

FOR PLAT SEE
BOOK 2001, PAGE 5751-A

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BOOK 2001 PAGE 5751

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MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

**PLAT AND CERTIFICATE
FOR REMINGTON ACRES
MADISON COUNTY, IOWA**

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

Remington Acres, and that the real estate comprising said plat is described as follows:

REC \$ 65⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

The South Half and the East 24 rods of the North Half all in the Southeast Quarter of the Southeast Quarter of Section 31, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Southeast Corner of Section 31, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa; thence North 89°28'49" West 1316.00 feet to the Southwest Corner of the Southeast Quarter of the Southeast Quarter of said Section 31; thence North 00°30'22" East 662.22 feet along the West line of said Southeast Quarter of the Southeast Quarter; thence South 89°02'26" East 907.02 feet along the North line of said Southeast Quarter of the Southeast Quarter; thence North 00°28'49" East 652.64 feet to the North line of said Southeast Quarter of the Southeast Quarter; thence South 89°28'49" East 396.00 feet to the Northeast Corner of said Southeast Quarter of the Southeast Quarter; thence South 00°04'36" East 1307.97 feet to the Point of Beginning containing 25.800 acres including 2.312 acres of County Road right-of-way. Said Parcel is divided into 3 lots as shown on the Plat.

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:

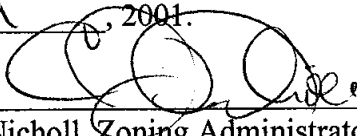
1. Dedication of Plat of Remington Acres;
2. Attorney's opinion;
3. Certificate of County Treasurer of Madison County, Iowa;
4. Certificate of County Recorder of Madison County, Iowa;
5. Certificate of Clerk of the District court of Madison County, Iowa;
6. Resolution of the Board of Supervisors of Madison County, Iowa, approving said

plat;

7. Agreement with County Engineer.

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

Dated this 20th day of November, 2001.



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

**DEDICATION OF PLAT
OF
REMINGTON ACRES**

KNOW ALL MEN BY THESE PRESENTS:

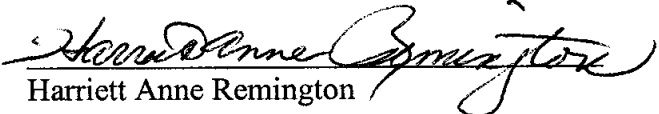
That I, Harriett Anne Remington, do hereby certify that I am the sole owner and proprietor of the following-described real state:

The South Half and the East 24 rods of the North Half all in the Southeast Quarter of the Southeast Quarter of Section 31, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Southeast Corner of Section 31, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa; thence North 89°28'49" West 1316.00 feet to the Southwest Corner of the Southeast Quarter of the Southeast Quarter of said Section 31; thence North 00°30'22" East 662.22 feet along the West line of said Southeast Quarter of the Southeast Quarter; thence South 89°02'26" East 907.02 feet along the North line of said Southeast Quarter of the Southeast Quarter; thence North 00°28'49" East 652.64 feet to the North line of said Southeast Quarter of the Southeast Quarter; thence South 89°28'49" East 396.00 feet to the Northeast Corner of said Southeast Quarter of the Southeast Quarter; thence South 00°04'36" East 1307.97 feet to the Point of Beginning containing 25.800 acres including 2.312 acres of County Road right-of-way. Said Parcel is divided into 3 lots as shown on the Plat.

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

DATED this 24 day of September, 2001.


Harriett Anne Remington

STATE OF IOWA

:

: SS

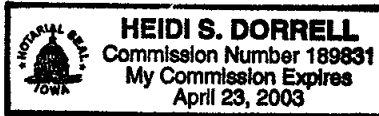
MADISON COUNTY

:

On this 24th day of September, 2001, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Harriett Anne Remington, to me known to be the identical person named in and who executed the within and foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

Heidi S. Dorrell

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
WINTERSET, IOWA 50273-0230

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

LEWIS H. JORDAN

JERROLD B. OLIVER

G. STEPHEN WALTERS

September 25, 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:

The South Half and the East 24 rods of the North Half all in the Southeast Quarter of the Southeast Quarter of Section 31, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Southeast Corner of Section 31, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa; thence North 89°28'49" West 1316.00 feet to the Southwest Corner of the Southeast Quarter of the Southeast Quarter of said Section 31; thence North 00°30'22" East 662.22 feet along the West line of said Southeast Quarter of the Southeast Quarter; thence South 89°02'26" East 907.02 feet along the North line of said Southeast Quarter of the Southeast Quarter; thence North 00°28'49" East 652.64 feet to the North line of said Southeast Quarter of the Southeast Quarter; thence South 89°28'49" East 396.00 feet to the Northeast Corner of said Southeast Quarter of the Southeast Quarter; thence South 00°04'36" East 1307.97 feet to the Point of Beginning containing 25.800 acres including 2.312 acres of County Road right-of-way. Said Parcel is divided into 3 lots as shown on the Plat.

