



Document 2026 1333

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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

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Type of Document

Binns Subdivision

**PREPARER INFORMATION:**

Trevor Heimbaugh, 101½ W. Jefferson St., P.O. Box 230, Winterset, IA 50273  
Phone: (515)-462-3731, on behalf of Susan McDonald & Robert Herrick, Executors of the Earl P. Binns Estate

**TAXPAYER INFORMATION:**

Earl P. Binns Estate  
PO Box 555  
Winterset, IA 50273

**RETURN DOCUMENT TO:**

Earl P. Binns Estate  
PO Box 555  
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:**

*All of Parcel "E" of the Northwest quarter of the Southwest Quarter of Section 4, recorded in Book 2005 Page 4706 and that part of the Northwest Quarter of the Southwest Quarter of Section 4, and that part of the Northeast Quarter of the Southeast Quarter of Section 5, Township 75 North, Range 29 West of the 5<sup>th</sup> P.M., Madison County, Iowa, described as follows;*

*Beginning at the West Quarter corner of said Section 4; thence South 00°35'23" West, 105.03 feet along the West line of said Northwest Quarter of the Southwest Quarter of Section 4 to a corner of said Parcel "E", thence North 76°21'20" East, 430.70 feet to a corner of said Parcel "E"; thence South 89°31'50" East, 345.22 feet to a corner of said Parcel "E"; thence South 30°42'07" West 518.85 feet to a corner of said Parcel "E"; thence North 89°39'33" West, 881.64 feet along the South line of said Parcel "E" with said line also being the North line of Parcel "C", recorded in Book 2003 Page 6055 to the Northwest corner of said Parcel "C"; thence South 00°10'22" East, 15.91 feet along the West line of said Parcel "C"; thence North 89°52'30" West, 940.91 feet to the West line of said Northeast Quarter of the Southeast Quarter of Section 5; thence North 00°17'17" East, 463.88 feet along last said West line to the Northwest corner of said Northeast Quarter of the Southeast Quarter of Section 5; thence South 89°52'30" East, 1322.08 feet to the Point of Beginning, having an area of 19.95 Acres including 0.85 Acres of Road Easement.*

**PLAT AND CERTIFICATE  
FOR  
BINNS 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 Binns Subdivision; and, that the real estate comprising said plat is described as follows:

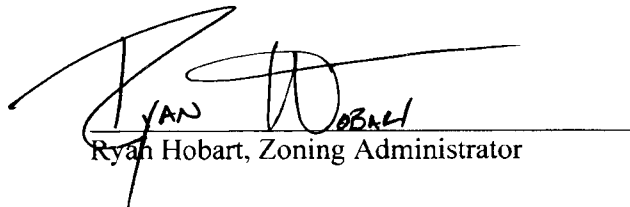
**See attached**

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 Binns 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;

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 17<sup>th</sup> 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.



*Tina Burk*

Notary Public in and for the State of Iowa

Parcel "E" located in the Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Four (4), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 6.037 acres, as shown in Plat of Survey filed in Book 2005, Page 4706 on September 29, 2005 in the Office of the Recorder of Madison County, Iowa; **AND** all that part of the Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Four (4), and that part of the Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Five (5), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, described as follows, to-wit: Beginning at the West Quarter corner of said Section Four (4); thence South  $00^{\circ}35'23''$  West 105.03 feet along the West line of said Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Four (4) to a corner of said Parcel "E"; thence North  $76^{\circ}21'20''$  East 430.70 feet to a corner of said Parcel "E"; thence South  $89^{\circ}31'50''$  East 345.52 feet to a corner of said Parcel "E"; thence South  $30^{\circ}42'07''$  West 518.85 feet to a corner of said Parcel "E"; thence North  $89^{\circ}39'33''$  West 881.64 feet along the South line of said Parcel "E" with said line also being the North line of Parcel "C" recorded in Book 2003, Page 6055 to the Northwest corner of said Parcel "C"; thence South  $00^{\circ}10'22''$  East 15.91 feet along the West line of said Parcel "C"; thence North  $89^{\circ}52'30''$  West 940.91 feet to the West line of said Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Five (5); thence North  $00^{\circ}17'17''$  East 463.88 feet along said West line to the Northwest corner of said Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Five (5); thence South  $89^{\circ}52'30''$  East 1322.08 feet to the Point of Beginning, having an area of 19.95 acres including 0.85 Acres of Road Easement.

