

REC \$ 70⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

FOR PLAT SEE
RECORD 2001, PAGE 4793-A

FILED NO. 004793
BOOK 2001 PAGE 4793

2001 OCT 24 PM 12:46

**PLAT AND CERTIFICATE
FOR NATURE TRAIL RURAL SUBDIVISION
MADISON COUNTY, IOWA**

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPARED

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 Nature Trail Rural Subdivision, and that the real estate comprising said plat is described as follows:

A parcel of land located in the Northeast Quarter of the Northeast Quarter of Section 29, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 29, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South 90°00'00" West, 434.49 feet along the South line of the Northeast Quarter of the Northeast Quarter of said Section 29; thence North 5°37'58" West, 224.79 feet; thence North 0°17'26" East, 133.37 feet; thence North 43°49'33" West, 412.79 feet; thence North 89°58'59" East, 732.98 feet to a point on the East line of the Northeast Quarter of the Northeast Quarter of said Section 29; thence South 0°45'53" East, 655.15 feet along the East line of the Northeast Quarter of the Northeast Quarter of said Section 29 to the Point of Beginning. Said Parcel contains 7.715 acres, including 0.498 acres of County Road right-of-way, and will be divided into two lots

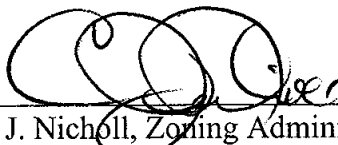
I do further certify that attached hereto are true and correct copies of the following documents which have been submitted in connection with said plat:

1. Dedication of Plat of Nature Trail 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;

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

Dated this 17th day of September, 2001.



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

**DEDICATION OF PLAT
OF
NATURE TRAIL RURAL SUBDIVISION**

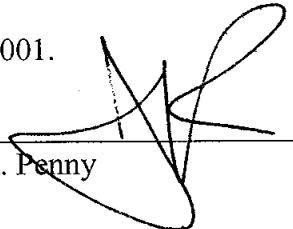
KNOW ALL MEN BY THESE PRESENTS:

That I, James R. Penny, do hereby certify that I am the sole owner and proprietor of the following-described real state:

A parcel of land located in the Northeast Quarter of the Northeast Quarter of Section 29, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 29, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South 90°00'00" West, 434.49 feet along the South line of the Northeast Quarter of the Northeast Quarter of said Section 29; thence North 5°37'58" West, 224.79 feet; thence North 0°17'26" East, 133.37 feet; thence North 43°49'33" West, 412.79 feet; thence North 89°58'59" East, 732.98 feet to a point on the East line of the Northeast Quarter of the Northeast Quarter of said Section 29; thence South 0°45'53" East, 655.15 feet along the East line of the Northeast Quarter of the Northeast Quarter of said Section 29 to the Point of Beginning. Said Parcel contains 7.715 acres, including 0.498 acres of County Road right-of-way, and will be divided into two lots

That the subdivision of the above-described real estate as shown by the final plat of Nature Trail Rural Subdivision is with the free consent and in accordance with the owner's desire as owner of said real estate.

DATED this 21st day of May, 2001.



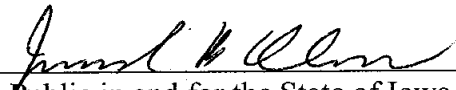
James R. Penny

STATE OF IOWA :
: ss
MADISON COUNTY :

On this 21 day of May, 2001, before me, the undersigned, a

Notary Public in and for the State of Iowa, personally appeared James R. Penny, to me known to be the identical person named in and who executed the within and foregoing instrument and acknowledged that he executed the same as his 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

May 21, 2001

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

Dear Mr. Nicholl:

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:

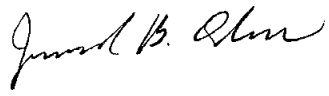
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Title to said real estate is in James R. Penny, free and clear of all liens and encumbrances.

Mr. C. J. Nicholl
May 21, 2001
Page Two

Respectfully submitted,

JORDAN, OLIVER & WALTERS, P.C.

