in final certified, typewritten form, and returned to our office for re-examination and approval.

Respectfully submitted,

**HOPKINS & HUEBNER, P.C.**



Adam Doll

**Adel Office**

Direct dial: 515-697-4282

Direct fax: 515-993-5214

Email: [adoll@hhlawpc.com](mailto:adoll@hhlawpc.com)

Iowa Title Guaranty Member

No. 10079

## EXHIBIT "A" TO PRELIMINARY TITLE OPINION

The following provisions supplement and are fully incorporated in the title opinion to which this exhibit is attached:

1. **COVENANTS AND RESTRICTIONS:** When property is platted, as is the case herein, there may be placed of record covenants dealing with the use of the land and on some occasions to the rights and obligations of owners to belong to and support a property owners' association. **You should obtain from the seller a copy of any such restrictions and/or covenants which affect the subject property. These should be reviewed carefully to determine their effect on any intended use of the property.**

2. **MECHANIC'S LIENS:** You should ascertain whether or not unpaid claims for material and/or labor devoted to the improvement of this property have been performed within the last 90 days. Liens for such claims may be filed within 90 days after completion of the work or supply of the material, may exist without being placed of record so as to show in the Abstract, and may take priority as of the date the work was first undertaken or the materials first provided, rather than the date said lien was filed. **Accordingly, you should require that the seller provide you with an Affidavit stating that no improvements have been made to the subject property which could result in the filing of a Mechanic's Lien or the assertion of any claim thereon subsequent to the date of closing.**

3. **PLATS AND BOUNDARIES:** No survey has been furnished. An accurate survey may show encroachments, overlappings, or shortages not shown in the abstract. Accordingly, the correctness of lot area and boundary lines is not assured by this opinion. The existence of buildings, fences, driveways or other uses may encroach upon the boundaries of the property, and you should satisfy yourself that the boundaries are well-marked and not in dispute and that the description contained in this abstract corresponds with the description of the property in which you intend to acquire an interest. **In order to ascertain the correctness of lot area, boundary lines and access, it is necessary to have the property surveyed by a qualified engineer.**

4. **SPECIAL ASSESSMENTS:** The abstractor makes searches for liens for special improvements only in the county auditor's office and there is a possibility that a lien for special improvement by a governmental entity could exist but not have been spread upon the auditor's books at the time of the preliminary update of this abstract. **You should satisfy yourself that there are no such recent improvements of this nature.**

5. **LIENS FOR CHARGES FOR MUNICIPAL SERVICES:** The abstract does not report liens for services provided by a City or County, such as sewage disposal or other charges for services, until they are certified to the county treasurer. However, charges for the above services which are not paid when due constitute a lien against the property. **You should satisfy yourself that such charges have been paid in full through the date of closing.**

6. **ENVIRONMENTAL MATTERS:** The abstract of title does not disclose the existence of environmental deficiencies such as hazardous wastes, underground storage tanks, wells, solid waste, asbestos, or radon gas. You are cautioned that federal, state and local legislation may, in the event there are environmental and/or public health violations, permit injunctive relief and require "clean-up," such as removal and remedial actions. The cost of such "clean-up" may be a lien against the property and a personal liability.

You may have liability by virtue of your ownership of the property even though you may not have been responsible for the deficiency. **You should obtain an environmental audit of the subject property prior to closing.**

7. **BANKRUPTCIES:** Bankruptcy proceedings, in many cases, do not appear of record as to real property. **If you have any reason to believe that there may have been or is currently a bankruptcy proceeding, you must require documentation as to said bankruptcy to insure the absence of claims arising therefrom which may affect the persons or property involved in this transaction.**

8. **PARTIES IN POSSESSION:** Parties in possession, if other than the titleholder(s), may have rights of which you must take notice, and said rights are not shown in the abstract. **You should assure yourself that there are no persons in possession other than the titleholder(s) that will, may, have or are asserting rights against the subject property.**

Prepared by: Adam Doll, 1009 Main, Adel, IA 50003; (515) 993-4545

---

TREASURER'S CERTIFICATE

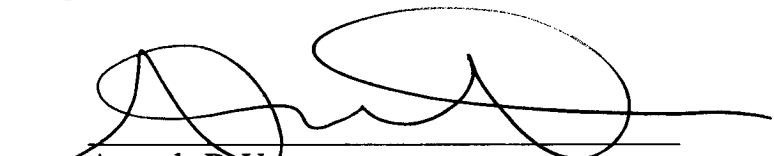
STATE OF IOWA            )  
  ) ss:  
COUNTY OF MADISON    )