**DEDICATION OF PLAT  
OF  
BINNS SUBDIVISION**

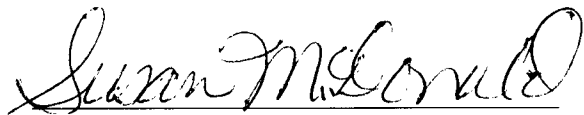
**KNOW ALL MEN BY THESE PRESENT:**

That Susan McDonald and Robert Herrick, Executors of the Earl Binns Estate, do hereby certify that they are the sole owners and proprietors of the following-described real estate:

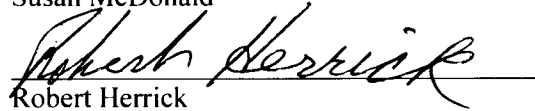
**See attached.**

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

Dated this 23 day of February, 2026.



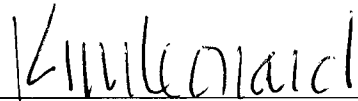
Susan McDonald



Robert Herrick

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 23 day of February, 2026, by Susan McDonald and Robert Herrick.



Notary Public in and for said State of Iowa



Parcel "E" located in the Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Four (4), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 6.037 acres, as shown in Plat of Survey filed in Book 2005, Page 4706 on September 29, 2005 in the Office of the Recorder of Madison County, Iowa; **AND** all that part of the Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Four (4), and that part of the Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Five (5), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, described as follows, to-wit: Beginning at the West Quarter corner of said Section Four (4); thence South  $00^{\circ}35'23''$  West 105.03 feet along the West line of said Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Four (4) to a corner of said Parcel "E"; thence North  $76^{\circ}21'20''$  East 430.70 feet to a corner of said Parcel "E"; thence South  $89^{\circ}31'50''$  East 345.52 feet to a corner of said Parcel "E"; thence South  $30^{\circ}42'07''$  West 518.85 feet to a corner of said Parcel "E"; thence North  $89^{\circ}39'33''$  West 881.64 feet along the South line of said Parcel "E" with said line also being the North line of Parcel "C" recorded in Book 2003, Page 6055 to the Northwest corner of said Parcel "C"; thence South  $00^{\circ}10'22''$  East 15.91 feet along the West line of said Parcel "C"; thence North  $89^{\circ}52'30''$  West 940.91 feet to the West line of said Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Five (5); thence North  $00^{\circ}17'17''$  East 463.88 feet along las said West line to the Northwest corner of said Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Five (5); thence South  $89^{\circ}52'30''$  East 1322.08 feet to the Point of Beginning, having an area of 19.95 acres including 0.85 Acres of Road Easement.

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

I, Trevor J. 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 February 4, 2026, at 8:00 A.M., by Madison County Abstract purporting to show the chain of title to the following described real estate, which is the real property contained in Final Plat, Binns Subdivision, Madison County, Iowa.

**Parcel "E" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Four (4), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 6.037 acres, as shown in Plat of Survey filed in Book 2005, Page 4706 on September 29, 2005 in the Office of the Recorder of Madison County, Iowa; AND all that part of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Four (4), and that part of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Five (5), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, described as follows, to-wit: Beginning at the West Quarter corner of said Section Four (4); thence South 00°35'23" West 105.03 feet along the West line of said Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Four (4) to a corner of said Parcel "E"; thence North 76°21'20" East 430.70 feet to a corner of said Parcel "E"; thence South 89°31'50" East 345.52 feet to a corner of said Parcel "E"; thence South 30°42'07" West 518.85 feet to a corner of said Parcel "E"; thence North 89°39'33" West 881.64 feet along the South line of said Parcel "E" with said line also being the North line of Parcel "C" recorded in Book 2003, Page 6055 to the Northwest corner of said Parcel "C"; thence South 00°10'22" East 15.91 feet along the West line of said Parcel "C"; thence North 89°52'30" West 940.91 feet to the West line of said Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Five (5); thence North 00°17'17" East 463.88 feet along las said West line to the Northwest corner of said Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Five (5); thence South 89°52'30" East 1322.08 feet to the Point of Beginning, having an area of 19.95 acres including 0.85 Acres of Road Easement.**

