



Document 2024 381

Book 2024 Page 381 Type 06 044 Pages 13
Date 2/20/2024 Time 1:32:23PM
Rec Amt \$67.00 Aud Amt \$5.00

INDX
ANNO
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DOV# 52

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Type of Document

Bradley Subdivision

PREPARER INFORMATION:

Zoning Office for Bradley Subdivision, David A. Bradley, (515) 460-0466
Contact: Mark Smith, attorney for Bradley Subdivision, David A. Bradley (515) 462- 3731

TAXPAYER INFORMATION:

David A. Bradley
3107 Kunlun Dr.
Columbia, MO 65203

RETURN DOCUMENT TO:

David A. Bradley
3107 Kunlun Dr.
Columbia, MO 65203

Or

Jordan, Oliver, Walters & Smith P.C.
c/o Mark Smith
101 ½ W. Jefferson St.
Winterset, IA 50273

GRANTOR:

GRANTEE:

**PLAT AND CERTIFICATE
FOR
BRADLEY ACRES SUBDIVISION**

I, Ryan Hobart, Zoning Administrator of the 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 Bradley Acres Subdivision; and, that the real estate comprising said plat is described as follows:

The Northwest Quarter (¼) of the Southeast Quarter (¼) and the East 4 acres of the Northeast Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "M" located therein, containing 21.82 acres, as shown in Plat of Survey filed in Book 2021, Page 2958 on July 16, 2021, 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 Bradley 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;
- 10) Fence Affidavit;

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

Dated this 8TH day of FEBRUARY, 2024.

Ryan Hobart

Ryan Hobart, Zoning Administrator

STATE OF IOWA, MADISON COUNTY, ss:

On this 8th day of February, 2024, 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.

Tina Burk

Notary Public in and for the State of Iowa



**DEDICATION OF PLAT
OF
BRADLEY ACRES SUBDIVISION**

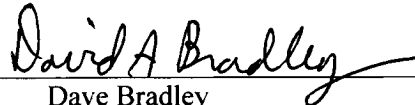
KNOW ALL MEN BY THESE PRESENT:

That Dave Bradley, does hereby certify that he is the sole owner and proprietor of the following-described real estate:

The Northwest Quarter (1/4) of the Southeast Quarter (1/4) and the East 4 acres of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "M" located therein, containing 21.82 acres, as shown in Plat of Survey filed in Book 2021, Page 2958 on July 16, 2021, in the Office of the Recorder of Madison County, Iowa.

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

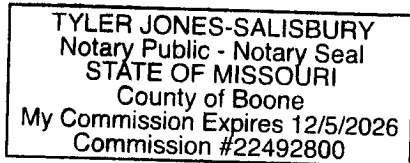
Dated this 30 day of October, 2023. 7th November DB

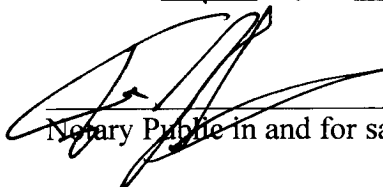


Dave Bradley

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 7 day of November, 2023, by Dave Bradley.





Notary Public in and for said State of Iowa

**ATTORNEY'S OPINION FOR FINAL PLAT
BRADLEY 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 October 17, 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, Bradley Acres Subdivision, Madison County, Iowa.

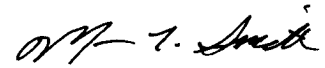
The Northwest Quarter (¼) of the Southeast Quarter (¼) and the East 4 acres of the Northeast Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "M" located therein, containing 21.82 acres, as shown in Plat of Survey filed in Book 2021, Page 2958 on July 16, 2021, in the Office of the Recorder of Madison County, Iowa.

In my opinion, merchantable title to the above-described property is in the name of the Dave Bradley, free and clear of all liens and encumbrances, except:

1. The following Easements are shown of record:
 - a. Entry No. 37 shows an Easement granted to Iowa Power and Light Company dated May 28, 1947, and filed June 17, 1947, in Deed Record 82, Page 350 of the Recorder's Office of Madison County, Iowa for an electric transmission line and all necessary appurtenances thereto.
 - b. Entry No. 38 shows an Easement granted to Iowa Power and Light Company dated August 29, 1956, and filed October 5, 1956, in Deed Record 88, Page 266 of the Recorder's Office of Madison County, Iowa for a gas pipeline and all necessary appurtenances thereto.
 - c. Entry No. 39 shows an Easement granted to Southwestern Federated Power Cooperative dated August 3, 1959, and filed August 14, 1959, in Deed Record 87, Page 635 of the Recorder's Office of Madison County, Iowa for electric transmission line and all necessary appurtenances thereto.
 - d. Entry No. 88 shows an Easement granted to Warren Water District, its successors and assigns, dated December 27, 2021, and filed April 4, 2022, in Book 2022, Page 968 of the Recorder's Office of Madison County, Iowa for a waterline and all necessary appurtenances thereto.

