

REC \$ 55⁰⁰
AUD \$ 5⁰⁰
R.M.F. \$ 1⁰⁰

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BOOK 2002 PAGE 2406

2002 MAY 17 PM 3:09

MICKI UTSLER
RECORDER
MADISON COUNTY, IOWA

Plat Filed In
2002, Page 2406-A

PLAT AND CERTIFICATE FOR WEIL SUBDIVISION 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 Weil Subdivision, and that the real estate comprising said plat is described as follows:

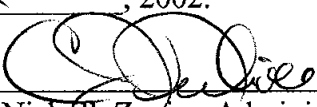
A parcel of land in the Southwest Quarter of the Northwest Quarter of Section 25, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of the Southwest Quarter of the Northwest Quarter of Section 25, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South 00°18'47" West 439.52 feet along the East line of said Southwest Quarter of the Northwest Quarter to the Point of Beginning; thence North 89°22'13" West 1320.82 feet to a point on the West line of said Southwest Quarter of the Northwest Quarter; thence South 00°14'26" East 440.90 feet along said West line; thence South 89°25'42" East 1316.56 feet to a point on the East line of said Southwest Quarter of the Northwest Quarter; thence North 00°18'47" East 439.52 feet to the Point of Beginning containing 13.326 acres including 0.334 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 Weil Subdivision;
2. Attorney's opinion;
3. Certificate of County Treasurer of Madison County, Iowa;
4. Certificate of County Recorder of Madison County, Iowa;
5. Certificate of Clerk of the District court of Madison County, Iowa;
6. Resolution of the Board of Supervisors of Madison County, Iowa, approving said plat; and
7. Agreement with County Engineer.

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

Dated this 26th day of March, 2002.



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

**DEDICATION OF PLAT
OF
WEIL SUBDIVISION**

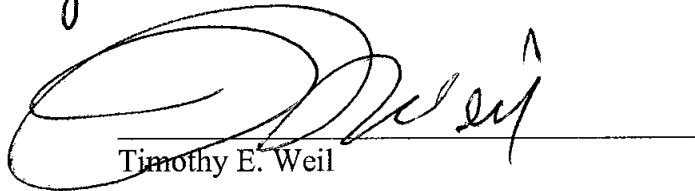
KNOW ALL MEN BY THESE PRESENTS:

That Timothy E. Weil, single, does hereby certify that he is the sole owner and proprietor of the following-described real state:

A parcel of land in the Southwest Quarter of the Northwest Quarter of Section 25, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of the Southwest Quarter of the Northwest Quarter of Section 25, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South 00°18'47" West 439.52 feet along the East line of said Southwest Quarter of the Northwest Quarter to the Point of Beginning; thence North 89°22'13" West 1320.82 feet to a point on the West line of said Southwest Quarter of the Northwest Quarter; thence South 00°14'26" East 440.90 feet along said West line; thence South 89°25'42" East 1316.56 feet to a point on the East line of said Southwest Quarter of the Northwest Quarter; thence North 00°18'47" East 439.52 feet to the Point of Beginning containing 13.326 acres including 0.334 acres of County Road right-of-way.

That the subdivision of the above-described real estate as shown by the final plat of Weil 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 February, 2002.



Timothy E. Weil

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
E-MAIL JOWLAW@AOL.COM

LEWIS H. JORDAN

JERROLD B. OLIVER

G. STEPHEN WALTERS

February 18, 2002

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:

A parcel of land in the Southwest Quarter of the Northwest Quarter of Section 25, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of the Southwest Quarter of the Northwest Quarter of Section 25, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South 00°18'47" West 439.52 feet along the East line of said Southwest Quarter of the Northwest Quarter to the Point of Beginning; thence North 89°22'13" West 1320.82 feet to a point on the West line of said Southwest Quarter of the Northwest Quarter; thence South 00°14'26" East 440.90 feet along said West line; thence South 89°25'42" East 1316.56 feet to a point on the East line of said Southwest Quarter of the Northwest Quarter; thence North 00°18'47" East 439.52 feet to the Point of Beginning containing 13.326 acres including 0.334 acres of County Road right-of-way.

