

REC \$ 105<sup>00</sup>  
AUD \$ 5<sup>00</sup>  
R.M.F. \$ 5<sup>00</sup>

COMPUTER	✓
RECORDED	✓
COMPARED	_____

FILED NO. 4430  
BOOK 2003 PAGE 4430

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FOR PLAT SEE  
2003-4430A

**CERTIFICATE OF ZONING ADMINISTRATOR  
FOR  
CEDAR RIDGE SUBDIVISION  
IN  
MADISON COUNTY, IOWA**

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 Cedar Ridge Subdivision, Madison County, Iowa and that the real estate described in this plat is as follows:

**Part of the Southeast Quarter (1/4) of Section 24, Township 76 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa, described as follows: Beginning at the Southeast Corner of said Section 24, thence N 89°34'22" W a distance of 523.88 feet, thence N 00°13'26" E a distance of 2651.02 feet, thence S 89°49'41" E a distance of 523.88 feet, thence S 00°13'26" W a distance of 2653.36 feet to the point of beginning, containing 31.90 acres of land including 5.11 acres of State 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. Restrictive Covenants executed by the proprietor for this Subdivision;
3. Certificate of the Treasurer of Madison County, Iowa for this Subdivision;
4. Certificate of the Recorder of Madison County, Iowa for this Subdivision;
5. Certificate of the Clerk of Court of Madison County, Iowa for this Subdivision;
6. Certificate of Engineer of Madison County, Iowa, for this Subdivision;
7. Title Opinion of Attorney at law for this Subdivision showing the land title to be in the name of the proprietor;
8. Resolution of the City of Winterset, Iowa, a concurrent jurisdiction within two miles of this subdivision, approving the subdivision;
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.

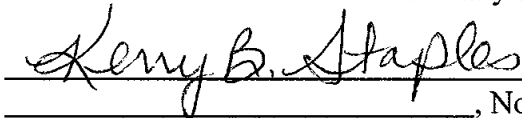
Dated on this 24<sup>th</sup> day of <sup>July</sup>~~May~~, 2003, at Winterset, Iowa.



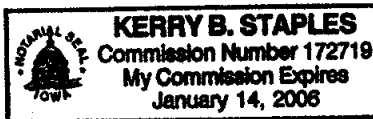
C. J. Nicholl, Zoning Administrator  
Madison County, Iowa

STATE OF IOWA     )  
                                  ) ss  
MADISON COUNTY )

On this 24<sup>th</sup> day of <sup>July</sup>~~May~~, 2003, 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  
in and for the State of Iowa




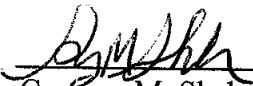
**DEDICATION OF PLAT  
TO CEDAR RIDGE SUBDIVISION  
IN  
MADISON COUNTY, IOWA**

We, SSS Services, Inc., hereby certify that the corporation 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 Cedar Ridge 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 Southeast Quarter (1/4) of Section 24, Township 76 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa, described as follows: Beginning at the Southeast Corner of said Section 24, thence N 89°34'22" W a distance of 523.88 feet, thence N 00°13'26" E a distance of 2651.02 feet, thence S 89°49'41" E a distance of 523.88 feet, thence S 00°13'26" W a distance of 2653.36 feet to the point of beginning, containing 31.90 acres of land including 5.08 acres of State Road Right of Way.**

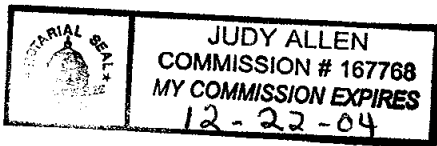
**SSS SERVICES, INC.**

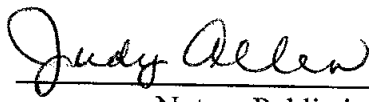
By   
Jeffrey Shahan President

By   
Gregory M. Shahan Secretary

STATE OF IOWA, COUNTY OF MADISON, ss:

On this 2nd day of January, 2002, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jeffrey Shahan and Gregory M. Shahan, to me personally known, who, being by me duly sworn, did say that they are the President and Secretary, respectively, of the corporation executing the foregoing instrument; that no seal has been procured by the corporation; that the instrument was signed on behalf of the corporation by authority of its Board of Directors; that Jeffrey Shahan and Gregory M. Shahan acknowledged the execution of the instrument to be the voluntary act and deed of the corporation and of the fiduciary, by it, by them and as the fiduciary voluntarily executed.