I, Amanda DeVos, being first duly sworn on oath, do hereby certify that I am the duly elected, qualified and acting County Treasurer of the County of Madison, State of Iowa, and that as such I have in my possession, or have access to, the complete property tax records and special assessment records of Madison County, including all property tax and special assessment records relating to the property described as:

A parcel of land located in the South Half (1/2) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 33.562 acres, as shown in Plat of Survey filed in Book 2, Page 413 on September 13, 1993, in the Office of the Recorder of Madison County, Iowa; **EXCEPT** that part of Parcel "B" located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-seven (27), as shown in Plat of Survey filed in Book 2, Page 404 on July 16, 1993, in the Office of the Recorder of Madison County, Iowa

I further certify that the above-described property is free from certified taxes and is free from certified special assessments.

Dated this 5 day of December, 2023.

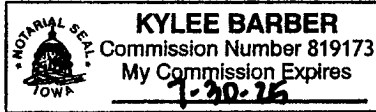
  
\_\_\_\_\_  
Amanda DeVos

STATE OF IOWA, MADISON COUNTY, ss:

On this 5<sup>th</sup> day of December, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Amanda DeVos, 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.

Kylee Barber

Notary Public in and for said County and State



RECEIVED  
AUG 1 2023  
MADISON COUNTY AUDITOR

Prepared by: Adam Doll, 1009 Main, Adel, IA 50003; (515) 993-4545

---

AUDITOR'S CERTIFICATE

STATE OF IOWA                    )  
  ) ss:  
COUNTY OF MADISON         )

I, Shelley D. Kaster, being first duly sworn on oath, do hereby certify that I am the duly elected, qualified and acting County Auditor of the County of Madison, State of Iowa.

The following parcel is owned by Steven D. Frame and Sandra Jo Frame

A parcel of land located in the South Half (1/2) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 33.562 acres, as shown in Plat of Survey filed in Book 2, Page 413 on September 13, 1993, in the Office of the Recorder of Madison County, Iowa; **EXCEPT** that part of Parcel "B" located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-seven (27), as shown in Plat of Survey filed in Book 2, Page 404 on July 16, 1993, in the Office of the Recorder of Madison County, Iowa; **AND** a tract of land located in the East Half (1/2) of the Southwest Quarter (1/4) of said Section Twenty-seven (27), described as follows, to-wit: Beginning at the Southwest corner of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-seven (27), running thence South 99 feet, thence East 771.1 feet, thence North 1°36' West 223.3 feet, thence North 89°12' West 784.6 feet, thence South 0°16' East 139.1 feet, thence East 18.7 feet to the point of beginning, containing 4.12 acres, **EXCEPT** that part of Parcel "B" located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-seven (27), as shown in Plat of Survey filed in Book 2, Page 404 on July 16, 1993, in the Office of the Recorder of Madison County, Iowa.

Steven D. Frame and Sandra Jo Frame filed in the Office of the Recorder of Madison County, Iowa a plat of real estate owned by them and of the real estate described above.

Now, therefore, I Shelley D. Kaster, Auditor of Madison County, Iowa do hereby certify that the said plat shall be known as Frame Subdivision, an Official Plat in Madison County, Iowa, and said plat, including the certificate shall thereby be filed with the Recorder of Madison County, Iowa.

  
Shelley D. Kaster

STATE OF IOWA, MADISON COUNTY, ss:

On this 11 day of December, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Shelley D. Kaster, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.



  
Notary Public in and for said County and State



**AGREEMENT**

This Agreement made and entered into by and between the proprietor of Frame Subdivision, Steven D. Frame and Sandra Jo Frame, and Mike Hackett, Madison County Engineer.

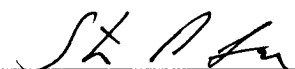
NOW THEREFORE IT IS AGREED AS FOLLOWS:

1. The Owners of Frame Subdivision, a Plat of the following described real estate:

A parcel of land located in the South Half (1/2) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 33.562 acres, as shown in Plat of Survey filed in Book 2, Page 413 on September 13, 1993, in the Office of the Recorder of Madison County, Iowa; **EXCEPT** that part of Parcel "B" located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-seven (27), as shown in Plat of Survey filed in Book 2, Page 404 on July 16, 1993, in the Office of the Recorder of Madison County, Iowa; **AND** a tract of land located in the East Half (1/2) of the Southwest Quarter (1/4) of said Section Twenty-seven (27), described as follows, to-wit: Beginning at the Southwest corner of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-seven (27), running thence South 99 feet, thence East 771.1 feet, thence North 1°36' West 223.3 feet, thence North 89°12' West 784.6 feet, thence South 0°16' East 139.1 feet, thence East 18.7 feet to the point of beginning, containing 4.12 acres, **EXCEPT** that part of Parcel "B" located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-seven (27), as shown in Plat of Survey filed in Book 2, Page 404 on July 16, 1993, in the Office of the Recorder of Madison County, Iowa.

hereby agree that all private roads located within Frame 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

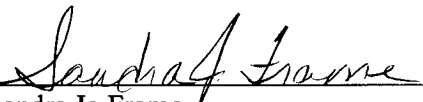
Engineer's Department.

  
\_\_\_\_\_  
Steven D. Frame

Date: 12-1-23

  
\_\_\_\_\_  
Mike Hackett, Madison County Engineer

Date: 12/4/2023

  
\_\_\_\_\_  
Sandra Jo Frame

Date: 12-1-23

## LAND DISTURBING ACTIVITIES AFFIDAVIT

Pursuant to Iowa Code section 161A.64, 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, Steven D. Frame and Sandra Jo Frame, owners of Frame Subdivision, being first duly sworn under oath, do solemnly swear to affirm that:

Steven D. Frame and Sandra Jo Frame plans to engage in land disturbing activities upon the following described real estate:

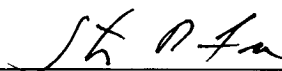
A parcel of land located in the South Half ( $\frac{1}{2}$ ) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 33.562 acres, as shown in Plat of Survey filed in Book 2, Page 413 on September 13, 1993, in the Office of the Recorder of Madison County, Iowa; **EXCEPT** that part of Parcel "B" located in the Southeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty-seven (27), as shown in Plat of Survey filed in Book 2, Page 404 on July 16, 1993, in the Office of the Recorder of Madison County, Iowa; **AND** a tract of land located in the East Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty-seven (27), described as follows, to-wit: Beginning at the Southwest corner of the Northeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty-seven (27), running thence South 99 feet, thence East 771.1 feet, thence North  $1^{\circ}36'$  West 223.3 feet, thence North  $89^{\circ}12'$  West 784.6 feet, thence South  $0^{\circ}16'$  East 139.1 feet, thence East 18.7 feet to the point of beginning, containing 4.12 acres, **EXCEPT** that part of Parcel "B" located in the Southeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty-seven (27), as shown in Plat of Survey filed in Book 2, Page 404 on July 16, 1993, in the Office of the Recorder of Madison County, Iowa.

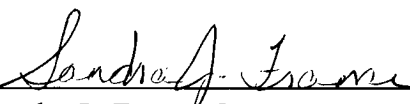
As owner or occupant of land described above, I am aware that I must establish and maintain soil conservation practices as necessary to meet the soil loss limits established by the Madison County Soil and Water Conservation District, pursuant to Iowa Code section 161A.44.

I am aware that the soil loss limit regulations prohibit sediment from leaving the site in excess of five (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.

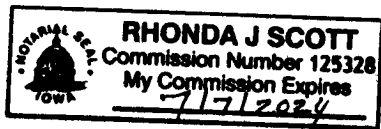
I assume responsibility for all land disturbing activities conducted on this property by us or other people or entitles I represent. This authority covers only the land and land disturbing activity described above.

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

  
\_\_\_\_\_  
Steven D. Frame, Owner

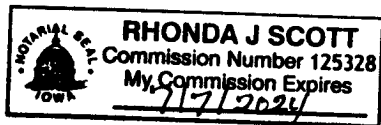
  
\_\_\_\_\_  
Sandra Jo Frame, Owner

Subscribed and sworn to before me Steven D. Frame on this 1st day of December, 2023.



Rhonda J. Scott  
Notary Public in and for State of Iowa

Subscribed and sworn to before me Sandra Jo Frame on this 1st day of Dec., 2023.



Rhonda J. Scott  
Notary Public in and for State of Iowa

Prepared by: Adam Doll, 1009 Main Street, Adel, IA 50003 (515) 697-4282

Return to: Adam Doll, 1009 Main Street, Adel, IA 50003 (515) 697-4282

---

### MADISON COUNTY FENCING REQUIREMENTS ACKNOWLEDGEMENT

Madison County Zoning Ordinance 51.09 "Fencing Requirements" requires that at the time of approval of the preliminary plat, the subdivider shall agree to be responsible for the construction and maintenance of a fence (to certain standards listed in 51.09(A)(a-f) on all land between the subdivision and any land adjoining the subdivision now owned by, or part of the subdivision.

