



Document 2024 427

Book 2024 Page 427 Type 06 044 Pages 17

Date 2/29/2024 Time 7:56:21AM

Rec Amt \$87.00 Aud Amt \$5.00

INDX
ANNO
SCAN

BRANDY MACUMBER. COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Type of Document

Quail Ridge Heights Subdivision

PREPARER INFORMATION:

Zoning Office for Quail Ridge Heights Subdivision, Allen Hays, (515) 745-0245

Contact: Mark Smith, attorney for Quail Ridge Heights Subdivision, Allen Hays (515) 462- 3731

TAXPAYER INFORMATION:

Allen Hays

105 College View Lane

Marshalltown, Iowa 50158

RETURN DOCUMENT TO:

Allen Hays

105 College View Lane

Marshalltown, Iowa 50158

Or

Jordan, Oliver, Walters & Smith P.C.

c/o Mark Smith

101 ½ W. Jefferson St.

Winterset, IA 50273

GRANTOR:

GRANTEE:

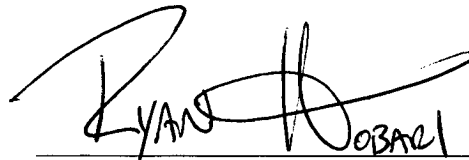
**PLAT AND CERTIFICATE
FOR QUAIL RIDGE HEIGHTS SUBDIVISION,
MADISON COUNTY, IOWA**

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 Quail Ridge Heights, and that the real estate comprising said plat is described as follows:

The South 1658 feet of the West Half (½) of the Southeast Quarter (¼) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2006, Page 1595 on April 25, 2006, in the Office of the Recorder of Madison County, Iowa; EXCEPT Parcel “C”, located therein, containing 10.06 acres, as shown in Amended Plat of Survey filed in Book 2013, Page 1503 on May 24, 2013, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel “E”, located therein, containing 8.65 acres, as shown in Plat of Survey filed in Book 2014, Page 1135 on May 14, 2014, 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 which have been submitted in connection with said plat:

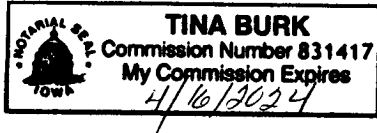
1. Dedication of Plat;
2. Attorney’s Opinion;
3. Fence Affidavit;
4. Certificate from County Treasurer;
5. Consent of County Auditor to subdivision name;
6. Agreement with County Engineer;
7. Madison County Soil and Water Conservation District Land Disturbing Activity Affidavit;
8. Ground Water Hazard Statement;
9. Resolution of the City of Peru, approving said plat;
10. Resolution of the Board of Supervisors of Madison County, Iowa, approving said plat; all of which are duly certified in accordance with the Madison County Zoning Ordinance.




Ryan Hobart

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 20th day of February, 2024, by Ryan Hobart.





Notary Public in and for said State of Iowa

**DEDICATION OF PLAT
OF
QUAIL RIDGE HEIGHTS
MADISON COUNTY, IOWA**

KNOW ALL MEN BY THESE PRESENTS:

That, I do hereby certify that I am the sole owner and proprietor of the following-
described real state:

The South 1658 feet of the West Half (½) of the Southeast Quarter (¼) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2006, Page 1595 on April 25, 2006, in the Office of the Recorder of Madison County, Iowa; EXCEPT Parcel "C", located therein, containing 10.06 acres, as shown in Amended Plat of Survey filed in Book 2013, Page 1503 on May 24, 2013, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "E", located therein, containing 8.65 acres, as shown in Plat of Survey filed in Book 2014, Page 1135 on May 14, 2014, 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
Subdivision is with the free consent and in accordance with the owner's desire as owner of said
real estate.

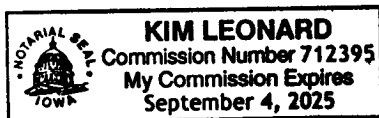
DATED this 3rd day of January, 2024.


Allen Hays

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 3rd day of January,
2024, by Allen Hays.


Notary Public in and for said State of Iowa



ATTORNEY'S OPINION FOR FINAL PLAT QUAIL RIDGE HEIGHTS

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 August 31, 2023, at 9:30 A.M., by Madison County Abstract Company, purporting to show the chain of title to the following described real estate, which is the real property contained in Final Plat, Quail Ridge Heights, Madison County, Iowa.

