

COMPUTER
RECORDED
COMPARED

**PLAT AND CERTIFICATE
FOR IRON WOOD FARM RURAL SUBDIVISION
MADISON COUNTY, IOWA**

REC \$ 80⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

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 Iron Wood Farm Rural Subdivision, and that the real estate comprising said plat is described as follows:

Part of the NE1/4 of the NW1/4 of Section 9, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, and legally described as follows:
Beginning at the Northwest Corner of the NE 1/4 of the NW 1/4 in said section 9 thence N89°55'13" E, 411.93 feet to a corner of Parcel "A", thence S00°04'47" E, along the West line of Parcel "A", 435.00 feet, thence N89°55'13" E, Along the South line of Parcel "A" and Parcel "B", 600.00 feet, thence N00°04'47" W, 435.00 feet to a point on the north line of said NW1/4 of the NE 1/4, thence N89°55'13" E, along said north line, 311.79 feet, thence S00°46'33" W, along the east line thereof, 1311.28 feet, thence N89°51'47" W, along the south line thereof, 1322.44 feet, thence N00°43'21"E, along the west line thereof, 1306.26 feet to the point of beginning containing 33.76 acres including 0.55 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 Iron Wood Farm 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. Consent to Plat of Farm Credit Services of America, FLCA.
7. Resolution of the Board of Superviosrs of Madison County, Iowa, aproving said

plat;

FILED NO. 003747

BOOK 2001 PAGE 3747

2001 AUG 23 AM 10: 14

NICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

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

Dated this 22 day of August, 2001.



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

**DEDICATION OF PLAT
OF
IRON WOOD FARM RURAL SUBDIVISION**

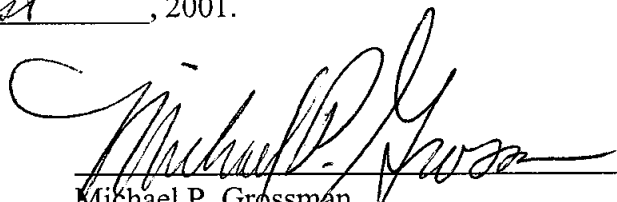
KNOW ALL MEN BY THESE PRESENTS:

We, Michael P. Grossman and Barbara J. Grossman, husband and wife, do hereby certify that we are the sole owners and proprietors of the following-described real estate:


Part of the NE1/4 of the NW1/4 of Section 9, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, and legally described as follows:
Beginning at the Northwest Corner of the NE 1/4 of the NW 1/4 in said section 9 thence N89°55'13" E, 411.93 feet to a corner of Parcel "A", thence S00°04'47" E, along the West line of Parcel "A", 435.00 feet, thence N89°55'13" E, Along the South line of Parcel "A" and Parcel "B", 600.00 feet, thence N00°04'47" W, 435.00 feet to a point on the north line of said NW1/4 of the NE 1/4, thence N89°55'13" E, along said north line, 311.79 feet, thence S00°46'33" W, along the east line thereof, 1311.28 feet, thence N89°51'47" W, along the south line thereof, 1322.44 feet, thence N00°43'21"E, along the west line thereof, 1306.26 feet to the point of beginning containing 33.76 acres including 0.55 acres of county road right of way.

The subdivision of the above-described real estate, as shown by the Final Plat of Iron Wood Farm Rural Subdivision, is with our free consent as owners and in accordance with our desires as owners of the said real estate, and we hereby dedicate the said Final Plat of Iron Wood Farm Rural Subdivision.

DATED this 19th day of August, 2001.



Michael P. Grossman



Barbara J. Grossman

STATE OF IOWA :
: SS
MADISON COUNTY :

On this 14 day of August, 2001, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Michael P. Grossman and Barbara J. Grossman, 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.

Deanna M. Dunn
Notary Public in and for the State of Iowa



CONSENT TO PLAT OF FARM CREDIT SERVICES OF AMERICA, FLCA

KNOW ALL MEN BY THESE PRESENTS:

Farm Credit Services of America, FLCA, as the sole holder and owner of a mortgage from Michael P. Grossman and Barbara J. Grossman, husband and wife, to Farm Credit Services of America, FLCA, dated May 9, 2001, and recorded May 14, 2001, in book 2001, commencing on page 1963, covering the following described real estate, hereby consents to the platting and dedication of the following described real estate as shown in the Final Plat of Iron Wood Farm Rural Subdivision:

Part of the NE1/4 of the NW1/4 of Section 9, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, and legally described as follows:
Beginning at the Northwest Corner of the NE 1/4 of the NW 1/4 in said section 9 thence N89°55'13" E, 411.93 feet to a corner of Parcel "A", thence S00°04'47" E, along the West line of Parcel "A", 435.00 feet, thence N89°55'13" E, Along the South line of Parcel "A" and Parcel "B", 600.00 feet, thence N00°04'47" W, 435.00 feet to a point on the north line of said NW1/4 of the NE 1/4, thence N89°55'13" E, along said north line, 311.79 feet, thence S00°46'33" W, along the east line thereof, 1311.28 feet, thence N89°51'47" W, along the south line thereof, 1322.44 feet, thence N00°43'21"E, along the west line thereof, 1306.26 feet to the point of beginning containing 33.76 acres including 0.55 acres of county road right of way.

Dated this 13th day of August, 2001.

Farm Credit Services of America, FLCA

By Daran Becker
Daran Becker



STATE OF IOWA, COUNTY OF LUCAS, ss:

On this 13th day of August, 2001, before me, the undersigned, a Notary Public in and for the said State, personally appeared Daran Becker

~~and~~ xxxx, to me personally known, who being by me duly sworn, did say that they are the Ass't Corp Secretary ~~xxx~~

respectively, of the corporation executing the within and foregoing instrument to which this is attached, that (~~no seal has been procured by the~~) (the seal affixed thereto is the seal of the) corporation; that the instrument was signed (**and sealed**) on behalf of the corporation by authority of its Board of Directors; and that

Daran Becker ~~and~~ xxxx ~~as officers~~ acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.



Julie Anderson

, Notary Public in and for said State.

(Section 558.39, Code of Iowa)

Acknowledgment: For use in the case of corporations

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

August 7, 2001

Mr. C.J. Nicholl
Madison County Zoning Administrator
Madison County Courthouse
Winterset, IA 50273

Re: Iron Wood Farm Rural Subdivision

Dear Mr. Nicholl:

This attorney's opinion is given in accordance with the provisions of the Madison County Zoning Ordinance, requiring such an opinion for the platting of Iron Wood Farm Rural Subdivision. I, G. Stephen Walters, an attorney licensed to practice under the laws of the state of Iowa and practicing in Winterset, Madison County, Iowa, hereby state that this attorney's opinion concerns the title to the following described real estate:

Part of the NE1/4 of the NW1/4 of Section 9, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, and legally described as follows:
Beginning at the Northwest Corner of the NE 1/4 of the NW 1/4 in said section 9 thence N89°55'13" E, 411.93 feet to a corner of Parcel "A", thence S00°04'47" E, along the West line of Parcel "A", 435.00 feet, thence N89°55'13" E, Along the South line of Parcel "A" and Parcel "B", 600.00 feet, thence N00°04'47" W, 435.00 feet to a point on the north line of said NW1/4 of the NE 1/4, thence N89°55'13" E, along said north line, 311.79 feet, thence S00°46'33" W, along the east line thereof, 1311.28 feet, thence N89°51'47" W, along the south line thereof, 1322.44 feet, thence N00°43'21"E, along the west line thereof, 1306.26 feet to the point of beginning containing 33.76 acres including 0.55 acres of county road right of way.

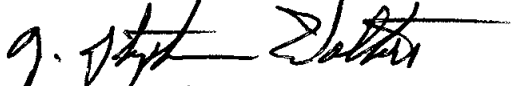
I have examined an abstract of title in three parts, covering the above described real property from the root of title to May 18, 2001, at 8:00 A.M. In the course of this examination, I find merchantable title, to be in Michael P. Grossman and Barbara J. Grossman, as joint tenants with full rights of survivorship and not as tenants in common, with fee simple title in them, free and clear of all liens and encumbrances, except a mortgage from Michael P. Grossman and Barbara J.

