



Document 2024 382

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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

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Type of Document

Partial Plat Vacation of Quail Ridge Subdivision

**PREPARER INFORMATION:**

Zoning Office for Justin C. Doyle and Ann T. Doyle, (515) 537-3728

Contact: Mark Smith, attorney for Justin C. Doyle & Ann T. Doyle (515) 462-3731

**TAXPAYER INFORMATION:**

Justin C. Doyle & Ann T. Doyle

4026 Amick Ave

Des Moines, IA 50310

**RETURN DOCUMENT TO:**

Justin C. Doyle & Ann T. Doyle

4026 Amick Ave

Des Moines, IA 50310

Or

Jordan, Oliver, Walters & Smith P.C.

c/o Mark Smith

101 ½ W. Jefferson St.

Winterset, IA 50273

**GRANTOR:**

**GRANTEE:**

PETITION FOR PARTIAL VACATION OF PLAT

- 1. Justin C. Doyle and Ann T. Doyle, hereby Petition for the Madison County Board of Supervisors to vacate all of the Plat of Quail Ridge Subdivision, except Lots 15 and 16. Quail Ridge Subdivision's proceedings were recorded on November 28, 2018, in Book 2018, Page 3863 of the Recorder's Office of Madison County, Iowa, and this was a major subdivision proceeding. The only lots that have houses on them are Lots 15 and 16 and each of those lots have driveways directly to them from Quail Ridge Avenue.
2. Notice of said Petition and the time and place for hearing on said Petition will be served as required by Iowa Code Section 354.22.
3. The partially vacated subdivision, if approved, will not negatively affect any nearby land and will in fact ensure that less houses will be built on the vacated land and no internal roads will need to be constructed.
4. The reason for this partial vacation is that the proprietors have decided that they will not sell the lots in the subdivision and will only be building a few houses in the entire vacated area (roughly 200 acres) that will not need subdivision proceedings of any kind.

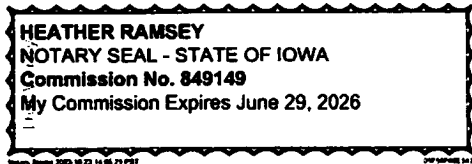
Dated this 23 day of October, 2023.

Justin Doyle
Justin C. Doyle

Ann Doyle
Ann T. Doyle

STATE OF IOWA :
:SS
COUNTY OF POLK :

This instrument was acknowledged before on this 23 day of October, 2023, Justin C. Doyle and Ann T. Doyle.



Notary Heather Ramsey State

Notarial act performed by audio-visual communication

DocuSign Envelope ID: 3A8B... (vertical text)

PARTIAL VACATION OF PLAT

We, Justin C. Doyle and Ann T. Doyle, pursuant to the provisions of Iowa Code Section 354.22 hereby declare the Plat described as follows, is vacated:

Quail Ridge Subdivision, except for Lots 15 and 16

1. After said partial vacation, no further action will be needed and Lots 15 and 16 will remain as the only part of the subdivision left. Lots 15 and 16 have direct access to the lots off of Quail Ridge Avenue.
2. Doing this partial vacation will not cause any trouble with the legal descriptions of Lots 15 and 16 which already have homes placed on them and possibly mortgages with lenders.

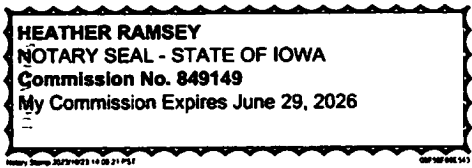
Dated: October 23rd, 2023.

Justin Doyle  
Signed on 2023-10-23 16:05:21 -0500  
 Justin C. Doyle

Ann Doyle  
Signed on 2023-10-23 16:05:21 -0500  
 Ann T. Doyle

STATE OF IOWA :  
 :SS  
 POLK COUNTY :

This instrument was acknowledged before me on this 23 day of October, 2023, by Justin C. Doyle and Ann T. Doyle.



