

**PLAT AND CERTIFICATE  
FOR KNOUF'S RURAL ESTATES  
REPLAT OF LOT 1 SUBDIVISION,  
MADISON COUNTY, IOWA**

I, C. J. Nicholl, Zoning Administrator of Madison County, Iowa, do hereby certify that the plat to which this certificate is attached is a plat of a subdivision known and designated as Knouf's Rural Estates Replat of Lot 1 Subdivision, and that the real estate comprising said plat is described as follows:

Lot 1, Knouf's Rural Estates a subdivision in the Northeast Quarter of Section 25, Township 77 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa

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

1. Attorney's Opinion;
2. Lenders Consent to Plat;
3. Consent to Plat;
4. Certificate from County Treasurer;
5. Resolution of the Board of Supervisors of Madison County, Iowa, approving said plat;
6. Agreement with County Engineer; and
7. Ground Water Statement;
8. Madison County Soil and Water Conservation District Land Disturbing Activity Affidavit;
9. Consent of County Auditor to subdivision name;
10. Affidavit Re: Fence.

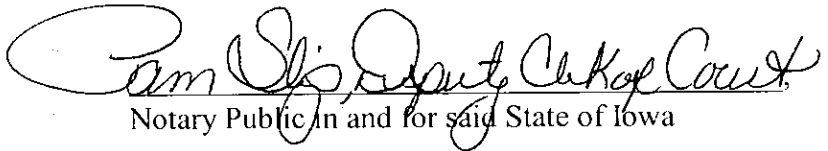
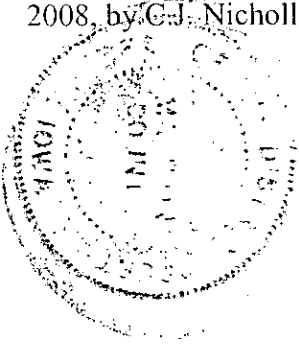
all of which are duly certified in accordance with the Madison County Zoning Ordinance.



C. J. Nicholl, Zoning Administrator of Madison  
County, Iowa

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 25<sup>th</sup> day of February  
2008, by C. J. Nicholl.



Cam Williams, Deputy Clerk of Court  
Notary Public in and for said State of Iowa

**DEDICATION OF PLAT  
OF  
KNOUF'S RURAL ESTATES  
REPLAT OF LOT 1 SUBDIVISION**

KNOW ALL MEN BY THESE PRESENTS:

That Michael D. Scott and Jean A. Scott, do hereby certify that they are the sole owners and proprietors of the following-described real state:

Lot 1, Knouf's Rural Estates a subdivision in the Northeast Quarter of Section 25, Township 77 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa

That the subdivision of the above-described real estate as shown by the final plat of Knouf's Rural Estates Replat of Lot 1 Subdivision is with the free consent and in accordance with the owners' desire as owners of said real estate.

DATED this 25 day of Jan, 2008.

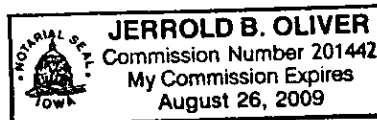
Michael D. Scott  
Michael D. Scott

Jean A. Scott  
Jean A. Scott

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 25 day of Jan, 2008, by Michael D. Scott and Jean A. Scott.

Jerrold B. Oliver  
Notary Public in and for said State of Iowa



**ATTORNEY'S OPINION FOR FINAL PLAT,  
KNOUF'S RURAL ESTATES REPLAT OF LOT 1 SUBDIVISION**

I, Jerrold B. Oliver, 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 January 16, 2008, 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, Knouf's Rural Estates Replat of Lot 1 Subdivision, Madison County, Iowa:

Lot 1, Knouf's Rural Estates a subdivision in the Northeast Quarter of Section 25, Township 77 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa

In my opinion, merchantable title to the above described property is in the names of Michael Scott and Jean Scott, 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 a mortgage to Bank Iowa - West Des Moines, an Iowa Corporation in the principal amount of \$376,000.00 dated November 20, 2007, and filed November 27, 2007, in Book 2007, Page 4244 of the Recorder's Office of Madison County, Iowa, and another mortgage to U.S. Bank, National Association N. D. in the principal amount of \$74,000.00 dated November 20, 2007, and filed December 14, 2007, in Book 2007, Page 4406 of the Recorder's Office of Madison County, Iowa.

