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BOOK **2002** PAGE **1420**

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CERTIFICATE OF ZONING ADMINISTRATOR  
FOR  
NORTH RIVER VIEW SUBDIVISION

MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

I, C. J. Nicholl, Zoning Administrator of Madison County, Iowa, do hereby certify that the Subdivision Plat to which this Certificate is attached is a plat of a subdivision known and designated as the North River View Subdivision, Madison County, Iowa and that the real estate described in this plat is as follows:

REC \$ 75.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

Part of the East Half of the Northwest Quarter of the Northwest Quarter of Section 11, Township 76 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa including Parcel "C" more particularly described as follows:


Beginning at the Southeast corner of the Northwest Quarter of the Northwest Quarter of Section 11, Township 76 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa; Thence South 85°28'48" West 654.14 feet; thence North 00°45'31" West 901.46 feet along the West line of the East Half of said Northwest Quarter of the Northwest Quarter; thence North 85°15'00" East 225.00 feet; thence North 00°45'31" West 384.00 feet to the Northwest Corner of Parcel "C" in said Northwest Quarter of the Northwest Quarter; thence North 85°15'08 East 432.90 feet along the North line of said Parcel "C" to a point on the East line of said Northwest Quarter of the Northwest Quarter; thence South 00°35'59" East 1288.33 feet to the Point of Beginning containing 17.356 acres including 0.718 acres of County Road right-of-way.

The undersigned Zoning Administrator further certifies that following described documents attached to this Certificate are the true and correct documents submitted in connection with this subdivision plat:

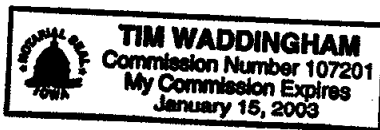
1. Consent and Dedication of Plat executed by the proprietor for this Subdivision;
2. Consent and Dedication of Plat executed by the Mortgagee;
3. Restrictive Covenants executed by the proprietor for this Subdivision;
4. Certificate of the Treasurer of Madison County, Iowa for this Subdivision;
5. Certificate of the Recorder of Madison County, Iowa for this Subdivision;
6. Certificate of the Clerk of Court of Madison County, Iowa for this Subdivision;
7. Certificate of Engineer of Madison County, Iowa, for this Subdivision;
8. Title Opinion of Attorney at law for this Subdivision showing the land title to be in the name of the proprietor;
9. Resolution of Approval of the Final Subdivision Plat for this Subdivision by the Madison County Board of Supervisors;
10. 8 1/2 x 14 inch Final Plat;
11. 8 1/2 x 14 inch Final Plat- Mylar Copy; and,
12. Final Plat

all of which is hereby duly certified in accordance with the Subdivision Ordinance of Madison County, Iowa.

Dated on this 1 day of March, 2002 at Winterset, Iowa.

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

State of Iowa        )  
                              ) ss  
Madison County    )



On this 1 day of March, 2002, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared, C. J. Nicholl, Madison County Zoning Administrator, to me known to be the identical person named in the foregoing instrument and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.


  
\_\_\_\_\_, Notary Public

**DEDICATION OF PLAT  
TO NORTH RIVER VIEW SUBDIVISION  
IN  
MADISON COUNTY, IOWA**

I, Donald J. Lynch, a single person, hereby certify that he is the sole owner and proprietor of the real property described below and that the disposition of this real property subdivided as shown by the accompanying final plat for the North River View Subdivision in Madison County, Iowa, is in accordance with his free consent and in accordance with his desire as owner and proprietor. The undersigned owner and proprietor do hereby dedicate to the public and convey any and all easements and any other public right-of-way as shown on that plat designated for public use. The real property covered by this Dedication of Plat is described as follows:

Part of the East Half of the Northwest Quarter of the Northwest Quarter of Section 11, Township 76 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa including Parcel "C" more particularly described as follows:

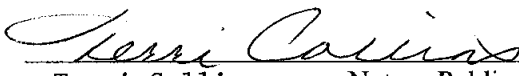
Beginning at the Southeast corner of the Northwest Quarter of the Northwest Quarter of Section 11, Township 76 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa; Thence South 85°28'48" West 654.14 feet; thence North 00°45'31" West 901.46 feet along the West line of the East Half of said Northwest Quarter of the Northwest Quarter; thence North 85°15'00" East 225.00 feet; thence North 00°45'31" West 384.00 feet to the Northwest Corner of Parcel "C" in said Northwest Quarter of the Northwest Quarter; thence North 85°15'08 East 432.90 feet along the North line of said Parcel "C" to a point on the East line of said Northwest Quarter of the Northwest Quarter; thence South 00°35'59" East 1288.33 feet to the Point of Beginning containing 17.356 acres including 0.718 acres of County Road right-of-way.

