



Document 2026 1332

Book 2026 Page 1332 Type 06 044 Pages 21
Date 5/12/2026 Time 9:41:26AM
Rec Amt \$107 00 Aud Amt \$5 00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

Type of Document

Patterson Hills Subdivision

PREPARER INFORMATION:

Trevor Heimbaugh, 101½ W. Jefferson St., P.O. Box 230, Winterset, IA 50273
Phone: (515)-462-3731, on behalf of Gregory & Sherri Broadbent

TAXPAYER INFORMATION:

Gregory S. & Sherri D. Broadbent
2170 Rolling Green Ave
Winterset, IA 50273

RETURN DOCUMENT TO:

Gregory S. & Sherri D. Broadbent
2170 Rolling Green Ave
Winterset, IA 50273

Or

Jordan, Oliver, Walters & Smith, P.C.
C/O Trevor Heimbaugh
101½ W. Jefferson St., P.O. Box 230
Winterset, IA 50273

LEGAL DESCRIPTION:

That part of the Southwest Quarter of the Southeast Quarter of Section 36, Township 76 North, Range 27 West of the 5th P.M. Madison County, Iowa, described as follows; Beginning at the South Quarter corner of said Section 36; thence North 00°06'49" West, 796.39 feet along the West line of said Southwest Quarter of the Southeast Quarter; thence South 89°44'21" East, 155.00 feet; thence South 00°06'49" East, 288.92 feet; thence South 78°43'41" East, 307.94 feet;

thence North 70°32'40" East, 154.18 feet; thence North 50°59'26" East, 103.24 feet, thence North 20°02'28" East, 138.97 feet; thence South 89°44'21" East, 229.00 feet to the Northwest corner of Parcel "D", recorded in Book 2005, Page 1497; thence South 00°15'55" West, 696.78 feet to the Southwest corner of said Parcel "D" with said point being on the South line of said Southwest Quarter of the Southeast Quarter; thence North 89°44'21" West, 955.00 feet to the Point of Beginning, having an area of 13.04 Acres including 1.20 Acres of Road Easement.

**PLAT AND CERTIFICATE
FOR
PATTERSON HILLS 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 Patterson Hills Subdivision; and, that the real estate comprising said plat is described as follows:

A tract of land located in the Southwest Quarter (¼) of the Southeast Quarter (¼) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the South Quarter corner of said Section Thirty-six (36); thence North 00°06'49" West, 796.39 feet along the West line of said Southwest Quarter (¼) of the Southeast Quarter (¼); thence South 89°44'21" East, 155.00 feet; thence South 00°06'49" East, 288.92 feet; thence South 78°43'41" East, 307.94 feet; thence North 70°32'40" East 154.18 feet; thence North 50°59'26" East, 103.24 feet; thence North 20°02'28" East, 138.97 feet; thence South 89°44'21" East, 229.00 feet to the Northwest corner of Parcel D, recorded in Book 2005, Page 1497; thence South 00°15'55" West, 696.78 feet to the Southwest corner of said Parcel D with said point being on the South line of said Southwest Quarter (¼) of the Southeast Quarter (¼); thence North 89°44'21" West, 955.00 feet to the Point of Beginning, having an area of 13.04 acres.


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 Patterson Hills 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;

- 9) Fence Affidavit;
- 10) Resolution of City of Patterson ;
- 11) Consent of Mortgage Company.

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

Dated this 17 day of APRIL, 2026.



Ryan Hobart, Zoning Administrator

STATE OF IOWA, MADISON COUNTY, ss:

On this 17th day of April, 2026, 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.