In my opinion, merchantable title to the above-described property is in the name of the Estate of Earl Binns, free and clear of all liens and encumbrances, except:

1. The following easements are shown of record:
  - a. Entry No. 11 shows an Easement in favor of Southern Iowa Rural Water Association, its successors and assigns, dated August 9, 2000, filed December 6, 2000, in Deed Rec. 144, Page 469, in the Recorder's Office of Madison County, Iowa, for ingress, egress, and water pipelines.

- b. Entry No. 20 shows a Limited Easement in favor of Southern Iowa Rural Water Association, its successors and assigns, dated June 17, 2004, filed September 2, 2004, in Book 2004, Page 4128, in the Recorder's Office of Madison County, Iowa, for water pipelines.

Respectfully submitted,

JORDAN, OLIVER & WALTERS, P.C.

By: 

Trevor J. Heimbaugh, Title Guaranty No. 11187

Parcel "E" located in the Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Four (4), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 6.037 acres, as shown in Plat of Survey filed in Book 2005, Page 4706 on September 29, 2005 in the Office of the Recorder of Madison County, Iowa; **AND** all that part of the Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Four (4), and that part of the Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Five (5), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, described as follows, to-wit: Beginning at the West Quarter corner of said Section Four (4); thence South  $00^{\circ}35'23''$  West 105.03 feet along the West line of said Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Four (4) to a corner of said Parcel "E"; thence North  $76^{\circ}21'20''$  East 430.70 feet to a corner of said Parcel "E"; thence South  $89^{\circ}31'50''$  East 345.52 feet to a corner of said Parcel "E"; thence South  $30^{\circ}42'07''$  West 518.85 feet to a corner of said Parcel "E"; thence North  $89^{\circ}39'33''$  West 881.64 feet along the South line of said Parcel "E" with said line also being the North line of Parcel "C" recorded in Book 2003, Page 6055 to the Northwest corner of said Parcel "C"; thence South  $00^{\circ}10'22''$  East 15.91 feet along the West line of said Parcel "C"; thence North  $89^{\circ}52'30''$  West 940.91 feet to the West line of said Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Five (5); thence North  $00^{\circ}17'17''$  East 463.88 feet along said West line to the Northwest corner of said Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Five (5); thence South  $89^{\circ}52'30''$  East 1322.08 feet to the Point of Beginning, having an area of 19.95 acres including 0.85 Acres of Road Easement.

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

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I, Kylee Barber, 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:

BINNS SUBDIVISION

**See attached.**

Parcel Nos. 590120464014000 and 590120582001000

Owned by: Earl Binns Estate

DATED at Winterset, Iowa, this 27<sup>th</sup> day of February, 2025.

Kylee Barber

Kylee Barber, Treasurer of Madison County, Iowa

Parcel "E" located in the Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Four (4), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 6.037 acres, as shown in Plat of Survey filed in Book 2005, Page 4706 on September 29, 2005 in the Office of the Recorder of Madison County, Iowa; **AND** all that part of the Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Four (4), and that part of the Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Five (5), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, described as follows, to-wit: Beginning at the West Quarter corner of said Section Four (4); thence South  $00^{\circ}35'23''$  West 105.03 feet along the West line of said Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Four (4) to a corner of said Parcel "E"; thence North  $76^{\circ}21'20''$  East 430.70 feet to a corner of said Parcel "E"; thence South  $89^{\circ}31'50''$  East 345.52 feet to a corner of said Parcel "E"; thence South  $30^{\circ}42'07''$  West 518.85 feet to a corner of said Parcel "E"; thence North  $89^{\circ}39'33''$  West 881.64 feet along the South line of said Parcel "E" with said line also being the North line of Parcel "C" recorded in Book 2003, Page 6055 to the Northwest corner of said Parcel "C"; thence South  $00^{\circ}10'22''$  East 15.91 feet along the West line of said Parcel "C"; thence North  $89^{\circ}52'30''$  West 940.91 feet to the West line of said Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Five (5); thence North  $00^{\circ}17'17''$  East 463.88 feet along said West line to the Northwest corner of said Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Five (5); thence South  $89^{\circ}52'30''$  East 1322.08 feet to the Point of Beginning, having an area of 19.95 acres including 0.85 Acres of Road Easement.