  
Donald J. Lynch, also known as Donald Lynch, Owner

STATE OF IOWA, COUNTY OF MADISON, ss:

On this 31 day of January, 2002,, before me, the undersigned, a Notary Public in and for said State, personally appeared DONALD J. LYNCH, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.



  
Terri Collins Notary Public in and for said State.

**CONSENT TO PLATTING BY MORTGAGEE  
TO  
NORTH RIVER VIEW SUBDIVISION IN MADISON COUNTY, IOWA**

The Farmers and Merchants State Bank hereby states that the North River View Subdivision of the following described real estate is prepared with its free consent and in accordance with its desires upon the real estate legally described as:

Part of the East Half of the Northwest Quarter of the Northwest Quarter of Section 11, Township 76 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa including Parcel "C" more particularly described as follows:

Beginning at the Southeast corner of the Northwest Quarter of the Northwest Quarter of Section 11, Township 76 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa; Thence South 85°28'48" West 654.14 feet; thence North 00°45'31" West 901.46 feet along the West line of the East Half of said Northwest Quarter of the Northwest Quarter; thence North 85°15'00" East 225.00 feet; thence North 00°45'31" West 384.00 feet to the Northwest Corner of Parcel "C" in said Northwest Quarter of the Northwest Quarter; thence North 85°15'08 East 432.90 feet along the North line of said Parcel "C" to a point on the East line of said Northwest Quarter of the Northwest Quarter; thence South 00°35'59" East 1288.33 feet to the Point of Beginning containing 17.356 acres including 0.718 acres of County Road right-of-way.

The Farmers and Merchants State Bank hereby releases from the lien of its mortgage that portion of the above described real estate which is dedicated to the public and/or conveyed to the governing body as provided by Iowa Code Chapter 354.

The aforementioned mortgage is dated August 7, 2001 and filed for record on August 17, 2001 in the Office of the Madison County Recorder in Mortgage Record Book 2001 at Page 3656

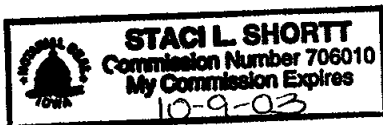
Dated on this 15<sup>th</sup> day of ~~January~~<sup>February</sup>, 2002, at Winterset, Iowa.

FARMERS AND MERCHANTS STATE BANK

By: Shane Pashek J.P.  
Shane Pashek, Vice-President

STATE OF IOWA, COUNTY OF MADISON, ss:

On this \_\_\_\_ day of January, 2002, before me, the undersigned, a Notary Public in and for the said State, personally appeared Shane Pashek, personally known, who being by me duly sworn, did say that he is the VICE-PRESIDENT of the corporation executing the within and foregoing instrument, that the instrument was signed on behalf of the corporation by authority of its Board of Directors; and that Shane Pashek as an officer acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.



Staci Shortt  
\_\_\_\_\_  
Notary Public in and for said State.

*Flander, Casper and Rosien, P. C.*

ATTORNEYS AT LAW  
223 EAST COURT AVENUE  
P.O. BOX 67

WINTERSSET, IOWA 50273-0067

TELEPHONE: (515) 462-4912  
FAX: (515) 462-3392

LEONARD M. FLANDER  
JOHN E. CASPER  
JANE E. ROSIEN

January 22, 2002

Madison County Zoning Administrator  
Madison County Courthouse  
Winterset, Iowa 50273

I, John E. Casper, do hereby certify that I am an attorney licensed to practice under the laws of the State of Iowa; that I have examined an abstract of title showing the chain of title to the real estate described below from the root of title to January 10, 2002 at 8:00 o'clock a.m. In my opinion the fee simple title to the real property described below is in the name of the proprietor, Donald J. Lynch. In my opinion, no mortgages, liens or other encumbrances exist against the following described real property as of January 10, 2002 at 8:00 o'clock a.m., except for the mortgage lien of the Farmers and Merchants State Bank shown in Record Book 2001 at Page 3656 of the Madison County Recorder's Office.