We call to your attention the following matters which appear in the abstract:

- a. Entry No. 23 shows an Easement to Ronald G. Stegman and Phyllis Stegman, Virgil Knouf and Hazel R. Knouf, providing an easement for a well and waterline dated November

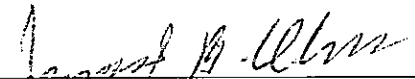
12, 1977, and filed November 15, 1977, in Deed Record 12, Page 370 of the Recorder's Office of Madison County, Iowa

b. Entry No. 31 shows an Easement to Warren Water, Inc. for water pipeline purposes dated February 12, 1990, and filed May 14, 1990, in Deed Record 127, Page 288 of the Recorder's Office of Madison County, Iowa.

c. Entry No. 48 shows an Easement to Warren Water, Inc. for water pipeline purposes dated August 22, 1994, and filed August 10, 2001, in Book 2001, Page 3538 of the Recorder's Office of Madison County, Iowa.

Respectfully submitted,

JORDAN, OLIVER & WALTERS, P.C.

By  \_\_\_\_\_

Jerrold B. Oliver

Farmers & Merchants Bank Bldg.

P.O. Box 230

Winterset, Iowa 50273

Telephone: (515) 462-3731

ATTORNEYS FOR MICHAEL D. SCOTT AND  
JEAN A. SCOTT

**CONSENT TO PLATTING  
BY U.S. BANK, NATIONAL ASSOCIATION, N.D.**

U.S. Bank, National Association N.D. does consent to the platting and subdivision of the following-described real estate:

Lot 1, Knouf's Rural Estates a subdivision in the Northeast Quarter of Section 25, Township 77 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa

in accordance with the ordinances of Madison County, Iowa, and the laws of the State of Iowa. The undersigned holds a mortgage against said real estate dated November 20, 2007, and filed December 14, 2007, in Book 2007, Page 4406 of the Recorder's Office of Madison County, Iowa. The above described real estate is being platted as Knouf's Rural Estates Replat of Lot 1, Madison County, Iowa.

Dated this 3<sup>rd</sup> day of JANUARY, 2008.

U.S. Bank, National Association N.D.

By Jam Clark

STATE OF Iowa, COUNTY OF Dallas

This instrument was acknowledged before me on this 3 day of Jan, 2008, by Tyler Evans as \_\_\_\_\_ of U.S. Bank, National Association N.D.



[Signature]  
Notary Public in and for said State

**CONSENT TO PLATTING  
BY BANK IOWA - WEST DES MOINES**

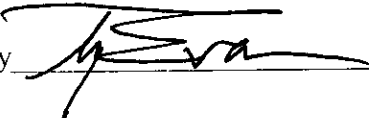
Bank Iowa - West Des Moines does consent to the platting and subdivision of the following-described real estate:

Lot 1, Knouf's Rural Estates a subdivision in the Northeast Quarter of  
Section 25, Township 77 North, Range 26 West of the 5<sup>th</sup> P.M.,  
Madison County, Iowa

in accordance with the ordinances of Madison County, Iowa, and the laws of the State of Iowa. The undersigned holds a mortgage against said real estate dated November 20, 2007, and filed November 27, 2007, in Book 2007, Page 4244 of the Recorder's Office of Madison County, Iowa. The above described real estate is being platted as Knouf's Rural Estates Replat of Lot 1, Madison County, Iowa.

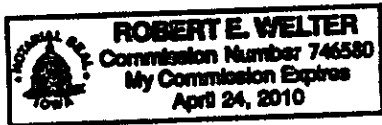
Dated this 2<sup>nd</sup> day of Jan., 2008.


Bank Iowa - West Des Moines

By 

STATE OF IOWA, COUNTY OF POLK

This instrument was acknowledged before me on this 02 day of Jan, 2008, by Robert Welter as \_\_\_\_\_ of Bank Iowa - West Des Moines.



