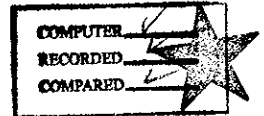


# PLAT AND CERTIFICATE FOR MUNDUS ACRES MADISON COUNTY, IOWA



FOR PLAT, SEE RECORD:  
2005-1724

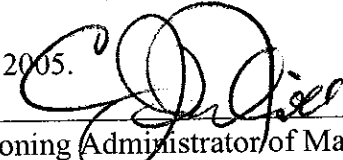
I, C. J. Nicholl, Zoning Administrator of Madison County, Iowa, do hereby certify that the plat to which this certificate is attached is a plat of a subdivision known and designated as Mundus Acres, and that the real estate comprising said plat is described as follows:

A Parcel of land in the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter all in Section 7, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows:  
Beginning at the Center of Section 7, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa Thence South 89° 49' 20" West 665.29 feet along the South line of the Southeast Quarter of the Northwest Quarter of said Section 7 to the Southeast Corner of existing Parcel "J" which is also a subdivision titled Steve's Acres; thence North 00° 03' 06" East 593.18 feet along a line of existing Parcel "J"; thence North 34° 50' 57" East 415.19 feet along a line of existing Parcel "J" to the Southwest Corner existing Parcel "C"; thence North 89° 53' 41" East 825.43 feet to the Southeast Corner of existing Parcel "C"; thence North 01° 31' 14" East 373.76 feet to the North line of the Southwest Quarter of the Northeast Quarter of said Section 7; thence North 89° 49' 42" East 578.84 feet along said North line to the Northwest Corner of existing Parcel "A"; thence South 00° 08' 43" East 1304.22 feet along the West lines of existing Parcels "A" and "C" to a point on the South line the Southwest Quarter of the Northeast Quarter of said Section 7; thence South 89° 44' 20" West 989.99 feet to the Point of Beginning containing 39.472 acres including 2.450 acres of County Road right-of-way. Said Parcel is divided into Lot 1 and Lot 2 as shown on the attached plat and is titled Mundus Acres.

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 Mundus Acres;
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. Agreement with County Engineer; and
- ~~8.~~ Declaration of Covenants, Conditions and Restrictions.

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

Dated this 19<sup>th</sup> day of April, 2005.   
C. J. Nicholl, Zoning Administrator of Madison  
County, Iowa

APR 20 2005  
Cowan Welch  
Debby Corkran

**DEDICATION OF PLAT  
OF  
MUNDUS ACRES**

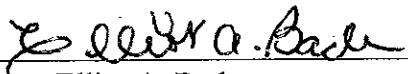
KNOW ALL MEN BY THESE PRESENTS:

That Elliot A. Bade and Bonnie J. Bade., does hereby certify that they are the sole owners and proprietors of the following-described real state:

A Parcel of land in the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter all in Section 7, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows:  
Beginning at the Center of Section 7, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa Thence South  $89^{\circ}49'20''$  West 665.29 feet along the South line of the Southeast Quarter of the Northwest Quarter of said Section 7 to the Southeast Corner of existing Parcel "J" which is also a subdivision titled Steve's Acres; thence North  $00^{\circ}03'06''$  East 593.18 feet along a line of existing Parcel "J"; thence North  $34^{\circ}50'57''$  East 415.19 feet along a line of existing Parcel "J" to the Southwest Corner existing Parcel "C"; thence North  $89^{\circ}53'41''$  East 825.43 feet to the Southeast Corner of existing Parcel "C"; thence North  $01^{\circ}31'14''$  East 373.76 feet to the North line of the Southwest Quarter of the Northeast Quarter of said Section 7; thence North  $89^{\circ}49'42''$  East 578.84 feet along said North line to the Northwest Corner of existing Parcel "A"; thence South  $00^{\circ}08'43''$  East 1304.22 feet along the West lines of existing Parcels "A" and "C" to a point on the South line the Southwest Quarter of the Northeast Quarter of said Section 7; thence South  $89^{\circ}44'20''$  West 989.99 feet to the Point of Beginning containing 39.472 acres including 2.450 acres of County Road right-of-way. Said Parcel is divided into Lot 1 and Lot 2 as shown on the attached plat and is titled Mundus Acres.