This attorney's opinion is for the real estate legally described as:

Part of the East Half of the Northwest quarter of the Northwest Quarter of Section 11, Township 76 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa including Parcel "C" more particularly described as follows:

Beginning at the Southeast corner of the Northwest Quarter of the Northwest Quarter of Section 11, Township 76 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa; Thence South 85°28'48" West 654.14 feet; thence North 00°45'31" West 901.46 feet along the West line of the East Half of said Northwest Quarter of the Northwest Quarter; thence North 85°15'00" East 225.00 feet; thence North 00°45'31" West 384.00 feet to the Northwest Corner of Parcel "C" in said Northwest Quarter of the Northwest Quarter; thence North 85°15'08" East 432.90 feet along the North line of said Parcel "C" to a point on the East line of said Northwest Quarter of the Northwest Quarter; thence South 00°35'59" East 1288.33 feet to the Point of Beginning containing 17.356 acres including 0.718 acres of County Road right-of-way.

Dated at Winterset, Iowa on this 22<sup>nd</sup> day of January, 2002.

FLANDER, CASPER AND ROSIEN, P.C.

By: \_\_\_\_\_

  
John E. Casper

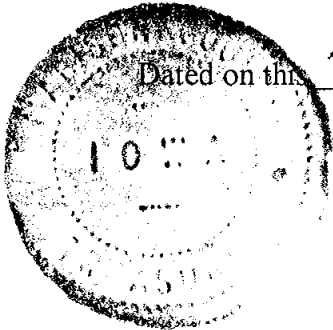
**CERTIFICATE OF THE COUNTY TREASURER  
OF MADISON COUNTY, IOWA  
FOR  
NORTH RIVER VIEW SUBDIVISION  
IN MADISON COUNTY, IOWA**

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 the Office of the Madison County Treasurer; and, that there are no certified taxes and no certified special assessments forming a lien against the following described real estate:

Part of the East Half of the Northwest Quarter of the Northwest Quarter of Section 11, Township 76 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa including Parcel "C" more particularly described as follows:

Beginning at the Southeast corner of the Northwest Quarter of the Northwest Quarter of Section 11, Township 76 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa; Thence South 85°28'48" West 654.14 feet; thence North 00°45'31" West 901.46 feet along the West line of the East Half of said Northwest Quarter of the Northwest Quarter; thence North 85°15'00" East 225.00 feet; thence North 00°45'31" West 384.00 feet to the Northwest Corner of Parcel "C" in said Northwest Quarter of the Northwest Quarter; thence North 85°15'08 East 432.90 feet along the North line of said Parcel "C" to a point on the East line of said Northwest Quarter of the Northwest Quarter; thence South 00°35'59" East 1288.33 feet to the Point of Beginning containing 17.356 acres including 0.718 acres of County Road right-of-way.

Dated on this 31 day of January, 2002, at Winterset, Iowa.



*Becky McDonald*  
\_\_\_\_\_  
Becky McDonald, Treasurer  
of Madison County, Iowa

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

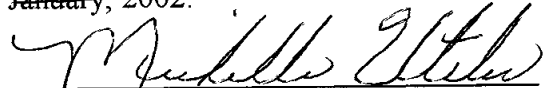
I, Michelle Utsler, do hereby certify that I am the duly elected and acting Recorder of Madison County, Iowa; that Donald J. Lynch, is the fee simple owner and record title holder of the following described real estate:

Part of the East Half of the Northwest Quarter of the Northwest Quarter of Section 11, Township 76 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa including Parcel "C" more particularly described as follows:

Beginning at the Southeast corner of the Northwest Quarter of the Northwest Quarter of Section 11, Township 76 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa; Thence South 85°28'48" West 654.14 feet; thence North 00°45'31" West 901.46 feet along the West line of the East Half of said Northwest Quarter of the Northwest Quarter; thence North 85°15'00" East 225.00 feet; thence North 00°45'31" West 384.00 feet to the Northwest Corner of Parcel "C" in said Northwest Quarter of the Northwest Quarter; thence North 85°15'08 East 432.90 feet along the North line of said Parcel "C" to a point on the East line of said Northwest Quarter of the Northwest Quarter; thence South 00°35'59" East 1288.33 feet to the Point of Beginning containing 17.356 acres including 0.718 acres of County Road right-of-way.

and that this real estate is free and clear of all liens and encumbrances, except for the mortgage lien in favor of the Farmers and Merchants State Bank shown in Mortgage Record Book 2001 at Page 3656.

Dated at Winterset, Iowa on this 1<sup>ST</sup> day of ~~January~~ <sup>FEBRUARY</sup>, 2002.

  
Michelle Utsler, Recorder of  
Madison County, Iowa



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

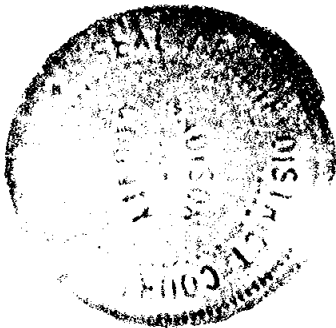
I, Janice Weeks, do hereby certify that I am the duly appointed and acting Clerk of the Iowa District Court for Madison County; that I have examined the records in the Office of the District Court for Madison County, Iowa; and, that the following described real estate:

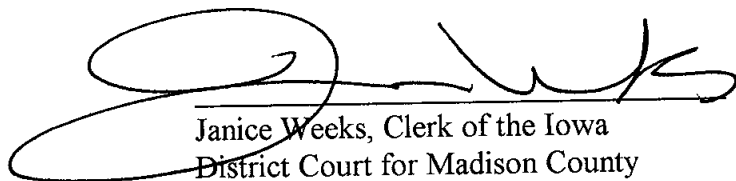
Part of the East Half of the Northwest Quarter of the Northwest Quarter of Section 11, Township 76 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa including Parcel "C" more particularly described as follows:

Beginning at the Southeast corner of the Northwest Quarter of the Northwest Quarter of Section 11, Township 76 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa; Thence South 85°28'48" West 654.14 feet; thence North 00°45'31" West 901.46 feet along the West line of the East Half of said Northwest Quarter of the Northwest Quarter; thence North 85°15'00" East 225.00 feet; thence North 00°45'31" West 384.00 feet to the Northwest Corner of Parcel "C" in said Northwest Quarter of the Northwest Quarter; thence North 85°15'08" East 432.90 feet along the North line of said Parcel "C" to a point on the East line of said Northwest Quarter of the Northwest Quarter; thence South 00°35'59" East 1288.33 feet to the Point of Beginning containing 17.356 acres including 0.718 acres of County Road right-of-way.

is free from all judgments, attachments, mechanic's or other liens of any kind as shown by these official records.

Dated at Winterset, Iowa on this 31<sup>st</sup> day of January, 2002



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

**RESTRICTIVE COVENANTS  
OF NORTH RIVER VIEW SUBDIVISION  
IN MADISON COUNTY, IOWA**

I, Donald Lynch, a single person, is now the fee simple owner and record titleholder of the following-described real estate:

Part of the East Half of the Northwest Quarter of the Northwest Quarter of Section 11, Township 76 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa including Parcel "C" more particularly described as follows:

Beginning at the Southeast corner of the Northwest Quarter of the Northwest Quarter of Section 11, Township 76 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa; Thence South 85°28'48" West 654.14 feet; thence North 00°45'31" West 901.46 feet along the West line of the East Half of said Northwest Quarter of the Northwest Quarter; thence North 85°15'00" East 225.00 feet; thence North 00°45'31" West 384.00 feet to the Northwest Corner of Parcel "C" in said Northwest Quarter of the Northwest Quarter; thence North 85°15'08 East 432.90 feet along the North line of said Parcel "C" to a point on the East line of said Northwest Quarter of the Northwest Quarter; thence South 00°35'59" East 1288.33 feet to the Point of Beginning containing 17.356 acres including 0.718 acres of County Road right-of-way.

