

COMPUTER
RECORDED
COMPARED _____

FOR PLAT SEE
FARM PLAT 3, PAGE 630

FILED NO. 005976
BOOK 143 PAGE 77

REC \$ 70.00
AUD \$ 5.00
R.M.F. \$ 1.00

**PLAT AND CERTIFICATE
FOR FOX RIDGE SUBDIVISION
MADISON COUNTY, IOWA**

2000 SEP 15 PM 3:34

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

I, Scott J. Vander Hart, 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 Fox Ridge Subdivision and that the real estate comprising said plat is described as follows:

The Northeast Quarter of the Northeast Quarter of Section 15, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, except that part thereof conveyed to the State of Iowa as recorded in Deed Record 88, Page 595, Madison County Recorder's Office, and except Parcel "A" in the Northeast Quarter of the Northeast Quarter of said Section 15 as described in Plat of Survey recorded in Book 3, Page 474, Madison County Recorder's Office, containing 33.10 acres, more or less

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. Dedication of Plat of Fox Ridge Subdivision;
2. Attorney's opinion;
3. Certificate of County Treasurer of Madison County, Iowa;
4. Certificate of County Recorder of Madison County, Iowa;
5. Certificate of Clerk of the District court of Madison County, Iowa;
6. Resolution of the Board of Supervisors of Madison County, Iowa, approving said plat;
7. Resolution of the City Council of the City of Truro, Iowa, approving said plat; and
8. Consent to Platting by Union State Bank.

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

Dated this 06 day of September, 2000.

Scott J. Vander Hart
Scott J. Vander Hart, Zoning Administrator for
the City of Winterset

**DEDICATION OF PLAT
OF
FOX RIDGE SUBDIVISION**

KNOW ALL MEN BY THESE PRESENTS:

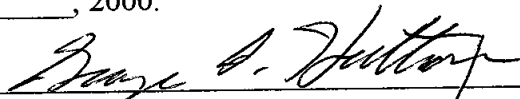
That we, George S. Hutton and Bridget S. Hutton, husband and wife, do hereby certify that we are the sole owners and proprietors of the following-described real state:

The Northeast Quarter of the Northeast Quarter of Section 15, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, except that part thereof conveyed to the State of Iowa as recorded in Deed Record 88, Page 595, Madison County Recorder's Office, and except Parcel "A" in the Northeast Quarter of the Northeast Quarter of said Section 15 as described in Plat of Survey recorded in Book 3, Page 474, Madison County Recorder's Office, containing 33.10 acres, more or less

That the subdivision of the above-described real estate as shown by the final plat of Fox Ridge Subdivision is with the free consent and in accordance with the owners' desires as owners of said real estate.

A building setback line of fifty (50) feet from all streets, roads and private drives is hereby provided.

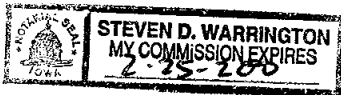
DATED this 17 day of Feb, 2000.

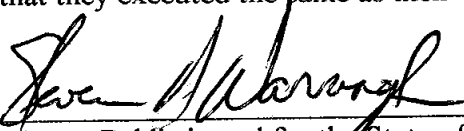

George S. Hutton


Bridget S. Hutton

STATE OF IOWA :
: ss
MADISON COUNTY :

On this 17th day of February, 2000, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared George S. Hutton and Bridget S. Hutton, husband and wife, to me known to be the identical persons named in and who executed the within and foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.




Notary Public in and for the State of Iowa

LAW OFFICES

JORDAN, OLIVER & WALTERS, P.C.

FARMERS & MERCHANTS STATE BANK BUILDING
POST OFFICE BOX 230
WINTERSSET, IOWA 50273-0230

TELEPHONE (515)462-3731
FAX (515)462-3734

LEWIS H. JORDAN

JERROLD B. OLIVER

G. STEPHEN WALTERS

February 7, 2000

Mr. Scott J. Vander Hart
Madison County Zoning Administrator
Madison County Courthouse
Winterset, IA 50273

Dear Mr. Vander Hart:

This attorney's opinion is given in accordance with Section 6, subparagraph C1, of the Madison County Subdivision Ordinance. I, Jerrold B. Oliver, an attorney at law of Winterset, Madison County, Iowa, do hereby state that this attorney's opinion of title concerns the following described real estate:

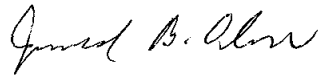
The Northeast Quarter of the Northeast Quarter of Section 15, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, except that part thereof conveyed to the State of Iowa as recorded in Deed Record 88, Page 595, Madison County Recorder's Office, and except Parcel "A" in the Northeast Quarter of the Northeast Quarter of said Section 15 as described in Plat of Survey recorded in Book 3, Page 474, Madison County Recorder's Office, containing 33.10 acres, more or less

Title to said real estate is in George S. Hutton and Bridget S. Hutton, free and clear of all liens and encumbrances, except an Open-End Mortgage from George S. Hutton and Bridget S. Hutton, husband and wife, to Union State Bank, in the principal sum of \$210,000, recorded in mortgage record 207, page 385 of the Recorder's office of Madison County, Iowa, and an Open-End Mortgage from George S. Hutton and Bridget S. Hutton, husband and wife, to Union State Bank, in the principal sum of \$134,120.53, recorded in mortgage record 207, page 391 of the Recorder's office of Madison County, Iowa.

Mr. Scott J. Vander Hart
February 7, 2000
Page Two

Respectfully submitted,

JORDAN, OLIVER & WALTERS, P.C.

By 
Jerrold B. Oliver

JBO:hm

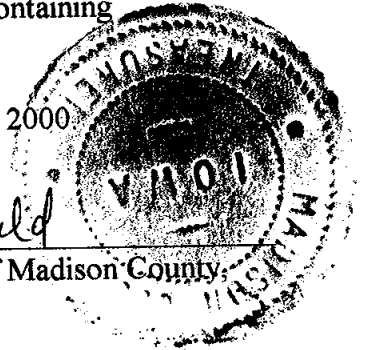
**CERTIFICATE OF THE COUNTY TREASURER
OF MADISON COUNTY, IOWA**

I, Becky McDonald, 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:

The Northeast Quarter of the Northeast Quarter of Section 15, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, except that part thereof conveyed to the State of Iowa as recorded in Deed Record 88, Page 595, Madison County Recorder's Office, and except Parcel "A" in the Northeast Quarter of the Northeast Quarter of said Section 15 as described in Plat of Survey recorded in Book 3, Page 474, Madison County Recorder's Office, containing 33.10 acres, more or less

DATED at Winterset, Iowa, this 28 day of June, 2000.

Becky McDonald
Becky McDonald, Treasurer of Madison County,
Iowa



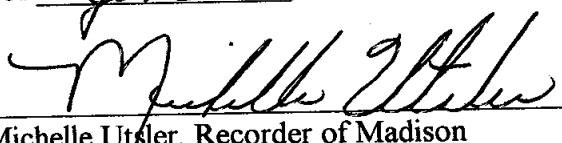
CERTIFICATE OF THE COUNTY RECORDER OF MADISON COUNTY, IOWA

I, Michelle Utsler, do hereby certify that I am the duly elected and acting Recorder of Madison County, Iowa; that George S. Hutton and Bridget S. Hutton, husband and wife, are the fee simple owners and record titleholders of the following-described real estate, to-wit:

The Northeast Quarter of the Northeast Quarter of Section 15, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, except that part thereof conveyed to the State of Iowa as recorded in Deed Record 88, Page 595, Madison County Recorder's Office, and except Parcel "A" in the Northeast Quarter of the Northeast Quarter of said Section 15 as described in Plat of Survey recorded in Book 3, Page 474, Madison County Recorder's Office, containing 33.10 acres, more or less

and that said real estate is free and clear of all liens and encumbrances, except for mortgages held by Union State Bank against said real estate.

DATED at Winterset, Iowa, this 19th day of June, 2000.


Michelle Utsler, Recorder of Madison
County, Iowa

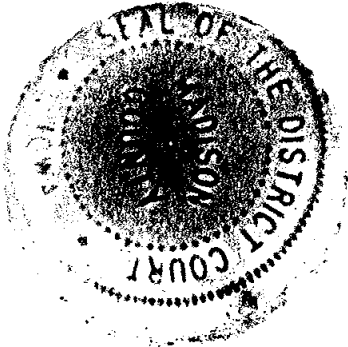
**CERTIFICATE OF THE CLERK OF THE DISTRICT
COURT
OF MADISON COUNTY, IOWA**

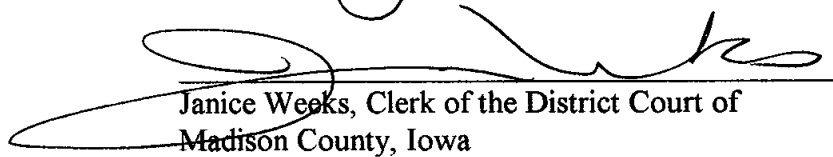
I, Janice Weeks, do hereby certify that I am the duly elected and acting Clerk of the District Court of Madison County, Iowa; that I have examined the records in my office, and that the following-described real estate, to-wit:

The Northeast Quarter of the Northeast Quarter of Section 15, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, except that part thereof conveyed to the State of Iowa as recorded in Deed Record 88, Page 595, Madison County Recorder's Office, and except Parcel "A" in the Northeast Quarter of the Northeast Quarter of said Section 15 as described in Plat of Survey recorded in Book 3, Page 474, Madison County Recorder's Office, containing 33.10 acres, more or less

is free from all judgments, attachments, mechanic's or other liens.

DATED at Winterset, Iowa, this 16th day of June, 2000.




Janice Weeks, Clerk of the District Court of
Madison County, Iowa

**RESOLUTION APPROVING FINAL PLAT OF FOX RIDGE 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 Fox Ridge Subdivision;

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

The Northeast Quarter of the Northeast Quarter of Section 15, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, except that part thereof conveyed to the State of Iowa as recorded in Deed Record 88, Page 595, Madison County Recorder's Office, and except Parcel "A" in the Northeast Quarter of the Northeast Quarter of said Section 15 as described in Plat of Survey recorded in Book 3, Page 474, Madison County Recorder's Office, containing 33.10 acres, more or less

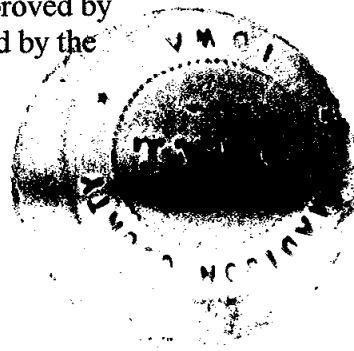
Whereas, there was also filed with said plat a dedication of said plat containing a statement to the effect that the subdivision as it appears on the plat is with the free consent and in accordance with the desire of the proprietors, George S. Hutton and Bridget S. Hutton, husband and wife; and

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 encumbrances, except for a mortgage to Union State Bank against said real estate, and certified statements from the Treasurer of Madison County, Iowa, that said land is free from all judgments, attachments, mechanic's or other liens, and the Recorder of Madison County, Iowa, that title in fee simple is in said proprietors, and that it is free from encumbrance except for the mortgage to Union State Bank against said real estate;

Whereas, the Zoning Commission found that said plat conforms to the provisions of the Zoning Ordinance of Madison County, Iowa, and recommended approval on Thursday, July 13, 2000, with the following condition:

Lot 1 and Parcel A share driveway; and Lot 2's existing south driveway be moved further south and shared with Lot 3; and

Whereas, the Board of Supervisors, Madison County, Iowa finds that said plat conforms to the provisions of the Zoning Ordinance of Madison County, Iowa, and that the plat, papers and documents presented therewith should be approved by the Board of Supervisors, and that said plat, known as Fox Ridge Subdivision, should be approved by the Board of Supervisors, Madison County, Iowa, with the condition established by the Zoning Commission.



Now, therefore, be it resolved by the Board of Supervisors, Madison County, Iowa:

1. That said plat, known as Fox Ridge Subdivision prepared in connection with said plat and subdivision is hereby approved, with condition established by Zoning Commission.

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.

Dated at Winterset, Iowa, this 18th day of July, 2000.

Jerry Ayers Vice Chair
Jerry Ayers, Vice Chairman, Board of
Supervisors, Madison County, Iowa

Attest:

Jean Welch
Madison County Auditor



**RESOLUTION APPROVING FINAL PLAT
OF FOX RIDGE 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 Fox Ridge Subdivision; and

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

The Northeast Quarter of the Northeast Quarter of Section 15, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, except that part thereof conveyed to the State of Iowa as recorded in Deed Record 88, Page 595, Madison County Recorder's Office, and except Parcel "A" in the Northeast Quarter of the Northeast Quarter of said Section 15 as described in Plat of Survey recorded in Book 3, Page 474, Madison County Recorder's Office, containing 33.10 acres, more or less