Notary Public in and for the State of Iowa



**DEDICATION OF PLAT
OF
PATTERSON HILLS SUBDIVISION**

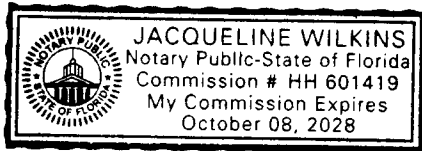
KNOW ALL MEN BY THESE PRESENT:

That Gregory S. Broadbent and Sherri D. Broadbent, do hereby certify that they are the sole owners and proprietors of the following-described real estate:

A tract of land located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the South Quarter corner of said Section Thirty-six (36); thence North 00°06'49" West, 796.39 feet along the West line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4); thence South 89°44'21" East, 155.00 feet; thence South 00°06'49" East, 288.92 feet; thence South 78°43'41" East, 307.94 feet; thence North 70°32'40" East 154.18 feet; thence North 50°59'26" East, 103.24 feet; thence North 20°02'28" East, 138.97 feet; thence South 89°44'21" East, 229.00 feet to the Northwest corner of Parcel D, recorded in Book 2005, Page 1497; thence South 00°15'55" West, 696.78 feet to the Southwest corner of said Parcel D with said point being on the South line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4); thence North 89°44'21" West, 955.00 feet to the Point of Beginning, having an area of 13.04 acres.

That the subdivision of the above described real estate, as shown by the Final Plat of Patterson Hills Subdivision is with the free consent and in accordance with the owners' desire as owners of said real estate.

Dated this 5 day of March, 2026.



Gregory S. Broadbent
Gregory S. Broadbent

Sherri D. Broadbent
Sherri D. Broadbent

STATE OF Florida, COUNTY OF Lee

This instrument was acknowledged before me on this 5 day of March, ~~2025~~ 2026, by Gregory S. Broadbent and Sherri D. Broadbent.

JW
50
MS

Notary Public in and for said State of Florida

**ATTORNEY'S OPINION FOR FINAL PLAT
PATTERSON HILLS SUBDIVISION
MADISON COUNTY, IOWA**

I, Trevor Heimbaugh, 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 November 5, 2025, 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, Patterson Hills Subdivision, Madison County, Iowa.

A tract of land located in the Southwest Quarter (¼) of the Southeast Quarter (¼) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the South Quarter corner of said Section Thirty-six (36); thence North 00°06'49" West, 796.39 feet along the West line of said Southwest Quarter (¼) of the Southeast Quarter (¼); thence South 89°44'21" East, 155.00 feet; thence South 00°06'49" East, 288.92 feet; thence South 78°43'41" East, 307.94 feet; thence North 70°32'40" East 154.18 feet; thence North 50°59'26" East, 103.24 feet; thence North 20°02'28" East, 138.97 feet; thence South 89°44'21" East, 229.00 feet to the Northwest corner of Parcel D, recorded in Book 2005, Page 1497; thence South 00°15'55" West, 696.78 feet to the Southwest corner of said Parcel D with said point being on the South line of said Southwest Quarter (¼) of the Southeast Quarter (¼); thence North 89°44'21" West, 955.00 feet to the Point of Beginning, having an area of 13.04 acres.

In my opinion, merchantable title to the above-described property is in the name of the Gregory S. Broadbent and Sherri D. Broadbent, Husband and Wife, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, free and clear of all liens and encumbrances, except:

1. Entry No. 61 shows an Open-End Mortgage (With Future Advance Clause) from Greg S. Broadbent and Sherri D. Broadbent, Married Persons, to Luana Savings Bank in the principal amount of \$500,000.00, dated August 27, 2015, and filed August 28, 2015 in Book 2015, Page 2500 in the Office of the Recorder of Madison County, Iowa. This Mortgage is a first lien against the real estate under examination.
2. The following Easements are shown of record:
 - a. Entry No. 25 shows an Easement from Merilee J. Wieling to Warren Water, Inc., its successors and assigns, dated February 9, 1998, filed February 27, 1998 in Deed Rec. 138, Page 578 in the Office of the Recorder of Madison

County, Iowa, to erect, construct, install, lay and thereafter use, operate inspect, repair maintain, replace and remove waterlines and appurtenances thereto.