The undersigned owner do hereby impose and subject this real estate to certain regulations, covenants, restrictions and easements as to the use and occupancy thereof, as follows:

1. All parcels shall be used only for single-family residential purposes. The residential dwelling structure shall be at least one thousand two hundred (1200) square feet in habitable, finished living area within the dwelling not limited to the main entry level, but excluding from this minimum area that portion of the structure used as a basement or as an unfinished portion of the structure. No mobile homes shall be erected or placed on any of said parcels. Modular homes and manufactures homes shall be permitted to be erected or placed on these parcels, but all residential dwelling structures shall have a concrete foundation with a full basement. For the purpose of this Restrictive Covenants the following definitions shall apply.

a. "*Mobile home*" means any vehicle without motive power used or so manufactured



or constructed as to permit it being used as a conveyance upon the public streets and highways and so designed, constructed, or reconstructed as will permit the vehicle to be used as a place for human habitation by one or more persons.

b. "*Modular home*" means a factory-built structure which is manufactured to be used as a place of human habitation, is constructed to comply with the Iowa state building code for modular factory-built structures, and must display the seal issued by the estate building code commissioner.

c. "*Manufactured home*" means a factory-built structure used as a place for human habitation, but which is not constructed to equipped with a permanent hitch or other devise allowing it to be moved other than for the purpose of moving to a permanent site, and which does not have permanently attached to its body or frame any wheels or axles.

No hog confinement, nursery or finishing structure, cattle finishing structure, poultry laying or raising houses shall be erected on any of the above described parcels.

2. The requirements contained in the Madison County Zoning Ordinance as to lot area, width and yard requirements shall apply to all parcels. A setback of fifty (50) feet from all streets, roads and private drives shall apply.

3. Said parcels described above may be further subdivided in compliance with the Subdivision Ordinance and Zoning Ordinance of Madison County, Iowa.

4. No trailer, basement, tent, shack, garage, barn or other accessory building in the tract shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.

5. No building shall be erected on any parcel unless the design and location is in harmony with the existing structures and locations in the tract and does not violate any of these restrictive

covenants.

6. The titleholder of each parcel, vacant or improved, shall keep their parcel or parcels free of weeds and debris, and shall not engage in any activity which is a nuisance.

7. These covenants are to run with the land, and shall be binding on all parties and persons claiming through or under them until January 1, 2022, at which time said covenants shall be automatically extended for successive periods of 10 years, unless by a vote of the majority of the then owners of the parcels, it is agreed to delete said covenants in whole or in part. No new or additional covenants shall be added unless all of the owners of said parcels agree in writing to any such additional covenants.

8. If any person shall violate or attempt to violate any of the covenants, conditions or restrictions contained herein, it shall be lawful for any owner of any parcel or parcels to institute proceedings in law or in equity against the person or persons violating or attempting to violate any such covenants, conditions or restrictions, and to prevent or enjoin him or them from so doing or recover damages for such violation.

9. Invalidation of any one of these covenants by judgment or court order shall not affect any of the other provisions which shall remain in full force and effect.

10. If any parcel owner decides to erect a fence upon his parcel, the total cost of installation of such fence shall be borne by said parcel owner as well as the cost of all future maintenance of the fence. No adjoining parcel owner shall be required to participate in the cost of the erection or maintenance of any fence. Any fence erected shall be the sole property of the parcel owner and can be removed by such parcel owner at his discretion. Nothing in this paragraph shall be deemed to preclude a fencing agreement between adjoining parcel owners for erection and maintenance of a common fence, however, for any such common fence agreement to be enforceable upon future Parcel

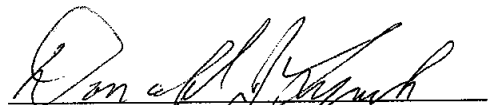
owners, such fencing agreement must be in writing and filed on record in the Madison County Recorder's office in order to apprise prospective purchasers of their obligations with respect to such fencing.