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

BINNS SUBDIVISION

For property located at:

**See attached.**

And owned by: Earl Binns Estate

Has been approved on the 25 day of February, 2026

Auditor, Madison County, Iowa.

By Michele Brant  
Michele Brant, Auditor

Parcel "E" located in the Northwest Quarter (¼) of the Southwest Quarter (¼) of Section Four (4), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 6.037 acres, as shown in Plat of Survey filed in Book 2005, Page 4706 on September 29, 2005 in the Office of the Recorder of Madison County, Iowa; **AND** all that part of the Northwest Quarter (¼) of the Southwest Quarter (¼) of said Section Four (4), and that part of the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Five (5), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, described as follows, to-wit: Beginning at the West Quarter corner of said Section Four (4); thence South 00°35'23" West 105.03 feet along the West line of said Northwest Quarter (¼) of the Southwest Quarter (¼) of said Section Four (4) to a corner of said Parcel "E"; thence North 76°21'20" East 430.70 feet to a corner of said Parcel "E"; thence South 89°31'50" East 345.52 feet to a corner of said Parcel "E"; thence South 30°42'07" West 518.85 feet to a corner of said Parcel "E"; thence North 89°39'33" West 881.64 feet along the South line of said Parcel "E" with said line also being the North line of Parcel "C" recorded in Book 2003, Page 6055 to the Northwest corner of said Parcel "C"; thence South 00°10'22" East 15.91 feet along the West line of said Parcel "C"; thence North 89°52'30" West 940.91 feet to the West line of said Northeast Quarter (¼) of the Southeast Quarter (¼) of said Section Five (5); thence North 00°17'17" East 463.88 feet along said West line to the Northwest corner of said Northeast Quarter (¼) of the Southeast Quarter (¼) of said Section Five (5); thence South 89°52'30" East 1322.08 feet to the Point of Beginning, having an area of 19.95 acres including 0.85 Acres of Road Easement.

**AGREEMENT**

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

NOW THEREFORE IT IS AGREED AS FOLLOWS:

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

**See attached.**

hereby agree that all private roads located within Binns 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 23, 2026.

PROPRIETORS OF BINN SUBDIVISION

By Susan McDonald  
Susan McDonald

MAH  
Mike Hackett, Madison County Engineer

By Robert Herrick  
Robert Herrick

Parcel "E" located in the Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Four (4), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 6.037 acres, as shown in Plat of Survey filed in Book 2005, Page 4706 on September 29, 2005 in the Office of the Recorder of Madison County, Iowa; **AND** all that part of the Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Four (4), and that part of the Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Five (5), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, described as follows, to-wit: Beginning at the West Quarter corner of said Section Four (4); thence South  $00^{\circ}35'23''$  West 105.03 feet along the West line of said Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Four (4) to a corner of said Parcel "E"; thence North  $76^{\circ}21'20''$  East 430.70 feet to a corner of said Parcel "E"; thence South  $89^{\circ}31'50''$  East 345.52 feet to a corner of said Parcel "E"; thence South  $30^{\circ}42'07''$  West 518.85 feet to a corner of said Parcel "E"; thence North  $89^{\circ}39'33''$  West 881.64 feet along the South line of said Parcel "E" with said line also being the North line of Parcel "C" recorded in Book 2003, Page 6055 to the Northwest corner of said Parcel "C"; thence South  $00^{\circ}10'22''$  East 15.91 feet along the West line of said Parcel "C"; thence North  $89^{\circ}52'30''$  West 940.91 feet to the West line of said Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Five (5); thence North  $00^{\circ}17'17''$  East 463.88 feet along said West line to the Northwest corner of said Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Five (5); thence South  $89^{\circ}52'30''$  East 1322.08 feet to the Point of Beginning, having an area of 19.95 acres including 0.85 Acres of Road Easement.