- b. Entry No. 62 shows an Easement from Gregory S. Broadbent and Sherri D. Broadbent, Husband and Wife, to Warren Water District, its successors and assigns, dated March 31, 2016, filed June 27, 2016 in Book 2016, Page 1795 in the Office of the Recorder of Madison County, Iowa, to erect, construct, install, lay and thereafter use, operate inspect, repair maintain, replace and remove waterlines and appurtenances thereto.

Respectfully submitted,

JORDAN, OLIVER & WALTERS, P.C.

A handwritten signature in black ink, appearing to read "Trevor Heimbaugh", with a stylized flourish at the end.

Trevor Heimbaugh, Title Guaranty No. 11187

CERTIFICATE OF THE COUNTY TREASURER

OF MADISON COUNTY, IOWA

I, Kylee Barber, do hereby certify that I am the duly appointed 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:

PATTERSON HILLS SUBDIVISION

A tract of land located in the Southwest Quarter (¼) of the Southeast Quarter (¼) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the South Quarter corner of said Section Thirty-six (36); thence North 00°06'49" West, 796.39 feet along the West line of said Southwest Quarter (¼) of the Southeast Quarter (¼); thence South 89°44'21" East, 155.00 feet; thence South 00°06'49" East, 288.92 feet; thence South 78°43'41" East, 307.94 feet; thence North 70°32'40" East 154.18 feet; thence North 50°59'26" East, 103.24 feet; thence North 20°02'28" East, 138.97 feet; thence South 89°44'21" East, 229.00 feet to the Northwest corner of Parcel D, recorded in Book 2005, Page 1497; thence South 00°15'55" West, 696.78 feet to the Southwest corner of said Parcel D with said point being on the South line of said Southwest Quarter (¼) of the Southeast Quarter (¼); thence North 89°44'21" West, 955.00 feet to the Point of Beginning, having an area of 13.04 acres.

Owned by: Gregory S. Broadbent and Sherri D. Broadbent

DATED at Winterset, Iowa, this 5th day of March, 2026.

K Barber
Kylee Barber, Treasurer of Madison County, Iowa

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

PATTERSON HILLS SUBDIVISION

For property located at:

A tract of land located in the Southwest Quarter (¼) of the Southeast Quarter (¼) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the South Quarter corner of said Section Thirty-six (36); thence North 00°06'49" West, 796.39 feet along the West line of said Southwest Quarter (¼) of the Southeast Quarter (¼); thence South 89°44'21" East, 155.00 feet; thence South 00°06'49" East, 288.92 feet; thence South 78°43'41" East, 307.94 feet; thence North 70°32'40" East 154.18 feet; thence North 50°59'26" East, 103.24 feet; thence North 20°02'28" East, 138.97 feet; thence South 89°44'21" East, 229.00 feet to the Northwest corner of Parcel D, recorded in Book 2005, Page 1497; thence South 00°15'55" West, 696.78 feet to the Southwest corner of said Parcel D with said point being on the South line of said Southwest Quarter (¼) of the Southeast Quarter (¼); thence North 89°44'21" West, 955.00 feet to the Point of Beginning, having an area of 13.04 acres.

And owned by: Gregory S. Broadbent and Sherri D. Broadbent

Has been approved on the 3 day of March, 2026.

Auditor, Madison County, Iowa.