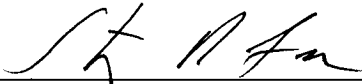
We, Steven D. Frame and Sandra Jo Frame, Owners Frame Subdivision, first being duly sworn on oath state that this Affidavit concerns the following described real estate:

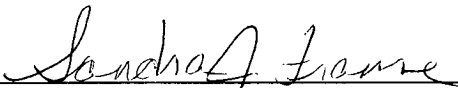
A parcel of land located in the South Half ( $\frac{1}{2}$ ) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 33.562 acres, as shown in Plat of Survey filed in Book 2, Page 413 on September 13, 1993, in the Office of the Recorder of Madison County, Iowa; **EXCEPT** that part of Parcel "B" located in the Southeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty-seven (27), as shown in Plat of Survey filed in Book 2, Page 404 on July 16, 1993, in the Office of the Recorder of Madison County, Iowa; **AND** a tract of land located in the East Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty-seven (27), described as follows, to-wit: Beginning at the Southwest corner of the Northeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty-seven (27), running thence South 99 feet, thence East 771.1 feet, thence North  $1^{\circ}36'$  West 223.3 feet, thence North  $89^{\circ}12'$  West 784.6 feet, thence South  $0^{\circ}16'$  East 139.1 feet, thence East 18.7 feet to the point of beginning, containing 4.12 acres, **EXCEPT** that part of Parcel "B" located in the Southeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty-seven (27), as shown in Plat of Survey filed in Book 2, Page 404 on July 16, 1993, in the Office of the Recorder of Madison County, Iowa.

The undersigned agrees to be responsible for the construction and maintenance of such a fence on the real estate described above.

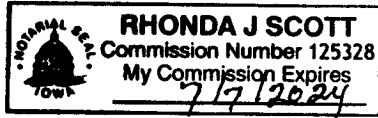
OR

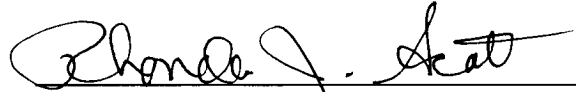
The real estate described above already has compliant fencing already in place.

  
\_\_\_\_\_  
Steven D. Frame, Owner

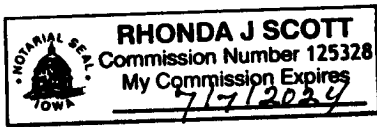
  
\_\_\_\_\_  
Sandra Jo Frame, Owner

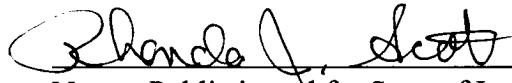
Subscribed and sworn to before me Steven D. Frame on this 1st day of Dec.  
\_\_\_\_\_, 2023.



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

Subscribed and sworn to before me Sandra Jo Frame on this 1st day of Dec.  
\_\_\_\_\_, 2023.



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

**ZO – Resolution 01-23-24A**  
**RESOLUTION APPROVING FINAL PLAT**  
**OF FRAME 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 Frame Subdivision; and

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

**A parcel of land located in the South Half (1/2) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 33.562 acres, as shown in Plat of Survey Filed in Book 2, Page 413 on September 13, 1993, in the Office of the Recorder of Madison County, Iowa; EXCEPT that part of Parcel "B" located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-seven (27), as shown in Plat of Survey filed in Book 2, Page 404 on July 16, 1993, in the Office of the Recorder of Madison County, Iowa; AND a tract of land located in the East Half (1/2) of the Southwest Quarter (1/4) of said Section Twenty-seven (27), described as follows, to-wit: Beginning at the Southwest corner of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-seven (27), running thence South 99 feet to the point of beginning, containing 4.12 acres, EXCEPT that part of Parcel "B" located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-seven (27), as shown in Plat of Survey filed in Book 2, Page 404 on July 16, 1993, in the Office of the Recorder of Madison County, Iowa.**

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 proprietor, Steven D. Frame and Sandra Jo Frame.

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, Frame 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 Frame Subdivision, prepared in connection with said plat and subdivision is hereby approved.

