



Document 2026 832

Book 2026 Page 832 Type 06 044 Pages 12
Date 3/26/2026 Time 3:39:59PM
Rec Amt \$.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

Type of Document

Partial Plat Vacation of Clark Tower Subdivision Plat II, Phase I
Complete Plat Vacation of Clark Tower Subdivison Plat II, Phase II

PREPARER INFORMATION:

Zoning Office for Carrie J. Hindman Revocable Trust, (515) 462-2636

Contact: Trevor Heimbaugh, attorney for Carrie J. Hindman Revocable Trust (515) 462-3731

TAXPAYER INFORMATION:

Carrie J. Hindman Revocable Trust
10505 160th St.
Davenport, IA 52804

RETURN DOCUMENT TO:

Carrie J. Hindman Revocable Trust
10505 160th St.
Davenport, IA 52804

Or

Jordan, Oliver, Walters & Smith P.C.
c/o Trevor Heimbaugh
101 ½ W. Jefferson St.
Winterset, IA 50273

GRANTOR:

GRANTEE:

PETITION FOR VACATION OF PLAT AND PARTIAL VACATION OF PLAT

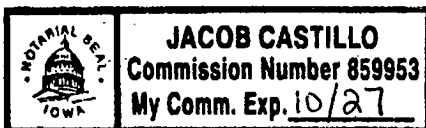
1. Carrie J Hindman Rev Trust Agreement U/A Dtd 11/05/2021, hereby Petitions for the Madison County Board of Supervisors to vacate Lots 6 and 7 of the Plat II Phase I of Clark Tower Subdivision and all of Plat II Phase II of Clark Tower Subdivision. Plat II, Phase I of Clark Tower Subdivision's proceedings were recorded on March 12, 2007, in Book 2007, Page 973 of the Recorder's Office of Madison County, Iowa, and Plat II, Phase II of Clark Tower Subdivision's proceedings were recorded on January 11, 2008, in Book 2008, Page 119 of the Recorder's Office of Madison County, Iowa. The only lot that has a house on it is Lot 1 and that lot has a driveway directly to them from 245th Ct.
2. Notice of said Petition and the time and place for hearing on said Petition will be served as required by Iowa Code Section 354.22.
3. The vacated and partially vacated subdivision, if approved, will not negatively affect any nearby land and will in fact ensure that less houses will be built on the vacated land and no internal roads will need to be constructed.
4. The reason for this vacation and partial vacation is that the proprietors have decided that they will not sell the lots in the subdivision and will only be building a house and pole barn in the entire vacated area (roughly 22.5 acres) that will not need subdivision proceedings of any kind.

Dated this 2 day of December, 2025.

Carrie Hindman, Trustee
Carrie Hindman, Trustee of the
Carrie J Hindman Rev Trust
Agreement U/A Dtd 11/05/2021

STATE OF IOWA :
 :
 :SS
COUNTY OF MADISON :

This instrument was acknowledged before on this 2nd day of December, 2025,
Carrie Hindman, Trustee of the Carrie J Hindman Rev Trust Agreement U/A Dtd 11/05/2021.



[Signature]
Notary Public in and for said State

Exhibit A

Parcel "L" located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4), the Southwest Quarter (1/4) of the Northeast Quarter (1/4), and the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Eighteen (18), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 53.47 acres, as shown in Plat of Survey filed in Book 2025, Page 3011 on November 10, 2025, in the Office of the Recorder of Madison County, Iowa; AND Lots Two (2), Six (6), Seven (7), Eight (8), Nine (9), and Ten (10) of Clark Tower Subdivision Plat II, Phase II of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) and the Northeast Quarter (1/4) of the Southwest Quarter (1/4) and the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Eighteen (18); AND Lots Three (3), Four (4), and Five (5) of Clark Tower Subdivision Plat II, Phase II of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) and the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) and the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Eighteen (18).

PARTIAL VACATION OF PLAT

I, Carrie J. Hindman, Trustee of the Carrie J Hindman Rev Trust Agreement U/A Dtd 11/25/2021, pursuant to the provisions of Iowa Code Section 354.22 hereby declare the Plat described as follows, is vacated:

Clark Tower Subdivision, Plat II, Phase I, except Lots 1, 2, 8, 9 and 10.

1. After said partial vacation, no further action will be needed and Lots 1, 2, 8, 9 and 10 will remain as the only part of the subdivision left. Lots 1, 2, 8, 9 and 10 have direct access to the lots off of Meadow Valley Ct.
2. Doing this partial vacation will not cause any trouble with the legal descriptions of Lots 1, 2, 8, 9 and 10, of which Lot 1 already has a home placed on it and mortgage(s) with lenders, and Lots 2, 8, 9 and 10 are owned by the Carrie J Hindman Rev Trust Agreement U/A Dtd 11/05/2021.