That the subdivision of the above-described real estate as shown by the final plat of Mundus Acres is with the free consent and in accordance with the owners' desire as owners of said real estate.

DATED this 31<sup>st</sup> day of March, 2005.

  
\_\_\_\_\_  
Elliot A. Bade

  
\_\_\_\_\_  
Bonnie J. Bade

## ATTORNEY'S OPINION FOR FINAL PLAT, MUNDUS ACRES

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 March 221, 2005, at 8:00 a.m., by Madison County Abstract Company, purporting to show the chain of title to the following described real estate, which is the real property contained in Final Plat, Mundus Acres, Madison County, Iowa:

A Parcel of land in the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter all in Section 7, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows:  
Beginning at the Center of Section 7, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa Thence South  $89^{\circ}49'20''$  West 665.29 feet along the South line of the Southeast Quarter of the Northwest Quarter of said Section 7 to the Southeast Corner of existing Parcel "J" which is also a subdivision titled Steve's Acres; thence North  $00^{\circ}03'06''$  East 593.18 feet along a line of existing Parcel "J"; thence North  $34^{\circ}50'57''$  East 415.19 feet along a line of existing Parcel "J" to the Southwest Corner existing Parcel "C"; thence North  $89^{\circ}53'41''$  East 825.43 feet to the Southeast Corner of existing Parcel "C"; thence North  $01^{\circ}31'14''$  East 373.76 feet to the North line of the Southwest Quarter of the Northeast Quarter of said Section 7; thence North  $89^{\circ}49'42''$  East 578.84 feet along said North line to the Northwest Corner of existing Parcel "A"; thence South  $00^{\circ}08'43''$  East 1304.22 feet along the West lines of existing Parcels "A" and "C" to a point on the South line the Southwest Quarter of the Northeast Quarter of said Section 7; thence South  $89^{\circ}44'20''$  West 989.99 feet to the Point of Beginning containing 39.472 acres including 2.450 acres of County Road right-of-way. Said Parcel is divided into Lot 1 and Lot 2 as shown on the attached plat and is titled Mundus Acres.

In my opinion, merchantable title to the above described property is in the name of Elliot Bade free and clear of all liens and encumbrances, except a mortgage from Elliot A. Bade and Bonnie J. Bade, husband and wife to Raccoon Valley State Bank, an Iowa Corporation in the principal amount of \$217,476.11 dated and filed June 2, 1998, in Mortgage Record 199, Page 140 in the Recorder's Office of Madison County, Iowa.


The abstract shows the following Easements:

- a. An Easement to Iowa Power and Light Company dated May 22, 1942, and filed November 6, 1942, in Deed Record 78, Page 491 of the Recorder's Office of Madison County, Iowa, granting an easement to erect, reconstruct, operate and maintain an electric transmission line and necessary appurtenances.

b. An Easement to Madison County, Iowa, dated and filed October 13, 1964, in Deed Record 93, Page 323 of the Recorder's Office of Madison County, Iowa for road purposes.

c. An Easement to Warren Water, Inc., dated November 25, 2003, and filed November 19, 2003, in Book 2003, Page 7412 of the Recorder's Office of Madison County, Iowa, granting an easement erect, construct, install, lay and thereafter use, operate, inspect, repair, maintain, replace and remove water line and necessary appurtenances.

JORDAN, OLIVER & WALTERS, P.C.

By  \_\_\_\_\_

Jerrold B. Oliver

Farmers & Merchants Bank Bldg.