By 
Jerrold B. Oliver

JBO:hd

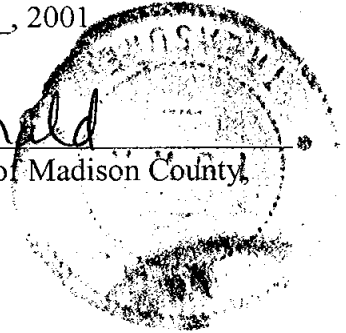
**CERTIFICATE OF THE COUNTY TREASURER
OF MADISON COUNTY, IOWA**

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:

A parcel of land located in the Northeast Quarter of the Northeast Quarter of Section 29, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 29, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South 90°00'00" West, 434.49 feet along the South line of the Northeast Quarter of the Northeast Quarter of said Section 29; thence North 5°37'58" West, 224.79 feet; thence North 0°17'26" East, 133.37 feet; thence North 43°49'33" West, 412.79 feet; thence North 89°58'59" East, 732.98 feet to a point on the East line of the Northeast Quarter of the Northeast Quarter of said Section 29; thence South 0°45'53" East, 655.15 feet along the East line of the Northeast Quarter of the Northeast Quarter of said Section 29 to the Point of Beginning. Said Parcel contains 7.715 acres, including 0.498 acres of County Road right-of-way, and will be divided into two lots

DATED at Winterset, Iowa, this 21 day of May, 2001

Becky McDonald
Becky McDonald, Treasurer of Madison County,
Iowa



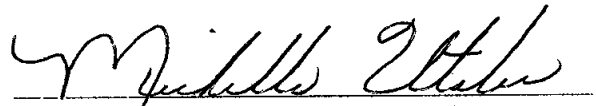
**CERTIFICATE OF THE COUNTY RECORDER
OF MADISON COUNTY, IOWA**

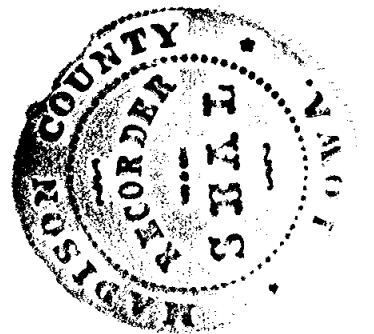
I, Michelle Utsler, do hereby certify that I am the duly elected and acting Recorder of Madison County, Iowa; that James R. Penny, is the fee simple owner and record titleholder of the following-described real estate, to-wit:

A parcel of land located in the Northeast Quarter of the Northeast Quarter of Section 29, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 29, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South 90°00'00" West, 434.49 feet along the South line of the Northeast Quarter of the Northeast Quarter of said Section 29; thence North 5°37'58" West, 224.79 feet; thence North 0°17'26" East, 133.37 feet; thence North 43°49'33" West, 412.79 feet; thence North 89°58'59" East, 732.98 feet to a point on the East line of the Northeast Quarter of the Northeast Quarter of said Section 29; thence South 0°45'53" East, 655.15 feet along the East line of the Northeast Quarter of the Northeast Quarter of said Section 29 to the Point of Beginning. Said Parcel contains 7.715 acres, including 0.498 acres of County Road right-of-way, and will be divided into two lots

and that said real estate is free and clear of all liens and encumbrances.

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


Michelle Utsler, Recorder of Madison
County, Iowa



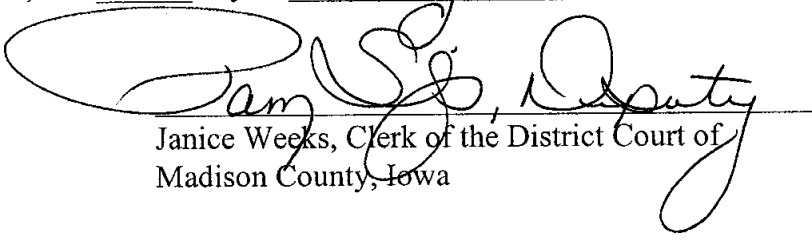
**CERTIFICATE OF THE CLERK OF THE DISTRICT
COURT
OF MADISON COUNTY, IOWA**

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, to-wit:

A parcel of land located in the Northeast Quarter of the Northeast Quarter of Section 29, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 29, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South 90°00'00" West, 434.49 feet along the South line of the Northeast Quarter of the Northeast Quarter of said Section 29; thence North 5°37'58" West, 224.79 feet; thence North 0°17'26" East, 133.37 feet; thence North 43°49'33" West, 412.79 feet; thence North 89°58'59" East, 732.98 feet to a point on the East line of the Northeast Quarter of the Northeast Quarter of said Section 29; thence South 0°45'53" East, 655.15 feet along the East line of the Northeast Quarter of the Northeast Quarter of said Section 29 to the Point of Beginning. Said Parcel contains 7.715 acres, including 0.498 acres of County Road right-of-way, and will be divided into two lots

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

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


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

**RESOLUTION APPROVING FINAL PLAT
OF NATURE TRAIL 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 Nature Trail Rural Subdivision; and

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

A parcel of land located in the Northeast Quarter of the Northeast Quarter of Section 29, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 29, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South 90°00'00" West, 434.49 feet along the South line of the Northeast Quarter of the Northeast Quarter of said Section 29; thence North 5°37'58" West, 224.79 feet; thence North 0°17'26" East, 133.37 feet; thence North 43°49'33" West, 412.79 feet; thence North 89°58'59" East, 732.98 feet to a point on the East line of the Northeast Quarter of the Northeast Quarter of said Section 29; thence South 0°45'53" East, 655.15 feet along the East line of the Northeast Quarter of the Northeast Quarter of said Section 29 to the Point of Beginning. Said Parcel contains 7.715 acres, including 0.498 acres of County Road right-of-way, and will be divided into two lots

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 proprietor, James R. Penny; 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,

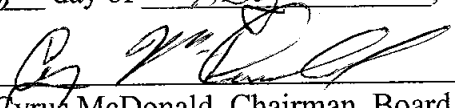
and the Recorder of Madison County, Iowa, that title in fee simple is in said proprietors, and that it is free from encumbrance; and

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 Nature Trail 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 Nature Trail 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 28 day of Aug, 2001.


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

ATTEST


Madison County Auditor

AGREEMENT

This Agreement, made and entered into, by and between, the proprietor of Nature Trail Rural Subdivision, and Todd Hagan, Madison County Engineer.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

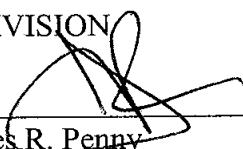
1. The proprietor of Nature Trail Rural Subdivision, a Plat of the following described real estate:

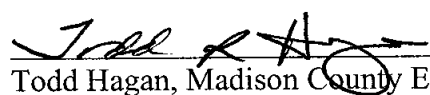
A parcel of land located in the Northeast Quarter of the Northeast Quarter of Section 29, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 29, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South 90°00'00" West, 434.49 feet along the South line of the Northeast Quarter of the Northeast Quarter of said Section 29; thence North 5°37'58" West, 224.79 feet; thence North 0°17'26" East, 133.37 feet; thence North 43°49'33" West, 412.79 feet; thence North 89°58'59" East, 732.98 feet to a point on the East line of the Northeast Quarter of the Northeast Quarter of said Section 29; thence South 0°45'53" East, 655.15 feet along the East line of the Northeast Quarter of the Northeast Quarter of said Section 29 to the Point of Beginning. Said Parcel contains 7.715 acres, including 0.498 acres of County Road right-of-way, and will be divided into two lots

hereby agree that all private roads located within Nature Trial Rural Subdivision are private roads and are not being dedicated to Madison County, Iowa. Said proprietor consents and agrees that such roads shall not be maintained in any manner by Madison County, Iowa, or the Madison County Engineer's Department.

PROPRIETOR NATURE TRAIL RURAL
SUBDIVISION

By


James R. Penny


Todd Hagan, Madison County Engineer

RESOLUTION 2001-73

RESOLUTION APPROVING FINAL PLAT
OF NATURE TRAIL RURAL SUBDIVISION

WHEREAS, there is filed in the Office of the Zoning Administrator of the City of Winterset, Iowa, a registered land surveyor's plat of a proposed subdivision known as the Nature Trail Rural Subdivision; and,

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

A parcel of land located in the Northeast Quarter of the Northeast Quarter of Section 29, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

WHEREAS, there is also filed with this survey 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 proprietor, James R. Penny; and

WHEREAS, this survey plat is accompanied by a complete abstract of title and an opinion from an attorney at law showing that title in fee simple is in said proprietor and that the platted land is free from encumbrance; and

WHEREAS, this survey plat is accompanied by a Certificate of the County Treasurer of Madison County, Iowa, certifying that the land being plated is free from certified taxes and certified special assessments; and,

WHEREAS, the Planning and Zoning Commission of the City of Winterset has reviewed this subdivision of plat has recommended approval of the proposed subdivision known as the Nature Trail Rural Subdivision; and,

WHEREAS, the Planning and Zoning Commission recommends waiving the installation of public improvements required by the Subdivision Ordinance of the City of Winterset, Iowa,

WHEREAS, this subdivision is submitted to the City of Winterset, Iowa under its concurrent jurisdiction as provided by law; and,

WHEREAS, the City Council of the City of Winterset, Iowa, finds that with the exception of the installation of public improvements which are hereby waived, said plat conforms to the provisions of the Subdivision Ordinance of the City of Winterset, Iowa, and that the Subdivision plat and accompanying documents should be approved by the City Council.

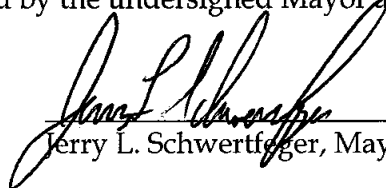
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Winterset, Iowa, that:

1. That the subdivision plat known as Nature Trail Rural Subdivision be and is hereby approved.

2. That the installation of public improvement required by the Subdivision Ordinance is hereby waived.

3. That the City Administrator of the City of Winterset, Iowa, is hereby directed to file a copy of this Resolution with the Madison County Zoning Administrator, to be included with the Plat and Certificate to be filed by the Madison County Zoning Administrator in the office of the County Recorder of Madison County, Iowa.