11. With respect to exterior partition fences it shall be the responsibility and obligation of each parcel owner to maintain a lawful partition fence separating his parcel from adjoining unplatted real estate.

12. There is no common sewage system available for use within said parcels, and it shall be the responsibility of each of the owners of the respective parcels to provide a septic system for use with the residence constructed upon each parcel.

13. No animals shall be kept or maintained on any of the parcels except ordinary household pets, provided that no more than three (3) horses may be maintained on any lot. Ducks and geese shall be permitted on any tract upon which a pond is located or later constructed.


Dated this 31st day of January, 2002.

  
Donald J. Lynch

STATE OF IOWA           :  
                                      : SS  
MADISON COUNTY       :

On this 31st day of January, 2002, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Donald J. Lynch, to me known to be the identical person named in and who executed the within and foregoing instrument and acknowledged the same as his voluntary act and deed.



  
Notary Public in and for the State of Iowa

**RESOLUTION APPROVING FINAL PLAT OF NORTH RIVER VIEW SUBDIVISION  
IN MADISON COUNTY, IOWA**

Whereas, a Final Plat has been filed in the Office of the Zoning Administrator of Madison County, Iowa, for a proposed subdivision to be known as the North River View Subdivision in Madison County, Iowa;

Whereas, the Final Plat comprises the real estate legally described as:

Part of the East Half of the Northwest Quarter of the Northwest Quarter of Section 11, Township 76 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa including Parcel "C" more particularly described as follows:

Beginning at the Southeast corner of the Northwest Quarter of the Northwest Quarter of Section 11, Township 76 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa; Thence South 85°28'48" West 654.14 feet; thence North 00°45'31" West 901.46 feet along the West line of the East Half of said Northwest Quarter of the Northwest Quarter; thence North 85°15'00" East 225.00 feet; thence North 00°45'31" West 384.00 feet to the Northwest Corner of Parcel "C" in said Northwest Quarter of the Northwest Quarter; thence North 85°15'08 East 432.90 feet along the North line of said Parcel "C" to a point on the East line of said Northwest Quarter of the Northwest Quarter; thence South 00°35'59" East 1288.33 feet to the Point of Beginning containing 17.356 acres including 0.718 acres of County Road right-of-way.

Whereas, the Final Plat has been duly approved by the Planning and Zoning Commission in accordance with the County Subdivision Ordinance and the laws of the State of Iowa;

Whereas, the Final Plat is accompanied by all the documents required by law including the plat dedication by the proprietor, the certificate of the County Treasurer, the certificate of the County Recorder, the certificate of the Clerk of Court and the title opinion of the attorney;

Whereas, the Madison County Board of Supervisors finds that this rural subdivision is not within two (2) miles of any City incorporated under the laws of the State of Iowa and is not thereby subject to any concurrent jurisdiction of any other subdivision laws or ordinances; and,

Whereas, the Madison County Board of Supervisors finds that this plat conforms in all respects to the provisions of the Subdivision Ordinance of Madison County and to the laws of the State of Iowa and should now be approved in all respects.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Madison County, Iowa, that the subdivision plat known as the North River View Subdivision in Madison County, Iowa be and is hereby approved in all respects; the dedication and/or conveyance of public areas within the plat, if any, be and are hereby approved and accepted in all respects; and, the Madison County Zoning Administrator be and is hereby directed to certify this Resolution, the Subdivision Plat and

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all other accompanying documents to the Office of the Madison County Recorder for recording in the manner provided by law.

Passed and approved by the Board of Supervisors on this 26 day of February, 2002, at Winterset, Iowa.

Madison County Board of Supervisors

By Bob Weeks  
Bob Weeks, Chairperson  
Madison County Board of Supervisors

Attest:  
Joan Welch  
Joan Welch, Madison County Auditor  
Secretary of the Board of Supervisors

PREPARER  
INFORMATION John E. Casper 223 East Court Ave., Winterset, IA 50273 Telephone: (515-462-4912

### AGREEMENT

THIS AGREEMENT made and entered into by and between Donald J. Lynch as the proprietor of the North River View Subdivision and Todd Hagan, Madison County Engineer.

