

**PLAT AND CERTIFICATE
FOR PRAIRIEVIEW RIDGE RURAL SUBDIVISION
MADISON COUNTY, IOWA**

REC \$ 65
AUD \$ 5
R.M.F. \$ 1

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 Prairieview Ridge Rural Subdivision and that the real estate comprising said plat is described as follows:

Parcel "H" and Parcel "J" located in the North Half of the Southwest Quarter and the South Half of the Northwest Quarter of Section 33, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at an Iron rod found at the Southwest Corner of said Parcel "H"; thence N02°49'21" W, along the West line of said Parcel "H", 1190.37 feet to a found Iron rod at the Northwest Corner of said Parcel "H"; thence N66°44'25"E, along the North Line of said Parcel "H", 308.29 feet to a found Iron rod; thence N74°56'55"E, 58.23 feet to a found Iron rod; thence N74°56'19"E, 376.35 feet to a found Iron rod at the Northeast Corner of Parcel "J"; thence S01°06'46"W, along the East line of said Parcel "J", 1423.31 feet to an Iron rod found at the Southeast Corner of said Parcel "J"; thence S89°56'57"W, 616.83 feet to the Point of Beginning. Containing 20.04 acres including 0.58 acres of County Road right of way

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 Prairieview Ridge Rural 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; and

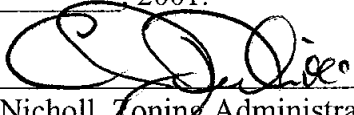
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MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

7. Consent to Platting by Harvey E. Florer and Hildreth N. Florer;

8. Deed of Restrictions.

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

Dated this 2nd day of July 2001.



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

**DEDICATION OF PLAT
OF
PRAIRIEVIEW RIDGE RURAL SUBDIVISION**

KNOW ALL MEN BY THESE PRESENTS:

That We, Nathan M. Bunch and Brooke M. Bunch, husband and wife, do hereby certify that we are the sole owners and proprietors of the following-described real state:

SEE DESCRIPTION ATTACHED HERETO AND MARKED EXHIBIT "A".

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

DATED this 9th day of April, 2001.

X Nathan M Bunch
Nathan M. Bunch

X Brooke M. Bunch
Brooke M. Bunch

STATE OF IOWA :
 : ss
MADISON COUNTY :

On this 9 day of April, 2001, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Nathan M. Bunch and Brooke M. Bunch, 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 they voluntary act and deed.

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



CF

**CONSENT TO PLATTING
BY HARVEY E. FLORER AND HILDRETH N. FLORER,
TRUSTEES OF THE HARVEY E. FLORER TRUST DATED
FEBRUARY 13, 1992, AND AS TRUSTEES OF THE
HILDRETH N. FLORER TRUST DATED FEBRUARY 13, 1992,**

Harvey E. Florer and Hildreth N. Florer, do hereby consent to the platting and subdivision of the following-described real estate:

Parcel "H" and Parcel "J" located in the North Half of the Southwest Quarter and the South Half of the Northwest Quarter of Section 33, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at an Iron rod found at the Southwest Corner of said Parcel "H"; thence N02°49'21" W, along the West line of said Parcel "H", 1190.37 feet to a found Iron rod at the Northwest Corner of said Parcel "H"; thence N66°44'25"E, along the North Line of said Parcel "H", 308.29 feet to a found Iron rod; thence N74°56'55"E, 58.23 feet to a found Iron rod; thence N74°56'19"E, 376.35 feet to a found Iron rod at the Northeast Corner of Parcel "J"; thence S01°06'46"W, along the East line of said Parcel "J", 1423.31 feet to an Iron rod found at the Southeast Corner of said Parcel "J"; thence S89°56'57"W, 616.83 feet to the Point of Beginning. Containing 20.04 acres including 0.58 acres of County Road right of way.

in accordance with ordinances of the State of Iowa. The undersigned are the vendors of a real estate contract providing for the sale of said real estate to Nathan M. Bunch and Brooke M.

Bunch.

Dated: 3-25- _____, 2001.