Heather Ramsey  
 Notary Public State

Notarial act performed by audio-visual communication

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CONSENT TO PARTIAL VACATION OF PLAT

Peoples Bank, Mortgagor for Justin Doyle and Ann Doyle, does hereby consent and agree to the Petition for Partial Vacation of Plat, filed by Justin C. Doyle and Ann T. Doyle, for a vacation of the Plat of Quail Ridge Subdivision, except Lots 15 and 16.

Dated: October 27, 2023.

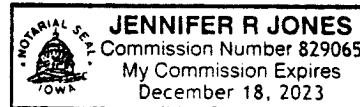
PEOPLES BANK

By Patrick O'Meara

STATE OF Iowa :  
 :ss  
Warren COUNTY :

This instrument was acknowledged before me on this 27 day of October, 2023, by Patrick O'Meara as VP Operations/Secretary of Peoples Bank.

Jennifer R Jones  
Notary Public in and for said State





CONSENT TO PARTIAL VACATION OF PLAT

Earlham Savings Bank, Mortgagor for Christopher Bourne and Lisa Bourne, does hereby consent and agree to the Petition for Partial Vacation of Plat, filed by Justin C. Doyle and Ann T. Doyle, for a vacation of the Plat of Quail Ridge Subdivision, except Lots 15 and 16.

Dated: October 30<sup>th</sup>, 2023.

EARLHAM SAVINGS BANK

By [Signature] VP

STATE OF Iowa :

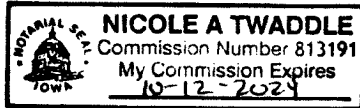
:ss

Madison COUNTY :

This instrument was acknowledged before me on this 30<sup>th</sup> day of October, 2023, by Noah B Hunter as Sr. Vice President of Earlham Savings Bank.

[Signature]

Notary Public in and for said State



CONSENT TO PARTIAL VACATION OF PLAT

Freedom Mortgage Corporation, Mortgagee for Christopher Bourne and Lisa Bourne, does hereby consent and agree to the Petition for Partial Vacation of Plat, filed by Justin C. Doyle and Ann T. Doyle, for a vacation of the Plat of Quail Ridge Subdivision, except Lots 15 and 16.

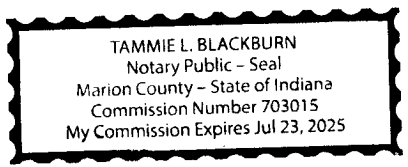
Dated: December 7, 2023.

Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns

By [Signature]  
Angela M Yaggi  
Assistant Secretary

STATE OF Indiana :  
Hamilton COUNTY :SS  
:

This instrument was acknowledged before me and on this 7<sup>th</sup> day of December, 2023, by Angela M Yaggi as Assistant Secretary of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns.



Tammie L. Blackburn  
Notary Public in and for said State

CONSENT TO PARTIAL VACATION OF PLAT

Bryan Gonzalez and Kilty S. Gonzalez, do hereby consent and agree to the Petition for Partial Vacation of Plat, filed by Justin C. Doyle and Ann T. Doyle, for a vacation of the Plat of Quail Ridge Subdivision, except Lots 15 and 16.

Dated: 23 October, 2023.

[Signature]  
Bryan Gonzalez

[Signature]  
Kilty S. Gonzalez

STATE OF IOWA :  
:SS  
MADISON COUNTY :

This instrument was acknowledged before me on this 23<sup>rd</sup> day of October, 2023, by Bryan Gonzalez and Kilty S. Gonzalez.

[Signature]  
Notary Public in and for said State





The South Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) and the Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Fourteen (14), AND the Northwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) and the North Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Twenty-three (23), ALL in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; EXCEPT a tract of land located in the Northwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty-three (23), containing 4.2022 acres, more particularly described as follows, to-wit: Commencing at the Northwest corner of said Section Twenty-three (23), thence South  $00^{\circ}00'$  571.80 feet along the West line of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty-three (23) to the point of beginning, thence North  $87^{\circ}21'$  East 218.27 feet, thence South  $03^{\circ}48'$  East 756.75 feet, thence South  $89^{\circ}05'$  West 268.22 feet along the South line of the Northwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty-three (23), thence North  $00^{\circ}00'$  749.29 feet along the West line of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Twenty-three (23) to the point of beginning. Except Lots 15 and 16 of Quail Ridge Subdivision.