Mr. C.J. Nicholl
August 7, 2001
Page Two

Grossman, husband and wife, to Farm Credit Services of America, FLCA, dated May 9, 2001, and recorded May 14, 2001, in book 2001, commencing on page 1963. Accordingly, a Consent to Plat should be secured from Farm Credit Services of America, FLCA, which covers the above described real property.

Respectfully Submitted,

JORDAN, OLIVER, & WALTERS, P.C.

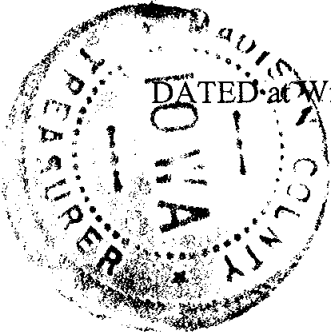
By 
G. Stephen Walters

GSW:kl

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:

Part of the NE1/4 of the NW1/4 of Section 9, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, and legally described as follows: Beginning at the Northwest Corner of the NE 1/4 of the NW 1/4 in said section 9 thence N89°55'13" E, 411.93 feet to a corner of Parcel "A", thence S00°04'47" E, along the West line of Parcel "A", 435.00 feet, thence N89°55'13" E, Along the South line of Parcel "A" and Parcel "B", 600.00 feet, thence N00°04'47" W, 435.00 feet to a point on the north line of said NW1/4 of the NE 1/4, thence N89°55'13" E, along said north line, 311.79 feet, thence S00°46'33" W, along the east line thereof, 1311.28 feet, thence N89°51'47" W, along the south line thereof, 1322.44 feet, thence N00°43'21"E, along the west line thereof, 1306.26 feet to the point of beginning containing 33.76 acres including 0.55 acres of county road right of way.



DATED at Winterset, Iowa, this 21 day of August, 2001.

Becky McDonald

Becky McDonald, Treasurer of Madison County,
Iowa

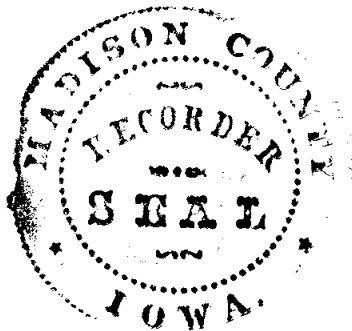
**CERTIFICATE OF THE COUNTY RECORDER
OF MADISON COUNTY, IOWA**

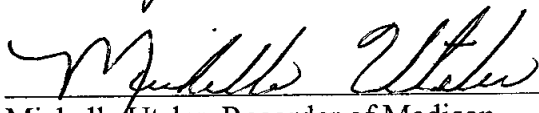
I, Michelle Utsler, do hereby certify that I am the duly elected and acting Recorder of Madison County, Iowa; that Michael P. Grossman and Barbara J. Grossman, as joint tenants with full rights of survivorship and not as tenants in common, are the fee simple owners and record titleholders of the following-described real estate, to-wit:

Part of the NE1/4 of the NW1/4 of Section 9, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, and legally described as follows:
Beginning at the Northwest Corner of the NE 1/4 of the NW 1/4 in said section 9 thence N89°55'13" E, 411.93 feet to a corner of Parcel "A", thence S00°04'47" E, along the West line of Parcel "A", 435.00 feet, thence N89°55'13" E, Along the South line of Parcel "A" and Parcel "B", 600.00 feet, thence N00°04'47" W, 435.00 feet to a point on the north line of said NW1/4 of the NE 1/4, thence N89°55'13" E, along said north line, 311.79 feet, thence S00°46'33" W, along the east line thereof, 1311.28 feet, thence N89°51'47" W, along the south line thereof, 1322.44 feet, thence N00°43'21"E, along the west line thereof, 1306.26 feet to the point of beginning containing 33.76 acres including 0.55 acres of county road right of way.

and that said real estate is free and clear of all liens and encumbrances, except a mortgage from Michael P. Grossman and Barbara J. Grossman, husband and wife, to Farm Credit Services of America, FLCA, dated May 9, 2001, and recorded May 14, 2001, in book 2001, commencing on page 1963.

DATED at Winterset, Iowa, this 17th day of August, 2001.