By Michele Brant
Michele Brant, Auditor

AGREEMENT

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

NOW THEREFORE IT IS AGREED AS FOLLOWS:


The proprietors of Patterson Hills Subdivision, a Plat of the following described real estate:


A tract of land located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the South Quarter corner of said Section Thirty-six (36); thence North 00°06'49" West, 796.39 feet along the West line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4); thence South 89°44'21" East, 155.00 feet; thence South 00°06'49" East, 288.92 feet; thence South 78°43'41" East, 307.94 feet; thence North 70°32'40" East 154.18 feet; thence North 50°59'26" East, 103.24 feet; thence North 20°02'28" East, 138.97 feet; thence South 89°44'21" East, 229.00 feet to the Northwest corner of Parcel D, recorded in Book 2005, Page 1497; thence South 00°15'55" West, 696.78 feet to the Southwest corner of said Parcel D with said point being on the South line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4); thence North 89°44'21" West, 955.00 feet to the Point of Beginning, having an area of 13.04 acres.


hereby agree that all private roads located within Patterson Hills 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: March 08, 2026.

PROPRIETORS OF PATTERSON HILL
SUBDIVISION

By 
Gregory S. Broadbent


Mike Hackett, Madison County Engineer

By 
Sherri D. Broadbent

Gregory S. Broadbent

Gregory S. Broadbent

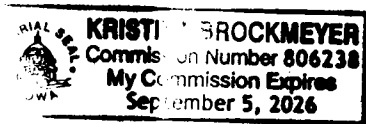
Sherri D. Broadbent

Sherri D. Broadbent

Subscribed and sworn to before me by Gregory S. Broadbent and Sherri D. Broadbent, on this 22 day of December, 2025.

Kristina Brockmeyer

Notary Public in and for the State of Iowa



ZO – Resolution 042826A
RESOLUTION APPROVING FINAL PLAT
OF PATTERSON HILLS 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 Patterson Hills Subdivision; and

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

A tract of land located in the Southwest Quarter (¼) of the Southeast Quarter (¼) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the South Quarter corner of said Section Thirty-six (36); thence North 00°06'49" West, 796.39 feet along the West line of said Southwest Quarter (¼) of the Southeast Quarter (¼); thence South 89°44'21" East, 155.00 feet; thence South 00°06'49" East, 288.92 feet; thence South 78°43'41" East, 307.94 feet; thence North 70°32'40" East 154.18 feet; thence North 50°59'26" East, 103.24 feet; thence North 20°02'28" East, 138.97 feet; thence South 89°44'21" East, 229.00 feet to the Northwest corner of Parcel D, recorded in Book 2005, Page 1497; thence South 00°15'55" West, 696.78 feet to the Southwest corner of said Parcel D with said point being on the South line of said Southwest Quarter (¼) of the Southeast Quarter (¼); thence North 89°44'21" West, 955.00 feet to the Point of Beginning, having an area of 13.04 acres.

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, Gregory S. Broadbent and Sherri D. Broadbent.

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 all encumbrances, except a Mortgage to Luana Savings Bank, which has Consented to this Subdivision, and a Certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes.

WHEREAS, the Madison County Board of Supervisors finds that this rural subdivision is within two (2) miles of the City of Patterson, Iowa, and is thereby subject to concurrent jurisdiction of this City's subdivision laws or ordinances and that the City of Patterson, Iowa has approved this subdivision; and,

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 Patterson Hills Subdivision should be approved by the Board of Supervisors, Madison County, Iowa.

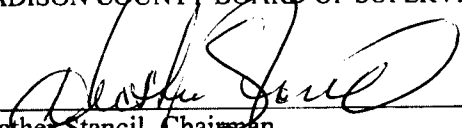
NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors, Madison County, Iowa:

1. That said plat, known as Patterson Hills 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 28 day of April, 2026.

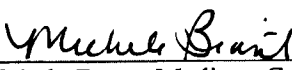
MADISON COUNTY BOARD OF SUPERVISORS

By  Aye Nay
Heather Stancil, Chairman

By  Aye Nay
Diane Fitch, Supervisor

By  Aye Nay
Jessica Hobbs, Supervisor

ATTEST:

 4/28/26
Michele Brant, Madison County Auditor

Prepared by: Trevor Heimbaugh, PO Box 230, Winterset, IA 50273 515/462-3731
Return to: Trevor Heimbaugh, PO Box 230, Winterset, IA 50273 515/462-3731