The South 1658 feet of the West Half (½) of the Southeast Quarter (¼) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2006, Page 1595 on April 25, 2006, in the Office of the Recorder of Madison County, Iowa; EXCEPT Parcel "C", located therein, containing 10.06 acres, as shown in Amended Plat of Survey filed in Book 2013, Page 1503 on May 24, 2013, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "E", located therein, containing 8.65 acres, as shown in Plat of Survey filed in Book 2014, Page 1135 on May 14, 2014, 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:

Allen Hays, free and clear of all liens and encumbrances, except:


- A. Entry No. 71 shows an Easement to Contel of Iowa, Inc., dated April 16, 1990, and filed May 2, 1990, in Deed Record 127, Page 224 of the Recorder's Office of the Madison County, Iowa, granting an easement to construct, reconstruct, operate, and maintain a buried telephone plant within 60 feet from the center of the road. Entry No. 88 shows that this easement has been assigned to Iowa Telecommunications Services, Inc. by Assignment dated June 30, 2000, and filed July 14, 2000, in Mortgage Record 142, Page 731 of the Recorder's Office of Madison County, Iowa. Entry No. 151 shows a Memorandum of Assignment of Easements from Windstream Holdings, Inc.; Windstream Services, LLC; Windstream Iowa Communications, LLC; Windstream Montezuma, LLC to CSL Iowa System, LLC, dated January 8, 2016, filed February 16, 2016, in Book 2016, Page 401, in the Recorder's Office of Madison County, Iowa, which purports to assign the easement rights at Entry No. 71. There is nothing in the abstract showing that the Assignors have the authority to

assign these Easement rights. You should familiarize yourself with this Easements and assignments as they may affect the use of the real estate under examination.

- B. Entry No. 86 shows an Easement to Warren Water, Inc., its successors and assigns, dated March 17, 1998, and filed May 21, 1998, in Deed Record 140, Page 160 of the Recorder's Office of Madison County, Iowa, granting a perpetual easement with the right to erect, construct, install, lay and thereafter use, operate, inspect, repair, maintain, replace and remove waterlines and appurtenances thereto, over, across and through the real estate under examination. The easement recites that it is 32 feet in width, the centerline of which shall be the water pipeline and necessary appurtenances. You may wish to familiarize yourself with this Easement as it may to some extent affect the use of the real estate under examination.

Respectfully submitted,

JORDAN, OLIVER & WALTERS, P.C.

By 

Mark L. Smith
101 ½ W Jefferson, POB 230
Winterset, Iowa 50273
Telephone: (515) 462-3731
Fax: (515) 462-3734
msmith@jowlaw.com

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


The South 1658 feet of the West Half (½) of the Southeast Quarter (¼) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2006, Page 1595 on April 25, 2006, in the Office of the Recorder of Madison County, Iowa; EXCEPT Parcel “C”, located therein, containing 10.06 acres, as shown in Amended Plat of Survey filed in Book 2013, Page 1503 on May 24, 2013, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel “E”, located therein, containing 8.65 acres, as shown in Plat of Survey filed in Book 2014, Page 1135 on May 14, 2014, 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.



Allen Hays

2024. Subscribed and sworn to before me on this 3rd day of January



Notary Public in and for the State of Iowa



**CERTIFICATE OF THE COUNTY TREASURER
OF MADISON COUNTY, IOWA**

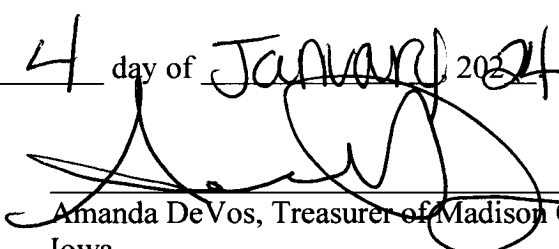
I, Amanda DeVos, do hereby certify that I am the duly elected and acting Treasurer of Madison County, Iowa; that I have examined the records in my office, and that there are no unpaid taxes forming a lien against the following-described real estate, to-wit:

The South 1658 feet of the West Half (½) of the Southeast Quarter (¼) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2006, Page 1595 on April 25, 2006, in the Office of the Recorder of Madison County, Iowa; EXCEPT Parcel “C”, located therein, containing 10.06 acres, as shown in Amended Plat of Survey filed in Book 2013, Page 1503 on May 24, 2013, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel “E”, located therein, containing 8.65 acres, as shown in Plat of Survey filed in Book 2014, Page 1135 on May 14, 2014, in the Office of the Recorder of Madison County, Iowa.