Michelle Utsler, Recorder of Madison
County, Iowa

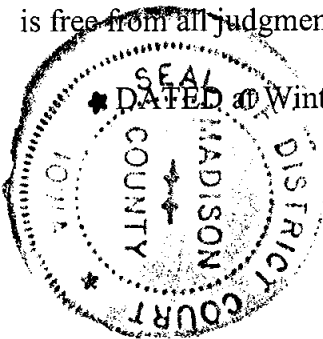
CERTIFICATE OF THE CLERK OF THE DISTRICT COURT OF MADISON COUNTY, IOWA

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:

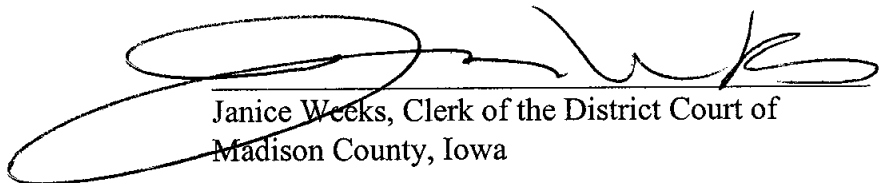
Part of the NE1/4 of the NW1/4 of Section 9, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, and legally described as follows:

Beginning at the Northwest Corner of the NE 1/4 of the NW 1/4 in said section 9 thence N89°55'13" E, 411.93 feet to a corner of Parcel "A", thence S00°04'47" E, along the West line of Parcel "A", 435.00 feet, thence N89°55'13" E, Along the South line of Parcel "A" and Parcel "B", 600.00 feet, thence N00°04'47" W, 435.00 feet to a point on the north line of said NW1/4 of the NE 1/4, thence N89°55'13" E, along said north line, 311.79 feet, thence S00°46'33" W, along the east line thereof, 1311.28 feet, thence N89°51'47" W, along the south line thereof, 1322.44 feet, thence N00°43'21"E, along the west line thereof, 1306.26 feet to the point of beginning containing 33.76 acres including 0.55 acres of county road right of way.

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



DATED at Winterset, Iowa, this 21st day of August, 2001.


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

**RESOLUTION APPROVING FINAL PLAT
OF IRON WOOD FARM 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 Iron Wood Farm Rural Subdivision; and

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

Part of the NE1/4 of the NW1/4 of Section 9, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, and legally described as follows:

Beginning at the Northwest Corner of the NE 1/4 of the NW 1/4 in said section 9 thence N89°55'13" E, 411.93 feet to a corner of Parcel "A", thence S00°04'47" E, along the West line of Parcel "A", 435.00 feet, thence N89°55'13" E, Along the South line of Parcel "A" and Parcel "B", 600.00 feet, thence N00°04'47" W, 435.00 feet to a point on the north line of said NW1/4 of the NE 1/4, thence N89°55'13" E, along said north line, 311.79 feet, thence S00°46'33" W, along the east line thereof, 1311.28 feet, thence N89°51'47" W, along the south line thereof, 1322.44 feet, thence N00°43'21"E, along the west line thereof, 1306.26 feet to the point of beginning containing 33.76 acres including 0.55 acres of county road right of way.

WHEREAS, there was also filed with said plat a Dedication of Plat of Iron Wood Farm Rural Subdivision 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 desires of the proprietors, Michael P. Grossman and Barbara J. Grossman, husband and wife, who dedicate the plat; 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 against said real estate, except a Mortgage to Farm Credit Services of America, FLCA, 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 Farm Credit Services of America, FLCA; and a Consent to Plat by Farm Credit Services of America, FLCA, consenting to the above described platting; 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 the subdivision 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 Iron Wood Farm 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:

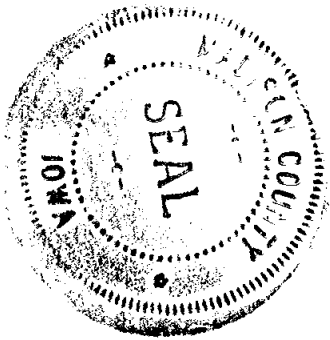
1. That said plat, known as Iron Wood Farm Rural Subdivision prepared in connection with said plat and subdivision is hereby approved.
 2. That the Zoning Administrator of Madison County, Iowa, is hereby directed to certify this resolution, which shall be affixed to said plat and delivered to the County 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 32 day of 8, 2001.