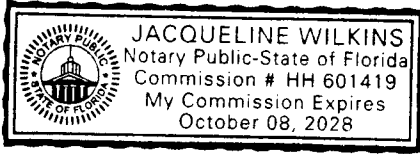
AFFIDAVIT

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

We, Gregory S. Broadbent and Sherri D. Broadbent, first being duly sworn on oath state that this Affidavit concerns the chain of title to the following described real estate:

A tract of land located in the Southwest Quarter (¼) of the Southeast Quarter (¼) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the South Quarter corner of said Section Thirty-six (36); thence North 00°06'49" West, 796.39 feet along the West line of said Southwest Quarter (¼) of the Southeast Quarter (¼); thence South 89°44'21" East, 155.00 feet; thence South 00°06'49" East, 288.92 feet; thence South 78°43'41" East, 307.94 feet; thence North 70°32'40" East 154.18 feet; thence North 50°59'26" East, 103.24 feet; thence North 20°02'28" East, 138.97 feet; thence South 89°44'21" East, 229.00 feet to the Northwest corner of Parcel D, recorded in Book 2005, Page 1497; thence South 00°15'55" West, 696.78 feet to the Southwest corner of said Parcel D with said point being on the South line of said Southwest Quarter (¼) of the Southeast Quarter (¼); thence North 89°44'21" West, 955.00 feet to the Point of Beginning, having an area of 13.04 acres.

I further state that my property has compliant fencing.



Gregory S. Broadbent
Gregory S. Broadbent

Sherri D. Broadbent
Sherri D. Broadbent

Subscribed and sworn to before me on this 5 day of March, 2026, by
Gregory S. Broadbent and Sherri D. Broadbent.

Jacqueline Wilkins
Notary Public in and for the State of Florida

**RESOLUTION APPROVING FINAL PLAT
OF PATTERSON HILLS SUBDIVISION
MADISON COUNTY, IOWA**

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

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

A tract of land located in the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the South Quarter corner of said Section Thirty-six (36); thence North $00^{\circ}06'49''$ West, 796.39 feet along the West line of said Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$); thence South $89^{\circ}44'21''$ East, 155.00 feet; thence South $00^{\circ}06'49''$ East, 288.92 feet; thence South $78^{\circ}43'41''$ East, 307.94 feet; thence North $70^{\circ}32'40''$ East 154.18 feet; thence North $50^{\circ}59'26''$ East, 103.24 feet; thence North $20^{\circ}02'28''$ East, 138.97 feet; thence South $89^{\circ}44'21''$ East, 229.00 feet to the Northwest corner of Parcel D, recorded in Book 2005, Page 1497; thence South $00^{\circ}15'55''$ West, 696.78 feet to the Southwest corner of said Parcel D with said point being on the South line of said Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$); thence North $89^{\circ}44'21''$ West, 955.00 feet to the Point of Beginning, having an area of 13.04 acres.

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, Gregory S. Broadbent and Sherri D. Broadbent.

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.

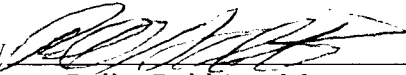
WHEREAS, the City Council of the City of Patterson, Madison County, Iowa, finds that said plat conforms to the provisions of the Ordinances of the City of Patterson, Madison County, Iowa, and that the plat, papers and documents presented therewith should be approved by the City of Council of the City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

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

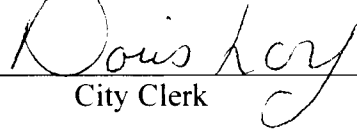
That said plat, known as Patterson Hills Subdivision, prepared in connection with said plat and subdivision is hereby approved.

DATED at Patterson, Iowa, this 18 day of November, 2025.

