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**CERTIFICATE OF ZONING ADMINISTRATOR
FOR THE REPLAT OF LOTS 20, 26, and 28 OF PLAT NO. 2 OF THE
WOODLAND VALLEY ESTATES SUBDIVISION
IN
MADISON COUNTY, IOWA**

I, C. J. Nicholl, Zoning Administrator of Madison County, Iowa, do hereby certify that the Subdivision Plat to which this Certificate is attached is a replat of Lots 20, 26, and 28 of Plat No. 2 of a subdivision known and designated as the Woodland Valley Estates Subdivision, Madison County, Iowa and that the real estate described in this replat is as follows:

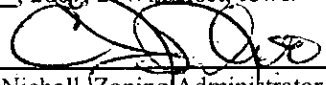
Lots Twenty (20), Twenty-six (26), and Twenty-eight (28) of Woodland Valley Estates Plat No. 2 Subdivision located in the South Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, together with an undivided 3/31st interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 and in Book 2006, Page 2763 and as amended by First Amendment to Declaration of Association for Woodland Valley Estates filed in Book 2006, Page 4296 of the Madison County Recorder's Office.

The undersigned Zoning Administrator further certifies that following described documents attached to this Certificate are the true and correct documents submitted in connection with this subdivision plat:

1. Land Disturbing Activities Affidavit;
2. County Auditor Approval of the Name of the Subdivision Plat;
3. Consent and Dedication of Plat executed by the proprietor for this Subdivision;
4. Mortgagee's Consent to Plat;
5. Certificate of the Treasurer of Madison County, Iowa for this Subdivision;
6. Certificate of Engineer of Madison County, Iowa, for this Subdivision;
7. Title Opinion of Attorney at law for this Subdivision showing the land title to be in the name of the proprietor;
8. Resolution of Approval of the Final Subdivision Plat for this Subdivision by the Madison County Board of Supervisors;
9. Groundwater Hazard Statement;
10. 8 1/2 x 14 inch Final Plat;
11. 8 1/2 x 14 inch Final Plat- Mylar Copy; and,
12. Final Plat.

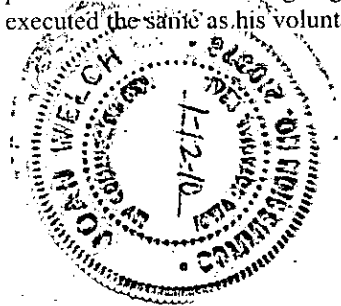
all of which is hereby duly certified in accordance with the Subdivision Ordinance of Madison County, Iowa.

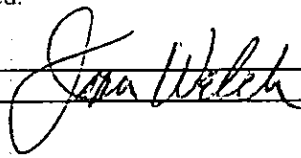
Dated on this 4th day of JANUARY, 2008, at Winterset, Iowa.


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

State of Iowa)
) ss
Madison County)

On this 4 day of January, 2008, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared, C. J. Nicholl, Madison County Zoning Administrator, to me known to be the identical person named in the foregoing instrument and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.




Joan Welch, Notary Public

Flander, Casper and Rosien, P.C.

ATTORNEYS AT LAW
223 EAST COURT AVENUE
P.O. BOX 67
WINTERSET, IOWA 50273-0067

JOHN E. CASPER
jcasper@ferpc.com

JANE E. ROSIEN
jrosien@ferpc.com

LEONARD M. FLANDER
(1934-2002)

Telephone: (515) 462-4912
Fax: (515) 462-3392
E-Mail: attorneys@ferpc.com

October 24, 2007

Madison County Zoning Administrator
Madison County Courthouse
Winterset, Iowa 50273