Respectfully submitted,

JORDAN, OLIVER & WALTERS, P.C.

A handwritten signature in black ink, appearing to read "M. L. Smith". The signature is written in a cursive style with a small dot above the 'i' in "Smith".

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:

BRADLEY ACRES SUBDIVISION

The Northwest Quarter (1/4) of the Southeast Quarter (1/4) and the East 4 acres of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "M" located therein, containing 21.82 acres, as shown in Plat of Survey filed in Book 2021, Page 2958 on July 16, 2021, in the Office of the Recorder of Madison County, Iowa.

Owned by: Dave Bradley.

DATED at Winterset, Iowa, this 14 day of November 2023.



Amanda DeVoss, Treasurer of Madison County,
Iowa

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

BRADLEY ACRES SUBDIVISION

For property located at:

The Northwest Quarter (1/4) of the Southeast Quarter (1/4) and the East 4 acres of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "M" located therein, containing 21.82 acres, as shown in Plat of Survey filed in Book 2021, Page 2958 on July 16, 2021, in the Office of the Recorder of Madison County, Iowa.

And owned by: Dave Bradley

Has been approved on the 13th day of November, 2023.

Auditor, Madison County, Iowa.

By 
Shelley D. Kaster, Auditor

AGREEMENT

This Agreement made and entered into, by and between, the proprietors of Bradley Acres Subdivision and Mike Hackett, Madison County Engineer.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

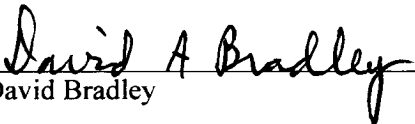
1. The proprietors of Bradley Acres Subdivision, a Plat of the following described real estate:

The Northwest Quarter (1/4) of the Southeast Quarter (1/4) and the East 4 acres of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "M" located therein, containing 21.82 acres, as shown in Plat of Survey filed in Book 2021, Page 2958 on July 16, 2021, in the Office of the Recorder of Madison County, Iowa,


hereby agree that all private roads located within Bradley Acres 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: November 7, 2023.

PROPRIETORS OF BRADLEY ACRES



David Bradley



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, Dave Bradley, 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:

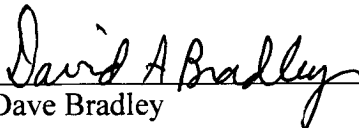
The Northwest Quarter (1/4) of the Southeast Quarter (1/4) and the East 4 acres of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "M" located therein, containing 21.82 acres, as shown in Plat of Survey filed in Book 2021, Page 2958 on July 16, 2021, in the Office of the Recorder of Madison County, Iowa.

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.

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.

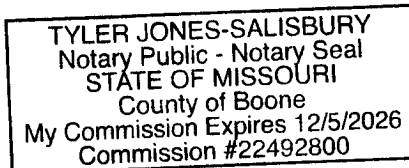
I assume responsibility for all land disturbing activities conducted on this property by us or other people entities we represent. This authority covers only the land and land disturbing activity described above.

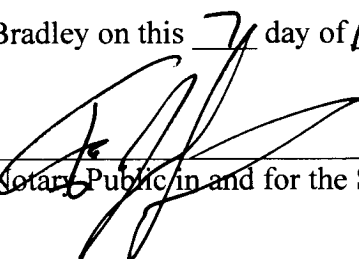
I am the owner of the land, and have full authority to enter into this agreement.



Dave Bradley

Subscribed and sworn to before me by Dave Bradley on this 7 day of November, 2023.





Notary Public in and for the State of Iowa

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

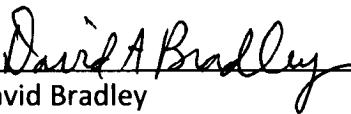
AFFIDAVIT

STATE OF IOWA :
: ss
MADISON COUNTY :

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

The Northwest Quarter (1/4) of the Southeast Quarter (1/4) and the East 4 acres of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "M" located therein, containing 21.82 acres, as shown in Plat of Survey filed in Book 2021, Page 2958 on July 16, 2021, in the Office of the Recorder of Madison County, Iowa.

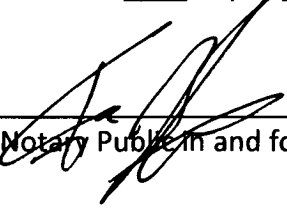
I further state that there is a lawful fence surrounding the boundary lines of the above described real estate.



David Bradley

Subscribed and sworn to before me on this 7 day of November, 2023.