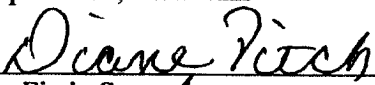
2. The Zoning Administrator of Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder of Madison County, Iowa, and attend to the filing and recording of the plat, papers and documents which should be filed and recorded in connection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

DATED at Winterset, Iowa, this 23 day of January, 2024.

MADISON COUNTY BOARD OF SUPERVISORS

By   
Phillip Clifton, Chairman

Aye  Nay

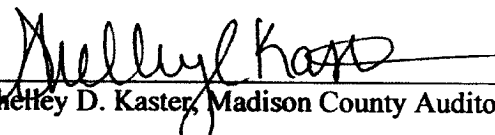
By   
Diane Fitch, Supervisor

Aye  Nay

By   
Heather Stancil, Supervisor

Aye  Nay

ATTEST:

  
Shelley D. Kaster, Madison County Auditor

INDEX LEGEND	
LOCATION:	MADISON COUNTY, IOWA SEC 27-T77N-R28W, E1/2 SW1/4
REQUESTOR:	STEVEN D FRAME
PROPRIETOR:	STEVEN D. AND SANDRA JO FRAME 34599 MAPLE RIDGE DRIVE ADEL, IA 50072 PH: 515-249-7473
SURVEYOR:	GREGORY L ROSS, IA PLS NO. 13286
COMPANY:	ROSS LAND SURVEYING, INC PO BOX 336, JOHNSTON, IA 50131
RETURN TO:	ROSS LAND SURVEYING, INC PO BOX 336, JOHNSTON, IA 50131



Document 2024 180

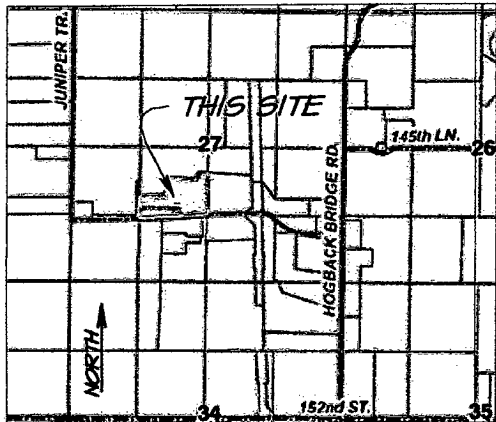
Book 2024 Page 180 Type 06 044 Pages 25  
Date 1/26/2024 Time 10:34:30AM  
Rec Amt \$127.00 Aud Amt \$5.00

INDX  
ANNO  
SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

VICINITY MAP - 1" = 4000'



\*AREA ABOVE FOR RECORDATION ONLY\*

# FINAL PLAT FRAME SUBDIVISION IN SECTION 27, T77N, R28W

SEE SHEET 2 FOR LEGAL DESCRIPTION

NE CORNER  
SE1/4 NW1/4  
SEC. 27-T77-28  
FND 1/2" IR  
WYPC 6808

NN CORNER  
NE1/4 SW1/4  
SEC 27-T77-28  
FND 1/2" IR WYPC 6808

E 1/4 CORNER  
SEC 27-T77-28  
FND 5/8" IR

589°08'31"E, 3952.22'-M

500°44'39"W  
1798.05'-M

NE1/4 SW1/4  
21.46 ACRES RESIDUAL ACRES

N01°04'50"E  
142.81'-M  
143.18'-R

188.69'-M  
585°48'45"E

642.34'-M, 637.20'-R  
586°55'37"E

364.85'-M  
364.74'-R  
N00°47'40"E

490.59'-M  
N89°58'07"E

957.85'-M  
N01°32'17"E

313.59'

**LOT 1**  
3.13 AC GROSS  
0.24 AC RD EASE  
2.89 AC NET

**LOT 2**  
9.06 AC GROSS  
0.45 AC RD EASE  
8.61 AC NET

**LOT 3**  
7.36 AC GROSS  
0.31 AC RD EASE  
7.05 AC NET

OWNER:

STEVEN D. AND SANDRA JO  
FRAME  
34599 MAPLE RIDGE DRIVE  
ADEL, IA 50072  
PH: 515-249-7473

SE CORNER  
NE1/4 SW1/4  
SEC 27-T77-28  
FND 1/2" IR

NW SW

POB  
SW CORNER  
NE1/4 SW1/4  
SEC 27-T77-28  
FND 1/2" IR  
WYPC 6808

N02°04'22"E  
73.61'-M  
73.09'-R

SW SW

SE SW

DRIVE EASEMENT FOR LOT 1

THE SOUTH 38 FEET OF THE EAST 16.5 FEET OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) AND THE NORTH 49.5 FEET OF THE EAST 16.5 FEET OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4), ALL IN SECTION 27 TOWNSHIP 77 NORTH, RANGE 28 WEST OF THE 5TH PM, MADISON COUNTY, IOWA.