**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 McDonald and Robert Herrick, Executors of the Earl Binns Estate, 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:  
**See attached**

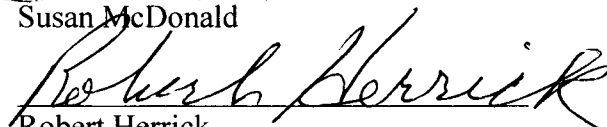
As owners or occupants of the land described above, we are aware that we must establish and maintain soil conservation practices as necessary to meet the soil loss limits established by the Madison County Soil and Water Conservation District, pursuant to sections 161A.43, and 161A.44, Code of Iowa.

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 McDonald

  
Robert Herrick

Subscribed and sworn to before me by Susan McDonald and Robert Herrick, on this 23 day of February, 2026.

  
Notary Public in and for the State of Iowa



Parcel "E" located in the Northwest Quarter (¼) of the Southwest Quarter (¼) of Section Four (4), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 6.037 acres, as shown in Plat of Survey filed in Book 2005, Page 4706 on September 29, 2005 in the Office of the Recorder of Madison County, Iowa; **AND** all that part of the Northwest Quarter (¼) of the Southwest Quarter (¼) of said Section Four (4), and that part of the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Five (5), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, described as follows, to-wit: Beginning at the West Quarter corner of said Section Four (4); thence South 00°35'23" West 105.03 feet along the West line of said Northwest Quarter (¼) of the Southwest Quarter (¼) of said Section Four (4) to a corner of said Parcel "E"; thence North 76°21'20" East 430.70 feet to a corner of said Parcel "E"; thence South 89°31'50" East 345.52 feet to a corner of said Parcel "E"; thence South 30°42'07" West 518.85 feet to a corner of said Parcel "E"; thence North 89°39'33" West 881.64 feet along the South line of said Parcel "E" with said line also being the North line of Parcel "C" recorded in Book 2003, Page 6055 to the Northwest corner of said Parcel "C"; thence South 00°10'22" East 15.91 feet along the West line of said Parcel "C"; thence North 89°52'30" West 940.91 feet to the West line of said Northeast Quarter (¼) of the Southeast Quarter (¼) of said Section Five (5); thence North 00°17'17" East 463.88 feet along said West line to the Northwest corner of said Northeast Quarter (¼) of the Southeast Quarter (¼) of said Section Five (5); thence South 89°52'30" East 1322.08 feet to the Point of Beginning, having an area of 19.95 acres including 0.85 Acres of Road Easement.

**ZO – Resolution 042826C**  
**RESOLUTION APPROVING FINAL PLAT**  
**OF BINNS 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 Binns Subdivision; and

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

**See attached**

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 McDonald and Robert Herrick.

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, and that 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 Binns Subdivision should be approved by the Board of Supervisors, Madison County, Iowa.

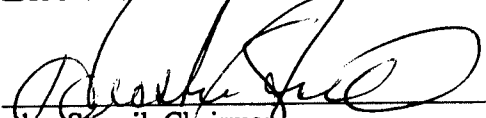
NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors, Madison County, Iowa:

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

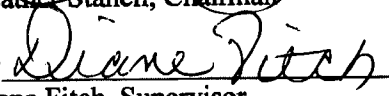
2. The Zoning Administrator of Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder of Madison County, Iowa, and attend to the filing and recording of the plat, papers and documents which should be filed and recorded in connection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

DATED at Winterset, Iowa, this 28<sup>th</sup> day of April, 2026.

MADISON COUNTY BOARD OF SUPERVISORS

By   
Heather Stancil, Chairman

Aye  Nay

By   
Diane Fitch, Supervisor

Aye  Nay

By   
Jessica Hobbs, Supervisor

Aye  Nay

ATTEST:

 4/28/26  
Michele Brant, Madison County Auditor

Parcel "E" located in the Northwest Quarter (¼) of the Southwest Quarter (¼) of Section Four (4), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 6.037 acres, as shown in Plat of Survey filed in Book 2005, Page 4706 on September 29, 2005 in the Office of the Recorder of Madison County, Iowa; **AND** all that part of the Northwest Quarter (¼) of the Southwest Quarter (¼) of said Section Four (4), and that part of the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Five (5), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, described as follows, to-wit: Beginning at the West Quarter corner of said Section Four (4); thence South 00°35'23" West 105.03 feet along the West line of said Northwest Quarter (¼) of the Southwest Quarter (¼) of said Section Four (4) to a corner of said Parcel "E"; thence North 76°21'20" East 430.70 feet to a corner of said Parcel "E"; thence South 89°31'50" East 345.52 feet to a corner of said Parcel "E"; thence South 30°42'07" West 518.85 feet to a corner of said Parcel "E"; thence North 89°39'33" West 881.64 feet along the South line of said Parcel "E" with said line also being the North line of Parcel "C" recorded in Book 2003, Page 6055 to the Northwest corner of said Parcel "C"; thence South 00°10'22" East 15.91 feet along the West line of said Parcel "C"; thence North 89°52'30" West 940.91 feet to the West line of said Northeast Quarter (¼) of the Southeast Quarter (¼) of said Section Five (5); thence North 00°17'17" East 463.88 feet along said West line to the Northwest corner of said Northeast Quarter (¼) of the Southeast Quarter (¼) of said Section Five (5); thence South 89°52'30" East 1322.08 feet to the Point of Beginning, having an area of 19.95 acres including 0.85 Acres of Road Easement.

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

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**AFFIDAVIT**

STATE OF IOWA :  
: SS  
MADISON COUNTY :

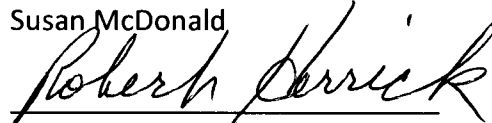
We, Susan McDonald and Robert Herrick, Executor's of the Earl Binns Estate, first being duly sworn on oath state that this Affidavit concerns the chain of title to the following described real estate:

**See attached.**

We further state that the property has compliant fencing.



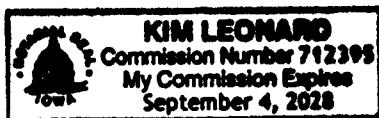
Susan McDonald



Robert Herrick

Subscribed and sworn to before me on this 23 day of February, 2025, by Susan McDonald and Robert Herrick.





Notary Public in and for the State of Iowa

Parcel "E" located in the Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Four (4), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 6.037 acres, as shown in Plat of Survey filed in Book 2005, Page 4706 on September 29, 2005 in the Office of the Recorder of Madison County, Iowa; **AND** all that part of the Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Four (4), and that part of the Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Five (5), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, described as follows, to-wit: Beginning at the West Quarter corner of said Section Four (4); thence South  $00^{\circ}35'23''$  West 105.03 feet along the West line of said Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Four (4) to a corner of said Parcel "E"; thence North  $76^{\circ}21'20''$  East 430.70 feet to a corner of said Parcel "E"; thence South  $89^{\circ}31'50''$  East 345.52 feet to a corner of said Parcel "E"; thence South  $30^{\circ}42'07''$  West 518.85 feet to a corner of said Parcel "E"; thence North  $89^{\circ}39'33''$  West 881.64 feet along the South line of said Parcel "E" with said line also being the North line of Parcel "C" recorded in Book 2003, Page 6055 to the Northwest corner of said Parcel "C"; thence South  $00^{\circ}10'22''$  East 15.91 feet along the West line of said Parcel "C"; thence North  $89^{\circ}52'30''$  West 940.91 feet to the West line of said Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Five (5); thence North  $00^{\circ}17'17''$  East 463.88 feet along las said West line to the Northwest corner of said Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section Five (5); thence South  $89^{\circ}52'30''$  East 1322.08 feet to the Point of Beginning, having an area of 19.95 acres including 0.85 Acres of Road Easement.