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, George S. Hutton and Bridget S. Hutton, husband and wife; 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, except for a Mortgage to Union State Bank against said real estate, and certified statements from the Treasurer of Madison County, Iowa, that said platted land is free from taxes, and the Clerk of the District Court of Madison County, Iowa, that said land is free from all judgments, attachments, mechanic's or other liens, and the Recorder of Madison County, Iowa, that title in fee simple is in said proprietors, and that it is free from encumbrance except for the Mortgage to Union State Bank against said real estate; and

WHEREAS, the City Council of the City of Truro, Iowa, finds that said plat conforms to the provisions of the Ordinances of the City of Truro, and that the plat, papers and documents presented therewith should be approved by the City Council, and that said plat, known as Fox Ridge Subdivision, should be approved by the City Council of the City of Truro, Iowa.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Truro, Iowa, that said plat, known as Fox Ridge Subdivision prepared in connection with said plat and subdivision is hereby approved.

DATED at Truro, Iowa, this 17th day of July, 2000.

Eric Schaffer
Eric Schaffer, Mayor
Truro, Iowa

ATTEST:

Helli S. Bregar
City Clerk

Fox Run

CONSENT TO PLATTING

BY UNION STATE BANK

Union State Bank does hereby consent to the platting and subdivision of the following-described real estate:

The Northeast Quarter of the Northeast Quarter of Section 15, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, except that part thereof conveyed to the State of Iowa as recorded in Deed Record 88, Page 595, Madison County Recorder's Office, and except Parcel "A" in the Northeast Quarter of the Northeast Quarter of said Section 15 as described in Plat of Survey recorded in Book 3, Page 474, Madison County Recorder's Office, containing 33.10 acres, more or less

in accordance with ordinances of the State of Iowa. The undersigned holds a mortgage against said real estate.

Dated: March 22, 2000.

UNION STATE BANK

By Steven D. Warrington, Sr. VP

STATE OF IOWA

: ss

MADISON COUNTY

On this 22nd day of March, 2000, before me, the undersigned, a Notary

Public in and for said County and State, personally appeared STEVEN D. WARRINGTON of

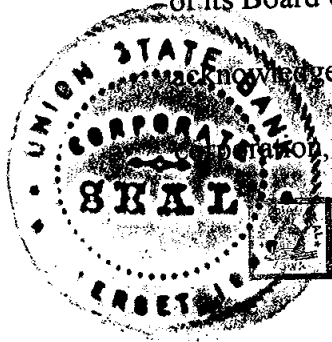
said corporation executing the within and foregoing instrument; that the seal affixed thereto is the

seal of said corporation; that said instrument was signed on behalf of said corporation by authority

of its Board of Directors; and that the said STEVEN D. WARRINGTON as such officer,

acknowledged the execution of said instrument to be the voluntary act and deed of said

corporation, by it and by his voluntarily executed.



TERESA K. GOLIGHTLY
MY COMMISSION EXPIRES
2-27-03

Teresa K. Golightly
Notary Public in and for the State of Iowa

AGREEMENT

This Agreement, made and entered into, by and between, the proprietors of Fox Ridge Subdivision, and Todd Hagan, Madison County Engineer.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

1. The proprietors of Fox Ridge Subdivision, a Plat of the following described real estate:

The Northeast Quarter of the Northeast Quarter of Section 15, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, except that part thereof conveyed to the State of Iowa as recorded in Deed Record 88, Page 595, Madison County Recorder's Office, and except Parcel "A" in the Northeast Quarter of the Northeast Quarter of said Section 15 as described in Plat of Survey recorded in Book 3, Page 474, Madison County Recorder's Office, containing 33.10 acres, more or less

hereby agree that all private roads located within Fox Ridge 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 FOX RIDGE
SUBDIVISION