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

ATTEST:


Madison County Auditor



AGREEMENT

This Agreement is made and entered into, by and between, the proprietors of Iron Wood Farm Rural Subdivision, and Todd Hagan, Madison County Engineer.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

1. The proprietors of Iron Wood Farm Rural Subdivision, a Plat of the following described real estate:

Part of the NE1/4 of the NW1/4 of Section 9, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, and legally described as follows:
Beginning at the Northwest Corner of the NE 1/4 of the NW 1/4 in said section 9 thence N89°55'13" E, 411.93 feet to a corner of Parcel "A", thence S00°04'47" E, along the West line of Parcel "A", 435.00 feet, thence N89°55'13" E, Along the South line of Parcel "A" and Parcel "B", 600.00 feet, thence N00°04'47" W, 435.00 feet to a point on the north line of said NW1/4 of the NE 1/4, thence N89°55'13" E, along said north line, 311.79 feet, thence S00°46'33" W, along the east line thereof, 1311.28 feet, thence N89°51'47" W, along the south line thereof, 1322.44 feet, thence N00°43'21"E, along the west line thereof, 1306.26 feet to the point of beginning containing 33.76 acres including 0.55 acres of county road right of way.

hereby agree with Todd Hagan, Madison County, Engineer, that all private roads located within Iron Wood Farm 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 by the Madison County Engineer's Department.

Dated: August 14, 2001.

