



Document 2025 162

Book 2025 Page 162 Type 06 044 Pages 18  
Date 1/17/2025 Time 10:46:35AM  
Rec Amt \$92.00 Aud Amt \$5.00

INDX  
ANNO  
SCAN  
CHEK

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

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Type of Document

Prairie View Subdivision

**PREPARER INFORMATION:**

Zoning Office for Prairie View Subdivision, John K. McDonald, (515) 669-4997  
Contact: Mark Smith, attorney for Prairie View Subdivision, (515) 462-3731

**TAXPAYER INFORMATION:**

Susan C. McDonald Revocable Trust  
C/O John K. McDonald  
2678 Truro Rd.  
St. Charles, IA 50240

**RETURN DOCUMENT TO:**

Susan C. McDonald Revocable Trust  
C/O John K. McDonald  
2678 Truro Rd.  
St. Charles, IA 50240

Or

Jordan, Oliver, Walters & Smith  
c/o Mark Smith  
101 ½ W. Jefferson  
PO Box 230  
Winterset, IA 50273

**GRANTOR:**

**GRANTEE:**

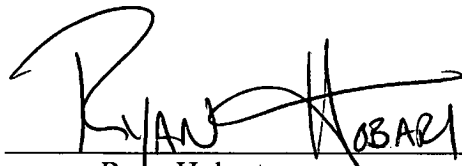
**PLAT AND CERTIFICATE  
FOR PRAIRIE VIEW SUBDIVISION,  
MADISON COUNTY, IOWA**

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 Prairie View Subdivision, and that the real estate comprising said plat is described as follows:

**The Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT, Parcel "A" recorded in Book 2, Page 594 on July 19, 1995, AND EXCEPT, Amended Parcel "E" recorded in Book 2010, Page 1354 on June 14, 2010.**

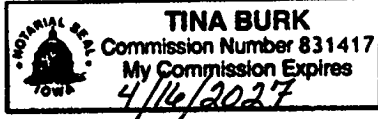
I do further certify that attached hereto are true and correct copies of the following documents which have been submitted in connection with said plat:


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 St. Charles, approving said plat;
10. Consent from Farmers & Merchants State Bank;
11. 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 30<sup>th</sup> day of December, 2024, by Ryan Hobart.



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

**DEDICATION OF PLAT  
OF  
PRAIRIE VIEW SUBDIVISION  
MADISON COUNTY, IOWA**

KNOW ALL MEN BY THESE PRESENTS:

That, we do hereby certify that we are the sole owners and proprietors of the following-described real state:

**The Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT, Parcel "A" recorded in Book 2, Page 594 on July 19, 1995, AND EXCEPT, Amended Parcel "E" recorded in Book 2010, Page 1354 on June 14, 2010.**

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 owners' desire as owners of said real estate.

DATED this 17<sup>th</sup> day of October, 2024.

SUSAN C. MCDONALD REVOCABLE TRUST

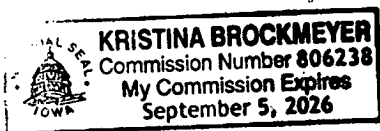
By Susan C. McDonald Trustee  
Susan C. McDonald, Trustee

By John K. McDonald Trustee  
John K. McDonald Trustee

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 17<sup>th</sup> day of October 2024, by Susan C. McDonald and John K. McDonald as Trustees of the Susan C. McDonald Revocable Trust.

Kristina Brockmeyer  
Notary Public in and for said State of Iowa



**ATTORNEY'S OPINION FOR FINAL PLAT  
PRAIRIE VIEW 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 8, 2024, 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, Prairie View Subdivision, Madison County, Iowa.