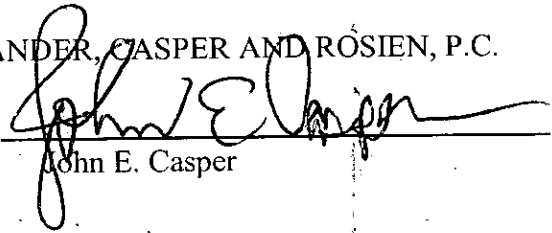
I, John E. Casper, do hereby certify that I am an attorney licensed to practice under the laws of the State of Iowa; that I have examined an abstract of title, being abstract number 8952000, showing the chain of title to the real estate described below from the root of title to October 16, 2007 at 8:00 o'clock a.m. In my opinion the fee simple title to the real property described below is in the name of the proprietors, Clifford A. Newman and Sharon R. Otte. In my opinion, no mortgages, liens or other encumbrances exist against the following described real property as of October 16, 2007 at 8:00 o'clock a.m., except for the mortgage lien of the Polk County Bank shown in Mortgage Record Book 2003 at Page 5290 of the Madison County Recorder's Office.

This attorney's opinion is for the real estate legally described as:

Lots Twenty (20), Twenty-six (26), and Twenty-eight (28) of Woodland Valley Estates Plat No. 2 Subdivision located in the South Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, together with an undivided 3/31st interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 and in Book 2006, Page 2763 and as amended by First Amendment to Declaration of Association for Woodland Valley Estates filed in Book 2006, Page 4296 of the Madison County Recorder's Office.

Dated at Winterset, Iowa on this 24th day of October, 2007.

FLANDER, CASPER AND ROSIEN, P.C.

By: 
John E. Casper

**CONSENT TO PLATTING
BY MORTGAGEE
TO
WOODLAND VALLEY ESTATES SUBDIVISION IN MADISON COUNTY, IOWA**

The Polk County Bank hereby states that the Replat of Lots 20, 26, and 28 of Plat No. 2 of the Woodland Valley Estates Subdivision of the following described real estate is prepared with its free consent and in accordance with its desires upon the real estate legally described as:

Lots Twenty (20), Twenty-six (26), and Twenty-eight (28) of Woodland Valley Estates Plat No. 2 Subdivision located in the South Half (½) of the Northwest Quarter (¼) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, together with an undivided 3/31st interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 and in Book 2006, Page 2763 and as amended by First Amendment to Declaration of Association for Woodland Valley Estates filed in Book 2006, Page 4296 of the Madison County Recorder's Office.

The Polk County Bank hereby releases from the lien of its mortgage that portion of the above described real estate which is dedicated to the public and/or conveyed to the governing body as provided by Iowa Code Chapter 354.

The aforementioned mortgage is dated September 2, 2003 and filed for record on September 5, 2003 in the Office of the Madison County Recorder in Mortgage Record Book 2003 at Page 5290.

Dated on this 9 day of November, 2007, at Des Moines, Iowa.

POLK COUNTY BANK

By: Tim J. Rhoades

STATE OF IOWA, COUNTY OF POLK, ss:

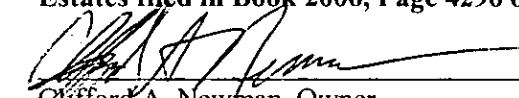
On this 9 day of November, 2007, before me, the undersigned, a Notary Public in and for the said State, personally appeared Tim J. Rhoades to me personally known, who being by me duly sworn, did say that he/she is the COO of the corporation executing the within and foregoing instrument, that the instrument was signed on behalf of the corporation by authority of its Board of Directors; and that Tim J. Rhoades as an officer acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

Carl H. Helt
Notary Public in and for said State.

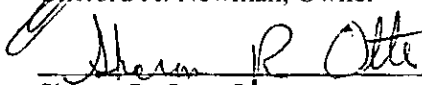
**DEDICATION OF PLAT
TO REPLAT OF LOTS 20, 26, AND 28 IN PLAT NO. 2 IN THE WOODLAND VALLEY
ESTATES SUBDIVISION
IN
MADISON COUNTY, IOWA**

We, Clifford A. Newman and Sharon R. Otte, husband and wife, hereby certify that they are the owners and proprietors of the real property described below and that the disposition of this real property subdivided as shown by the accompanying final plat for the Woodland Valley Estates Subdivision in Madison County, Iowa, is in accordance with their free consent and in accordance with their desires as owners and proprietors. The undersigned owners and proprietors do hereby dedicate to the public and convey any and all easements and any other public right-of-way as shown on that plat designated for public use. The real property covered by this Dedication of Plat is described as follows:

Lots Twenty (20), Twenty-six (26), and Twenty-eight (28) of Woodland Valley Estates Plat No. 2 Subdivision located in the South Half (½) of the Northwest Quarter (¼) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, together with an undivided 3/31st interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 and in Book 2006, Page 2763 and as amended by First Amendment to Declaration of Association for Woodland Valley Estates filed in Book 2006, Page 4296 of the Madison County Recorder's Office.