  
Notary Public in the State of Iowa

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

ATTORNEYS AT LAW  
223 EAST COURT AVENUE  
P.O. BOX 67  
WINTERSET, IOWA 50273-0067

JOHN E. CASPER  
jcasper@fcrpc.com

JANE E. ROSIEN  
jrosien@fcrpc.com

LEONARD M. FLANDER  
(1934-2002)

Telephone: (515) 462-4912  
Fax: (515) 462-3392  
E-Mail:attorneys@fcrpc.com

December 12, 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 November 22, 2002 at 11:04 o'clock a.m. and the Addendum, dated December 12, 2002. In my opinion the fee simple title to the real property described below is in the name of the proprietor, SSS Services, Inc. In my opinion, no mortgages, liens or other encumbrances exist against the following described real property as of November 22, 2002 at 11:04 o'clock a.m.

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

**Part of the Southeast Quarter (1/4) of Section 24, Township 76 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa, described as follows: Beginning at the Southeast Corner of said Section 24, thence N 89°34'22" W a distance of 523.88 feet, thence N 00°13'26" E a distance of 2651.02 feet, thence S 89°49'41" E a distance of 523.88 feet, thence S 00°13'26" W a distance of 2653.36 feet to the point of beginning, containing 31.90 acres of land including 5.08 acres of State Road Right of Way.**

Dated at Winterset, Iowa on this 12<sup>th</sup> day of December, 2002.

FLANDER, CASPER AND ROSIEN, P.C.

By:

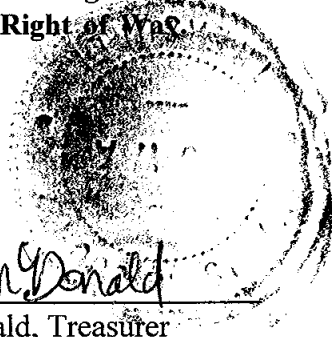
  
John E. Casper

**CERTIFICATE OF THE COUNTY TREASURER  
OF MADISON COUNTY, IOWA  
FOR  
CEDAR RIDGE 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 Southeast Quarter (1/4) of Section 24, Township 76 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa, described as follows: Beginning at the Southeast Corner of said Section 24, thence N 89°34'22" W a distance of 523.88 feet, thence N 00°13'26" E a distance of 2651.02 feet, thence S 89°49'41" E a distance of 523.88 feet, thence S 00°13'26" W a distance of 2653.36 feet to the point of beginning, containing 31.90 acres of land including 5.08 acres of State Road Right of Way.**

Dated on this 19<sup>th</sup> day of December, 2002 at Winterset, Iowa.

  
Becky McDonald  
Becky McDonald, Treasurer  
of Madison County, Iowa

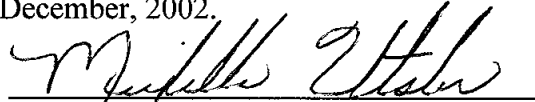
**CERTIFICATE OF THE COUNTY RECORDER  
OF MADISON COUNTY, IOWA**

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

**Part of the Southeast Quarter (1/4) of Section 24, Township 76 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa, described as follows: Beginning at the Southeast Corner of said Section 24, thence N 89°34'22" W a distance of 523.88 feet, thence N 00°13'26" E a distance of 2651.02 feet, thence S 89°49'41" E a distance of 523.88 feet, thence S 00°13'26" W a distance of 2653.36 feet to the point of beginning, containing 31.90 acres of land including 5.08 acres of State Road Right of Way,**

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

Dated at Winterset, Iowa on this 19<sup>th</sup> day of December, 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 Southeast Quarter (1/4) of Section 24, Township 76 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa, described as follows: Beginning at the Southeast Corner of said Section 24, thence N 89°34'22" W a distance of 523.88 feet, thence N 00°13'26" E a distance of 2651.02 feet, thence S 89°49'41" E a distance of 523.88 feet, thence S 00°13'26" W a distance of 2653.36 feet to the point of beginning, containing 31.90 acres of land including 5.08 acres of State 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 19<sup>th</sup> day of December, 2002.



A handwritten signature in black ink, appearing to read "Janice Weeks", written over a horizontal line. A long, thin line extends from the end of the signature back to the seal.

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

**RESTRICTIVE COVENANTS  
OF CEDAR RIDGE SUBDIVISION  
IN MADISON COUNTY, IOWA**

We, SSS Services, Inc., are now the fee simple owner and record titleholder of the following-described real estate:

**Part of the Southeast Quarter (1/4) of Section 24, Township 76 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa, described as follows: Beginning at the Southeast Corner of said Section 24, thence N 89°34'22" W a distance of 523.88 feet, thence N 00°13'26" E a distance of 2651.02 feet, thence S 89°49'41" E a distance of 523.88 feet, thence S 00°13'26" W a distance of 2653.36 feet to the point of beginning, containing 31.90 acres of land including 5.08 acres of State Road Right of Way.**

The undersigned owner does 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 Lots described herein shall be known, described and used solely as single-family residential Lots and no structure shall be erected on any residential building Lot except as shall be approved by the Declarants as provided herein.

2. No building shall be erected nearer than fifty feet (50') to the front or rear lot lines and twenty-five feet (25') to the side Lot lines unless a variance is granted by the appropriate Madison County board. The front yard depth shall be measured from the easement right-of-way line and all dimensions shall be measured to the foundation. All Lot area, width and yard requirements are subject to the zoning ordinance and subdivision regulations of Madison County, Iowa.

3. For purposes of construction, front Lot line, as used in these restrictions, shall mean that side of the lot which fronts on the right of way easement extending into the Lot.

4. No residential Lot shall be re-subdivided. No Lot Owner shall allow access through their Lot for other Lot Owners or to another residential development, except that Lot 6 is subject to an



access easement to Lot 5 of this Subdivision as shown by the Subdivision Plat.

5. Every home in this plan shall contain a minimum square feet of finished floor space as outlined below in section 5(A) through 5(G). Computation of finished floor space shall not include porches, breezeways, garages, attics, cellars or basements. All dwellings shall have a minimum two (2) car attached garage.

- A. One-story dwellings must have a ground floor finished area of not less than 1,800 sq. ft.
- B. One and one-half story dwellings must have not less than 1,100 sq. ft. of finished area on the ground floor and a total on the main and second floor of not less than 2,100 sq. ft.
- C. Two-story dwellings must not have less than 1,100 sq. ft. of finished area on the ground floor and a total on the main and second floor of not less than 2,100 sq. ft.
- D. Split-entry dwellings must not have less than 2,100 sq. ft. of finished area, with a minimum square footage of 1,600 sq. ft. on the main floor.
- E. Split-level dwellings must have no less than 2,100 sq. ft. of finished area, with a minimum of square footage of 1,600 sq. ft. on the main floor.
- F. All dwelling units must have at least a 2-car attached garage or double basement garage.
- G. No building shall be moved onto any Lot.

6. No mobile homes or manufactured home as defined in the Code of Iowa shall be placed upon or erected on any Lot.

7. In order to maintain reasonable control of construction for the benefit and safety of the residents, all construction shall be done under the requirements of the latest edition of the applicable

Madison County Codes and/or State Codes as they relate to building, mechanical electric and plumbing work.

8. Construction of any improvement on any Lot, including clean up, must be completed within one (1) year from the date construction begins. Construction shall be confined to the Lot(s) on which construction is in progress. During construction of any improvements, the Owner shall not suffer or allow building materials to be stored on any Lot for more than fifteen (15) days unless stored within a secured structure.

9. All areas disturbed by construction or utility installation must be sodded or seeded upon the completion of construction at the sole cost and expense of the Lot Owner under whose direction the construction was done.

10. No exotic animals, livestock or fowl shall be kept or maintained on Lots except customary household pets. If more than two dogs or two cats are kept on any Lot, then indoor kennel facilities shall be provided for these animals and no more than two such animals shall be allowed outside at any one time.

11. The Owner of each Lot, whether vacant or improved, shall maintain such Lot and take all steps necessary to control erosion thereon.

12. Natural drainage of the Lots shall not be impaired except for that which is reasonably necessary in construction of residential dwellings, but in no event shall it be altered to such an extent that damage is caused to common property or other Lots.

13. All Owners shall be required to provide approved and adequate sewage facilities or septic tanks on each Lot when a residence is constructed. These facilities will not be shared with adjacent property Owners and will be maintained an approved distance from public water supply facilities. No sewage lines or laterals will be run into any ponds, creeks or ravines.

14. No Lot Owner shall allow the installation of any Surface Discharge Septic System on any Lot. This latter provision may be enforced by the Madison County Board of Health and/or the City of Winterset, Iowa.

15. No obnoxious trade shall be carried on upon any Lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

16. A perpetual easement is reserved for right-of-way access purposes to the Lots as shown and laid out on the final plat of Cedar Ridge Estates as recorded in the office of the Madison County, Iowa Recorder. The Lot Owners, their successors and assigns, shall be responsible for the cost of maintenance and repair of these private drives with the Owner of each Lot being responsible for an equal prorata share of these maintenance costs including snow removal. A majority of the Lot Owners may decide at any time as to the need for and the cost of any maintenance deemed necessary and the decision of the majority of these Lot Owners shall be binding upon all the Lot Owners, their successors and assigns. The private drive across Lot Six (6) serving as a right-of-way access to Lot Five (5) shall not be maintained by the Association as aforesaid, but shall be maintained jointly and equally by the Owners of Lots Five (5) and Six (6).

17. Owners shall be responsible for any costs in connection with the carrying of natural gas or cable television to their residences and if services is brought into the area underground, the Owners of each Lot agree to continue such underground service into their Properties at their own expense.

18. Any dog run, tool shed or other outside structure of like nature shall be properly screened by reasonable shrubbery or decorative wood fence or both.

19. No building or structure of a temporary character and no trailer, unfinished basement,

tent, shack, garage or Outbuilding shall be used at any time as a residential dwelling on any Lot, either temporarily or permanently.

20. All trash receptacles and garbage cans shall be stored in the garages or approved enclosures on each Lot. This restriction shall not preclude the placement of waste containers outside of such area on a temporary basis if so required by governmental regulations or terms of a contract with a commercial waste collector.

21. Each Owner shall be responsible for the repair, maintenance and replacement of utility services and lines serving their Lot.

22. If any Lot Owner decides to erect a fence upon his parcel, the total cost of installation of such fence shall be borne by the Lot Owner as well as the cost of all future maintenance of the fence. No adjoining Lot 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 Lot Owner and can be removed by such Lot Owner at their discretion. Nothing in this paragraph shall be deemed to preclude a fencing agreement between adjoining Lot Owners for erection and maintenance of a common fence, however, for any such common fence agreement to be enforceable upon future Lot 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.

23. With respect to exterior partition fences it shall be the responsibility and obligation of each Lot Owner to erect and maintain a "tight" partition fence (as defined in the Code of Iowa) separating their parcel from any adjoining unplatted real estate.

24. All valid laws, zoning ordinances and regulations of all governmental bodies having

jurisdiction shall be observed. The responsibility of meeting the requirements of governmental bodies which require maintenance, modification or repair of property shall be the same as the responsibility for the maintenance and repair of the property concerned.

25. Invalidation of any of these covenants by judgement or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

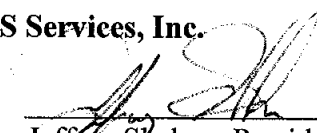
26. The above foregoing restrictive covenants and restrictions are for the mutual benefit of all persons who shall acquire any of the Lots in this subdivision. These covenants are to run with the land and shall be binding on all parties and persons claiming through or under them until January 1, 2023, 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 Lots, it is agreed to delete these covenants in whole or in part. No new or additional covenants shall be added unless all of the owners of these Lots agree in writing to any such additional covenants.

27. 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 Lot or Lots 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.

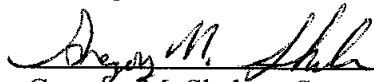
Dated this 19<sup>th</sup> day of May, 2003.

**SSS Services, Inc.**

By

  
Jeffrey Shahan, President

By

  
Gregory M. Shahan, Secretary

STATE OF IOWA, COUNTY OF MADISON, ss:

On this 19th day of May, 2003, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jeffrey Shahan and Gregory M. Shahan, to me personally known, who, being by me duly sworn, did say that they are the President and Secretary, respectively, of the corporation executing the foregoing instrument; that no seal has been procured by the corporation; that the instrument was signed on behalf of the corporation by authority of its Board of Directors; that no seal has been procured by the corporation; that Jeffrey Shahan and Gregory M. Shahan acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.



Judy Allen  
Notary Public in the State of Iowa

**AGREEMENT**

**THIS AGREEMENT** made and entered into by and between SSS Services, Inc. as the proprietor of the Cedar Ridge Subdivision and Todd Hagan, Madison County Engineer.

**NOW THEREFORE IT IS AGREED** as follows:

1. The proprietor of the Cedar Ridge Subdivision, a Plat of the following-described real estate:

**Part of the Southeast Quarter (1/4) of Section 24, Township 76 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa, described as follows: Beginning at the Southeast Corner of said Section 24, thence N 89°34'22" W a distance of 523.88 feet, thence N 00°13'26" E a distance of 2651.02 feet, thence S 89°49'41" E a distance of 523.88 feet, thence S 00°13'26" W a distance of 2653.36 feet to the point of beginning, containing 31.90 acres of land including 5.08 acres of State Road Right of Way,**

hereby agree that the private roads located within the Cedar Ridge Subdivision shall remain at all times as private roads and no such 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 19<sup>th</sup> day of December, 2002.

**CEDAR RIDGE SUBDIVISION**

**SSS SERVICES, INC.**

By  \_\_\_\_\_  
Jeffrey Shahan President

By  \_\_\_\_\_  
Gregory M. Shahan Secretary

**MADISON COUNTY, IOWA**

By  \_\_\_\_\_  
Todd Hagan, Madison County Engineer

# CITY of WINTERSET

124 West Court Avenue  
WINTERSET, IOWA 50273-1534

Jerry Schwertfeger, Mayor  
Mark Nitchals, City Administrator

Phone (515) 462-1422  
FAX (515) 462-1963

May 13, 2003

Mr. Jeff Nicholl  
Zoning Administrator  
Madison County Court House  
Winterset, Iowa 50273

Dear Mr. Nicholl,

Please find the enclosed copies of the Resolution approving the Final Plat of Cedar Ridge Estates Subdivision and the minutes of the May 1, 2003 Planning and Zoning Commission meeting. The Commission sent a recommendation to the Council to approve the Final Plat and waive the requirements for improvements with the exception of at least one water fire hydrant shall be installed in the area of the common lot line between Lots 5 & 6. Also, due to the fact that the subdivision is located in the Cedar Lake Watershed the Commission required that a restrictive covenant be recorded that would prohibit the installation of a surface discharge septic system in the Cedar Ridge Estates Subdivision. The Council approved the Commission's recommendations at the May 5, 2003 meeting. If I may be of any further assistance please contact me at City Hall.

Sincerely,



Robert Hendricks  
Zoning Administrator



RESOLUTION 2003-52

RESOLUTION APPROVING FINAL PLAT  
OF CEDAR RIDGE SUBDIVISION TO  
MADISON COUNTY, IOWA

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 Cedar Ridge Subdivision to Madison County, Iowa; and,

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

Part of the Southeast Quarter (1/4) of Section 24, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at the Southeast Corner of said Section 24, thence N 89°34'22" W a distance of 523.88 feet, thence N 00°13'26" E a distance of 2651.02 feet, thence S 89°49'41" E a distance of 523.88 feet, thence S 00°13'26" W a distance of 2653.36 feet to the point of beginning, containing 31.90 acres of land including 5.08 acres of State Road Right of Way.

WHEREAS, there is also filed with this survey plat a dedication of the 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 proprietors who are SSS Services, Inc.; and,

WHEREAS, this survey plat is accompanied by an opinion from an attorney at law who has examined the abstract of title of the land being platted showing that title in fee simple is in the proprietors and that the platted land is free from mortgages, liens or other encumbrances; and,

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

WHEREAS, this subdivision of plat has been approved by the Zoning Administrator of the City of Winterset and the Planning and Zoning Commission of the City of Winterset; and,

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 said plat conforms to the provisions 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:

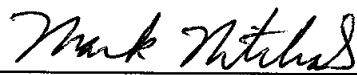
1. That the subdivision plat, known as Cedar Ridge Subdivision to Madison County, Iowa and the proprietor's dedication to the public be and is hereby approved in all respects.

2. That the City Administrator of the City of Winterset is hereby directed to certify this Resolution which shall be affixed to this Subdivision plat to the County Recorder of Madison County, Iowa, and attend to the filing and recording of the subdivision plat and accompanying documents.

Passed by the City Council and approved by the undersigned Mayor at Winterset, Iowa, on this 5th day of May, 2003.

  
\_\_\_\_\_  
Jerry L. Schwertfeger, Mayor of the City  
of Winterset, Iowa

ATTEST:

  
\_\_\_\_\_  
Mark J. Nitchals, City Administrator  
of the City of Winterset, Iowa

**AFFIDAVIT**

I, James W. Hochstetler, upon being duly sworn, does hereby depose and state:

The affiant is a licensed land surveyor in the State of Iowa and is well and truly acquainted with the chain of title to the real estate legally described as:

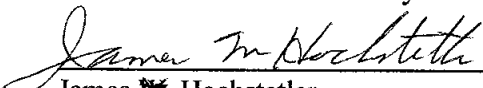
**Part of the Southeast Quarter (1/4) of Section 24, Township 76 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa, described as follows: Beginning at the Southeast Corner of said Section 24, thence N 89°34'22" W a distance of 523.88 feet, thence N 00°13'26" E a distance of 2651.02 feet, thence S 89°49'41" E a distance of 523.88 feet, thence S 00°13'26" W a distance of 2653.36 feet to the point of beginning, containing 31.90 acres of land including 5.08 acres of State Road Right of Way,**

The affiant further states that this parcel of real estate is also legally described as:

**A Plat of survey located in the East Half of the Southeast Quarter of Section 24, Township 76 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Southeast corner of Section 24, Township 76 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa; thence North 89°28'55" West, 523.83 feet along the South line of the Southeast Quarter of the Southeast Quarter of said Section 24; thence North 0°13'17" East, 2650.17 feet to a point on the North line of the Northeast Quarter of the Southeast Quarter of said Section 24; thence South 89°49'35" East, 523.91 feet to the East Quarter corner of said Section 24; thence South 0°13'03" West, 1326.73 feet to the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 24; thence South 0°13'43" West, 1326.59 feet to the Point of Beginning. Said Parcel is divided into 10 Lots, and contains 31.894 acres, including 5.141 acres of County Road right-of-way and 1.691 acres of Private Road right-of-way.**

The affiant further states that these two legal descriptions describe one and the same parcel of real estate which is first set forth above.

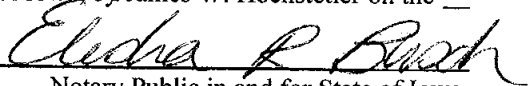
Further the affiant sayeth not.

  
James ~~W.~~<sup>M.</sup> Hochstetler  
Vance and Hochstetler, P.C.

MADISON COUNTY, STATE OF IOWA:ss

Subscribed and sworn to before me, a Notary Public in and for the State of Iowa, by James W. Hochstetler on the 9 day of January, 2003.



  
Elisha R. Busch  
Notary Public in and for State of Iowa

**RESOLUTION APPROVING FINAL PLAT OF CEDAR RIDGE  
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 Cedar Ridge Subdivision in Madison County, Iowa;

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

**Part of the Southeast Quarter (1/4) of Section 24, Township 76 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa, described as follows: Beginning at the Southeast Corner of said Section 24, thence N 89°34'22" W a distance of 523.88 feet, thence N 00°13'26" E a distance of 2651.02 feet, thence S 89°49'41" E a distance of 523.88 feet, thence S 00°13'26" W a distance of 2653.36 feet to the point of beginning, containing 31.90 acres of land including 5.08 acres of State 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 within two (2) miles of a City incorporated under the laws of the State of Iowa and is thereby subject to the concurrent jurisdiction of other subdivision laws or ordinances;

Whereas, this concurrent jurisdiction has approved the subdivision as being in conformance with their 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 Cedar Ridge 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 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 24 day of June, 2003, at Winterset, Iowa.

**Madison County Board of Supervisors**

By:   
Robert Weeks, Chairperson  
Madison County Board of Supervisors

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

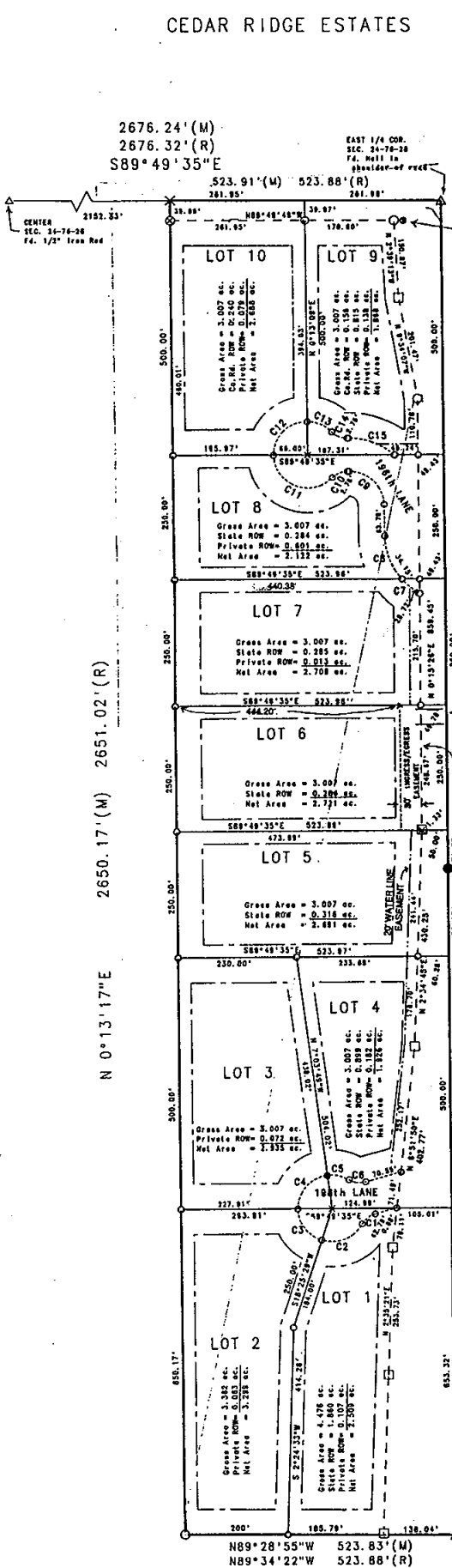
FOR DEDICATION,  
RESOLUTION &  
CERTIFICATES, SEE  
2003-4430

FILED NO. 4430A  
BOOK 2003 PAGE 4430A  
2003 JUL 28 PM 12:56

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  
CEDAR RIDGE ESTATES



NOTE: Found Capped Iron Rod  
#13427 17.80 feet East of  
corner.

CURVE TABLE

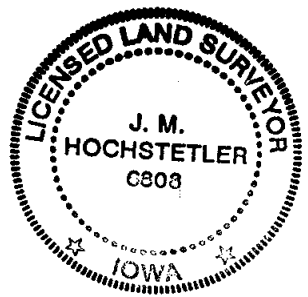
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD
C1	40.00'	48°28'39"	32.45'	15.29'	S. 51°31'01"W 31.58'
C2	80.00'	80°08'43"	82.32'	48.07'	S. 68°21'08"W 84.88'
C3	80.00'	71°46'56"	82.65'	41.70'	N. 35°42'03"W 77.35'
C4	80.00'	82°45'46"	95.36'	50.18'	N. 41°33'18"E 87.28'
C5	80.00'	38°17'32"	44.11'	30.67'	S. 77°55'03"E 43.29'
C6	40.00'	46°28'28"	32.45'	15.29'	S. 82°00'31"E 31.58'
C7	133.00'	18°18'03"	44.80'	23.82'	N. 48°45'48"W 46.58'
C8	133.00'	40°20'10"	83.83'	48.85'	N. 18°54'39"W 93.71'
C9	87.00'	80°55'18"	105.33'	87.10'	N. 64°42'05"W 84.83'
C10	40.00'	46°28'28"	32.45'	15.29'	S. 88°56'11"W 31.58'
C11	80.00'	138°28'28"	157.21'	165.33'	N. 88°03'49"W 122.58'
C12	80.00'	90°02'44"	103.75'	86.05'	N. 45°11'42"E 83.58'
C13	80.00'	48°28'44"	83.48'	38.31'	S. 88°33'38"E 52.03'
C14	40.00'	46°28'28"	32.45'	15.29'	S. 88°55'21"E 31.58'
C15	133.00'	41°16'43"	95.74'	50.05'	S. 88°12'11"E 83.68'

LEGEND

- Fd. Capped Iron Rod (C.I.R.) #5041
- ⊙ Fd. C.I.R. #13427
- ⊙ Fd. Nail
- ⊙ No Monument Set/Found
- ⊙ Set C.I.R. #6808
- Road R.O.W. line
- Private Road ROW line
- (M) Measured Dimension
- (R) Recorded Dimension
- Building Setback line
- Fd. Iowa Dept. of Transportation C.I.R.
- ⊙ Fd. 1/2" Iron Rod

LEGAL DESCRIPTION:

A Plat of survey located in the East Half of the Southeast Quarter of Section 24, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:  
Beginning at the Southeast corner of Section 24, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence North 89°28'55" West, 523.83 feet along the South line of the Southeast Quarter of the Southeast Quarter of said Section 24; thence North 0°13'17" East, 2650.17 feet to a point on the North line of the Northeast Quarter of the Southeast Quarter of said Section 24; thence South 89°49'35" East, 523.91 feet to the East Quarter corner of said Section 24; thence South 0°13'03" West, 1326.73 feet to the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 24; thence South 0°13'43" West, 1326.58 feet to the Point of Beginning. Said Parcel is divided into 10 Lots, and contains 31.894 acres, including .0398 acres of County Road right-of-way and 1.691 acre of Private Road right-of-way, and 4.745 acres of State Highway R.O.W.



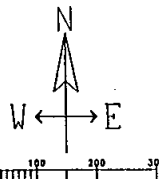
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

*J.M. Hochstetler*  
J.M. HOCHSTETLER  
License number C808 Date 7/23/03  
My license renewal date to December 31, 2003  
Pages or sheets covered by this seal: 1

FINAL PLAT  
CEDAR RIDGE ESTATES

OWNER/DEVELOPER:  
SSS SERVICES, INC.  
52 E. COURT AVENUE  
WINTERSET, IOWA 50273;  
ENGINEER/SURVEYOR:  
VANCE & HOCHSTETLER, P.C.  
CONSULTING ENGINEERS  
110 WEST GREEN STREET  
WINTERSET, IOWA 50273  
PH. (515) 462-3995

PLAT PREPARED:  
May 8, 2003



SE CORNER  
SEC. 24-76-28  
Fd. Nail  
POINT OF  
BEGINNING