TRUSTEES OF THE HARVEY E. FLORER
TRUST AND THE HILDRETH N. FLORER
TRUST DATED FEBRUARY 13, 1992

Harvey E. Florer
Harvey E. Florer

Hildreth N. Florer
Hildreth N. Florer

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

April 2, 2001

Madison County Zoning Administrator
Madison County Courthouse
Winterset, IA 50273

Ladies and Gentlemen:

This attorney's opinion is given in accordance with 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:

Parcel "H" and Parcel "J" located in the North Half of the Southwest Quarter and the South Half of the Northwest Quarter of Section 33, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at an Iron rod found at the Southwest Corner of said Parcel "H"; thence N02°49'21" W, along the West line of said Parcel "H", 1190.37 feet to a found Iron rod at the Northwest Corner of said Parcel "H"; thence N66°44'25"E, along the North Line of said Parcel "H", 308.29 feet to a found Iron rod; thence N74°56'55"E, 58.23 feet to a found Iron rod; thence N74°56'19"E, 376.35 feet to a found Iron rod at the Northeast Corner of Parcel "J"; thence S01°06'46"W, along the East line of said Parcel "J", 1423.31 feet to an Iron rod found at the Southeast Corner of said Parcel "J"; thence S89°56'57"W, 616.83 feet to the Point of Beginning. Containing 20.04 acres including 0.58 acres of County Road right of way.

Title to said real estate is in Nathan M. Bunch and Brooke M. Bunch, husband and wife, free and clear of all liens and encumbrances, subject to two Real Estate Contracts for the purchase of said real estate, which are as follows:

1. Contract from Harvey E. Florer and Hildreth N. Florer, Trustees of the Harvey E. Florer and the Hildreth N. Florer Trust, dated February 13, 1992, sellers, and Nathan M. Bunch and Brooke M. Bunch, buyers, dated March 19, 1998, and filed March 20, 1998, in book 138, page 271 of the Recorder's office of Madison County, Iowa.

Madison County Zoning Administrator

April 2, 2001

Page Two


2. Contract from Harvey E. Florer and Hildreth N. Florer, Trustees of the Harvey E. Florer and the Hildreth N. Florer Trust, dated February 13, 1992, sellers, and Nathan M. Bunch and Brooke M. Bunch, buyers, dated January 26, 1998, and filed May 27, 1998, in book 139, page 138 of the Recorder's office of Madison County, Iowa.

The above described real estate is subject to an easement held by Warren Water, Inc., dated January 22, 2001, and filed February 14, 2001, in book 2001, page 509 of the Recorder's office of Madison County, Iowa, which easement grants the right to erect, construct, install, lay and thereafter, use, operate, inspect, repair, maintain, replace and remove waterlines and appurtenances over and across the above described real estate.

Respectfully submitted,

JORDAN, OLIVER & WALTERS, P.C.

By



Jerrold B. Oliver

JBO:hd

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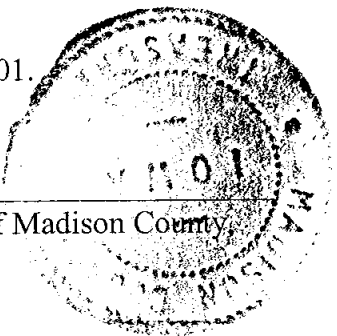
CERTIFICATE OF THE COUNTY TREASURER OF MADISON COUNTY, IOWA

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:

Parcel "H" and Parcel "J" located in the North Half of the Southwest Quarter and the South Half of the Northwest Quarter of Section 33, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at an Iron rod found at the Southwest Corner of said Parcel "H"; thence N02°49'21" W, along the West line of said Parcel "H", 1190.37 feet to a found Iron rod at the Northwest Corner of said Parcel "H"; thence N66°44'25"E, along the North Line of said Parcel "H", 308.29 feet to a found Iron rod; thence N74°56'55"E, 58.23 feet to a found Iron rod; thence N74°56'19"E, 376.35 feet to a found Iron rod at the Northeast Corner of Parcel "J"; thence S01°06'46"W, along the East line of said Parcel "J", 1423.31 feet to an Iron rod found at the Southeast Corner of said Parcel "J"; thence S89°56'57"W, 616.83 feet to the Point of Beginning. Containing 20.04 acres including 0.58 acres of County Road right of way.

DATED at Winterset, Iowa, this 27 day of March, 2001.

Becky McDonald
Becky McDonald, Treasurer of Madison County
Iowa



OK

CERTIFICATE OF THE COUNTY RECORDER

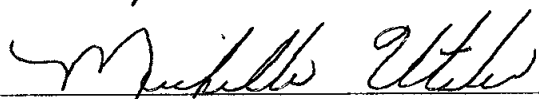
OF MADISON COUNTY, IOWA

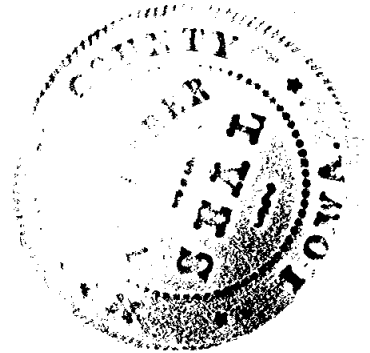
I, Michelle Utsler, do hereby certify that I am the duly elected and acting Recorder of Madison County, Iowa; that Nathan M. Bunch and Brooke M. Bunch, are the fee simple owners and record titleholder of the following-described real estate, to-wit:

Parcel "H" and Parcel "J" located in the North Half of the Southwest Quarter and the South Half of the Northwest Quarter of Section 33, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at an Iron rod found at the Southwest Corner of said Parcel "H"; thence N02°49'21" W, along the West line of said Parcel "H", 1190.37 feet to a found Iron rod at the Northwest Corner of said Parcel "H"; thence N66°44'25"E, along the North Line of said Parcel "H", 308.29 feet to a found Iron rod; thence N74°56'55"E, 58.23 feet to a found Iron rod; thence N74°56'19"E, 376.35 feet to a found Iron rod at the Northeast Corner of Parcel "J"; thence S01°06'46"W, along the East line of said Parcel "J", 1423.31 feet to an Iron rod found at the Southeast Corner of said Parcel "J"; thence S89°56'57"W, 616.83 feet to the Point of Beginning. Containing 20.04 acres including 0.58 acres of County Road right of way

and that said real estate is free and clear of all liens and encumbrances, except for a Real Estate Contract between Harvey E. Florer and Hildreth N. Florer, husband and wife, and Nathan M. Bunch and Brooke M. Bunch, husband and wife, against said real estate.

DATED at Winterset, Iowa, this 3rd day of April, 2001.


Michelle Utsler, Recorder of Madison
County, Iowa



62

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

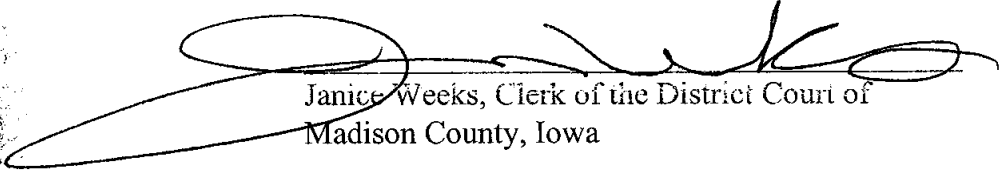
I, Janice Weeks, do hereby certify that I am the duly elected and acting Clerk of the District Court of Madison County, Iowa; that I have examined the records in my office, and that the following-described real estate, to-wit:

Parcel "H" and Parcel "J" located in the North Half of the Southwest Quarter and the South Half of the Northwest Quarter of Section 33, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at an Iron rod found at the Southwest Corner of said Parcel "H"; thence N02°49'21" W, along the West line of said Parcel "H", 1190.37 feet to a found Iron rod at the Northwest Corner of said Parcel "H"; thence N66°44'25"E, along the North Line of said Parcel "H", 308.29 feet to a found Iron rod; thence N74°56'55"E, 58.23 feet to a found Iron rod; thence N74°56'19"E, 376.35 feet to a found Iron rod at the Northeast Corner of Parcel "J"; thence S01°06'46"W, along the East line of said Parcel "J", 1423.31 feet to an Iron rod found at the Southeast Corner of said Parcel "J"; thence S89°56'57"W, 616.83 feet to the Point of Beginning. Containing 20.04 acres including 0.58 acres of County Road right of way.

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

DATED at Winterset, Iowa, this 23rd day of March, 2001.




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

**RESOLUTION APPROVING FINAL PLAT
OF PRAIRIEVIEW RIDGE RURAL 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 Prairieview Ridge Rural Subdivision; and

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

Parcel "H" and Parcel "J" located in the North Half of the Southwest Quarter and the South Half of the Northwest Quarter of Section 33, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at an Iron rod found at the Southwest Corner of said Parcel "H"; thence N02°49'21" W, along the West line of said Parcel "H", 1190.37 feet to a found Iron rod at the Northwest Corner of said Parcel "H"; thence N66°44'25"E, along the North Line of said Parcel "H", 308.29 feet to a found Iron rod; thence N74°56'55"E, 58.23 feet to a found Iron rod; thence N74°56'19"E, 376.35 feet to a found Iron rod at the Northeast Corner of Parcel "J"; thence S01°06'46"W, along the East line of said Parcel "J", 1423.31 feet to an Iron rod found at the Southeast Corner of said Parcel "J"; thence S89°56'57"W, 616.83 feet to the Point of Beginning. Containing 20.04 acres including 0.58 acres of County Road right of way.