P.O. Box 230

Winterset, Iowa 50273

Telephone: (515) 462-3731

Elliot A. Bade and Bonnie J. Bade

### CONSENT TO PLATTING BY RACCOON VALLEY STATE BANK

Raccoon Valley State Bank does consent to the platting and subdivision of the following described real estate:

A Parcel of land in the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter all in Section 7, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows:  
Beginning at the Center of Section 7, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa Thence South 89° 49'20" West 665.29 feet along the South line of the Southeast Quarter of the Northwest Quarter of said Section 7 to the Southeast Corner of existing Parcel "J" which is also a subdivision titled Steve's Acres; thence North 00° 03'06" East 593.18 feet along a line of existing Parcel "J"; thence North 34° 50'57" East 415.19 feet along a line of existing Parcel "J" to the Southwest Corner existing Parcel "C"; thence North 89° 53'41" East 825.43 feet to the Southeast Corner of existing Parcel "C"; thence North 01° 31'14" East 373.76 feet to the North line of the Southwest Quarter of the Northeast Quarter of said Section 7; thence North 89° 49'42" East 578.84 feet along said North line to the Northwest Corner of existing Parcel "A"; thence South 00° 08'43" East 1304.22 feet along the West lines of existing Parcels "A" and "C" to a point on the South line the Southwest Quarter of the Northeast Quarter of said Section 7; thence South 89° 44'20" West 989.99 feet to the Point of Beginning containing 39.472 acres including 2.450 acres of County Road right-of-way. Said Parcel is divided into Lot 1 and Lot 2 as shown on the attached plat and is titled Mundus Acres.

in accordance with the ordinances of Madison County, Iowa, and the laws of the State of Iowa. the State of Iowa. The undersigned holds a mortgage against said real estate.

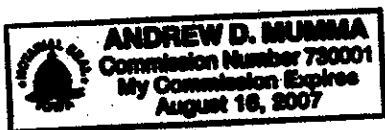
Dated: 4-5, 2005.

Raccoon Valley State Bank

By *Douglas Zeigler*  
Douglas Zeigler, Asst. Vice-President

STATE OF IOWA, COUNTY OF <sup>IOWA</sup> MADISON

This instrument was acknowledged before me on this 5<sup>th</sup> day of April, 2005, by Douglas Zeigler, Assistant Vice-President, Raccoon Valley State Bank.



*Andrew D. Mumma*  
Notary Public in and for said State of Iowa

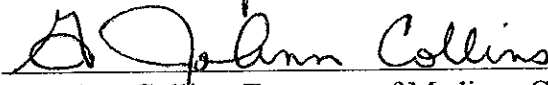
# CERTIFICATE OF THE COUNTY TREASURER OF MADISON COUNTY, IOWA

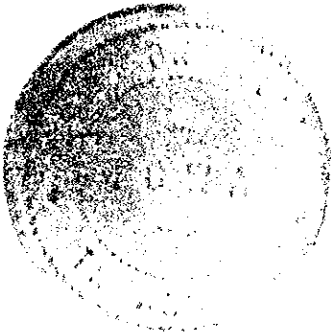
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I, G. JoAnn Collins, do hereby certify that I am the duly elected and acting Treasurer of Madison County, Iowa; that I have examined the records in my office, and that there are no unpaid taxes forming a lien against the following-described real estate,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

A Parcel of land in the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter all in Section 7, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows: Beginning at the Center of Section 7, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa Thence South  $89^{\circ}49'20''$  West 665.29 feet along the South line of the Southeast Quarter of the Northwest Quarter of said Section 7 to the Southeast Corner of existing Parcel "J" which is also a subdivision titled Steve's Acres; thence North  $00^{\circ}03'06''$  East 593.18 feet along a line of existing Parcel "J"; thence North  $34^{\circ}50'57''$  East 415.19 feet along a line of existing Parcel "J" to the Southwest Corner existing Parcel "C"; thence North  $89^{\circ}53'41''$  East 825.43 feet to the Southeast Corner of existing Parcel "C"; thence North  $01^{\circ}31'14''$  East 373.76 feet to the North line of the Southwest Quarter of the Northeast Quarter of said Section 7; thence North  $89^{\circ}49'42''$  East 578.84 feet along said North line to the Northwest Corner of existing Parcel "A"; thence South  $00^{\circ}08'43''$  East 1304.22 feet along the West lines of existing Parcels "A" and "C" to a point on the South line the Southwest Quarter of the Northeast Quarter of said Section 7; thence South  $89^{\circ}44'20''$  West 989.99 feet to the Point of Beginning containing 39.472 acres including 2.450 acres of County Road right-of-way. Said Parcel is divided into Lot 1 and Lot 2 as shown on the attached plat and is titled Mundus Acres.