NOW THEREFORE IT IS AGREED as follows:

1. The proprietor of the North River View Subdivision, a Plat of the following-described real estate:

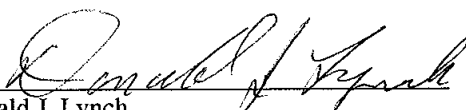
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Beginning at the Southeast corner of the Northwest Quarter of the Northwest Quarter of Section 11, Township 76 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa; Thence South 85°28'48" West 654.14 feet; thence North 00°45'31" West 901.46 feet along the West line of the East Half of said Northwest Quarter of the Northwest Quarter; thence North 85°15'00" East 225.00 feet; thence North 00°45'31" West 384.00 feet to the Northwest Corner of Parcel "C" in said Northwest Quarter of the Northwest Quarter; thence North 85°15'08" East 432.90 feet along the North line of said Parcel "C" to a point on the East line of said Northwest Quarter of the Northwest Quarter; thence South 00°35'59" East 1288.33 feet to the Point of Beginning containing 17.356 acres including 0.718 acres of County Road right-of-way.

hereby agree that no private roads are located within the North River View Subdivision and no road right of way is being dedicated to Madison County, Iowa. The undersigned proprietor consents and agrees that any such road right of way incident to this Subdivision shall not be maintained in any manner by Madison County, Iowa, or the Madison County Engineer's Department.

Dated at Winterset, Iowa on this 31 day of January, 2002.

NORTH RIVER VIEW SUBDIVISION

By   
Donald J. Lynch  
Proprietor

  
Todd Hagan, Madison County Engineer

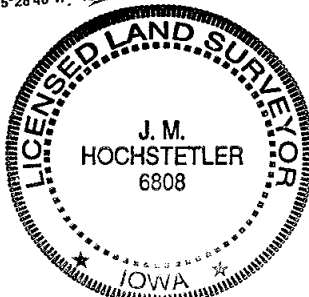
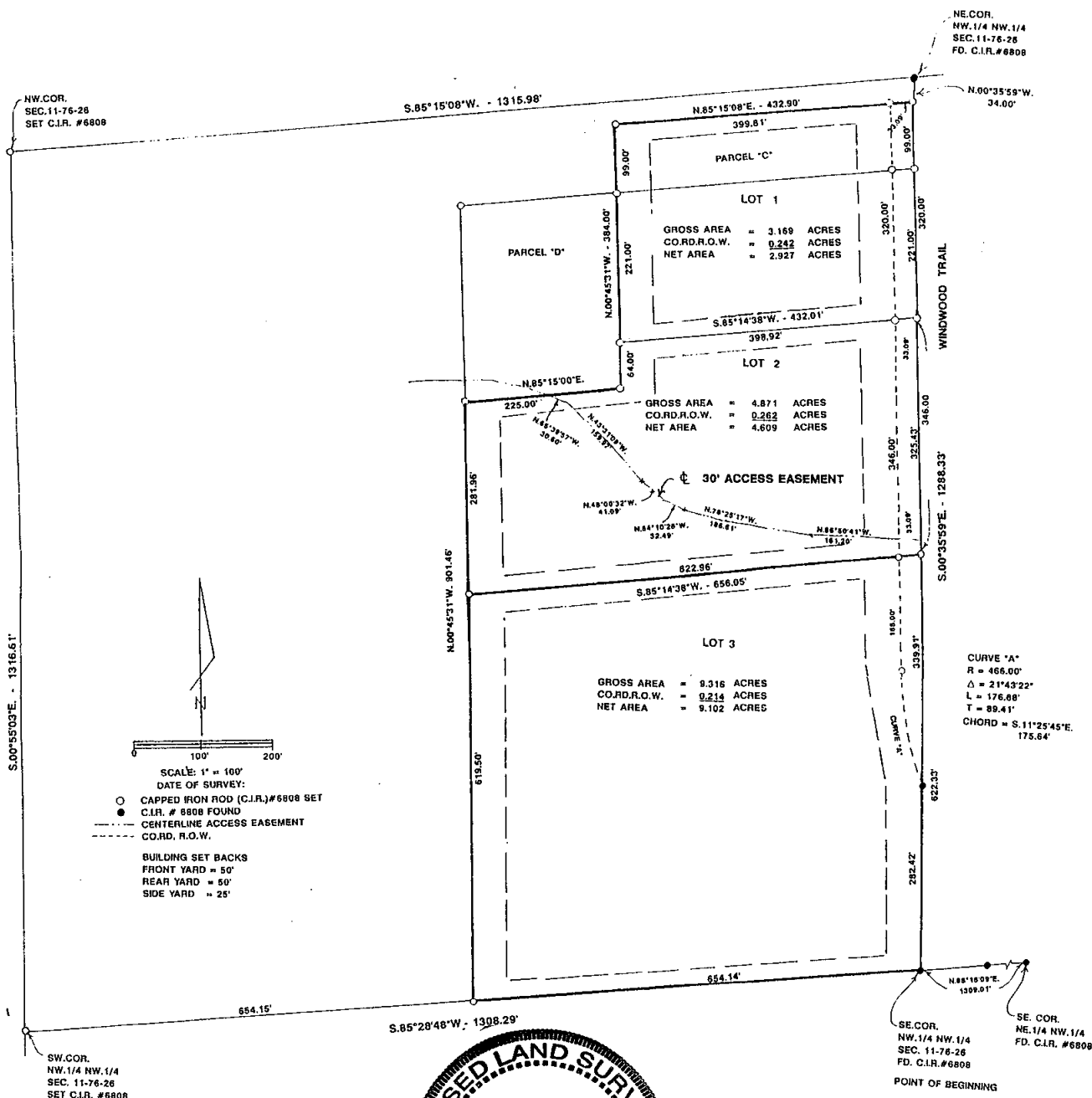
FOR DEDICATION,  
RESOLUTION &  
CERTIFICATES SEE  
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MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