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, Nathan M. Bunch and Brooke M. Bunch, 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 Real Estate Contract between Harvey E. Florer and Hildreth N. Florer, husband and wife, and Nathan M. Bunch and Brooke M. Bunch, husband and wife, against said real estate, and certified statement 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 proprietor, and that it is free from encumbrance; and

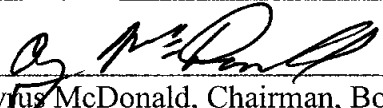
WHEREAS, the Board of Supervisors, Madison County, Iowa, finds that said plat conforms to the provisions of the Zoning Ordinance of Madison County, Iowa, and that the plat, papers and documents presented therewith should be approved by the Board of Supervisors, and that said plat, known as Prairieview Ridge Rural 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 Prairieview Ridge Rural 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 26 day of JUNE, 2001.



Cyrus McDonald, Chairman, Board of Supervisors,
Madison County, Iowa

ATTEST:



Joan Welch
Madison County Auditor

AGREEMENT

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

NOW THEREFORE IT IS AGREED AS FOLLOWS:

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

SEE DESCRIPTION ATTACHED HERETO AND MARKED EXHIBIT "A".

hereby agree that all private roads located within Prairieview Ridge Rural 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 PRAIRIEVIEW RIDGE
RURAL SUBDIVISION

By Nathan M. Bunch
Nathan M. Bunch

Todd Hagan
Todd Hagan, Madison County Engineer

By Brooke M. Bunch
Brooke M. Bunch

FINAL PLAT PRAIRIEVIEW RIDGE RURAL SUBDIVISION

LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE
SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 77 NORTH, RANGE 27 WEST OF THE 5TH
P.M., MADISON COUNTY, IOWA.

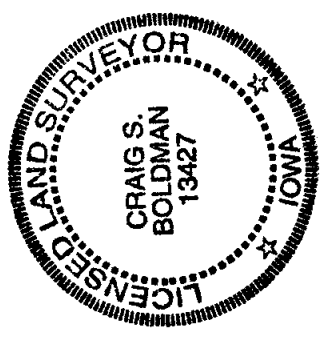
LEGAL DESCRIPTION
Parcel 'H' and Parcel 'J' located in the North Half of the Southwest Quarter and the South Half of the
Northwest Quarter of Section 33, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa
more particularly described as follows:
Beginning at an iron rod found at the Southwest Corner of said Parcel 'H', thence N02°47'17"W, along the West Line of
said Parcel 'H', 1190.83 feet to a found iron rod at the Northwest Corner of said Parcel 'H', thence N66°44'25"E, along the
North Line of said Parcel 'H', 308.29 feet to a found iron rod, thence N74°56'55"E, 58.23 feet to a found
iron rod, thence N74°56'19"E, 376.35 feet to a found iron rod at the Northeast Corner of Parcel 'J', thence
S01°09'08"W, along the East Line of said Parcel 'J', 1423.83 feet to an
iron rod found at the Southeast Corner of said Parcel 'J', thence
S89°56'57"W, 616.32 feet to the Point of Beginning. Containing 20.04 acres
acres including 0.58 acres of County Road right of way.