DATED at Winterset, Iowa, this 6<sup>th</sup> day of April, 2005.

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



**RESOLUTION APPROVING FINAL PLAT  
OF MUNDUS ACRES  
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 Mundus Acres; and

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

A Parcel of land in the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter all in Section 7, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows:  
Beginning at the Center of Section 7, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa Thence South  $89^{\circ}49'20''$  West 665.29 feet along the South line of the Southeast Quarter of the Northwest Quarter of said Section 7 to the Southeast Corner of existing Parcel "J" which is also a subdivision titled Steve's Acres; thence North  $00^{\circ}03'06''$  East 593.18 feet along a line of existing Parcel "J"; thence North  $34^{\circ}50'57''$  East 415.19 feet along a line of existing Parcel "J" to the Southwest Corner existing Parcel "C"; thence North  $89^{\circ}53'41''$  East 825.43 feet to the Southeast Corner of existing Parcel "C"; thence North  $01^{\circ}31'14''$  East 373.76 feet to the North line of the Southwest Quarter of the Northeast Quarter of said Section 7; thence North  $89^{\circ}49'42''$  East 578.84 feet along said North line to the Northwest Corner of existing Parcel "A"; thence South  $00^{\circ}08'43''$  East 1304.22 feet along the West lines of existing Parcels "A" and "C" to a point on the South line the Southwest Quarter of the Northeast Quarter of said Section 7; thence South  $89^{\circ}44'20''$  West 989.99 feet to the Point of Beginning containing 39.472 acres including 2.450 acres of County Road right-of-way. Said Parcel is divided into Lot 1 and Lot 2 as shown on the attached plat and is titled Mundus Acres.

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, Elliot A. Bade and Bonnie J. Bade; 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 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,

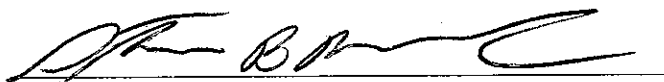
Iowa, that title in fee simple is in said proprietors and is free from encumbrance except a mortgage to Raccoon Valley State Bank; and

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 Mundus Acres should be approved by the Board of Supervisors, Madison County, Iowa.

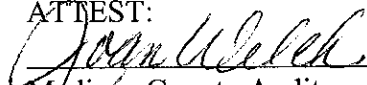
NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors, Madison County, Iowa:

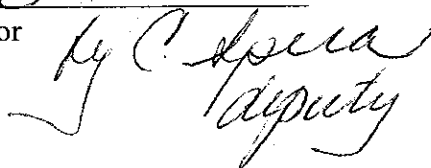
1. That said plat, known as Mundus Acres prepared in connection with said plat and subdivision is hereby approved.
2. The Zoning Administrator of Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder of Madison County, Iowa, and 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 day of April, 2005.