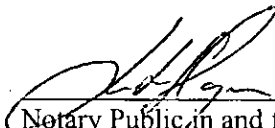
Clifford A. Newman, Owner



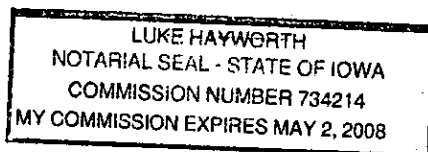
Sharon R. Otte, Owner

STATE OF IOWA, COUNTY OF POLK, ss:

On this 9 day of November, 2007, before me, the undersigned, a Notary Public in and for said State, personally appeared Clifford A. Newman and Sharon R. Otte, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that he executed the same as their voluntary act and deed.



Notary Public, in and for the State of Iowa



**CERTIFICATE OF THE COUNTY TREASURER
OF MADISON COUNTY, IOWA
FOR
WOODLAND VALLEY ESTATES SUBDIVISION
IN MADISON COUNTY, IOWA**

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 the Office of the Madison County Treasurer; and, that there are no certified taxes and no certified special assessments forming a lien against the following described real estate:

Lots Twenty (20), Twenty-six (26), and Twenty-eight (28) of Woodland Valley Estates Plat No. 2 Subdivision located in the South Half (½) of the Northwest Quarter (¼) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, together with an undivided 3/31st interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 and in Book 2006, Page 2763 and as amended by First Amendment to Declaration of Association for Woodland Valley Estates filed in Book 2006, Page 4296 of the Madison County Recorder's Office.

Dated on this 14th day of November, 2007 at Winterset, Iowa.



G. JoAnn Collins, Treasurer
of Madison County, Iowa

**COUNTY AUDITOR
APPROVAL OF THE
NAME OF THE SUBDIVISION PLAT**

The Madison County Auditor pursuant to Iowa Code Section 354.11 does hereby approve the following name of the Subdivision Plat, to wit:

**REPLAT OF LOTS 20, 26, AND 28 OF PLAT NO. 2 OF THE WOODLAND VALLEY
ESTATES SUBDIVISION IN MADISON COUNTY, IOWA,**

for the real estate being subdivided which is legally described as:

Lots Twenty (20), Twenty-six (26), and Twenty-eight (28) of Woodland Valley Estates Plat No. 2 Subdivision located in the South Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, together with an undivided 3/31st interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 and in Book 2006, Page 2763 and as amended by First Amendment to Declaration of Association for Woodland Valley Estates filed in Book 2006, Page 4296 of the Madison County Recorder's Office.

Date

11-13-07

Joan Welch
Joan Welch
Madison County Auditor

by Debbie Cookman

**RESOLUTION APPROVING FINAL PLAT OF THE REPLAT OF LOTS 20, 26, AND 28
OF PLAT NO. 2 OF THE WOODLAND VALLEY ESTATES SUBDIVISION
IN MADISON COUNTY, IOWA**

Whereas, a Final Plat has been filed in the Office of the Zoning Administrator of Madison County, Iowa, for a proposed replat of lots within an approved subdivision known as the Woodland Valley Estates Subdivision in Madison County, Iowa;

Whereas, the Final Plat of this Replat comprises the real estate legally described as:

Lots Twenty (20), Twenty-six (26), and Twenty-eight (28) of Woodland Valley Estates Plat No. 2 Subdivision located in the South Half (½) of the Northwest Quarter (¼) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, together with an undivided 3/31st interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 and in Book 2006, Page 2763 and as amended by First Amendment to Declaration of Association for Woodland Valley Estates filed in Book 2006, Page 4296 of the Madison County Recorder's Office.