CITY OF PATTERSON, IOWA

By 
Rollie Robbins, Mayor

ATTEST:


City Clerk

**CONSENT TO PLATTING
BY LUANA SAVINGS BANK**

Luana Savings Bank does consent to the platting and subdivision of the following-described real estate:

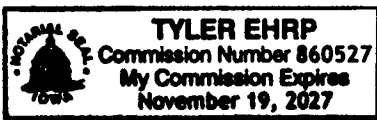
A tract of land located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the South Quarter corner of said Section Thirty-six (36); thence North 00°06'49" West, 796.39 feet along the West line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4); thence South 89°44'21" East, 155.00 feet; thence South 00°06'49" East, 288.92 feet; thence South 78°43'41" East, 307.94 feet; thence North 70°32'40" East 154.18 feet; thence North 50°59'26" East, 103.24 feet; thence North 20°02'28" East, 138.97 feet; thence South 89°44'21" East, 229.00 feet to the Northwest corner of Parcel D, recorded in Book 2005, Page 1497; thence South 00°15'55" West, 696.78 feet to the Southwest corner of said Parcel D with said point being on the South line of said Southwest Quarter (1/4) of the Southeast Quarter (1/4); thence North 89°44'21" West, 955.00 feet to the Point of Beginning, having an area of 13.04 acres.

in accordance with the ordinances of the City of Patterson, and the laws of the State of Iowa.

The undersigned holds the following mortgages on the above real estate:

1. Entry No. 61 shows an Open-End Mortgage (With Future Advance Clause) from Greg S. Broadbent and Sherri D. Broadbent, Married Persons, to Luana Savings Bank in the principal amount of \$500,000.00, dated August 27, 2015, and filed August 28, 2015 in Book 2015, Page 2500 in the Office of the Recorder of Madison County, Iowa. This Mortgage is a first lien against the real estate under examination.

Dated this 11th day of MARCH, 2025: 2026



LUANA SAVINGS BANK

By [Signature]
JOSH WILLIAMS

STATE OF IOWA, COUNTY OF DANAS

This instrument was acknowledged before me on this 11th day of MARCH, 2026,
by JOSH WILLIAMS, as WARE OFFICER of Luana Savings Bank.

[Signature]
Notary Public in and for said State



Document 2026 1332

Book 2026 Page 1332 Type 06 044 Pages 21
Date 5/12/2026 Time 9:41:26AM
Rec Amt \$107.00 Aud Amt \$5.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

PATTERSON HILLS SUBDIVISION- FINAL PLAT

INDEX LEGEND

LOCATION: Part of the SW 1/4 of the SE 1/4 of Section 36
T 76N, R 27W, Madison County, Iowa

OWNER: Gregory S & Sherri D Broadbent
2170 Rolling Green Avenue, Winterset IA 50273

SURVEY FOR: Gregory S & Sherri D Broadbent

ASSOCIATED DOCUMENTS: Quit Claim Deed: Book 2015 Page 2499

PREPARED BY: CHAD A. DANIELS
DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210