Subdivision Name: Quail Ridge Heights Subdivision

Owned by: Allen Hays

DATED at Winterset, Iowa, this 4 day of January, 2024



Amanda DeVos, Treasurer of Madison County,
Iowa

RECEIVED

JAN - 4 2024

MADISON COUNTY
AUDITOR

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

QUAIL RIDGE HEIGHTS SUBDIVISION

For property located at:

The South 1658 feet of the West Half (½) of the Southeast Quarter (¼) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2006, Page 1595 on April 25, 2006, in the Office of the Recorder of Madison County, Iowa; EXCEPT Parcel "C", located therein, containing 10.06 acres, as shown in Amended Plat of Survey filed in Book 2013, Page 1503 on May 24, 2013, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "E", located therein, containing 8.65 acres, as shown in Plat of Survey filed in Book 2014, Page 1135 on May 14, 2014, in the Office of the Recorder of Madison County, Iowa.

And owned by: Allen Hays

Has been approved on the 4th day of January, 2024.

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 Quail Ridge Heights Subdivision and Mike Hackett, Madison County Engineer.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

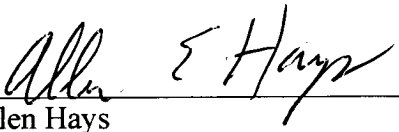
The proprietors of Quail Ridge Heights Subdivision, a Plat of the following described real estate:

The South 1658 feet of the West Half (½) of the Southeast Quarter (¼) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2006, Page 1595 on April 25, 2006, in the Office of the Recorder of Madison County, Iowa; EXCEPT Parcel “C”, located therein, containing 10.06 acres, as shown in Amended Plat of Survey filed in Book 2013, Page 1503 on May 24, 2013, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel “E”, located therein, containing 8.65 acres, as shown in Plat of Survey filed in Book 2014, Page 1135 on May 14, 2014, in the Office of the Recorder of Madison County, Iowa,


hereby agree that all private roads located within Quail Ridge Heights 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: 1-3-2024, 2024.

PROPRIETOR OF QUAIL RIDGE HEIGHTS

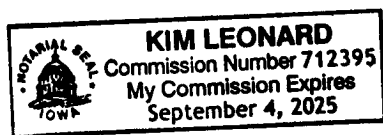


Allen Hays



Mike Hackett, Madison County Engineer

Subscribed and sworn to before me on this 3 day of January, 2024.



Kim Leonard

Notary Public in and for the State of Iowa

#218

**RESOLUTION APPROVING FINAL PLAT
OF THAT QUAIL RIDGE HEIGHTS SUBDIVISION
MADISON COUNTY, IOWA**

WHEREAS, there was filed in the Office of the City Clerk of the City of Peru, Madison County, Iowa, a registered land surveyor's plat of a proposed subdivision known as Quail Ridge Heights Subdivision; and

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

The South 1658 feet of the West Half (½) of the Southeast Quarter (¼) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2006, Page 1595 on April 25, 2006, in the Office of the Recorder of Madison County, Iowa; EXCEPT Parcel "C", located therein, containing 10.06 acres, as shown in Amended Plat of Survey filed in Book 2013, Page 1503 on May 24, 2013, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "E", located therein, containing 8.65 acres, as shown in Plat of Survey filed in Book 2014, Page 1135 on May 14, 2014, 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, Allen Hays.

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 City Council of the City of Peru, Madison County, Iowa, finds that said plat conforms to the provisions of the Ordinances of the City of Peru, Madison County, Iowa, and that the plat, papers and documents presented therewith should be approved by the City of Council of the City of Peru, Madison County, Iowa.

NOW, THEREFORE, BE IT RESOLVED by the City of Council of the City of Peru, Madison County, Iowa:

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

DATED at Peru, Iowa, this 16th day of January, 2024.