Dated: February 26, 2026.

Carrie Hindman, Trustee
 Carrie Hindman, Trustee of the
 Carrie J Hindman Rev Trust
 Agreement U/A Dtd 11/05/2021

STATE OF IOWA :
 :SS
SCOTT COUNTY :



This instrument was acknowledged before me on this 26 day of February, 2026, by Carrie Hindman, Trustee of the Carrie J Hindman Rev Trust Agreement U/A Dtd 11/05/2021.

Lea Eaves
 Notary Public in and for said State

CONSENT TO PARTIAL VACATION OF PLAT

Cory Utsler and Val Utsler, do hereby consent and agree to the Petition for Partial Vacation of Plat, filed by the Carrie J Hindman Rev Trust Agreement U/A Dtd 11/05/2021, for a vacation of the Plat of Clark Tower Subdivision Plat II, Phase I Subdivision except Lots 1, 2, 8, 9 and 10.

Dated: January 30, 2020.

Cory Utsler
Corey Utsler

Val Utsler
Val Utsler

STATE OF IOWA :
:SS
MADISON COUNTY :

This instrument was acknowledged before me on this 30 day of January, 2020, by Corey Utsler and Val Utsler.

Kim Leonard
Notary Public in and for said State



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

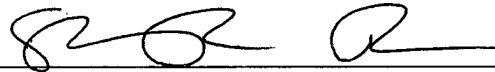
Farmers & Merchants State Bank does consent to the vacation of the Plat of Clark Tower Subdivision Plat II, Phase I except Lots 1, 2, 8, 9 and 10. The undersigned holds the following mortgages on Lot 1 of the Plat of Clark Tower Subdivision Plat II, Phase I:

1. Mortgage from Corey Utsler, Spouse of Valerie Utsler, as Husband, and Valerie Utsler, Spouse of Corey Utsler, as Wife, to Farmers & Merchants State Bank in the principal amount of \$100,000.00, dated April 10, 2023, and filed April 14, 2023, in Book 2023, Page 751 in the Office of the Recorder of Madison County, Iowa.
2. Mortgage from Corey Utsler, Spouse of Valerie Utsler, as Husband, and Valerie Utsler, Spouse of Corey Utsler, as Wife, to Farmers & Merchants State Bank in the principal amount of \$125,000.00, dated June 21, 2023, and filed June 28, 2023, in Book 2023, Page 1489 in the Office of the Recorder of Madison County, Iowa.

Dated this 5th day of February, 2026.

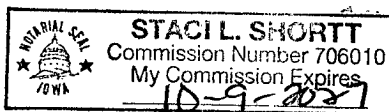
FARMERS & MERCHANTS STATE BANK


By _____



STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on this 5th day of February, 2026, by Shane Pashek, as President of Farmers & Merchants State Bank.





Notary Public in and for said State

Pursuant to Iowa Code requirements, the following proposed partial vacation of plat of Clark Tower subdivision name:

PARTIAL VACATION OF PLAT II, PHASE I OF CLARK TOWER SUBDIVISION

For property located at:

See description attached.

And owned by: Carrie J Hindman Rev Trust Agreement U/A Dtd 11/05/2021

- This certifies that the vacated part of the plat can be adequately described for assessment and taxation purposes without reference to the vacated lots.

Has been approved on the 5 day of December, 2025.

Auditor, Madison County, Iowa.

By Michele Brant
Michele Brant, Auditor

Exhibit A

Parcel "L" located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4), the Southwest Quarter (1/4) of the Northeast Quarter (1/4), and the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Eighteen (18), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 53.47 acres, as shown in Plat of Survey filed in Book 2025, Page 3011 on November 10, 2025, in the Office of the Recorder of Madison County, Iowa; AND Lots Two (2), Six (6), Seven (7), Eight (8), Nine (9), and Ten (10) of Clark Tower Subdivision Plat II, Phase II of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) and the Northeast Quarter (1/4) of the Southwest Quarter (1/4) and the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Eighteen (18); AND Lots Three (3), Four (4), and Five (5) of Clark Tower Subdivision Plat II, Phase II of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) and the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) and the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Eighteen (18).

Pursuant to Iowa Code requirements, the following proposed vacation of plat of Clark Tower subdivision name:

VACATION OF PLAT II, PHASE II OF CLARK TOWER SUBDIVISION

For property located at:

See description attached.