RETURN TO: 515-577-2583

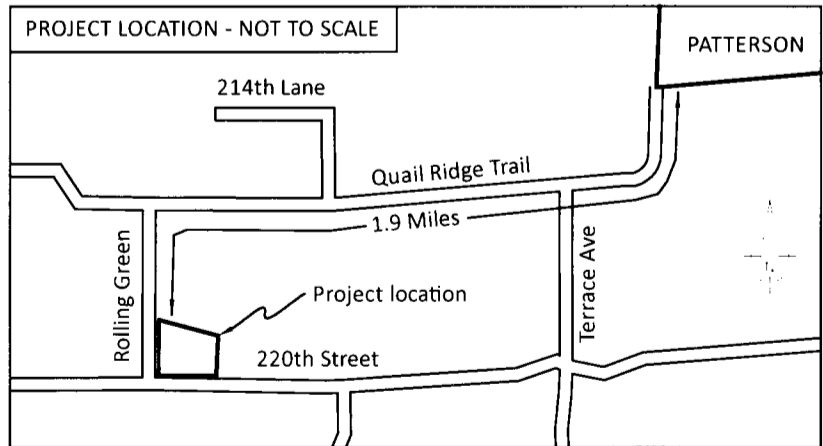
SURVEY LEGEND

- () - Recorded Distance/Bearing
 - 33' Road Easement
 - · - · - Section line
 - * - * - Fence line
 - ➔ Proposed Driveway
 - Building Setback line
- Monuments**
- ▲ - Found section corner
 - - Set 1/2" red plastic capped rebar, #17532
 - - Set 12" spike w/ brass washer, #17532
 - - Found 1/2" orange ir #13427
- BASIS OF BEARINGS IS IA RCS ZONE 8

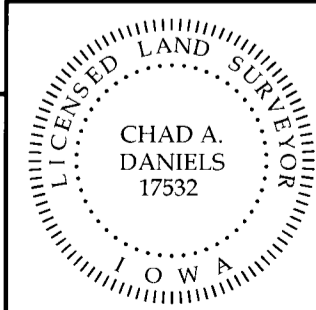
DESCRIPTION:

That part of the Southwest Quarter of the Southeast Quarter of Section 36, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows;
Beginning at the South Quarter corner of said Section 36; thence North 00 degrees 06 minutes 49 seconds West, 796.39 feet along the West line of said Southwest Quarter of the Southeast Quarter; thence South 89 degrees 44 minutes 21 seconds East, 155.00 feet; thence South 00 degrees 06 minutes 49 seconds East, 288.92 feet; thence South 78 degrees 43 minutes 41 seconds East, 307.94 feet; thence North 70 degrees 32 minutes 40 seconds East, 154.18 feet; thence North 50 degrees 59 minutes 26 seconds East, 103.24 feet; thence North 20 degrees 02 minutes 28 seconds East, 138.97 feet; thence South 89 degrees 44 minutes 21 seconds East, 229.00 feet to the Northwest corner of Parcel D, recorded in Book 2005 Page 1497; thence South 00 degrees 15 minutes 55 seconds West, 696.78 feet to the Southwest corner of said Parcel D with said point being on the South line of said Southwest Quarter of the Southeast Quarter; thence North 89 degrees 44 minutes 21 seconds West, 955.00 feet to the Point of Beginning, having an area of 13.04 Acres including 1.20 Acres of Road Easement.

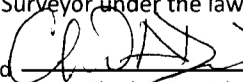
Current Zoning: A-1 (Agricultural)
Proposed Water - Rural Water
Proposed Septic - Individual System



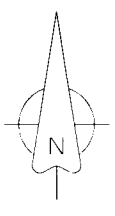
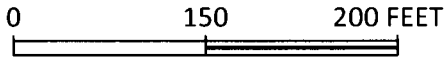
TRACT:	AREA BY TRACT:		
	NET (AC):	R.O.W. (AC):	TOTAL (AC):
LOT 1	6.65	1.03	7.68
LOT 2	5.19	0.17	5.36
TOTAL	11.84	1.20	13.04



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  14 Feb 26
Chad A. Daniels Date

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



ADJACENT LANDOWNERS (No. in a box):

- 1 Scott & Elizabeth Henderson
2743 220th Street, Winterset IA 50273
- 2 Oscar & Cheryl Swanson
2187 Rolling Green Avenue, Winterset IA 50273
- 3 Sara & Jack Bradshaw Revocable Trust
2185 Rolling Green Avenue, Winterset IA 50273
- 4 Greg & Sherri Broadbent
2170 Rolling Green Avenue, Winterset IA 50273
- 5 Merilee Wieling
2763 220th Street, Winterset IA 50273
- 6 Thomas & Sheila Verstraeten
2782 220th Street, Winterset IA 50273
- 7 Steve & Tammy Mead
2768 220th Street, Winterset IA 50273