Whereas, the Final Plat of this Replat has been duly approved by the Planning and Zoning Commission in accordance with the County Subdivision Ordinance and the laws of the State of Iowa;

Whereas, the Final Plat is accompanied by all the documents required by law including the plat dedication by the proprietor, the mortgagee's consent, the certificate of the County Treasurer, and the title opinion of the attorney;

Whereas, the Madison County Board of Supervisors finds that this rural subdivision is not within two (2) miles of any City incorporated under the laws of the State of Iowa and is not thereby subject to any concurrent jurisdiction of any other subdivision laws or ordinances; and,

Whereas, the Madison County Board of Supervisors finds that this plat conforms in all respects to the provisions of the Subdivision Ordinance of Madison County and to the laws of the State of Iowa and should now be approved in all respects.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Madison County, Iowa, that the subdivision plat known as the Replat of Lots 20, 26, and 28 of Plat No. 2 of the Woodland Valley Estates Subdivision in Madison County, Iowa be and is hereby approved in all respects; the dedication and/or conveyance of public areas within the plat, if any, be and are hereby approved and accepted in all respects; and, the Madison County Zoning Administrator be and is hereby directed to certify this Resolution, the Subdivision Plat and all other accompanying documents to the Office of the Madison County Recorder for recording in the manner provided by law.

Passed and approved by the Board of Supervisors on this 18 day of ^{December}~~November~~, 2007,
at Winterset, Iowa.

Madison County Board of Supervisors

By Robert Weeks
Robert Weeks, Chairperson
Madison County Board of Supervisors

Attest:

Joan Welch
Joan Welch, Madison County Auditor
Secretary of the Board of Supervisors

PREPARER

INFORMATION John E. Casper 223 East Court Ave., Winterset, IA 50273 Telephone: (515-462-4912

AGREEMENT

THIS AGREEMENT made and entered into by and between Clifford A. Newman and Sharon R. Otte as the proprietor's of the Replat of Lots 20, 26, and 28 of Plat No. 2 of the Woodland Valley Estates Subdivision and Todd Hagan, Madison County Engineer.

NOW THEREFORE IT IS AGREED as follows:

1. The proprietor of the Replat of Lots 20, 26, and 28 of Plat No. 2 of the Woodland Valley Estates Subdivision, a Plat of the following-described real estate:

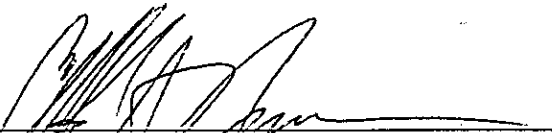
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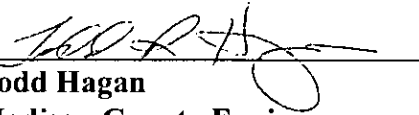
hereby agree that the private roads located within the above referenced Replat of Lots 20, 26, and 28 of Plat No. 2 of the Woodland Valley Estates Subdivision shall remain at all times as private roads and no such road right of way is being dedicated to Madison County, Iowa. The undersigned proprietors consent and agree that any such road right of way incident to this Subdivision shall not be maintained in any manner by Madison County, Iowa, or the Madison County Engineer's Department.

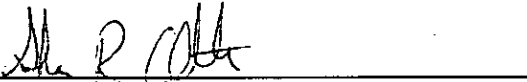
Dated at Winterset, Iowa on this 9th day of November, 2007.

WOODLAND VALLEY ESTATES SUBDIVISION

MADISON COUNTY, IOWA

By 
Clifford A. Newman
Proprietor

By 
Todd Hagan
Madison County Engineer

By 
Sharon R. Otte
Proprietor

**Land Disturbing Activities
Affidavit**

Pursuant to Section 161A.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 statements we make herein, We, Clifford A. Newman and Sharon R. Otte, (hereafter the Affiants) being first duly sworn under oath, do solemnly swear or affirm that:

The Affiants plan to engage in the following land disturbing activity:

The subdivision of the real estate described below pursuant to the Preliminary and Final Plats on file with the Office of the County Zoning Administrator.