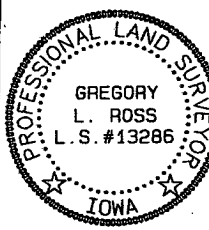
NOTES:

- 1) ZONING TYPE - A, AGRICULTURE  
50' SETBACKS AND 25' SIDE YARD MINIMUMS.
- 2) WATER SOURCE - "WARREN RURAL WATER", LOCATED ON SOUTH SIDE OF COUNTY ROAD
- 3) ELECTRICITY - "REC", OVERHEAD POWER LOCATED IN NORTH ROW
- 4) WASTE WATER - ON SITE SEPTIC, EACH LOT.
- 5) THE EXISTING GARAGE ON LOT 1, IS ENCRANCHING OVER WEST LINE OF LOT. THE GARAGE WILL BE MOVED OR REMOVED PRIOR TO THE CURRENT OCCUPANT (CAROL J. O'BRIEN), NO LONGER RESIDING ON THIS LOT. A NEW GARAGE OR ACCESSORY BUILDING WILL HAVE TO CONFORM TO CURRENT ZONING REQUIREMENTS.



ROSS  
LAND SURVEYING  
Inc.  
PO Box 336,  
Johnston, Iowa 50131  
PH 515 254 2567  
rosslandsurveying.com

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.



Signed: *GR* Date: 9/14/23

GREGORY L. ROSS, PLS  
Iowa License No. 13286  
My license renewal date is  
December 31, 2024  
PAGES COVERED: 2



- --- FOUND CORNER
- --- SET 1/2" IR  
with orange plastic cap #13286
- --- CALCULATED CORNER ONLY
- ✕ --- CUT "X"
- ▲ --- SECTION CORNER
- IP/GP --- IRON PIPE/GAS PIPE
- IR --- IRON ROD
- M --- MEASURED DISTANCE
- R --- RECORDED DISTANCE
- W[Y]PC [#] --- WITH [COLOR ABBREVIATION].  
PLASTIC CAP  
[SURVEYOR LICENSE NUMBER]

GRAPHIC SCALE 1" = 200'



JOB NUMBER: 8542 SUBDV 23

FIELD WORK DONE: AUG 2023  
BEARING= IA SPCS IA SOUTH

FRAME  
SUBDIVISION  
IN SECTION 27  
TOWNSHIP 77 NORTH  
RANGE 26 WEST  
MADISON COUNTY  
IOWA



## LEGAL DESCRIPTION-FRAME SUBDIVISION

ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 OF THE SW1/4) AND A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 OF THE SW1/4) ALL IN SECTION 27, TOWNSHIP 77 NORTH, RANGE 28 WEST OF THE 5TH PM, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTH CORNER OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 27; THENCE NORTH 01°32'17" EAST ALONG THE WEST LINE OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 27, A DISTANCE OF 364.39 FEET; THENCE NORTH 89°58'07" EAST, A DISTANCE OF 490.59 FEET; THENCE NORTH 00°47'40" EAST, A DISTANCE OF 364.85 FEET; THENCE SOUTH 86°55'37" EAST, A DISTANCE OF 642.34 FEET; THENCE NORTH 01°04'50" EAST, A DISTANCE OF 142.81 FEET; THENCE SOUTH 85°48'45" EAST, A DISTANCE OF 188.69 FEET TO THE EAST LINE OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 27; THENCE SOUTH 00°44'39" WEST ALONG SAID LINE, A DISTANCE OF 837.01 FEET TO THE SOUTHEAST CORNER OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 27, SAID POINT ALSO BEING THE CENTERLINE OF JUNIPER TRAIL, AS IT IS PRESENTLY ESTABLISHED, THENCE SOUTH 87°23'34" WEST ALONG SAID CENTERLINE, A DISTANCE OF 1330.89 FEET; THENCE NORTH 02°04'22" EAST, A DISTANCE OF 73.61 FEET TO THE POINT OF BEGINNING, ALL CONTAINING 19.55 ACRES, MORE OR LESS, AND SUBJECT TO THE PUBLIC ROADWAY EASEMENT, CONTAINING 1.00 ACRES, MORE OR LESS, AND SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD.