

BK: 2025 PG: 172
Recorded: 1/20/2025 at 9:01:34.0 AM
Pages 4
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

PLAT OF SURVEY

INDEX LEGEND

LOCATION: Part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 13
T 77N, R 29W, Madison County, Iowa

OWNER: Marilyn Kay Maffin
1248 Fawn Avenue, Earlham IA 50072

SURVEY FOR: (Owner)

ASSOCIATED DOCUMENTS: Affidavit of Surviving Spouse: Book 2013 Page 2838

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
— — — — 33' Road Easement
— · — · — Section line
— * — * — Fence line

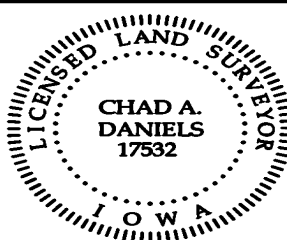
Monuments

- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Set 12" spike w/ brass washer, #17532

BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL F:

That part of the Southwest Quarter of the Northwest Quarter of Section 13, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, described as follows; Beginning at the West Quarter corner of said Section 13; thence North 00 degrees 13 minutes 46 seconds East, 631.08 feet along the West line of said Southwest Quarter of the Northwest Quarter; thence North 89 degrees 49 minutes 00 seconds East, 260.22 feet; thence North 61 degrees 13 minutes 44 seconds East, 201.82 feet; thence North 64 degrees 46 minutes 48 seconds East, 183.75 feet; thence North 72 degrees 35 minutes 41 seconds East, 698.83 feet; thence North 11 degrees 43 minutes 48 seconds East, 205.38 feet to the East line of said Southwest Quarter of the Northwest Quarter; thence South 00 degrees 28 minutes 01 seconds West, 1221.66 feet to the Southeast corner of said Southwest Quarter of the Northwest Quarter; thence North 89 degrees 49 minutes 05 seconds West, 1304.53 feet to the Point of Beginning, having an area of 24.44 Acres including 0.22 Acres of Road Easement.

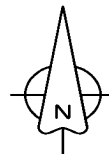


I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Signed Chad A. Daniels Date 30 DEC 24
Chad A. Daniels

Iowa License No. 17532
My license renewal date is 12-31-2026
Page No.'s covered by this seal: 1 and 2

0 250 500 FEET



NW COR.
SEC. 13
1/2" rebar

S 89°24'12" E 1322.90' (1322.37')

NE COR. NW 1/4
NW 1/4 SEC. 13
1/2" yellow plastic
cap rebar, #5041

S 89°24'12" E 1289.83'

Set 70.00' from
1/4 1/4 corner

NW 1/4 NW 1/4
37.75 Acres (Net)
1.82 Acres (R.O.W.)
39.57 Acres (Gross)

N 00°40'37" E 1279.07'

N 00°13'46" E 1993.31'

S 00°47'47" W 1306.24' (1307.56')

Approximate 1/4 1/4 line
(for area only)

S 89°39'46" E 1309.95'
1287.20'

SE COR. NW 1/4
NW 1/4 SEC. 13
1/2" yellow plastic
cap rebar, #5041

S 00°28'01" W
87.00'

Remainder SW 1/4 NW 1/4
14.57 Acres (Net)
0.31 Acres (R.O.W.)
14.88 Acres (Gross)

N 11°43'48" E
205.38'

698.83'
N 72°35'41" E

N 64°46'48" E
183.75'

260.22'

N 89°49'00" E

N 61°13'44" E
201.82'

17.43'

631.08'
N 00°13'46" E

631.22'
N 00°40'37" E

W 1/4 COR.
SEC. 13

N 89°49'05" W 1304.53'

SE COR. SW 1/4
NW 1/4 SEC. 13
1/2" yellow plastic
cap rebar, #5041

Parcel F
24.44 Acres

**Unapproved Minutes
Earlham City Council
January 13, 2025**

The Earlham City Council met in regular session on Monday, January 13, 2025 at Earlham City Hall. Mayor Lillie called the meeting to order at 7:00 pm. and the following answered roll: Frederickson, Miller, Mudge, Visser. Also present: Chief Stringham, Public Works Supervisor Coffman, Fire Chief Boyle, Rescue Captain Boyle, Clerk Kaster.

1. **APPROVAL OF AGENDA**
Motion by Frederickson, second by Mudge, to approve agenda.
Roll: Ayes – Unanimous - Motion passes.
2. **PUBLIC HEARING**
 - a. FY25 budget amendment #2
Mayor Lillie declared the public hearing open at 7:01 pm. No written or oral comments received.
No public comment.
Motion by Mudge, second by Miller, to exit public hearing 7:02 pm.
Roll: Ayes – Unanimous – Motion passes.
3. **PUBLIC FORUM**
Ryan Marquardt, Madison County Development Group, stated the Community Foundation Grant application is now open through February 28, 2025.
4. **CONSENT AGENDA:**
 - a. Council meeting minutes for 12-9-24
 - b. Treasurer's Report for 1-13-25
 - c. Claims and Receipts Report for 1-13-25
 - d. Consider approval of Tawni Brunell to fill vacancy (fulfilling Doty Faux term) on Community Building Board, term ending 6-30-25.
 - e. Consider approval of Nicole Renfrow to fill vacancy (fulfilling Michelle McDaniel term) on Community Building Board, term ending 6-30-25.
 - f. Consider approval of Colin Russell to fill vacancy (fulfilling Lindsey Mutchler term) on Board of Adjustment, term ending 6-30-27.
 - g. Consider approval of Application Number 211959 for new Class C Retail Alcohol License (LC) for Botanical Bodega LLC pending dram shop review.
 - h. Consider approval of Resolution No. 25-01 Designating the Earlham Echo and the Winterset Madsonian as the Official Newspapers for the City of Earlham, Iowa, for 2025.
 - i. Consider approval of Resolution No. 25-02 Approving the Mayor's Appointment of The Law Firm of Peer, Nelsen, & Braland as City Attorney for the City of Earlham for 2025.
 - j. Consider approval of Resolution No. 25-03 Designating Earlham Savings Bank as the official Depository for Public Funds Belonging to the City of Earlham, Iowa, for 2025.
 - k. Consider approval of Mayor's re-appointment of Shawn Boyle as Fire Chief for the Earlham Volunteer Fire Department, and Blake Boyle as Rescue Captain for the Earlham Rescue Squad for 2025**Motion by Frederickson, second by Visser, to approve consent agenda.**
Roll: Ayes – Unanimous – Motion passes.
5. **DEPARTMENT REPORTS**
 - a. Public Works - Gary Coffman, Public Works Supervisor
 - b. Police Department – Chief Matt Stringham
 - c. Fire Department – Chief Shawn Boyle
 - d. Rescue Department – Captain Blake Boyle
6. **BOARD, COMMISSION, COMMITTEE REPORTS – None**
7. **UNFINISHED BUSINESS**
 - a. Consider approval of Second Reading Ordinance No 470 Amending the Code of Ordinances of the City of Earlham, Iowa, by Adding a Chapter Concerning the Placement of On-Site Storage Containers on Property Within the City of Earlham, Iowa, Chapter 157 On-Site Storage Containers.
Motion by Mudge second by Miller, to approve Second Reading Ordinance No 470 Amending the Code of Ordinances of the City of Earlham, Iowa, by Adding a Chapter Concerning the Placement of On-Site Storage Containers on Property Within the City of Earlham, Iowa, Chapter 157 On-Site Storage Containers.
Roll: Ayes – Unanimous - Motion passes.
 - b. Consider approval of waiving Third Reading of Ordinance No 470.
Motion by Mudge, second by Visser, to approve waiving Third Reading of Ordinance No 470
Roll: Ayes - Miller, Mudge, Visser. Nays – Frederickson. Motion passes.
 - c. Consider approval of Second Reading of Ordinance No 471 Amending Chapter 55 of the Earlham Code of Ordinances Animal Protection and Control
Motion by Frederickson, second by Mudge, to approve Second Reading of Ordinance No 471 Amending Chapter 55 of the Earlham Code of Ordinances Animal Protection and Control
Roll: Ayes – Unanimous - Motion passes.
 - d. Consider approval of waiving Third Reading of Ordinance No 471
Motion by Visser, second by Miller, to approve waiving Third Reading of Ordinance No 471
Roll: Ayes – Unanimous - Motion passes.

8. NEW BUSINESS

- a. Consider approval of First Reading of Ordinance No. 472 Amending Code of Ordinance of Earlham, Iowa, 2017, by amending Chapter 106.08 Collection of Solid Waste – Collection Fees.
Motion by Fredericksen, second by Miller, to approve First Reading of Ordinance No. 472 Amending Code of Ordinance of Earlham, Iowa, 2017, by amending Chapter 106.08 Collection of Solid Waste – Collection Fees.
Roll: Ayes – Unanimous - Motion passes.
- b. Consider approval of waiving Second and Third Readings of Ordinance No 472.
Motion by Miller, second by Mudge, to approve waiving Second and Third Readings of Ordinance No 472.
Roll: Ayes – Unanimous - Motion passes.
- c. Consider approval of Resolution No 25-04, Updating Signatories for all City of Earlham Accounts at Earlham Savings Bank.
Motion by Mudge, second by Fredericksen, to approve Resolution No 25-04, Updating Signatories for all City of Earlham Accounts at Earlham Savings Bank.
Roll: Ayes – Unanimous - Motion passes.
- d. Consider approval of Resolution No 25-05 Approving FY25 Budget Amendment #2
Motion by Visser, second by Mudge, to approve Resolution No 25-05 Approving FY25 Budget Amendment #2
Roll: Ayes – Unanimous - Motion passes.
- e. Consider approval of request to waive review of plat of survey for proposed split of Maffin Farm, Parcel IDs 250041344000000, 250441346000000
Motion by Fredericksen, second by Mudge, to approve waiving review of plat of survey for proposed split of Maffin Farm, Parcel IDs 250041344000000, 250441346000000
Roll: Ayes – Unanimous - Motion passes.
- f. Set public hearings for Ordinance No 473 Amending Code of Ordinances of the City of Earlham Iowa, amending the Natural Gas Franchise, and Ordinance No 474 Amending the Code of Ordinances of the City of Earlham Iowa, by amending the Electric Franchise, for February 10, 2025, 7:00 pm.
Motion by Mudge, second by Miller, to approve setting public hearings for Ordinance No 473 Amending Code of Ordinances of the City of Earlham Iowa, amending the Natural Gas Franchise, and Ordinance No 474 Amending the Code of Ordinances of the City of Earlham Iowa, by amending the Electric Franchise, for February 10, 2025, 7:00 pm.
Roll: Ayes – Unanimous - Motion passes.
- g. Levitt AMP Summer Music in the Park - Connie Terry
- h. Internet Service Provider Options – Deeanna Mudge

9. MAYOR'S REPORT - None

10. CLERK'S REPORT

11. COUNCIL COMMENTS/DISCUSSION - None

12. ADJOURN

Motion by Mudge, second by Fredericksen, to adjourn.
Roll: Ayes – Unanimous - Motion passes.

Being there was no further business, meeting was adjourned at 8:02 pm.

Jeff Lillie, Mayor
Attest: Shelley D. Kaster, Clerk/Treasurer