  
Notary Public in and for said State

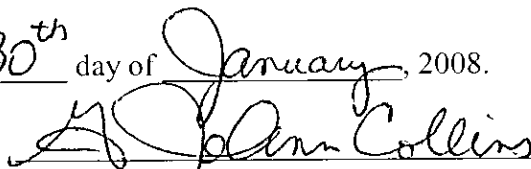
**CERTIFICATE OF THE COUNTY TREASURER  
OF MADISON COUNTY, IOWA**

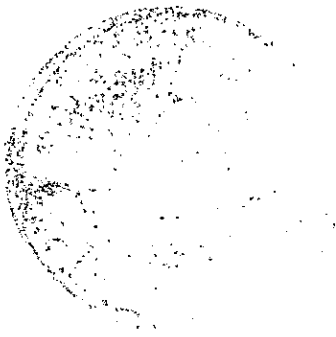
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I, G. JoAnn Collins, do hereby certify that I am the duly elected and acting Treasurer of Madison County, Iowa; that I have examined the records in my office, and that there are no unpaid taxes forming a lien against the following-described real estate, to-wit:

Lot 1, Knouf's Rural Estates a subdivision in the Northeast Quarter of Section 25, Township 77 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa

DATED at Winterset, Iowa, this 30<sup>th</sup> day of January, 2008.

  
\_\_\_\_\_  
G. JoAnn Collins, Treasurer of Madison County,  
Iowa





**VANCE & HOCHSTETLER, P.C. CONSULTING ENGINEERS WINTERSET, IOWA (515)462-3995**  
**CHARLES T. VANCE, 110 WEST GREEN ST., WINTERET, IOWA 50273-1533**  
**JAMES M HOCHSTETLER, 110 WEST GREEN ST. WINTERSET, IOWA 50273-1533**

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

Knouf's Rural Estates, Replat of Lot 1

For property located at:

Lot 1 of Knouf's Rural Estates a subdivision of the SW. 1/4 of the NE. 1/4  
of Section 25, Township 77 North, Range 26 West of the 5th P.M., Madison Co., IA.  
And owned by:

Micheal D. & Jean A. Scott

Has been reviewed and approved on the 19 day of Sept 2007

By the Auditor, Madison County, Iowa.

Joan Welch  
Joan Welch, Auditor by Debby Corkran

**RESOLUTION APPROVING FINAL PLAT  
OF KNOUF'S RURAL ESTATES  
REPLAT OF LOT 1 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 Knouf's Rural Estates Replat of Lot 1 Subdivision; and

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

Lot 1, Knouf's Rural Estates a subdivision in the Northeast Quarter of Section 25, Township 77 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa

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, Michael D. Scott and Jean A. Scott; and

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 proprietors and that the platted land is free from encumbrance, and Certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes.

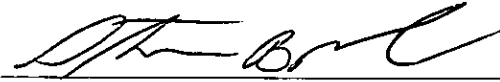
WHEREAS, the Board of Supervisors, Madison County, Iowa, finds that said plat conforms to the provisions of the Zoning Ordinance of Madison County, Iowa, and that the plat, papers and documents presented therewith should be approved by the Board of Supervisors, and that said plat, known as Knouf's Rural Estates Replat of Lot 1 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 Knouf's Rural Estates Replat of Lot 1 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 19<sup>th</sup> day of February, 2008.



Steve Raymond, Chairman, Board of Supervisors,  
Madison County, Iowa

ATTEST:



Madison County Auditor

**AGREEMENT**

This Agreement, made and entered into, by and between, the proprietors of Knouf's Rural Estates Replat of Lot 1 Subdivision and Todd Hagan, Madison County Engineer.