**The Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT, Parcel "A" recorded in Book 2, Page 594 on July 19, 1995, AND EXCEPT, Amended Parcel "E" recorded in Book 2010, Page 1354 on June 14, 2010.**

In my opinion, merchantable title to the above-described property is in the name of the Susan C. McDonald Revocable Trust under Agreement dated April 17, 2020, free and clear of all liens and encumbrances, except:

1. Entry No. 76 shows a Mortgage from Susan C. McDonald and John K. McDonald, Trustees of the Susan C. McDonald Revocable Trust Under Agreement dated April 17, 2020, to Farmers & Merchants State Bank, dated June 28, 2024, and filed July 8, 2024, in Book 2024, Page 1589 of the Recorder's Office of Madison County, Iowa, which secures credit in the amount of \$640,000. This Mortgage is a first lien against the above described real estate.
2. The following easements are shown of record:
  - a. Entry No. 20 shows an Easement in favor of Warren Water, Inc., dated June 24, 1994, filed July 6, 1994, in Deed Record 133, Page 169, in the Recorder's Office of Madison County, Iowa, for the purposes of constructing, operating, and maintaining waterlines and appurtenances thereto.
  - b. Entry No. 63 shows an Easement Agreement between Wilmarie McDonald, and John K. McDonald and Susan C. McDonald, dated and filed August 19, 2010, in Book 2010, Page 1941, in the Recorder's Office of Madison County, Iowa, for the purposes of ingress and egress, together with the right to construct, repair and maintain utilities, including but not limited to above ground or underground lines for water, electric, gas, telephone, television, and internet cables.

Entry No. 71 shows an Amendment to Easement Agreement, dated December

13, 2019, filed December 18, 2019, in Book 2019, Page 4012, in the Recorder's Office of Madison County, Iowa.

- c. Entry No. 64 shows an Underground Electric Line Easement in favor of MidAmerican Energy Company, its successors or assigns, dated August 19, 2010, filed September 15, 2010, in Book 2010, Page 2224, in the Recorder's Office of Madison County, Iowa.
- d. Entry No. 65 shows an Easement in favor of Warren Water District, its successors and assigns, dated August 21, 2010, filed September 16, 2010, in Book 2010, Page 2237, in the Recorder's Office of Madison County, Iowa, for the purposes of constructing, operating, and maintaining water pipelines and appurtenances thereto.

You should familiarize yourself with these Easements and Agreements as they may to some extent affect the use of the real estate under examination.

Respectfully submitted,

JORDAN, OLIVER & WALTERS, P.C.

A handwritten signature in black ink, appearing to read "Mark L. Smith". The signature is written in a cursive, flowing style.

Mark L. Smith, Title Guaranty No. 10074

Prepared by: Mark L. Smith, PO BOX 230, Winterset, IA 50273 515/462-3731

Return to: Mark L. Smith, PO BOX 230, Winterset, IA 50273 515/462-3731

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**AFFIDAVIT**

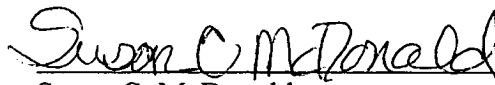
**STATE OF IOWA** :  
: ss

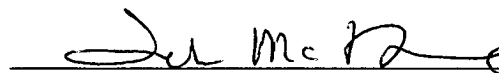
**MADISON COUNTY** :

We, Susan C. McDonald and John K. McDonald, Trustees of the Susan C. McDonald Revocable Trust, first being duly sworn on oath state that this Affidavit concerns the chain of title to the following described real estate:


**The Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT, Parcel "A" recorded in Book 2, Page 594 on July 19, 1995, AND EXCEPT, Amended Parcel "E" recorded in Book 2010, Page 1354 on June 14, 2010.**

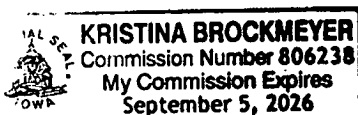
We further state that there is a lawful fence surrounding the boundary lines of the above described real estate.

  
\_\_\_\_\_  
Susan C. McDonald

  
\_\_\_\_\_  
John K. McDonald

Subscribed and sworn to before me on this 17<sup>th</sup> day of October, 2024.

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



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

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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 Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT, Parcel "A" recorded in Book 2, Page 594 on July 19, 1995, AND EXCEPT, Amended Parcel "E" recorded in Book 2010, Page 1354 on June 14, 2010.**

Subdivision Name: Prairie View Subdivision

Owned by: Susan C. McDonald Revocable Trust

DATED at Winterset, Iowa, this 20 day of October, 2024.

  
\_\_\_\_\_  
Amanda DeVos, Treasurer of Madison County,  
Iowa



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

PRAIRIE VIEW SUBDIVISION

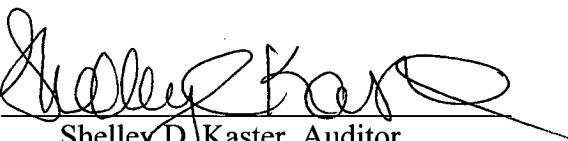
For property located at:

**The Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT, Parcel "A" recorded in Book 2, Page 594 on July 19, 1995, AND EXCEPT, Amended Parcel "E" recorded in Book 2010, Page 1354 on June 14, 2010.**

And owned by: Susan C. McDonald Revocable Trust

Has been approved on the 18<sup>th</sup> day of October, 2024.

Auditor, Madison County, Iowa.

By   
Shelley D. Kaster, Auditor

## AGREEMENT

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

NOW THEREFORE IT IS AGREED AS FOLLOWS:

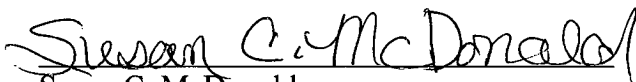
The proprietors of Prairie View Subdivision, a Plat of the following described real estate:

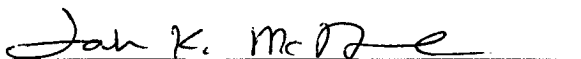
**The Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT, Parcel "A" recorded in Book 2, Page 594 on July 19, 1995, AND EXCEPT, Amended Parcel "E" recorded in Book 2010, Page 1354 on June 14, 2010,**

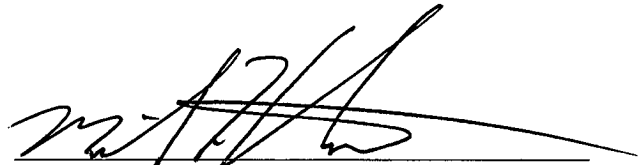
hereby agree that all private roads located within Prairie View Subdivision are private roads and are not being dedicated to Madison County, Iowa. Said proprietors consent and agree that such roads shall not be maintained in any manner by Madison County, Iowa, or the Madison County Engineer's Department.

Date: November 13,, 2024.

PROPRIETORS OF PRAIRIE VIEW

  
Susan C. McDonald

  
John K. McDonald

  
Mike Hackett, Madison County Engineer

**LAND DISTURBING ACTIVITIES  
AFFIDAVIT**

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

Pursuant to section 161 A.64, Code of Iowa in consideration for permission to engage in a land disturbing activity as defined in that statute, and recognizing that the agency authorized by that statute to receive and file this affidavit will rely on the statements we make herein, we, Susan C. McDonald and John K. McDonald, being first duly sworn on oath, do solemnly swear to affirm that:

We do not plan to engage in land disturbing activities upon the following described real estate:

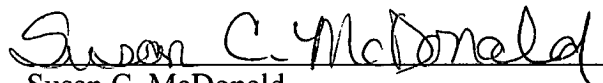
**The Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT, Parcel "A" recorded in Book 2, Page 594 on July 19, 1995, AND EXCEPT, Amended Parcel "E" recorded in Book 2010, Page 1354 on June 14, 2010.**

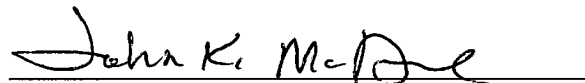
As owners or occupants of the land described above, we are aware that we must establish and maintain soil conservation practices as necessary to meet the soil loss limits established by the Madison County Soil and Water Conservation District, pursuant to sections 161A.43, and 161A.44, Code of Iowa.

We are aware that loss limit regulations prohibit sediment from leaving the site in excess of 5 tons per acre per year. The land disturbing activities described above will be conducted in a manner that will insure compliance with the soil loss limit regulations.

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

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

  
Susan C. McDonald

  
John K. McDonald

Subscribed to and sworn before me on this 17<sup>th</sup> day of October, 2024.

Kristina Brockmeyer  
Notary Public in and for the State of Iowa



**RESOLUTION 10E-2024**

**RESOLUTION APPROVING PLAT OF SURVEY FOR PRAIRIE VIEW SUBDIVISION**

BE IT RESOLVED by the Council of the City of St. Charles, Iowa:

**WHEREAS**, there was filed in the Office of the City Clerk of the City of St. Charles, Madison County, Iowa, a registered land surveyor's plat of a proposed division of land constituting a plat of survey for Prairie View Subdivision; and,


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

**The Southwest Quarter of the Southwest Quarter of Section 25, Township 75 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa, Except, Parcel "A" recorded in Book 2 Page 594 on 19 July 1995, and Except, Amended Parcel "E" recorded in Book 2010 Page 1354 on 14 June 2010.**

**WHEREAS**, THE City Council of the City of St. Charles, Madison County, Iowa, finds that said plat should be approved by the City Council of the City of St. Charles, Madison County, Iowa.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of St. Charles, Madison County, Iowa that the Plat of Survey for Prairie View Subdivision located within the two mile radius south of the City Limits of the City of St. Charles is hereby approved and the Madison County Recorder is authorized to record said Plat of Survey.

PASSED AND APPROVED by the Council this 7<sup>th</sup> day of October, 2024.

  
Dennis Smith, Mayor

ATTEST:

  
Tracy Kozak, City Clerk

**CONSENT TO PLATTING  
BY FARMERS & MERCHANTS STATE BANK**

Farmers & Merchants State Bank does consent to the platting and subdivision of the following-described real estate:

**The Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT, Parcel "A" recorded in Book 2, Page 594 on July 19, 1995, AND EXCEPT, Amended Parcel "E" recorded in Book 2010, Page 1354 on June 14, 2010,**

in accordance with the ordinances of Madison County, Iowa, and the laws of the State of Iowa.

The undersigned holds a mortgage against said real estate as follows:

Entry No. 76 shows a Mortgage from Susan C. McDonald and John K. McDonald, Trustees of the Susan C. McDonald Revocable Trust Under Agreement dated April 17, 2020, to Farmers & Merchants State Bank, dated June 28, 2024, and filed July 8, 2024, in Book 2024, Page 1589 of the Recorder's Office of Madison County, Iowa, which secures credit in the amount of \$640,000.

Dated this 18<sup>th</sup> day of October, 2024.

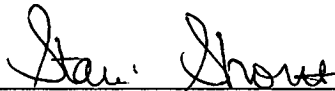
FARMERS & MERCHANTS STATE BANK

By , V.P.

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 18<sup>th</sup> day of October, 2024 by Tim J. Bethmeier as Vice President of Farmers & Merchants State Bank.



  
Notary Public in and for said State

**ZO – Resolution 1-14-25B**  
**RESOLUTION APPROVING FINAL PLAT**  
**OF PRAIRIE VIEW 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 Prairie View Subdivision; and

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

**The Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT, Parcel "A" recorded in Book 2, Page 594 on July 19, 1995, AND EXCEPT, Amended Parcel "E" recorded in Book 2010, Page 1354 on June 14, 2010.**

WHEREAS, there was also filed with said plat a dedication of said plat containing a statement to the effect that the subdivision as it appears on the plat is with the free consent and in accordance with the desire of the proprietors, Susan C. McDonald Revocable Trust.

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 as Prairie View 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 Prairie View 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 17 day of January, 2025.

MADISON COUNTY BOARD OF SUPERVISORS

By [Signature] ☒ Aye ☐ Nay  
Jessica Hobbs, Supervisor

By Diane Fitch ☒ Aye ☐ Nay  
Diane Fitch, Supervisor

By [Signature] ☒ Aye ☐ Nay  
Heather Stancil, Supervisor

ATTEST:

[Signature]  
Teri Kaczinski, Madison County Auditor





Document 2025 162

Book 2025 Page 162 Type 06 044 Pages 18  
Date 1/17/2025 Time 10:46:35AM  
Rec Amt \$92.00 Aud Amt \$5.00