Document 2026 1333

Book 2026 Page 1333 Type 06 044 Pages 25  
Date 5/12/2026 Time 9:49:12AM  
Rec Amt \$127.00 Aud Amt \$10.00

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

# BINNS SUBDIVISION - FINAL PLAT

## INDEX LEGEND

LOCATION: Part of the NW 1/4 of the SW 1/4 of Section 4 and part of the NE 1/4 of the SE 1/4 of Section 5, T 75N, R 29W, Madison County, Iowa

OWNER: Earl Paul Binns  
PO Box 555, Winterset IA 50273

SURVEY FOR: (Owner)

ASSOCIATED Plat of Survey: Bk 2005 Pg 4706  
DOCUMENTS: Warranty Deed: Bk 2021 Pg 2554

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

## SURVEY LEGEND

- ( ) - Recorded Distance/Bearing
- Road Right of Way
- . - . - Section line
- Building setback line
- ← Existing driveway

## Monuments

- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Found PK Nail top post
- - Found 1/2" yellow ir #6808
- - Found 1/2" orange ir #13427

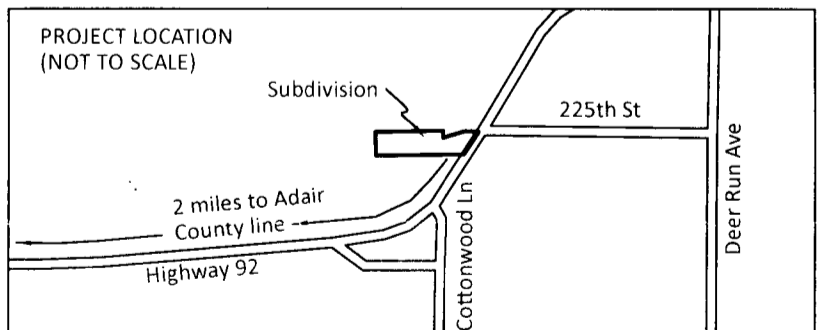
BASIS OF BEARINGS IS IA RCS ZONE 8

## DESCRIPTION - BINNS SUBDIVISION:

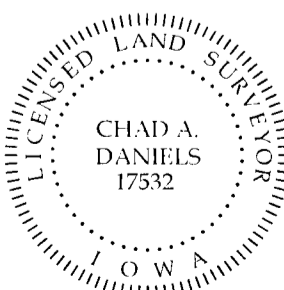
All of Parcel "E" of the Northwest Quarter of the Southwest Quarter of Section 4, recorded in Book 2005 Page 4706 and that part of the Northwest Quarter of the Southwest Quarter of Section 4, and that part of the Northeast Quarter of the Southeast Quarter of Section 5, Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa, described as follows;

Beginning at the West Quarter corner of said Section 4; thence South 00 degrees 35 minutes 23 seconds West, 105.03 feet along the West line of said Northwest Quarter of the Southwest Quarter of Section 4 to a corner of said Parcel "E"; thence North 76 degrees 21 minutes 20 seconds East, 430.70 feet to a corner of said Parcel "E"; thence South 89 degrees 31 minutes 50 seconds East, 345.52 feet to a corner of said Parcel "E"; thence South 30 degrees 42 minutes 07 seconds West, 518.85 feet to a corner of said Parcel "E"; thence North 89 degrees 39 minutes 33 seconds West, 881.64 feet along the South line of said Parcel "E" with said line also being the North line of Parcel "C", recorded in Book 2003 Page 6055 to the Northwest corner of said Parcel "C"; thence South 00 degrees 10 minutes 22 seconds East, 15.91 feet along the West line of said Parcel "C"; thence North 89 degrees 52 minutes 30 seconds West, 940.91 feet to the West line of said Northeast Quarter of the Southeast Quarter of Section 5; thence North 00 degrees 17 minutes 17 seconds East, 463.88 feet along said West line to the Northwest corner of said Northeast Quarter of the Southeast Quarter of Section 5; thence South 89 degrees 52 minutes 30 seconds East, 1322.08 feet to the Point of Beginning, having an area of 19.95 Acres including 0.85 Acres of Road Easement.