PROPRIETORS IRON WOOD FARM RURAL
SUBDIVISION

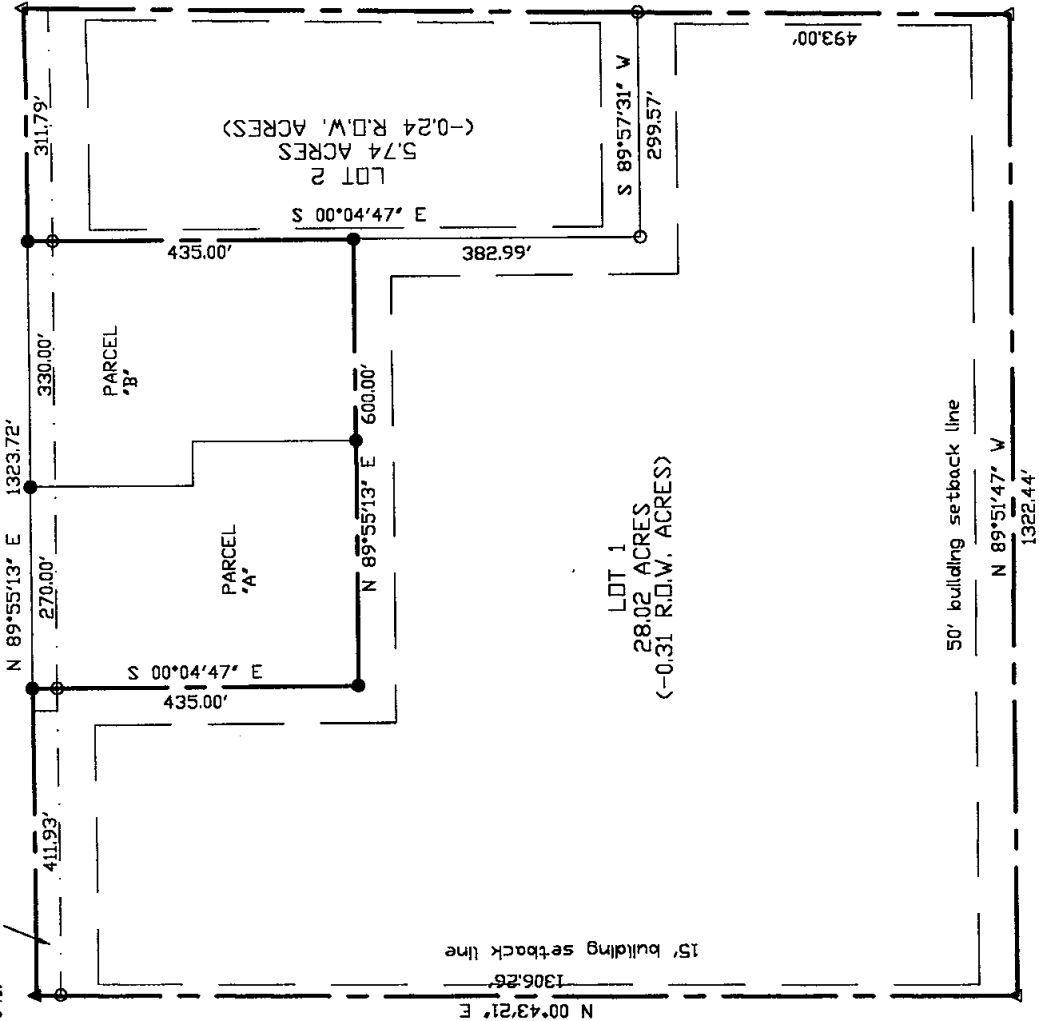
Michael P. Grossman
Michael P. Grossman

Todd R. Hagan
Todd Hagan, Madison County Engineer

Barbara J. Grossman
Barbara J. Grossman

POINT OF BEGINNING
NW COR NW1/4 NW1/4
SEC 9-76-28
(F.D. CAPPED REBAR #5041)

33' county right of way 165TH STREET



SW COR
NW1/4 NW1/4
SEC 9-76-28

SE COR
NW1/4 NW1/4
SEC 9-76-28

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: 7/24/01
 MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2002

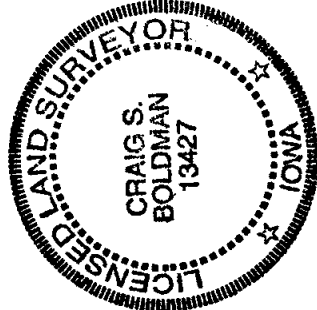
LEGEND

- These standard symbols will be found in the drawing.
- ▲ section corner found as noted
 - set 1/2" rebar orange cap 13427
 - found monument as noted
 - △ set 1/2" rebar orange cap 13427

FINAL PLAT IRONWOOD FARM RURAL SUBDIVISION

LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA

METES AND BOUNDS LEGAL DESCRIPTION:
 PART OF THE NE1/4 OF THE NW1/4 OF SECTION 9, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, AND LEGALLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF THE NE1/4 OF THE NW1/4 IN SAID SECTION 9;
 THENCE N89°55'13"E, 411.93 FEET TO A CORNER OF PARCEL "A";
 THENCE S00°04'47"E, ALONG THE WEST LINE OF PARCEL "A", 435.00 FEET;
 THENCE N89°55'13"E, ALONG THE SOUTH LINE OF PARCEL "A" AND PARCEL "B", 600.00 FEET;
 THENCE N00°04'47"W, 435.00 FEET TO A POINT ON THE NORTH LINE OF SAID NW1/4 OF THE NE1/4;
 THENCE N89°55'13"E, ALONG SAID NORTH LINE, 311.79 FEET;
 THENCE S00°46'33"W, ALONG THE EAST LINE THEREOF, 1322.44 FEET;
 THENCE N89°51'47"W, ALONG THE SOUTH LINE THEREOF, 1322.44 FEET;
 THENCE N00°43'21"E, ALONG THE WEST LINE THEREOF, 1306.26 FEET TO THE POINT OF BEGINNING
 CONTAINING 33.76 ACRES INCLUDING 0.55 ACRES OF COUNTY ROAD RIGHT OF WAY.



FOR DEDICATION,
RESOLUTION &
CERTIFICATES, SEE
DEED RECORD 2001
PAGE 3747

FILED NO. 3747-A
BOOK 2001 PAGE 3747-A
(PAGE 3747-A)
2001 AUG 23 AM 10:14

NICK LUTSILER
RECORDER
MADISON COUNTY, IOWA



final plat

REQUESTED BY: Mike Grossman	BOLDMAN LAND SURVEYING, P.C. P.O. BOX 66 WINTERSET, IA, 50273 (515)462-9242
SURVEYED 3/25-4/01	SCALE 1"=200'
PROJECT NO. 01016	DATE 7/24/01
	OWNER Mike Grossman