And owned by: Carrie J Hindman Rev Trust Agreement U/A Dtd 11/05/2021

- This certifies that the vacated part of the plat can be adequately described for assessment and taxation purposes without reference to the vacated lots.

Has been approved on the 5 day of December, 2025.

Auditor, Madison County, Iowa.

By Michele Brant
Michele Brant, Auditor

Exhibit A

Parcel "L" located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4), the Southwest Quarter (1/4) of the Northeast Quarter (1/4), and the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Eighteen (18), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 53.47 acres, as shown in Plat of Survey filed in Book 2025, Page 3011 on November 10, 2025, in the Office of the Recorder of Madison County, Iowa; AND Lots Two (2), Six (6), Seven (7), Eight (8), Nine (9), and Ten (10) of Clark Tower Subdivision Plat II, Phase II of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) and the Northeast Quarter (1/4) of the Southwest Quarter (1/4) and the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Eighteen (18); AND Lots Three (3), Four (4), and Five (5) of Clark Tower Subdivision Plat II, Phase II of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) and the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) and the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Eighteen (18).

ZO – Resolution – 032426A
RESOLUTION APPROVING PARTIAL VACATION OF
FINAL PLAT
OF CLARK TOWER SUBDIVISION PLAT II, PHASE I
AND VACATION OF FINAL PLAT OF CLARK TOWER
SUBDIVISION PLAT II, PHASE II
MADISON COUNTY, IOWA

WHEREAS, there was filed in the Office of the Zoning Administrator of Madison County, Iowa, a Petition for Partial Vacation of Plat of the subdivision known as Clark Tower Subdivision; and

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

See description attached.

WHEREAS, the vacated and partially vacated subdivision, if approved, will not negatively affect any nearby land and will in fact ensure that less houses will be built on the vacated land and no internal roads will need to be constructed.

WHEREAS, the reason for this vacation and partial vacation is that the proprietors have decided that they will not sell the lots in the subdivisions and will only be building a house and pole barn in the entire vacated area (roughly 22.5 acres) that will not need subdivision proceedings of any kind.

WHEREAS, a Certified statement from the Auditor of Madison County, Iowa, that said the vacated part of the plat can be adequately described for assessment and taxation purposes without reference to the vacated lots.

WHEREAS, Consents to partial vacation of plat is approved by all proprietors and mortgagees.

WHEREAS, the Board of Supervisors, Madison County, Iowa, finds that said partial vacation of plat conforms to the provisions of the Zoning Ordinance of Madison County, Iowa, and that the papers and documents presented therewith should be approved by the Board of Supervisors, and that said plat, known as Clark Tower Subdivision Plat II, Phase I should be partially vacated, and that said plat, known as Clark Tower Subdivision Plat II, Phase II should be vacated, by the Board of Supervisors, Madison County, Iowa.

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

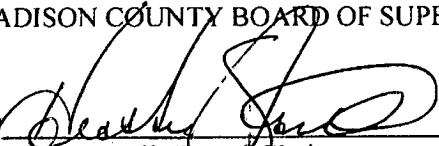
1. That said plat, known as Clark Tower Subdivision Plat II, Phase I, as to Lots 6 and 7, prepared in connection with said plat and subdivision is hereby partially vacated.

2. That said plat, known as Clark Tower Subdivision, Plat II, Phase II, prepared in connection with said plat and subdivision is hereby vacated.

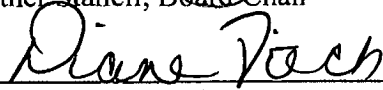
2. The Zoning Administrator of Madison County, Iowa, is hereby directed to certify this partial vacation which shall be filed with the County Recorder of Madison County, Iowa, and attend to the filing and recording of the papers and documents which should be filed and recorded in connection therewith.

DATED at Winterset, Iowa, this 24 day of March, 2020.

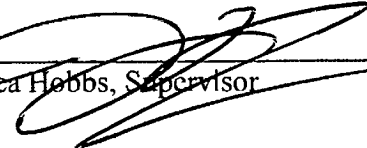
MADISON COUNTY BOARD OF SUPERVISORS

By 
Heather Stancil, Board Chair

Aye Nay

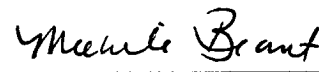
By 
Diane Fitch, Supervisor

Aye Nay

By 
Jessica Hobbs, Supervisor

Aye Nay

ATTEST:


Michele Brant, Madison County Auditor