The estimated established starting date is upon approval of the Preliminary Plat by the County Planning and Zoning Commission. The estimated completion date is within one (1) year of the approval of the Final Plat for the subdivision of the land. The land disturbing activity will occur on lands under my control, which lands are legally described as:

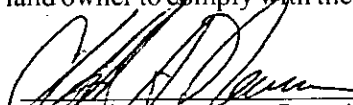
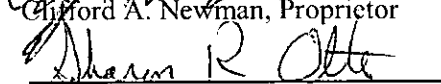
Lots Twenty (20), Twenty-six (26), and Twenty-eight (28) of Woodland Valley Estates Plat No. 2 Subdivision located in the South Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, together with an undivided 3/31st interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 and in Book 2006, Page 2763 and as amended by First Amendment to Declaration of Association for Woodland Valley Estates filed in Book 2006, Page 4296 of the Madison County Recorder's Office.

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

The Affiants are aware that the soil loss limit regulations prohibit sediment from leaving the site in excess of 5 tons per year. The land disturbing activities describe above will be conducted in a manner that will insure compliance with the soil loss limit regulations.

Upon filing this affidavit, the Affiants are given authority to start the land disturbing activity. The Affiants also assume responsibility for all land disturbing activities conducted on this property by myself or other people or entities on the Affiants' behalf. This authority covers only land and land disturbing activity described above.

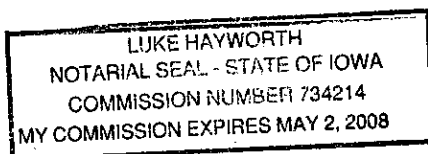
The Affiants are the owners of the land, and have full authority to enter into this agreement on behalf of owners of the above described real estate and to fully bind this land owner to comply with the representations contained herein.

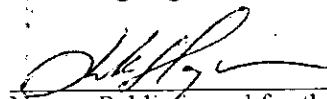

Clifford A. Newman, Proprietor

Sharon R. Otte, Proprietor

If a corporation has not adopted a corporate seal, the affiants shall so state: "I hereby certify that the above-named corporation has not adopted a corporate seal."

State of Iowa, County of Polk ss:

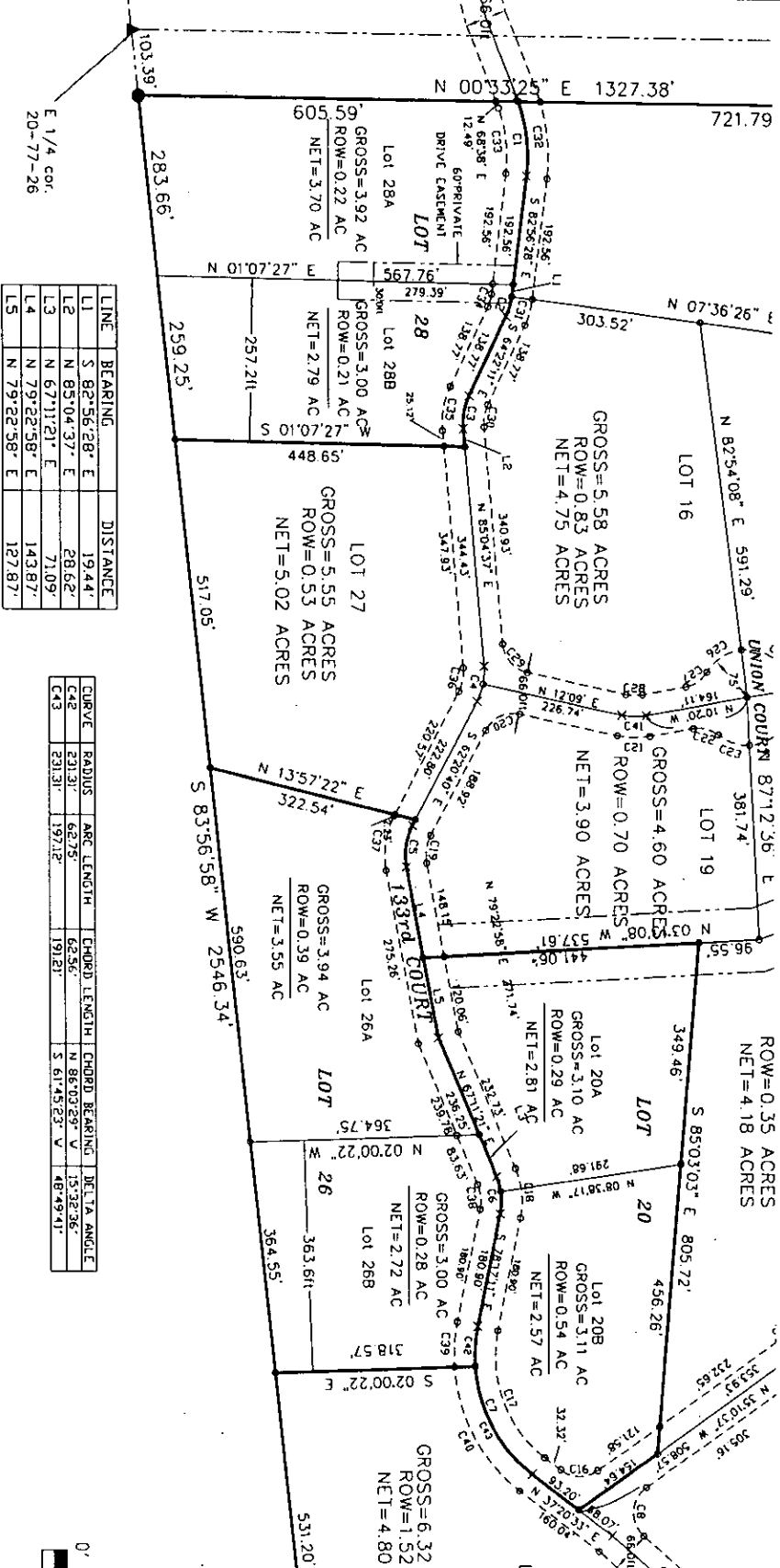
On this 9 day of November, 2007, before me, the undersigned a Notary Public in and for the State of Iowa, personally appeared Clifford A. Newman and Sharon R. Otte, to me known to be the identical persons named in and who executed the within and foregoing instrument and acknowledged the same as their voluntary act and deed.




Notary Public in and for the State of Iowa

LISA SMITH, COUNTY RECORDER
 MADISON IOWA

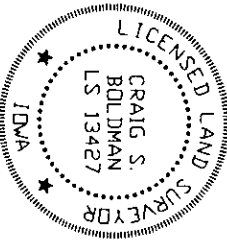
A REPLAT OF LOTS 20, 26 AND 28 IN WOODLAND VALLEY ESTATES PLAT 2 BEING
 A PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 77 NORTH, RANGE
 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA



LINE	BEARING	DISTANCE
L1	S 82°56'28" E	19.44'
L2	N 85°04'37" E	28.62'
L3	N 67°11'21" E	71.09'
L4	N 79°22'58" E	143.87'
L5	N 79°22'58" E	127.87'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C42	231.31'	62.75'	62.56'	N 86°03'29" V	15.32°26'
C43	231.31'	197.12'	191.21'	S 61°45'23" V	48°49'41"

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.
 SIGNATURE: *Craig S. BOLDMAN*
 NAME: CRAIG S. BOLDMAN
 DATE: 12/31/07
 MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2008



- LEGEND
- PLACED IRON PIN ORANGE CAP
 - IRON PIN FOUND
 - △ LAND CORNER PLACED
 - ▲ LAND CORNER FOUND

Final Plat

REQUESTED BY:	BDLDMAN SURVEYING
SURVEYED:	CONSULTANTS, LLC
SCALE:	521 W Green Street
DATE:	WINTERSSET, IA. 50273
PROJECT NO.:	(515)462-9242
DATE:	
DWNER:	
PROJECT NO.:	
DATE:	
DWNER:	
PROJECT NO.:	
DATE:	
DWNER:	