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

FINAL PLAT  
NORTH RIVER VIEW SUBDIVISION



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*  
J.M. HOCHSTETLER  
License number 6808 Date 2/4/02  
My license renewal date is December 31, 2003  
Pages or sheets covered by this seal: 1

LEGAL DESCRIPTION:

Part of the East Half of the Northwest quarter of the Northwest Quarter of Section 11, Township 76 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa including Parcel "C" more particularly described as follows:  
Beginning at the Southeast corner of the Northwest Quarter of the Northwest Quarter of Section 11, Township 76 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa; thence South 85°28'48" West 654.14 feet; thence North 00°45'31" West 901.46 feet along the West line of the East Half of said Northwest Quarter of the Northwest Quarter; thence North 85°15'00" East 225.00 feet; thence North 00°45'31" West 384.00 feet to the Northwest Corner of Parcel "C" in said Northwest Quarter of the Northwest Quarter; thence North 85°15'08" East 432.90 feet along the North line of said Parcel "C" to a point on the East line of said Northwest Quarter of the Northwest Quarter; thence South 00°35'59" East 1288.33 feet to the Point of Beginning containing 17.356 acres including 0.718 acres of County Road right-of-way.

ACCESS EASEMENT ACROSS LOT 2

A 30-foot wide access easement across Lot 2 the centerline of which is described as follows:  
Commencing at the Southeast Corner of the Northwest Quarter of the Northwest Quarter of Section 11, Township 76 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa; thence North 00°35'59" West 642.90 feet to the easement Point of Beginning; thence North 86°50'41" West 161.20 feet; thence North 78°25'17" West 186.61 feet; thence North 64°10'28" West 32.49 feet; thence North 48°00'32" West 41.09 feet; thence North 43°31'08" West 159.97 feet; thence North 65°39'57" West 30.60 feet to the termination of the easement.

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| <b>FINAL PLAT<br/>NORTH RIVER VIEW<br/>SUBDIVISION</b> |   |
| OWNER/DEVELOPER:                                       | DONALD J. LYNCH<br>1583 UPLAND TRAIL<br>PROLE, IOWA 50229   |
| LAND SURVEYOR  | VANCE & HOCHSTETLER, P.C.<br>CONSULTING ENGINEERS<br>110 WEST GREEN STREET<br>WINTERSET, IOWA 50273 |