INDX  
ANNO  
SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

PRAIRIE VIEW SUBDIVISION- FINAL PLAT

INDEX LEGEND

LOCATION: Part of the SW 1/4 of the SW 1/4 of Section 25  
T 75N, R 26W, Madison County, Iowa

OWNER: Susan C McDonald Revocable Trust  
2678 Truro Road, St Charles IA 50240

SURVEY FOR: (Owner)

ASSOCIATED WARRANTY DEED: Book 2020 Page 1372  
DOCUMENTS:

PREPARED BY CHAD A. DANIELS  
DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210  
RETURN TO: 515-577-2583

SURVEY LEGEND

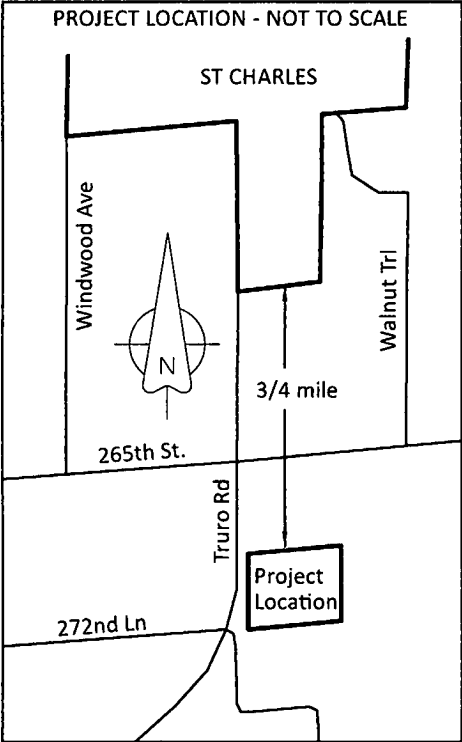
- ( ) - Recorded Distance/Bearing  
--- Road Easement  
- . - . - Section line  
- \* - \* - Fence line  
☒ Exist/Proposed Entrance  
Monuments  
▲ - Found section corner  
● - Set 1/2" red plastic capped rebar, #17532  
○ - Set Mag Nail w/ brass washer, #17532  
■ - Found 5/8" rebar  
□ - Found 1/2" yellow #15982  
◆ - Found 1/2" yellow #6808  
◇ - Found 1/2" hole in pavement

DESCRIPTION - PRAIRIE VIEW SUBDIVISION:  
The Southwest Quarter of the Southwest Quarter of Section 25, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, EXCEPT, Parcel "A" recorded in Book 2 Page 594 on 19 July 1995, AND EXCEPT, Amended Parcel "E" recorded in Book 2010 Page 1354 on 14 June 2010.

CURRENT ZONING: A-1 (Agriculture)  
PROPOSED WATER: Rural Water  
PROPOSED SEPTIC: Individual Systems

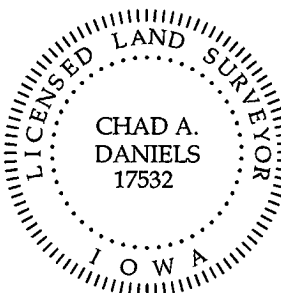
ADJACENT LANDOWNERS (Number in a box):

- 1 Daniel & Theresa Jungbluth  
2680 Truro Road, St Charles IA 50240  
2 Steven & Kimberley Downs  
2656 Truro Road, St Charles IA 50240  
3 Howard P Downs Trust  
207 Dickens Road, Northfield IL 60093  
4 Richard & Amy Burgess  
2700 Woodland Avenue, St Charles IA 50240  
5 Bruce G Brownlee Trust  
345 N Carroll, Slater IA 50244



BASIS OF BEARINGS IS IA RCS ZONE 8

TRACT:	AREA BY TRACT:		
	NET (AC):	R.O.W. (AC):	TOTAL (AC):
LOT 1	5.00	0.00	5.00
LOT 2	26.00	0.62	26.62
TOTAL	31.00	0.62	31.62



I hereby certify that this surveying document was prepared by me and the related survey 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.  
Signed Chad A. Daniels 17 OCT 24  
Chad A. Daniels Date  
Iowa License No. 17532  
My license renewal date is 12-31-2024  
Page No.'s covered by this seal: 1 and 2