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



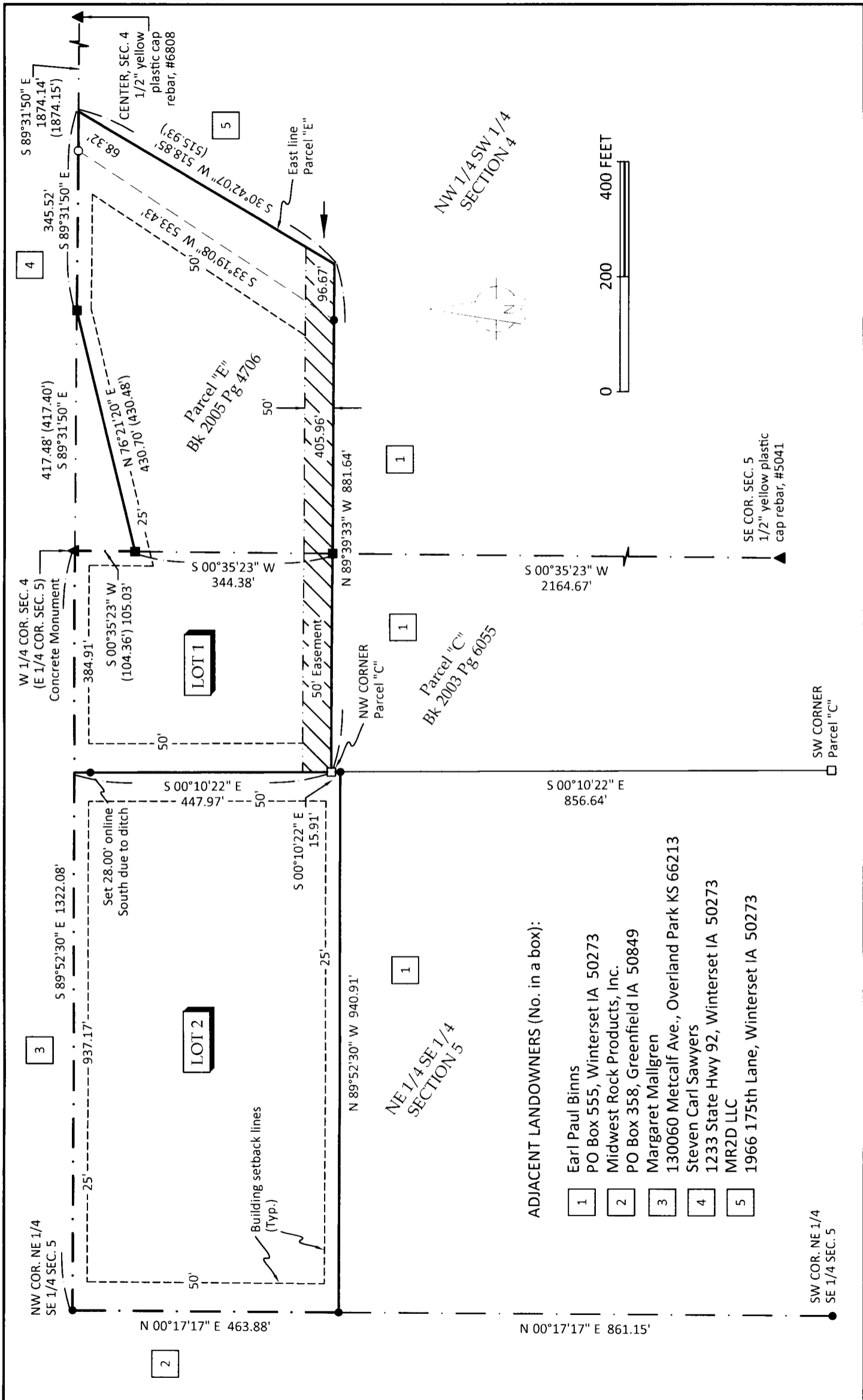
TRACT:	AREA BY TRACT:		
	NET (AC):	R.O.W. (AC):	TOTAL (AC):
LOT 1	9.10	0.85	9.95
LOT 2	10.00	0.00	10.00
TOTAL	19.10	0.85	19.95



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* 21 NOV 25  
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 Earl Paul Binns  
PO Box 555, Winterset IA 50273
- 2 Midwest Rock Products, Inc.  
PO Box 358, Greenfield IA 50849
- 3 Margaret Mallgren  
130060 Metcalf Ave., Overland Park KS 66213
- 4 Steven Carl Sawyers  
1233 State Hwy 92, Winterset IA 50273
- 5 MR2D LLC  
1966 175th Lane, Winterset IA 50273

SW COR. NE 1/4  
SE 1/4 SEC. 5