Passed by the City Council and approved by the undersigned Mayor at Winterset, Iowa, on this 2nd day of July 2001.


Jerry L. Schwertfeger, Mayor

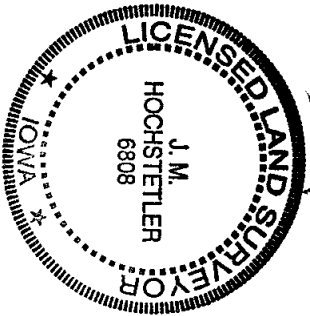
ATTEST:


Mark J. Nitchals, City Administrator

FOR DEDICATION,
 RESOLUTION &
 CERTIFICATES SEE
 RECORD 2001 PAGE 4793

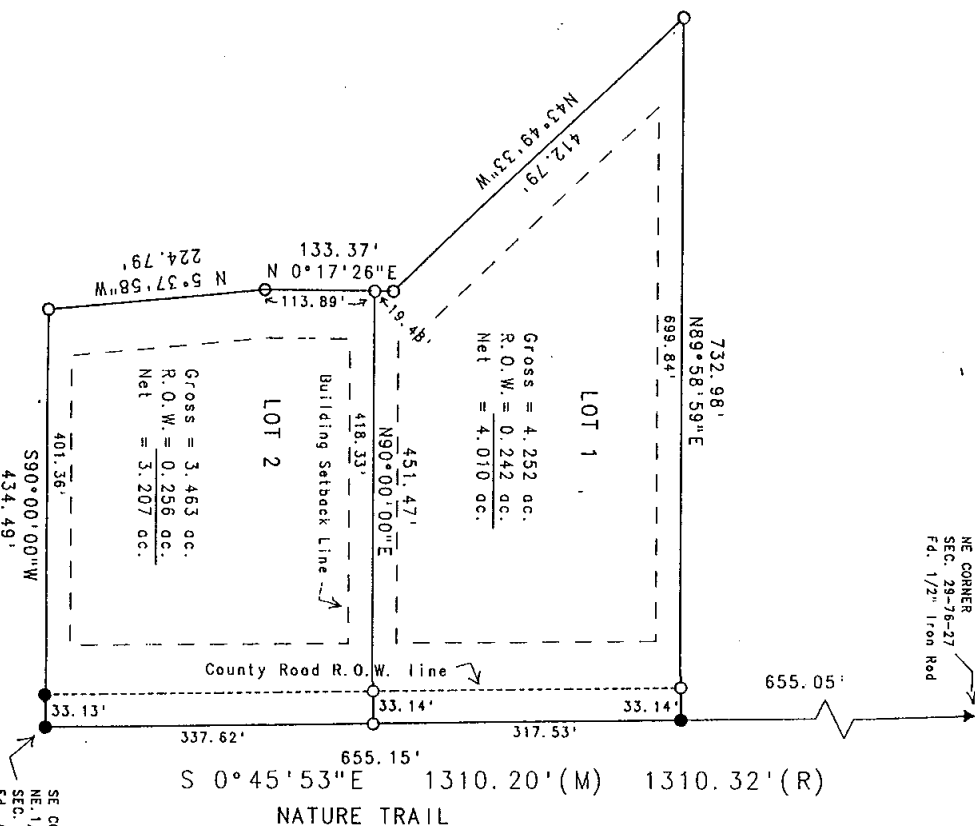
MICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

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



NATURE TRAIL RURAL SUBDIVISION

FINAL PLAT



LEGAL DESCRIPTION:
 A parcel of land located in the Northeast Quarter of the Northeast Quarter of Section 29, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
 Beginning at the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 29, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South 90°00'00\"/>

- LEGEND**
- ▲ Fd. 1/2" Iron Rod
 - Fd. Copped Iron Rod (C.I.R.) #6808
 - Set C.I.R. #6808
 - Road R.O.W. line
 - - - Building Setback Line
 - (M) Measured Dimension
 - (R) Recorded Dimension

OWNER/SUBDIVIDER:
 James R. Penny
 P.O. Box 66
 Cumming, IA, 50061

ENGINEER/SURVEYOR:
 Vance & Hochstetler, PC
 Consulting Engineers
 110 West Green Street
 Winterset, IA, 50273
 Ph. (515) 462-3995
 Fax (515) 462-9845

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 6808 Date 9/11/01
 My license renewal date is December 31, 2001
 Pages or sheets covered by this seal: 1

DATE OF SURVEY:
 MAY 10, 2001

SCALE: 1" = 100'