Pursuant to Iowa Code requirements, the following proposed partial vacation of plat of Quail Ridge subdivision name:

PARTIAL VACATION OF PLAT OF QUAIL RIDGE SUBDIVISION

For property located at:

**See description attached.**

And owned by: Justin C. Doyle and Ann T. Doyle

- This certifies that the vacated part of the plat can be adequately described for assessment and taxation purposes without reference to the vacated lots.

Has been approved on the 11<sup>th</sup> day of December, 2023.

Auditor, Madison County, Iowa.

By   
Shelley D. Kaster, Auditor

**ZO – Resolution 02-13-24A**  
**RESOLUTION APPROVING PARTIAL VACATION OF**  
**FINAL PLAT**  
**OF QUAIL RIDGE SUBDIVISION**  
**MADISON COUNTY, IOWA**

WHEREAS, there was filed in the Office of the Zoning Administrator of Madison County, Iowa, a Petition for Partial Vacation of Plat of the subdivision known as Quail Ridge Subdivision; and

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

**See description attached.**

WHEREAS, the partially vacated subdivision, if approved, will not negatively affect any nearby land and will in fact ensure that less houses will be built on the vacated land and no internal roads will need to be constructed.

WHEREAS, the reason for this partial vacation is that the proprietors have decided that they will not sell the lots in the subdivision and will only be building a few houses in the entire vacated area (roughly 200 acres) that will not need subdivision proceedings of any kind.

WHEREAS, a Certified statement from the Auditor of Madison County, Iowa, that said the vacated part of the plat can be adequately described for assessment and taxation purposes without reference to the vacated lots.

WHEREAS, Consents to partial vacation of plat is approved by all proprietors and mortgagees.

WHEREAS, the Board of Supervisors, Madison County, Iowa, finds that said partial vacation of plat conforms to the provisions of the Zoning Ordinance of Madison County, Iowa, and that the papers and documents presented therewith should be approved by the Board of Supervisors, and that said plat, known as Quail Ridge Subdivision should be partially vacated by the Board of Supervisors, Madison County, Iowa.


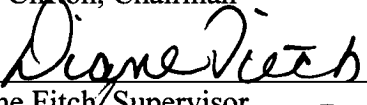

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors, Madison County, Iowa:

1. That said plat, known as Quail Ridge Subdivision, prepared in connection with said plat and subdivision is hereby partially vacated.

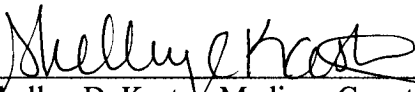
2. The Zoning Administrator of Madison County, Iowa, is hereby directed to certify this partial vacation which shall be filed with the County Recorder of Madison County, Iowa, and attend to the filing and recording of the papers and documents which should be filed and recorded in connection therewith.

DATED at Winterset, Iowa, this 13<sup>th</sup> day of February, 2024.

MADISON COUNTY BOARD OF SUPERVISORS

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

ATTEST:

  
Shelley D. Kaster, Madison County Auditor

The South Half (1/2) of the Southwest Quarter (1/4) and the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Fourteen (14), AND the Northwest Quarter (1/4) of the Northeast Quarter (1/4) and the North Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-three (23), ALL in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; EXCEPT a tract of land located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-three (23), containing 4.2022 acres, more particularly described as follows, to-wit: Commencing at the Northwest corner of said Section Twenty-three (23), thence South 00°00' 571.80 feet along the West line of the Northwest Quarter (1/4) of said Section Twenty-three (23) to the point of beginning, thence North 87°21' East 218.27 feet, thence South 03°48' East 756.75 feet, thence South 89°05' West 268.22 feet along the South line of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-three (23), thence North 00°00' 749.29 feet along the West line of the Northwest Quarter (1/4) of said Section Twenty-three (23) to the point of beginning. Except Lots 15 and 16 of Quail Ridge Subdivision.