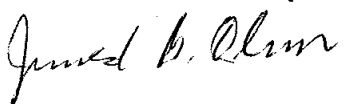
Title to said real estate is in Harriett Anne Remington, free and clear of all liens and encumbrances.

We call to your attention that the real estate is subject to an Easement to Southern Iowa Rural Water Association, granting a perpetual easement for the purpose of constructing and laying and thereafter using, operating, inspecting, maintaining, repairing, replacing or removing waterline and any necessary appurtenances over and across a strip of land 30 feet in width, dated July 10, 2000, and filed December 6, 2000, in Deed Record 144, Page 457 of the Recorder's office of Madison County, Iowa.

Mr. C. J. Nicholl
September 25, 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

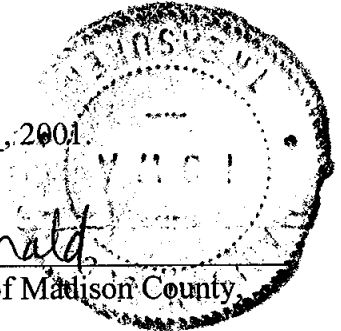
I, Becky McDonald, do hereby certify that I am the duly elected and acting Treasurer of Madison County, Iowa; that I have examined the records in my office, and that there are no unpaid taxes forming a lien against the following-described real estate, to-wit:

The South Half and the East 24 rods of the North Half all in the Southeast Quarter of the Southeast Quarter of Section 31, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Southeast Corner of Section 31, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa; thence North 89°28'49" West 1316.00 feet to the Southwest Corner of the Southeast Quarter of the Southeast Quarter of said Section 31; thence North 00°30'22" East 662.22 feet along the West line of said Southeast Quarter of the Southeast Quarter; thence South 89°02'26" East 907.02 feet along the North line of said Southeast Quarter of the Southeast Quarter; thence North 00°28'49" East 652.64 feet to the North line of said Southeast Quarter of the Southeast Quarter; thence South 89°28'49" East 396.00 feet to the Northeast Corner of said Southeast Quarter of the Southeast Quarter; thence South 00°04'36" East 1307.97 feet to the Point of Beginning containing 25.800 acres including 2.312 acres of County Road right-of-way. Said Parcel is divided into 3 lots as shown on the Plat.

DATED at Winterset, Iowa, this 5 day of October, 2001.

Becky McDonald
Becky McDonald, Treasurer of Madison County,
Iowa



CERTIFICATE OF THE COUNTY RECORDER

OF MADISON COUNTY, IOWA

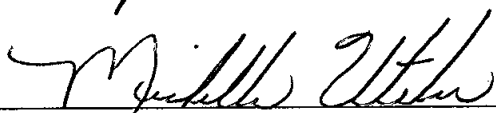
I, Michelle Utsler, do hereby certify that I am the duly elected and acting Recorder of Madison County, Iowa; that Harriett Anne Remington is the fee simple owner and record titleholder of the following-described real estate, to-wit:

The South Half and the East 24 rods of the North Half all in the Southeast Quarter of the Southeast Quarter of Section 31, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

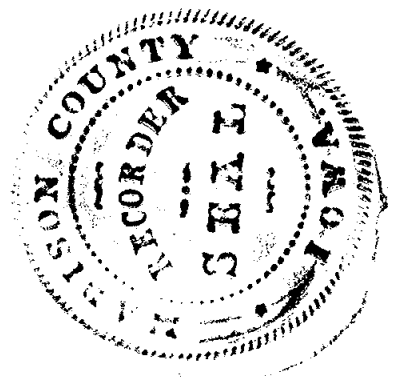
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and that said real estate is free and clear of all liens and encumbrances.

DATED at Winterset, Iowa, this 25th day of September, 2001.



Michelle Utsler, Recorder of Madison
County, Iowa



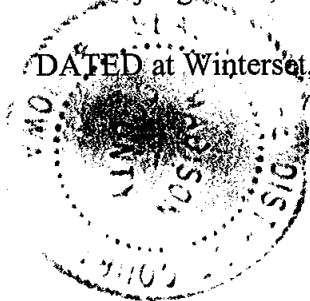
**CERTIFICATE OF THE CLERK OF THE DISTRICT
COURT
OF MADISON COUNTY, IOWA**

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:

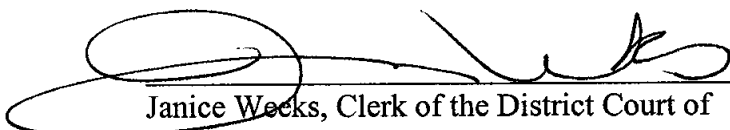
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Beginning at the Southeast Corner of Section 31, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa; thence North 89°28'49" West 1316.00 feet to the Southwest Corner of the Southeast Quarter of the Southeast Quarter of said Section 31; thence North 00°30'22" East 662.22 feet along the West line of said Southeast Quarter of the Southeast Quarter; thence South 89°02'26" East 907.02 feet along the North line of said Southeast Quarter of the Southeast Quarter; thence North 00°28'49" East 652.64 feet to the North line of said Southeast Quarter of the Southeast Quarter; thence South 89°28'49" East 396.00 feet to the Northeast Corner of said Southeast Quarter of the Southeast Quarter; thence South 00°04'36" East 1307.97 feet to the Point of Beginning containing 25.800 acres including 2.312 acres of County Road right-of-way. Said Parcel is divided into 3 lots as shown on the Plat.

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



DATED at Winterset, Iowa, this 25th day of Sept., 2001.



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

**RESOLUTION APPROVING FINAL PLAT
OF REMINGTON 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 Remington Acres; and

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

The South Half and the East 24 rods of the North Half all in the Southeast Quarter of the Southeast Quarter of Section 31, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Southeast Corner of Section 31, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa; thence North 89°28'49" West 1316.00 feet to the Southwest Corner of the Southeast Quarter of the Southeast Quarter of said Section 31; thence North 00°30'22" East 662.22 feet along the West line of said Southeast Quarter of the Southeast Quarter; thence South 89°02'26" East 907.02 feet along the North line of said Southeast Quarter of the Southeast Quarter; thence North 00°28'49" East 652.64 feet to the North line of said Southeast Quarter of the Southeast Quarter; thence South 89°28'49" East 396.00 feet to the Northeast Corner of said Southeast Quarter of the Southeast Quarter; thence South 00°04'36" East 1307.97 feet to the Point of Beginning containing 25.800 acres including 2.312 acres of County Road right-of-way. Said Parcel is divided into 3 lots as shown on the Plat.

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, Harriett Anne Remington; 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

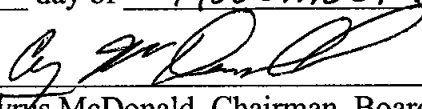
County, Iowa, that said land is free from all judgments, attachments, mechanic's or other liens, and the Recorder of Madison County, Iowa, that title in fee simple is in said proprietors, and that it is free from encumbrance; and


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 Remington 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 Remington 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 20 day of November, 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 proprietor of Remington Acres, and Todd Hagan, Madison County Engineer.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

1. The proprietor of Remington Acres, a Plat of the following described real estate:

The South Half and the East 24 rods of the North Half all in the Southeast Quarter of the Southeast Quarter of Section 31, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Southeast Corner of Section 31, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa; thence North 89°28'49" West 1316.00 feet to the Southwest Corner of the Southeast Quarter of the Southeast Quarter of said Section 31; thence North 00°30'22" East 662.22 feet along the West line of said Southeast Quarter of the Southeast Quarter; thence South 89°02'26" East 907.02 feet along the North line of said Southeast Quarter of the Southeast Quarter; thence North 00°28'49" East 652.64 feet to the North line of said Southeast Quarter of the Southeast Quarter; thence South 89°28'49" East 396.00 feet to the Northeast Corner of said Southeast Quarter of the Southeast Quarter; thence South 00°04'36" East 1307.97 feet to the Point of Beginning containing 25.800 acres including 2.312 acres of County Road right-of-way. Said Parcel is divided into 3 lots as shown on the Plat.

hereby agree that all private roads located within Remington Acres 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 REMINGTON ACRES

By Harriett Anne Remington Todd R. Hagan
Harriett Anne Remington Todd Hagan, Madison County Engineer