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

ATTEST:

  
Madison County Auditor

  
Deputy



**AGREEMENT**

This Agreement, made and entered into, by and between, the proprietors of Mundus Acres and Todd Hagan, Madison County Engineer.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

1. The proprietors of Mundus Acres, a Plat of the following described real estate:

A Parcel of land in the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter all in Section 7, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows: Beginning at the Center of Section 7, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa Thence South 89° 49'20" West 665.29 feet along the South line of the Southeast Quarter of the Northwest Quarter of said Section 7 to the Southeast Corner of existing Parcel "J" which is also a subdivision titled Steve's Acres; thence North 00° 03'06" East 593.18 feet along a line of existing Parcel "J"; thence North 34° 50'57" East 415.19 feet along a line of existing Parcel "J" to the Southwest Corner existing Parcel "C"; thence North 89° 53'41" East 825.43 feet to the Southeast Corner of existing Parcel "C"; thence North 01° 31'14" East 373.76 feet to the North line of the Southwest Quarter of the Northeast Quarter of said Section 7; thence North 89° 49'42" East 578.84 feet along said North line to the Northwest Corner of existing Parcel "A"; thence South 00° 08'43" East 1304.22 feet along the West lines of existing Parcels "A" and "C" to a point on the South line the Southwest Quarter of the Northeast Quarter of said Section 7; thence South 89° 44'20" West 989.99 feet to the Point of Beginning containing 39.472 acres including 2.450 acres of County Road right-of-way. Said Parcel is divided into Lot 1 and Lot 2 as shown on the attached plat and is titled Mundus Acres.

hereby agree that all private roads located within Mundus Acres 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 MUNDUS ACRES

  
\_\_\_\_\_  
Elliot A. Bade

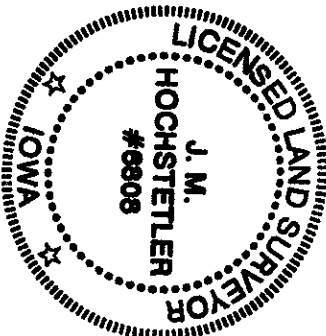
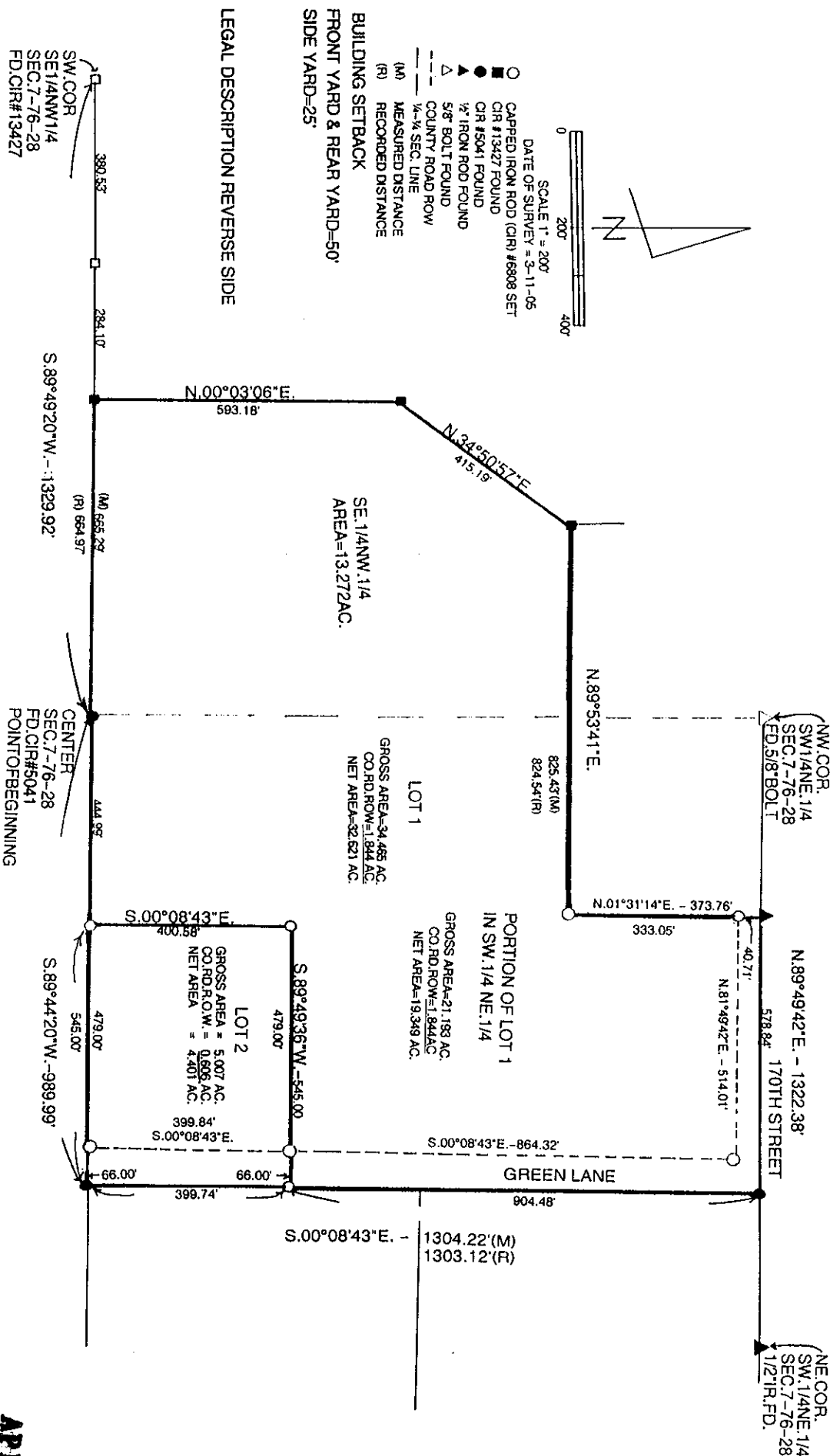
  