CITY OF PERU, IOWA

By City of East Peru, IA
Paul R. [Signature], Mayor

ATTEST:

[Signature]
City Clerk

ZO – Resolution 02-27-24A
RESOLUTION APPROVING FINAL PLAT
OF QUAIL RIDGE HEIGHTS 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 Quail Ridge Height Subdivision; and

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

The South 1658 feet of the West Half (½) of the Southeast Quarter (¼) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2006, Page 1595 on April 25, 2006, in the Office of the Recorder of Madison County, Iowa; EXCEPT Parcel “C”, located therein, containing 10.06 acres, as shown in Amended Plat of Survey filed in Book 2013, Page 1503 on May 24, 2013, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel “E”, located therein, containing 8.65 acres, as shown in Plat of Survey filed in Book 2014, Page 1135 on May 14, 2014, 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, Allen Hays.

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 Quail Ridge Heights Subdivision should be approved by the Board of Supervisors, Madison County, Iowa.

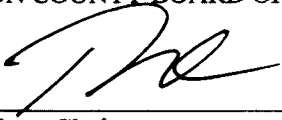
NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors, Madison County, Iowa:

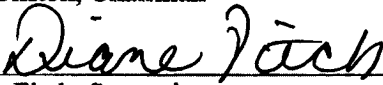
1. That said plat, known as Quail Ridge Heights Subdivision, prepared in connection with said plat and subdivision is hereby approved.
2. The Zoning Administrator of Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder of Madison County, Iowa,

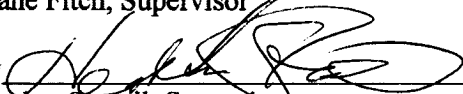
and attend to the filing and recording of the plat, papers and documents which should be filed and recorded in connection therewith.

DATED at Winterset, Iowa, this 27 day of February, 2024.

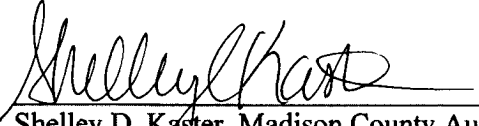
MADISON COUNTY BOARD OF SUPERVISORS

By  Aye Nay
Phil Clifton, Chairman

By  Aye Nay
Diane Fitch, Supervisor

By  Aye Nay
Heather Stancil, Supervisor

ATTEST:

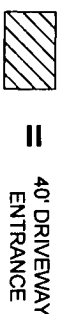

Shelley D. Kaster, Madison County Auditor

INDEX LEGEND

COUNTY: MADISON
 SEC: 26 TWP: 75N RANGE: 27W
 ALIQUOT PART: W 1/2 SW 1/4
 CITY: PERU
 PROPRIETOR: HAYS, ALLEN
 REQUESTED BY: MARK HAYS
 SURVEYOR NAME: MERLIN L. DAVIS

LEGEND OF SYMBOLS & ABBREVIATIONS

- R RECORDED DISTANCE
- M MEASURED DISTANCE
- C CALCULATED DISTANCE
- FOUND 1/2" IR YC 6808 UNLESS NOTED
- SET 1/2" IR OC 19440 UNLESS NOTED
- ▲ SECTION CORNER FOUND
- △ SECTION CORNER SET
- OC 19440 UNLESS NOTED
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- YC YELLOW CAP
- OC ORANGE CAP
- RC RED CAP
- IP IRON PIPE
- IR IRON ROD



LEGAL DESCRIPTION

THE SOUTH 1658 FEET OF THE WEST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-SEVEN (27) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2006, PAGE 1595 ON APRIL 25TH, 2006, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA, EXCEPT PARCEL "C" OF PLAT OF SURVEY BOOK 2013 PAGE 1503 AND EXCEPT PARCEL "E" OF PLAT OF SURVEY BOOK 2014 PAGE 1135 IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA.