By George S. Hutton
George S. Hutton

Todd R. Hagan
Todd Hagan, Madison County Engineer

By Bridget S. Hutton
Bridget S. Hutton

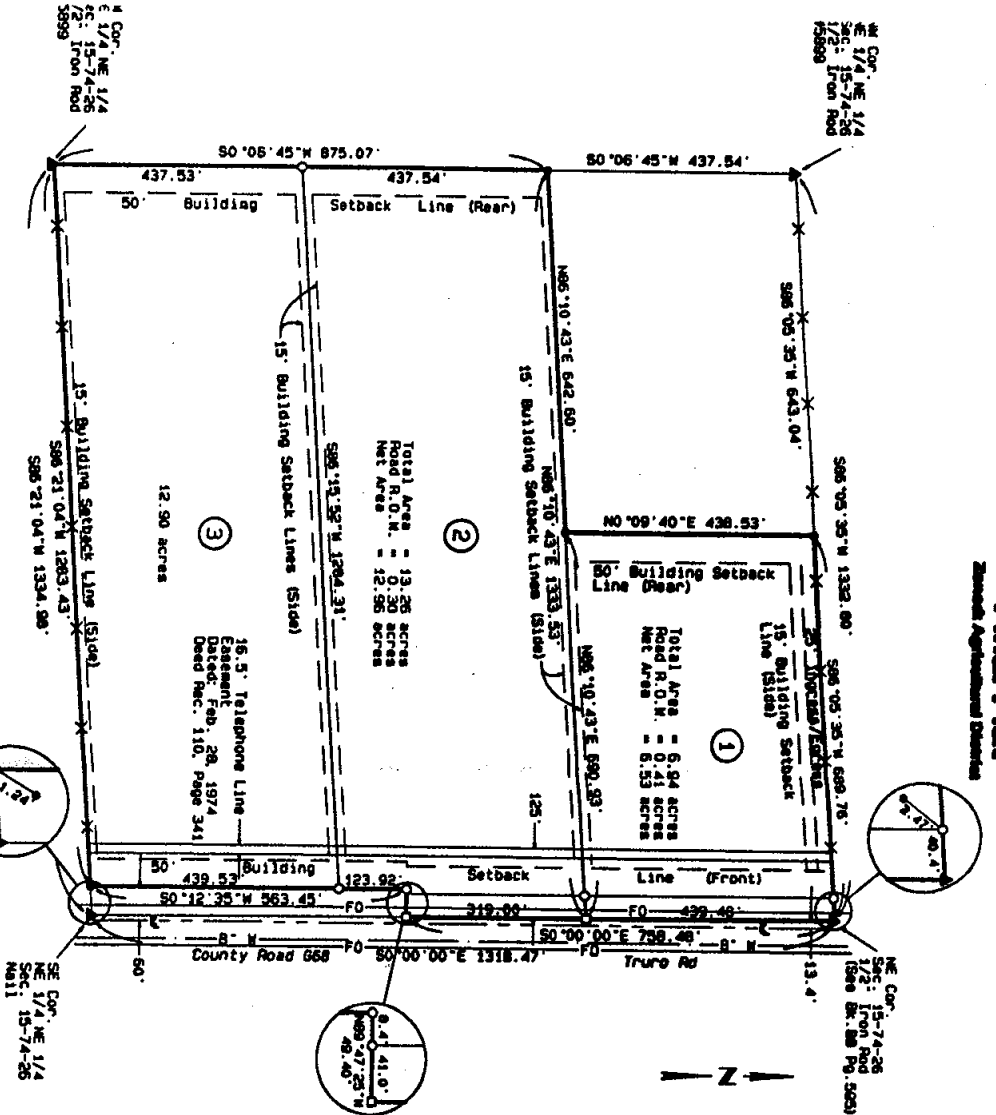
FOR DEDICATION,
RESOLUTION &
CERTIFICATES SEE
DEED RECORD 143-77

FILED NO. 5976
BOOK 3 PAGE 630

2000 SEP 15 PM 3:34

NICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

FOX RIDGE
Final Plat
James Agricultural District



Legal Description
The Northeast Quarter of the Northeast Quarter of Section 15, Township 74 North, Range 55 West of the 5th P.M., Madison County, Iowa, except that part thereof conveyed to the State of Iowa as recorded in Deed Record 86, Page 595, Madison County Recorder's Office, and except Parcel "A" in the Northeast Quarter of the Northeast Quarter of said Section 15 as described in the Plat of Survey recorded in Book 3, Page 474, Madison County Recorder's Office, containing 33.10 acres, more or less.

Survey For - George Mutton
342 B Street
St. Charles, IA 50240
Owner - George S. Mutton and Bridget S. Mutton

Signed _____ Date _____

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.



- Legend**
- ▲ Find Section Corner (as noted)
 - Find Right-of-Way Nail
 - Find 1/2" Iron Rod w/Yellow cap #5899
 - Set 1/2" Iron Rod w/Yellow cap #5899
 - Set Asphalt Nail
 - X- Existing Fence
 - 8" W - Water Main and Size
 - FO- Fiber Optic Cable

MJR MAPPING, INC.
805 MAIN SUITE C • ADEL, IOWA 50003
Telephone (515) 993-1810 • FAX (515) 993-1811

James V. Rush, L.S.
Iowa License No. 5899
My license renewal date is December 31, 2001

James V. Rush
5-26-00