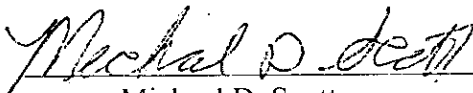
NOW THEREFORE IT IS AGREED AS FOLLOWS:

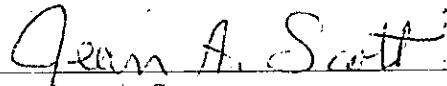
1. The proprietors of Knouf's Rural Estates Replat of Lot 1 Subdivision, a Plat of the following described real estate:

Lot 1, Knouf's Rural Estates a subdivision in the Northeast Quarter of Section 25, Township 77 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa

hereby agree that all private roads located within Knouf's Rural Estates Replat of Lot 1 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.

PROPRIETORS KNOUF'S RURAL ESTATES REPLAT OF LOT 1 SUBDIVISION

  
Michael D. Scott

  
Jean A. Scott

  
Todd Hagan, Madison County Engineer

**LAND DISTURBING ACTIVITIES  
AFFIDAVIT**

**STATE OF IOWA** :  
: ss  
**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, Michael D. Scott and Jean A. Scott, 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:


Lot 1, Knouf's Rural Estates a subdivision in the Northeast Quarter of  
Section .25 Township 77 North, Range 26 West of the 5<sup>th</sup> P.M.,  
Madison County, Iowa

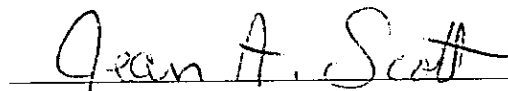
As owners or occupants of the land described above, we are aware that we must establish and maintain soil conservation practices as necessary to meet the soil loss limits established by the Madison County Soil and Water Conservation District, pursuant to sections 161A.43, and 161A.44, Code of Iowa.

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.

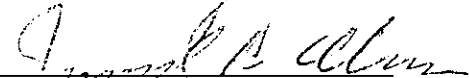
We assume responsibility for all land disturbing activities conducted on this property by us or other people entities we represent. This authority covers only the land and land disturbing activity described above .

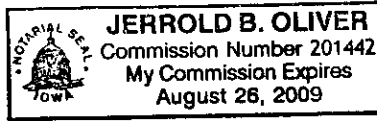
We are the owners of the land, and have full authority to enter into this agreement.

  
\_\_\_\_\_  
Michael D. Scott

  
\_\_\_\_\_  
Jean A. Scott

Subscribed and sworn to before me on this 25 day of Jan, 2008.

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



Prepared by: Jerrold B. Oliver, PO BOX 230, Winterset, IA 50273 515/462-3731  
Return to: Jerrold B. Oliver, PO BOX 230, Winterset, IA 50273 515/462-3731

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**AFFIDAVIT**

STATE OF IOWA :  
: ss  
MADISON COUNTY :

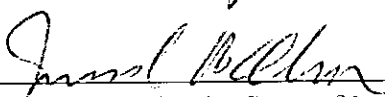
I, Michael D. Scott, first being duly sworn on oath state that this Affidavit concerns the chain of title to the following described real estate:

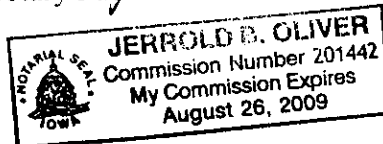
Lot 1, Knouf's Rural Estates a subdivision in the Northeast Quarter of Section 25, Township 77 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa

I further state that there is a lawful fence on all boundary lines of the above described real estate.

  
Michael D. Scott

Subscribed and sworn to before me on this 29 day of Jan, 2008.