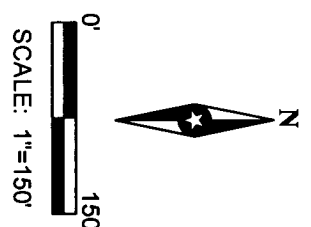
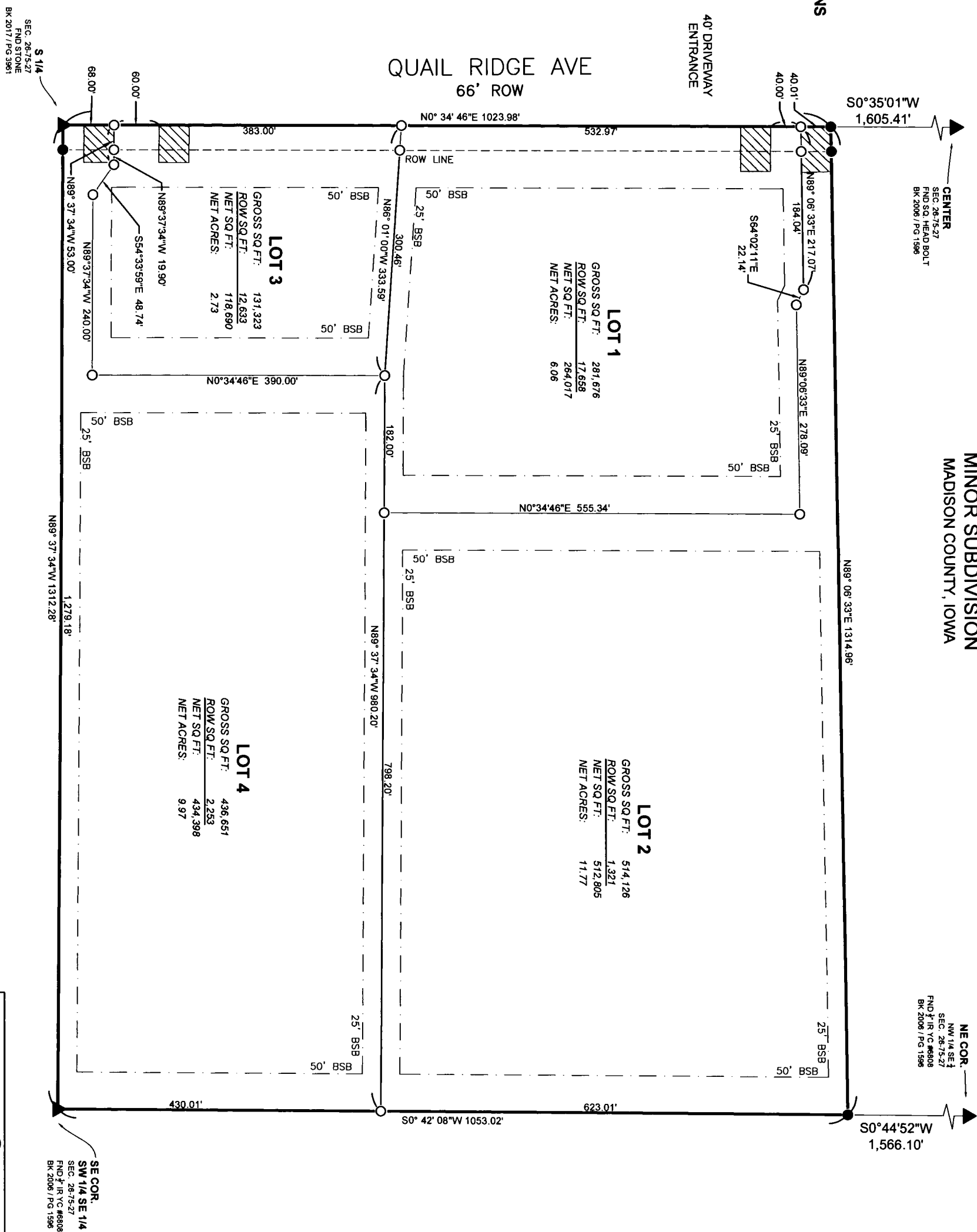
Document 2024 427
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 Date 2/29/2024 Time 7:56:21AM
 Rec Amt \$87.00 Aud Amt \$5.00

BRANDY MACUMBER, COUNTY RECORDER
 MADISON COUNTY IOWA

INDX
 ANNO
 SCAN
 CHEK

QUAIL RIDGE HEIGHTS

MINOR SUBDIVISION
 MADISON COUNTY, IOWA



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

SIGNATURE: *Merlin L. Davis*
 MERLIN L. DAVIS
 DATE: 2/29/2024

PRINTED OR TYPED NAME: MERLIN L. DAVIS
 IOWA LIC. NO. 19440
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
 THIS SHEET ONLY



QUAIL RIDGE HEIGHTS
 MADISON COUNTY, IOWA



NO.	REVISION DESCRIPTION	DATE	PROJECT NO:	#23216
1			DRAWING FILE NO:	
2			DESIGNED/REVIEWED BY:	MLD
3			DRAWN BY:	MS
4			PLOT DATE:	01/30/2024