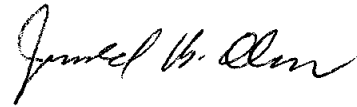
Title to said real estate is in Timothy E. Weil, free and clear of all liens and encumbrances.

The real estate is subject to an easement to Warren Water District, its successors and assigns, granting a perpetual easement with the right to erect, construct, install, lay and thereafter use, operate, inspect, repair, maintain, replace and remove waterlines and appurtenances thereto over and across the real estate under examination. The easement recites that it is 32 feet in width, the centerline of which shall be the water pipeline and necessary appurtenances. The instruments granting these easements are recorded in Deed Record 140, Page 518 of the Recorder's office of Madison County, Iowa, and also recorded in Book 2001, Page 3539 of the Recorder's office of Madison County, Iowa.

C. J. Nicholl
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 in the Southwest Quarter of the Northwest Quarter of Section 25, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of the Southwest Quarter of the Northwest Quarter of Section 25, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South 00°18'47" West 439.52 feet along the East line of said Southwest Quarter of the Northwest Quarter to the Point of Beginning; thence North 89°22'13" West 1320.82 feet to a point on the West line of said Southwest Quarter of the Northwest Quarter; thence South 00°14'26" East 440.90 feet along said West line; thence South 89°25'42" East 1316.56 feet to a point on the East line of said Southwest Quarter of the Northwest Quarter; thence North 00°18'47" East 439.52 feet to the Point of Beginning containing 13.326 acres including 0.334 acres of County Road right-of-way.

DATED at Winterset, Iowa, this 12 day of Feb, 20

Becky McDonald
Becky McDonald, Treasurer of Madison County,
Iowa



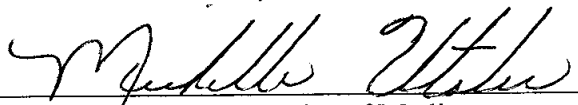
CERTIFICATE OF THE COUNTY RECORDER
OF MADISON COUNTY, IOWA

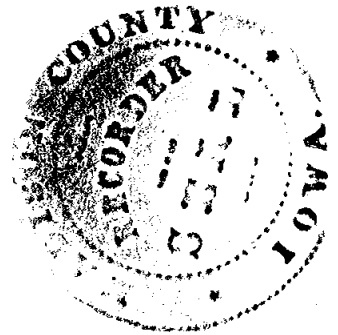
I, Michelle Utsler, do hereby certify that I am the duly elected and acting Recorder of Madison County, Iowa; that Timothy E. Weil is the fee simple owner and record titleholder of the following-described real estate, to-wit:

A parcel of land in the Southwest Quarter of the Northwest Quarter of Section 25, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of the Southwest Quarter of the Northwest Quarter of Section 25, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South 00°18'47" West 439.52 feet along the East line of said Southwest Quarter of the Northwest Quarter to the Point of Beginning; thence North 89°22'13" West 1320.82 feet to a point on the West line of said Southwest Quarter of the Northwest Quarter; thence South 00°14'26" East 440.90 feet along said West line; thence South 89°25'42" East 1316.56 feet to a point on the East line of said Southwest Quarter of the Northwest Quarter; thence North 00°18'47" East 439.52 feet to the Point of Beginning containing 13.326 acres including 0.334 acres of County Road right-of-way.

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

DATED at Winterset, Iowa, this 20th day of February, 2002.


Michelle Utsler, Recorder of Madison
County, Iowa



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

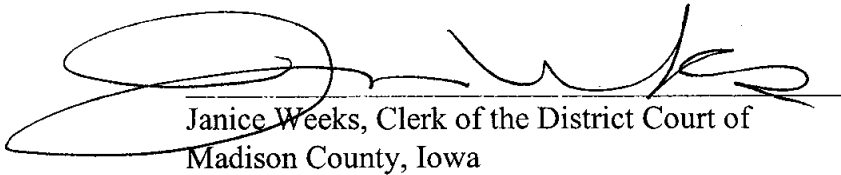
I, Janice Weeks, do hereby certify that I am the duly elected and acting Clerk of the District Court of Madison County, Iowa; that I have examined the records in my office, and that the following-described real estate, to-wit:

A parcel of land in the Southwest Quarter of the Northwest Quarter of Section 25, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of the Southwest Quarter of the Northwest Quarter of Section 25, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South 00°18'47" West 439.52 feet along the East line of said Southwest Quarter of the Northwest Quarter to the Point of Beginning; thence North 89°22'13" West 1320.82 feet to a point on the West line of said Southwest Quarter of the Northwest Quarter; thence South 00°14'26" East 440.90 feet along said West line; thence South 89°25'42" East 1316.56 feet to a point on the East line of said Southwest Quarter of the Northwest Quarter; thence North 00°18'47" East 439.52 feet to the Point of Beginning containing 13.326 acres including 0.334 acres of County Road right-of-way.

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

DATED at Winterset, Iowa, this 11th day of Feb., 2002.




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

**RESOLUTION APPROVING FINAL PLAT
OF WEIL 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 Weil Subdivision; and

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

A parcel of land in the Southwest Quarter of the Northwest Quarter of Section 25, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of the Southwest Quarter of the Northwest Quarter of Section 25, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South 00°18'47" West 439.52 feet along the East line of said Southwest Quarter of the Northwest Quarter to the Point of Beginning; thence North 89°22'13" West 1320.82 feet to a point on the West line of said Southwest Quarter of the Northwest Quarter; thence South 00°14'26" East 440.90 feet along said West line; thence South 89°25'42" East 1316.56 feet to a point on the East line of said Southwest Quarter of the Northwest Quarter; thence North 00°18'47" East 439.52 feet to the Point of Beginning containing 13.326 acres including 0.334 acres of County Road right-of-way.

WHEREAS, there was also filed with said plat a dedication of said plat containing a statement to the effect that the subdivision as it appears on the plat is with the free consent and in accordance with the desire of the proprietor, Timothy E. Weil; 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, 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 encumbrances; 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 Weil 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 Weil Subdivision prepared in connection with said plat and subdivision is hereby approved.
2. The Zoning Administrator of Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder of Madison County, Iowa, and attend to the filing and recording of the plat, papers and documents which should be filed and recorded in connection therewith.

DATED at Winterset, Iowa, this 26 day of March, 2002.

By Loun Myers Vice Chair
Bob Weeks, Chairman, Board of Supervisors,
Madison County, Iowa

ATTEST:

Joan Welch
Madison County Auditor *AC*

AGREEMENT

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

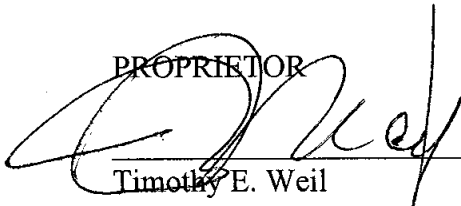
NOW THEREFORE IT IS AGREED AS FOLLOWS:

1. The proprietor of Weil Subdivision, a Plat of the following described real estate:

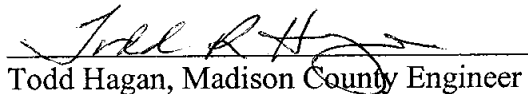
A parcel of land in the Southwest Quarter of the Northwest Quarter of Section 25, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of the Southwest Quarter of the Northwest Quarter of Section 25, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South 00°18'47" West 439.52 feet along the East line of said Southwest Quarter of the Northwest Quarter to the Point of Beginning; thence North 89°22'13" West 1320.82 feet to a point on the West line of said Southwest Quarter of the Northwest Quarter; thence South 00°14'26" East 440.90 feet along said West line; thence South 89°25'42" East 1316.56 feet to a point on the East line of said Southwest Quarter of the Northwest Quarter; thence North 00°18'47" East 439.52 feet to the Point of Beginning containing 13.326 acres including 0.334 acres of County Road right-of-way.

hereby agree that all private roads located within Weil 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



Timothy E. Weil



Todd Hagan, Madison County Engineer