\_\_\_\_\_  
Todd Hagan, Madison County Engineer

  
\_\_\_\_\_  
Bonnie L. Bade

FOR DEDICATION, CERTIFICATION  
AND RESOLUTION, SEE RECORD 2005-1724

MICHELLE "MICKI" UTSLER, COUNTY RECORDER  
MADISON IOWA

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



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  
License number 6908 Date 4/7/05  
My license renewal date is December 31, 2008  
Pages or sheets covered by this seal: 2

**APPROVED**  
APR 19 2005

**FINAL PLAT**  
**MUNDUS ACRES**

OWNER/DEVELOPER:  
ELLIOTT & BONNIE BADE  
2207 SE KENT  
GREENHIELD, IOWA 50849

LAND SURVEYOR:  
VANCE & HOCHSTETLER, P.C.  
CONSULTING ENGINEERS  
110 WEST GREEN ST.  
WINTERSET, IOWA 50273

LEGAL DESCRIPTION:

A Parcel of land in the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter all in Section 7, Township 76 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa more particularly described as follows:

Beginning at the Center of Section 7, Township 76 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa Thence South  $89^{\circ}49'20''$  West 665.29 feet along the South line of the Southeast Quarter of the Northwest Quarter of said Section 7 to the Southeast Corner of existing Parcel "J" which is also a subdivision titled Steve's Acres; thence North  $00^{\circ}03'06''$  East 593.18 feet along a line of existing Parcel "J"; thence North  $34^{\circ}50'57''$  East 415.19 feet along a line of existing Parcel "J" to the Southwest Corner of existing Parcel "C"; thence North  $89^{\circ}53'41''$  East 825.43 feet to the Southeast Corner of existing Parcel "C"; thence North  $01^{\circ}31'14''$  East 373.76 feet to the North line of the Southwest Quarter of the Northeast Quarter of said Section 7; thence North  $89^{\circ}49'42''$  East 578.84 feet along said North line to the Northwest Corner of existing Parcel "A"; thence South  $00^{\circ}08'43''$  East 1304.22 feet along the West lines of existing Parcels "A" and "C" to a point on the South line the Southwest Quarter of the Northeast Quarter of said Section 7; thence South  $89^{\circ}44'20''$  West 989.99 feet to the Point of Beginning containing 39.472 acres including 2.450 acres of County Road right-of-way. Said Parcel is divided into Lot 1 and Lot 2 as shown on the attached plat and is titled Mundus Acres.