FILED NO. 2870A
BOOK 2001 PAGE 2870A

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MICKLUTSLER
RECORDER
MADISON COUNTY, IOWA

**FOR DEDICATION,
RESOLUTION & CERTIFICATES SEE
RECORD 2001-2870**



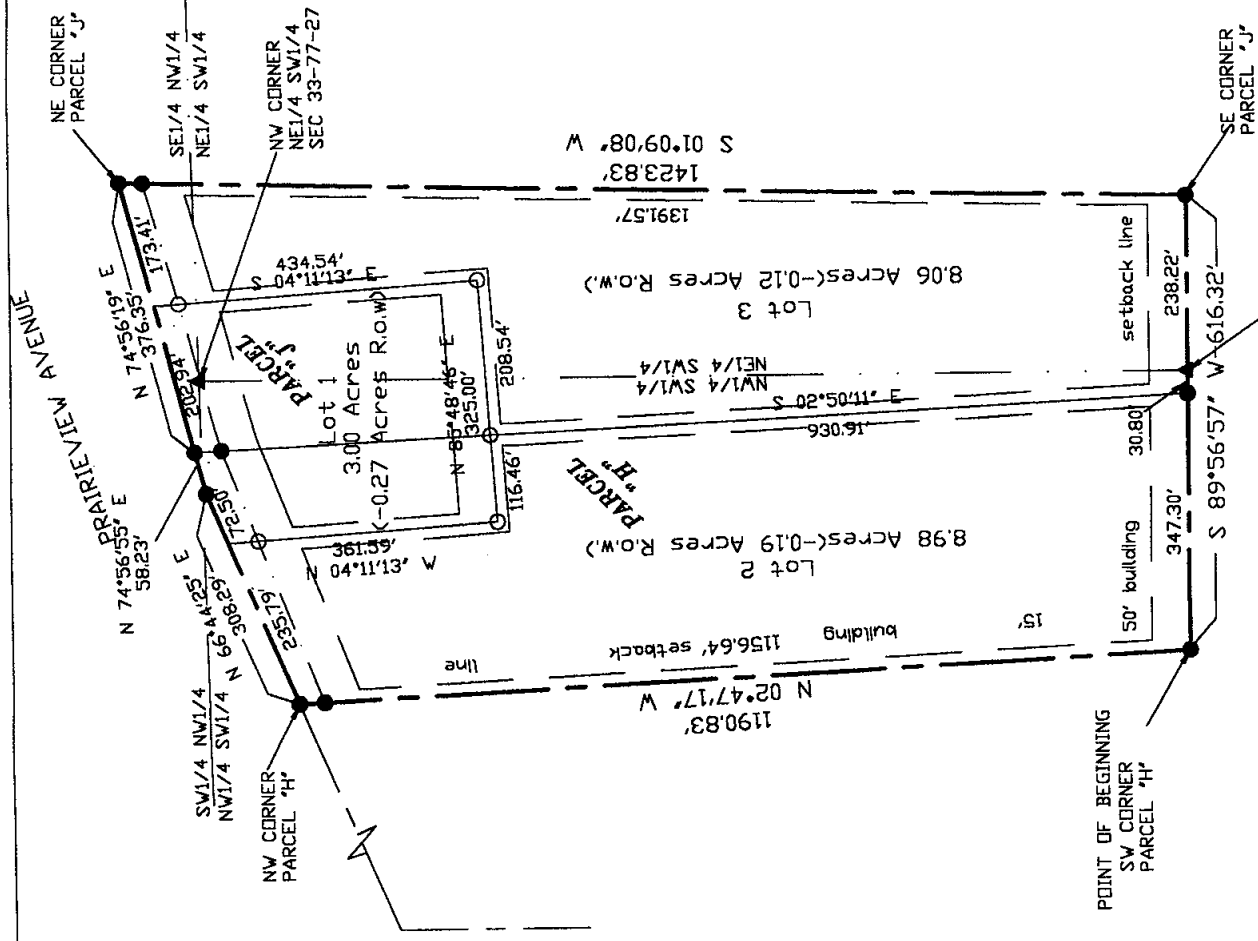
SE 1/4 NE 1/4 - 0.46 Acres (-0.20 Acres R.O.W.)
SW 1/4 NW 1/4 - 0.00 Acres (-0.05 Acres R.O.W.)
NW 1/4 SW 1/4 - 12.40 Acres (-0.33 Acres R.O.W.)
NE 1/4 SW 1/4 - 7.18 Acres (-0.00 Acres R.O.W.)

NOTE:
10' WIDE EASEMENTS FOR UTILITIES ARE HERBY GRANTED
ALONG THE REAR AND SIDE LINES OF LOT 1, LOT 2,
AND LOT 3.
NO BUILDINGS EXIST ON THIS PROPERTY AT TIME OF SURVEY
PROPERTY IS NOT WITHIN THE 2 MILE LIMIT OF ANY TOWN.



LEGEND

- These standard symbols will
be found in the drawing.
- set 1/2" iron rod w/cap #13427
 - fd 1/2" iron rod w/ cap #6808
 - ▲ fd capped rebar #6808 at 1/16th section corner
 - ⊞ electric meter
 - ⊥ power pole w/ underground cable



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: *6/29/2010*
MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2002

Proj#01005