  
Notary Public in and for the State of Iowa

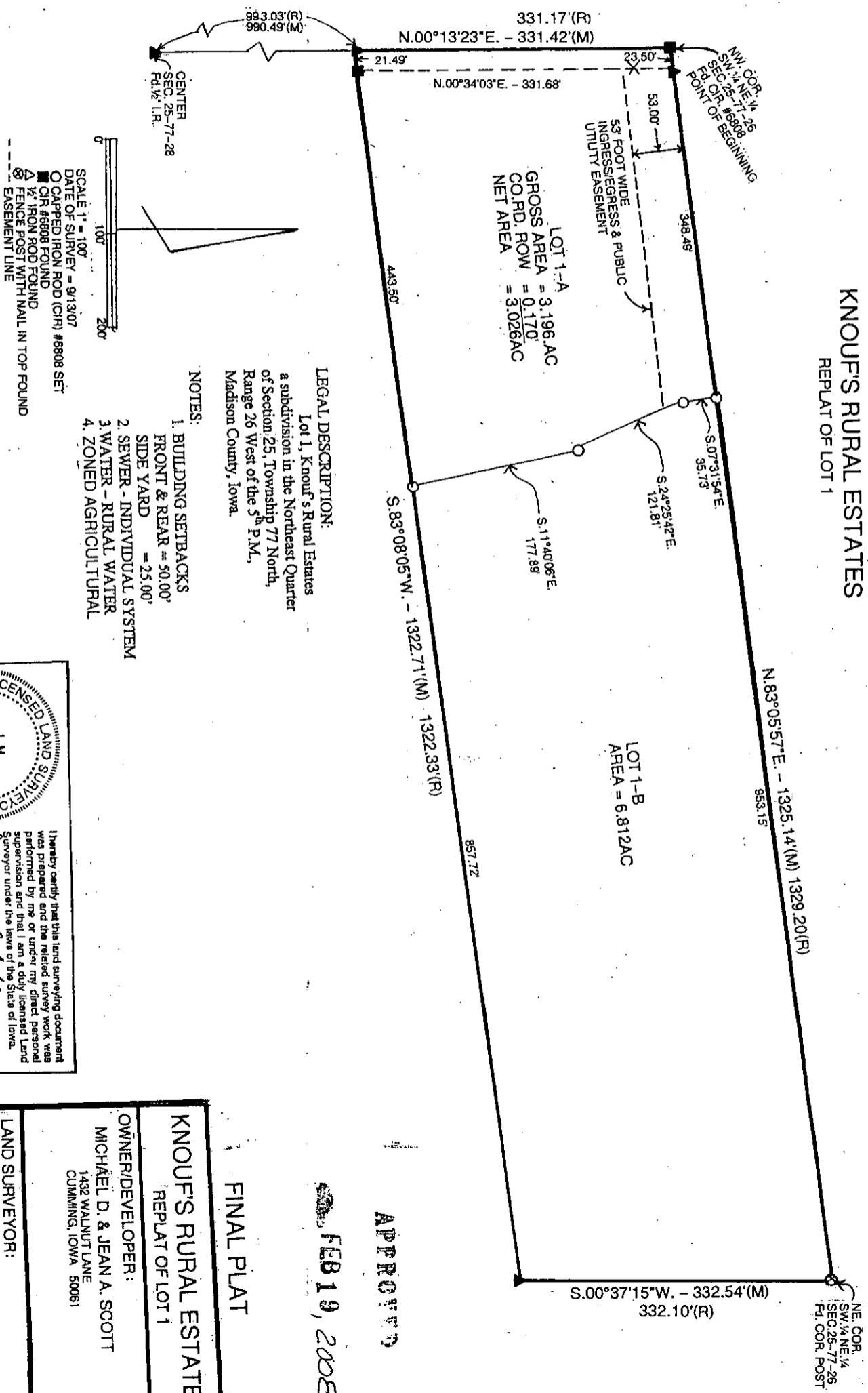


LISA SMITH, COUNTY RECORDER  
MADISON IOWA

CHEK

VANCE & HOCHSTETLER, P.C. • CONSULTING ENGINEERS • WINTERSET, IOWA • 50273

CHARLES T. VANCE • 110 WEST GREEN ST., WINTERSET, IOWA • (515) 462-3995  
JAMES M HOCHSTETLER • 110 WEST GREEN ST., WINTERSET, IOWA • FAX: (515) 462 9845



KNOUF'S RURAL ESTATES  
REPLAT OF LOT 1

LICENSED LAND SURVEYOR  
J. M. HOCHSTETLER  
#8808  
IOWA

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

*J.M. Hochstetler*  
J.M. HOCHSTETLER  
License number 8808 Date 2/25/08  
My license renewal date is December 31, 2009  
Pages or sheets covered by this seal: 1