TYLER JONES-SALISBURY
Notary Public - Notary Seal
STATE OF MISSOURI
County of Boone
My Commission Expires 12/5/2026
Commission #22492800



Notary Public in and for the State of Iowa

ZO – Resolution 02-13-24B
RESOLUTION APPROVING FINAL PLAT
OF BRADLEY 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 Bradley Acres Subdivision; and

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

The Northwest Quarter (¼) of the Southeast Quarter (¼) and the East 4 acres of the Northeast Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel “M” located therein, containing 21.82 acres, as shown in Plat of Survey filed in Book 2021, Page 2958 on July 16, 2021, 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, Dave Bradley.

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.

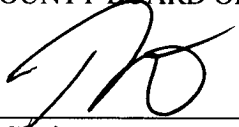
WHEREAS, the Board of Supervisors, Madison County, Iowa, finds that said plat conforms to the provisions of the Zoning Ordinance of Madison County, Iowa, and that the plat, papers and documents presented therewith should be approved by the Board of Supervisors, and that said plat, known Bradley Acres 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:

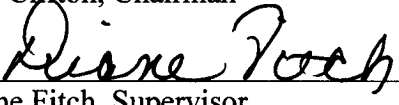
1. That said plat, known as Bradley Acres Subdivision, prepared in connection with said plat and subdivision is hereby approved.
2. The Zoning Administrator of Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder of Madison County, 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 13th day of February, 2024.

MADISON COUNTY BOARD OF SUPERVISORS

By 
Phil Clifton, Chairman

Aye Nay

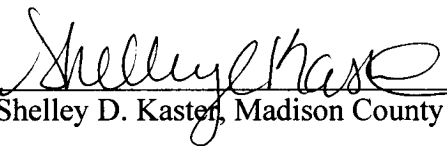
By 
Diane Fitch, Supervisor

Aye Nay

By 
Heather Stancil, Supervisor

Aye Nay

ATTEST:

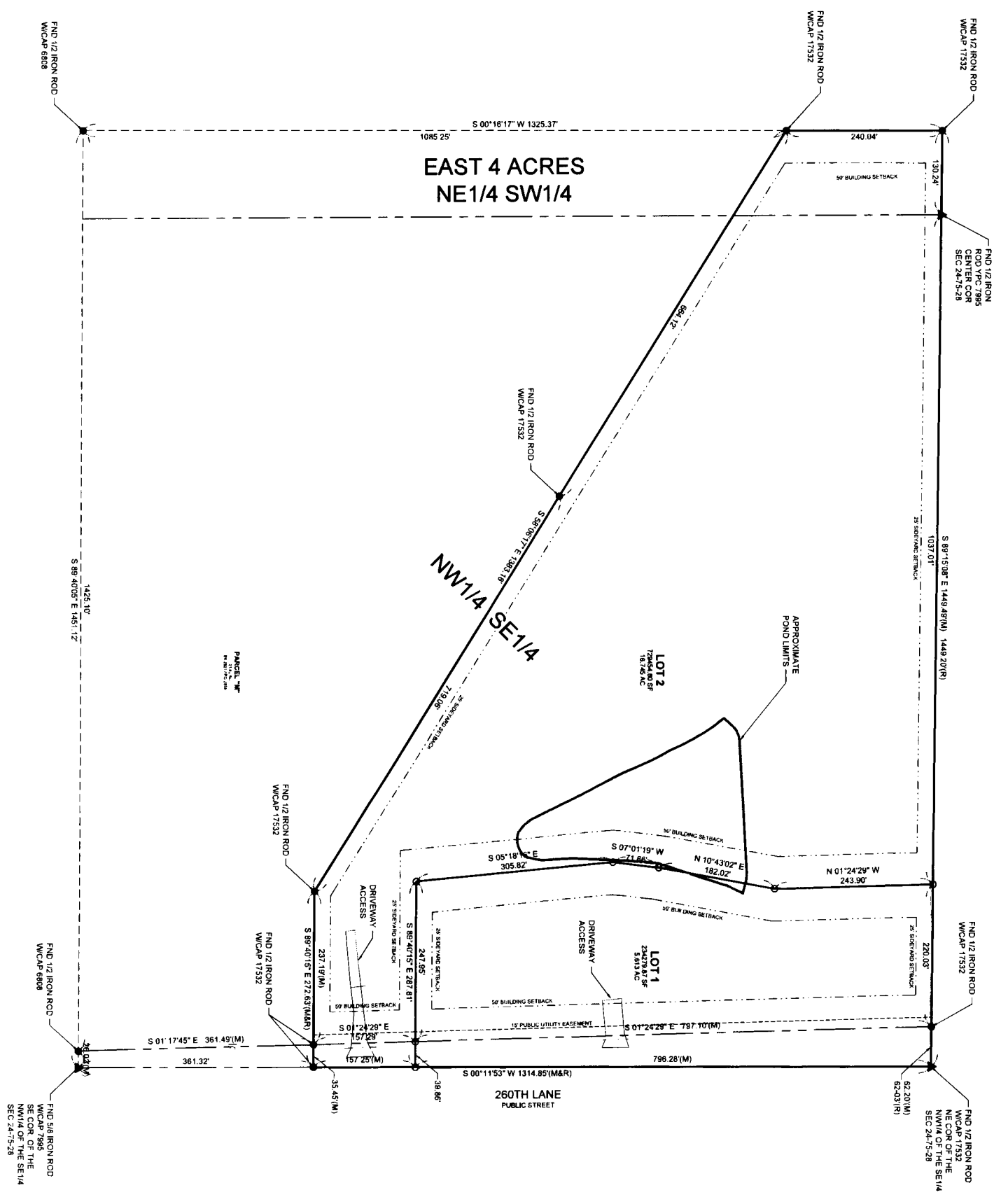

Shelley D. Kaster, Madison County Auditor



Document 2024 381
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 Date 2/20/2024 Time 1:32:23PM
 Rec Amt \$67.00 Aud Amt \$5.00
 DOV# 52
 BRANDY MACUMBER, COUNTY RECORDER
 MADISON COUNTY IOWA

INDX
 ANNO
 SCAN
 CHEK

Index Legend	
City	WINTERSET
County	MADISON COUNTY
Geoparcels ID	560112484020000
Description	NW1/4 SE1/4 & E. 4 AC NE1/4 SW1/4 REC. 24-75-28
Propriator	DAVE BRADLEY
Surveyor	MURRAY B. BERTING
Company	SHIVE-HATTERY INC.
Return To	4125 WESTOWN PARKWAY SUITE 100 WEST DES MOINES, IA 50266 515-223-8104



**BRADLEY ACRES
 FINAL PLAT**

LEGEND

▲	FOUND SECTION CORNER MONUMENT
△	SET SECTION CORNER MONUMENT
○	MONUMENT FOUND AS NOTED
●	SET 5/8" IRON ROD W/ YELLOW CAP #13148
(M)	MEASURED DIMENSION
(R)	RECORDED DIMENSION
---	SECTION LINE
---	RIGHT-OF-WAY LINE
---	EXISTING LOT LINE
---	PROPERTY LINE

LEGAL DESCRIPTION:
 THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) AND THE EAST 4 ACRES OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4), SECTION 24, TOWNSHIP 75 NORTH, RANGE 28 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, EXCEPT PARCEL "M" LOCATED THEREIN, CONTAINING 21.82 ACRES, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 2958 ON JULY 16, 2021 IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA.

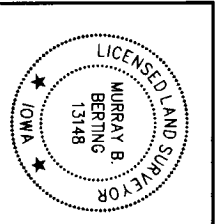
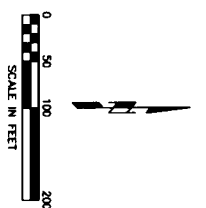
DEED HOLDER:
 DAVE BRADLEY
 3107 KUNLUN DRIVE
 COLUMBIA, MISSOURI 65203

SURVEY REQUESTED BY:
 DAVE BRADLEY
 3107 KUNLUN DRIVE
 COLUMBIA, MISSOURI 65203

AREA:
 TOTAL AREA: 963,734.47 SQ. FT. / 22.124 ACRES
 ROAD AREA: 46,562.10 SQ. FT. / 1.069 ACRES
 NET AREA: 917,172.37 SQ. FT. / 21.055 ACRES

PROPERTY ADDRESS:
 2539 260TH LANE
 WINTERSET, IA

LAND SURVEYOR:
 MURRAY BERTING
 SHIVE HATTERY
 4125 WESTOWN PARKWAY, SUITE 100
 WEST DES MOINES, IA 50266



DATE: 09/13/2023
 TIME: 1:32:23 PM
 SURVEYOR: MURRAY B. BERTING
 NO. 13148
 LICENSE EXPIRES: 12/31/2025

BRADLEY ACRES
 FINAL PLAT
 FP 1.01

DRAWN BY		JAR
APPROVED BY		MBB
ISSUED FOR		FINAL
ISSUE DATE		JANUARY 9, 2024
PROJECT NUMBER		214230405-0
FIELD BOOK		FINAL PLAT

BRADLEY ACRES - FINAL PLAT
 DAVE BRADLEY
 2539 260TH LANE

SHIVEHATTERY
 ARCHITECTURE + ENGINEERING

4125 WESTOWN PKWY, SUITE 100
 WEST DES MOINES, IOWA 50266
 515.223.8104 | SHIVE-HATTERY.COM