

## CERTIFICATE OF ZONING ADMINISTRATOR

FOR

FLETCHER SUBDIVISION

IN

MADISON COUNTY, IOWA

REC \$ 55.00  
 AUD \$ 50.00  
 R.M.F. \$ 1.00  
 5.00

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

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

**A parcel of land in the Northeast Fractional Quarter of the Northeast Quarter of Section 2 and the Northwest Fractional Quarter of the Northwest Quarter of Section 1, all in Township 76 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa more particularly described as follows: Commencing at the Northeast Corner of Section 2, Township 76 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa thence South 00° 07'02" West 93.01 feet along the East line of the Northeast Quarter of said Section 2 to a point on the centerline of County Road G-4R; thence South 32°06'32" West 131.57 feet along said County Road centerline to the Point of Beginning; thence continuing South 32°06'32" West 409.57 feet along said centerline; thence Southwesterly 75.69 feet along a 8815.38 foot radius curve concave Southeasterly with a 75.68 foot chord bearing South 31°59'04" West; thence North 89°51'23" East 162.52 feet along an existing property line fence; thence South 00°14'57" West 211.56 feet along an existing property line fence; thence South 88°55'21" East 75.04 feet; thence North 27°17'32" East 541.00 feet; thence North 57°53'28" West 268.84 feet to Point of Beginning containing 3.200 acres including 0.390 acres of County Road right-of-way and is designated as Lot 1 of Fletcher's Subdivision.**

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. Certificate of the Treasurer of Madison County, Iowa for this Subdivision;
3. Certificate of the Recorder of Madison County, Iowa for this Subdivision;
4. Certificate of the Clerk of Court of Madison County, Iowa for this Subdivision;
5. Certificate of Engineer of Madison County, Iowa, for this Subdivision;
6. Title Opinion of Attorney at law for this Subdivision showing the land title to be in the name of the proprietor;
7. Resolution of Approval of the Final Subdivision Plat for this Subdivision by the Madison County Board of Supervisors;
8. 8 1/2 x 14 inch Final Plat;
9. 8 1/2 x 14 inch Final Plat- Mylar Copy; and,
10. 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 ~~June~~<sup>July</sup>, 2003, at Winterset, Iowa.



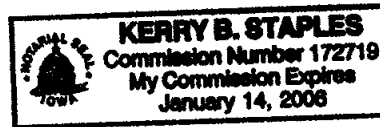
C. J. Nicholl, Zoning Administrator  
Madison County, Iowa

STATE OF IOWA     )  
                                  ) ss  
MADISON COUNTY )

On this 24<sup>th</sup> day of ~~June~~<sup>July</sup>, 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.



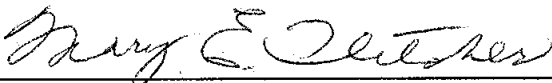
\_\_\_\_\_, Notary Public



**DEDICATION OF PLAT  
TO FLETCHER SUBDIVISION  
IN  
MADISON COUNTY, IOWA**

I, Mary E. Fletcher, a single person, hereby certify that she 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 Fletcher Subdivision in Madison County, Iowa, is in accordance with her free consent and in accordance with her desire as owner and proprietor. The undersigned owner and proprietor does 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:

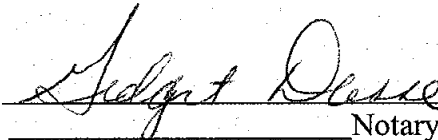
**A parcel of land in the Northeast Fractional Quarter of the Northeast Quarter of Section 2 and the Northwest Fractional Quarter of the Northwest Quarter of Section 1, all in Township 76 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa more particularly described as follows: Commencing at the Northeast Corner of Section 2, Township 76 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa thence South 00° 07'02" West 93.01 feet along the East line of the Northeast Quarter of said Section 2 to a point on the centerline of County Road G-4R; thence South 32°06'32" West 131.57 feet along said County Road centerline to the Point of Beginning; thence continuing South 32°06'32" West 409.57 feet along said centerline; thence Southwesterly 75.69 feet along a 8815.38 foot radius curve concave Southeasterly with a 75.68 foot chord bearing South 31°59'04" West; thence North 89°51'23" East 162.52 feet along an existing property line fence; thence South 00°14'57" West 211.56 feet along an existing property line fence; thence South 88°55'21" East 75.04 feet; thence North 27°17'32" East 541.00 feet; thence North 57°53'28" West 268.84 feet to Point of Beginning containing 3.200 acres including 0.390 acres of County Road right-of-way and is designated as Lot 1 of Fletcher's Subdivision.**



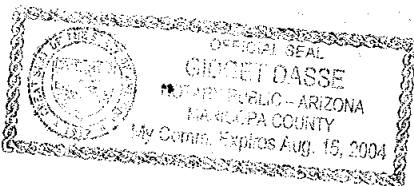
Mary E. Fletcher, Owner

STATE OF ARIZONA, COUNTY OF Maricopa, ss:

On this 12<sup>th</sup> day of May, 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Mary E. Fletcher, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.



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

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](mailto:attorneys@fcrpc.com)

May 5, 2003

Madison County Zoning Administrator  
Madison County Courthouse  
Winterset, Iowa 50273

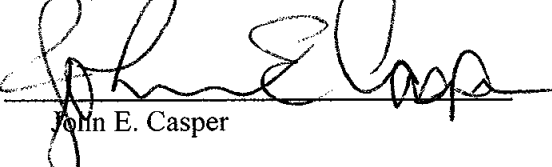
I, John E. Casper, do hereby certify that I am an attorney licensed to practice under the laws of the State of Iowa; that I have examined an abstract of title showing the chain of title to the real estate described below from the root of title to April 21, 2003 at 8:00 o'clock a.m. In my opinion the fee simple title to the real property described below is in the name of the proprietor, Mary E. Fletcher. In my opinion, no mortgages, liens or other encumbrances exist against the following described real property as of April 21, 2003 at 8:00 o'clock a.m.

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

**A parcel of land in the Northeast Fractional Quarter of the Northeast Quarter of Section 2 and the Northwest Fractional Quarter of the Northwest Quarter of Section 1, all in Township 76 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa more particularly described as follows: Commencing at the Northeast Corner of Section 2, Township 76 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa thence South 00° 07'02" West 93.01 feet along the East line of the Northeast Quarter of said Section 2 to a point on the centerline of County Road G-4R; thence South 32°06'32" West 131.57 feet along said County Road centerline to the Point of Beginning; thence continuing South 32°06'32" West 409.57 feet along said centerline; thence Southwesterly 75.69 feet along a 8815.38 foot radius curve concave Southeasterly with a 75.68 foot chord bearing South 31°59'04" West; thence North 89°51'23" East 162.52 feet along an existing property line fence; thence South 00°14'57" West 211.56 feet along an existing property line fence; thence South 88°55'21" East 75.04 feet; thence North 27°17'32" East 541.00 feet; thence North 57°53'28" West 268.84 feet to Point of Beginning containing 3.200 acres including 0.390 acres of County Road right-of-way and is designated as Lot 1 of Fletcher's Subdivision.**

Dated at Winterset, Iowa on this 5<sup>th</sup> day of May, 2003.

FLANDER, CASPER AND ROSIEN, P.C.


By:   
John E. Casper

**CERTIFICATE OF THE COUNTY TREASURER  
OF MADISON COUNTY, IOWA  
FOR  
FLETCHER SUBDIVISION  
IN MADISON COUNTY, IOWA**

I, JoAnn Collins, 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:

**A parcel of land in the Northeast Fractional Quarter of the Northeast Quarter of Section 2 and the Northwest Fractional Quarter of the Northwest Quarter of Section 1, all in Township 76 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa more particularly described as follows: Commencing at the Northeast Corner of Section 2, Township 76 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa thence South 00° 07'02" West 93.01 feet along the East line of the Northeast Quarter of said Section 2 to a point on the centerline of County Road G-4R; thence South 32°06'32" West 131.57 feet along said County Road centerline to the Point of Beginning; thence continuing South 32°06'32" West 409.57 feet along said centerline; thence Southwesterly 75.69 feet along a 8815.38 foot radius curve concave Southeasterly with a 75.68 foot chord bearing South 31°59'04" West; thence North 89°51'23" East 162.52 feet along an existing property line fence; thence South 00°14'57" West 211.56 feet along an existing property line fence; thence South 88°55'21" East 75.04 feet; thence North 27°17'32" East 541.00 feet; thence North 57°53'28" West 268.84 feet to Point of Beginning containing 3.200 acres including 0.390 acres of County Road right-of-way and is designated as Lot 1 of Fletcher's Subdivision.**

Dated on this 13<sup>th</sup> day of May, 2003 at Winterset, Iowa.

  
JoAnn Collins, Treasurer  
of Madison County, Iowa

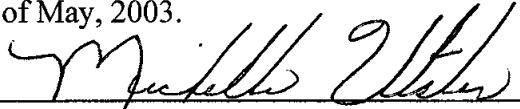
**CERTIFICATE OF THE COUNTY RECORDER  
OF MADISON COUNTY, IOWA**

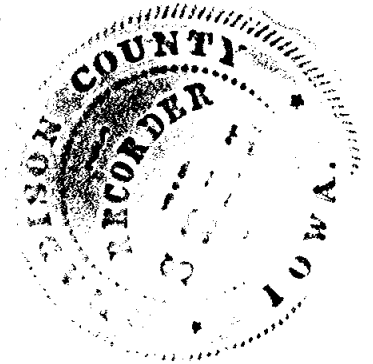
I, Michelle Utsler, do hereby certify that I am the duly elected and acting Recorder of Madison County, Iowa; that Mary E. Fletcher, is the fee simple owner and record title holder of the following described real estate:

**A parcel of land in the Northeast Fractional Quarter of the Northeast Quarter of Section 2 and the Northwest Fractional Quarter of the Northwest Quarter of Section 1, all in Township 76 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa more particularly described as follows: Commencing at the Northeast Corner of Section 2, Township 76 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa thence South 00° 07'02" West 93.01 feet along the East line of the Northeast Quarter of said Section 2 to a point on the centerline of County Road G-4R; thence South 32°06'32" West 131.57 feet along said County Road centerline to the Point of Beginning; thence continuing South 32°06'32" West 409.57 feet along said centerline; thence Southwesterly 75.69 feet along a 8815.38 foot radius curve concave Southeasterly with a 75.68 foot chord bearing South 31°59'04" West; thence North 89°51'23" East 162.52 feet along an existing property line fence; thence South 00°14'57" West 211.56 feet along an existing property line fence; thence South 88°55'21" East 75.04 feet; thence North 27°17'32" East 541.00 feet; thence North 57°53'28" West 268.84 feet to Point of Beginning containing 3.200 acres including 0.390 acres of County Road right-of-way and is designated as Lot 1 of Fletcher's Subdivision.**

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

Dated at Winterset, Iowa on this 12<sup>th</sup> day of May, 2003.

  
\_\_\_\_\_  
Michelle Utsler, Recorder of  
Madison County, Iowa



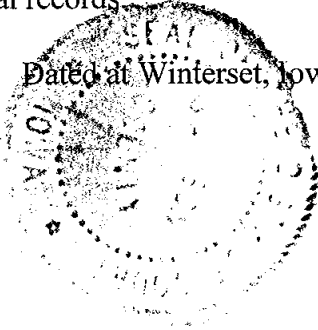
**CERTIFICATE OF THE CLERK OF THE DISTRICT COURT  
OF MADISON COUNTY, IOWA**

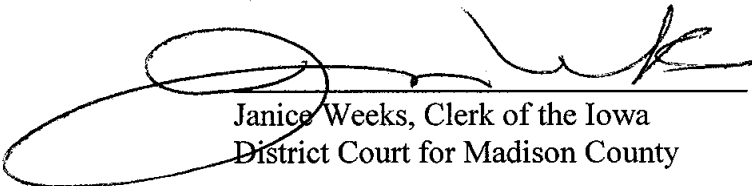
I, Janice Weeks, do hereby certify that I am the duly appointed and acting Clerk of the Iowa District Court for Madison County; that I have examined the records in the Office of the District Court for Madison County, Iowa; and, that the following described real estate:

**A parcel of land in the Northeast Fractional Quarter of the Northeast Quarter of Section 2 and the Northwest Fractional Quarter of the Northwest Quarter of Section 1, all in Township 76 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa more particularly described as follows: Commencing at the Northeast Corner of Section 2, Township 76 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa thence South 00° 07'02" West 93.01 feet along the East line of the Northeast Quarter of said Section 2 to a point on the centerline of County Road G-4R; thence South 32°06'32" West 131.57 feet along said County Road centerline to the Point of Beginning; thence continuing South 32°06'32" West 409.57 feet along said centerline; thence Southwesterly 75.69 feet along a 8815.38 foot radius curve concave Southeasterly with a 75.68 foot chord bearing South 31°59'04" West; thence North 89°51'23" East 162.52 feet along an existing property line fence; thence South 00°14'57" West 211.56 feet along an existing property line fence; thence South 88°55'21" East 75.04 feet; thence North 27°17'32" East 541.00 feet; thence North 57°53'28" West 268.84 feet to Point of Beginning containing 3.200 acres including 0.390 acres of County Road right-of-way and is designated as Lot 1 of Fletcher's Subdivision.**

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 9<sup>th</sup> day of May, 2003.



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

PREPARER

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

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**AGREEMENT**

**THIS AGREEMENT** made and entered into by and between Mary E. Fletcher as the proprietor of the Fletcher Subdivision and Todd Hagan, Madison County Engineer.

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

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

**A parcel of land in the Northeast Fractional Quarter of the Northeast Quarter of Section 2 and the Northwest Fractional Quarter of the Northwest Quarter of Section 1, all in Township 76 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa more particularly described as follows: Commencing at the Northeast Corner of Section 2, Township 76 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa thence South 00° 07'02" West 93.01 feet along the East line of the Northeast Quarter of said Section 2 to a point on the centerline of County Road G-4R; thence South 32°06'32" West 131.57 feet along said County Road centerline to the Point of Beginning; thence continuing South 32°06'32" West 409.57 feet along said centerline; thence Southwesterly 75.69 feet along a 8815.38 foot radius curve concave Southeasterly with a 75.68 foot chord bearing South 31°59'04" West; thence North 89°51'23" East 162.52 feet along an existing property line fence; thence South 00°14'57" West 211.56 feet along an existing property line fence; thence South 88°55'21" East 75.04 feet; thence North 27°17'32" East 541.00 feet; thence North 57°53'28" West 268.84 feet to Point of Beginning containing 3.200 acres including 0.390 acres of County Road right-of-way and is designated as Lot 1 of Fletcher's Subdivision.**

hereby agree that the private roads located within the Fletcher 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 15<sup>th</sup> day of May, 2003.

**FLETCHER SUBDIVISION**

By Mary E. Fletcher  
Mary E. Fletcher  
Proprietor

**MADISON COUNTY, IOWA**

By Todd Hagan  
Todd Hagan  
Madison County Engineer



**RESOLUTION APPROVING FINAL PLAT OF  
FLETCHER 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 Fletcher Subdivision in Madison County, Iowa;

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

**A parcel of land in the Northeast Fractional Quarter of the Northeast Quarter of Section 2 and the Northwest Fractional Quarter of the Northwest Quarter of Section 1, all in Township 76 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa more particularly described as follows: Commencing at the Northeast Corner of Section 2, Township 76 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa thence South 00° 07'02" West 93.01 feet along the East line of the Northeast Quarter of said Section 2 to a point on the centerline of County Road G-4R; thence South 32°06'32" West 131.57 feet along said County Road centerline to the Point of Beginning; thence continuing South 32°06'32" West 409.57 feet along said centerline; thence Southwesterly 75.69 feet along a 8815.38 foot radius curve concave Southeasterly with a 75.68 foot chord bearing South 31°59'04" West; thence North 89°51'23" East 162.52 feet along an existing property line fence; thence South 00°14'57" West 211.56 feet along an existing property line fence; thence South 88°55'21" East 75.04 feet; thence North 27°17'32" East 541.00 feet; thence North 57°53'28" West 268.84 feet to Point of Beginning containing 3.200 acres including 0.390 acres of County Road right-of-way and is designated as Lot 1 of Fletcher's Subdivision.**

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 Fletcher 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:

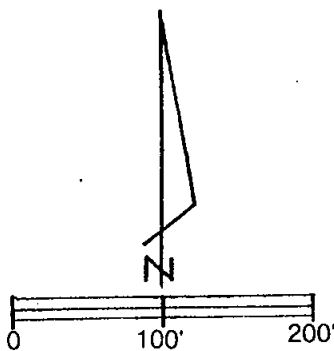
  
Joan Welch, Madison County Auditor  
Secretary of the Board of Supervisors

FOR DEDICATION,  
RESOLUTION &  
CERTIFICATES, SEE  
2003-4523

FILED NO. 4523-A  
BOOK 2003 PAGE 4523-A  
2003 JUL 31 AM 11:57

MICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

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



SCALE: 1" = 100'  
DATE OF SURVEY: 2-24-03

- CAPPED IRON ROD (C.I.R.)#6808 SET
- C.I.R. # 7044 FOUND
- C.I.R.#5041 FOUND
- X CALCULATED POINT (NOTHING SET)
- COUNTY ROAD R.O.W.
- EXISTING FENCE

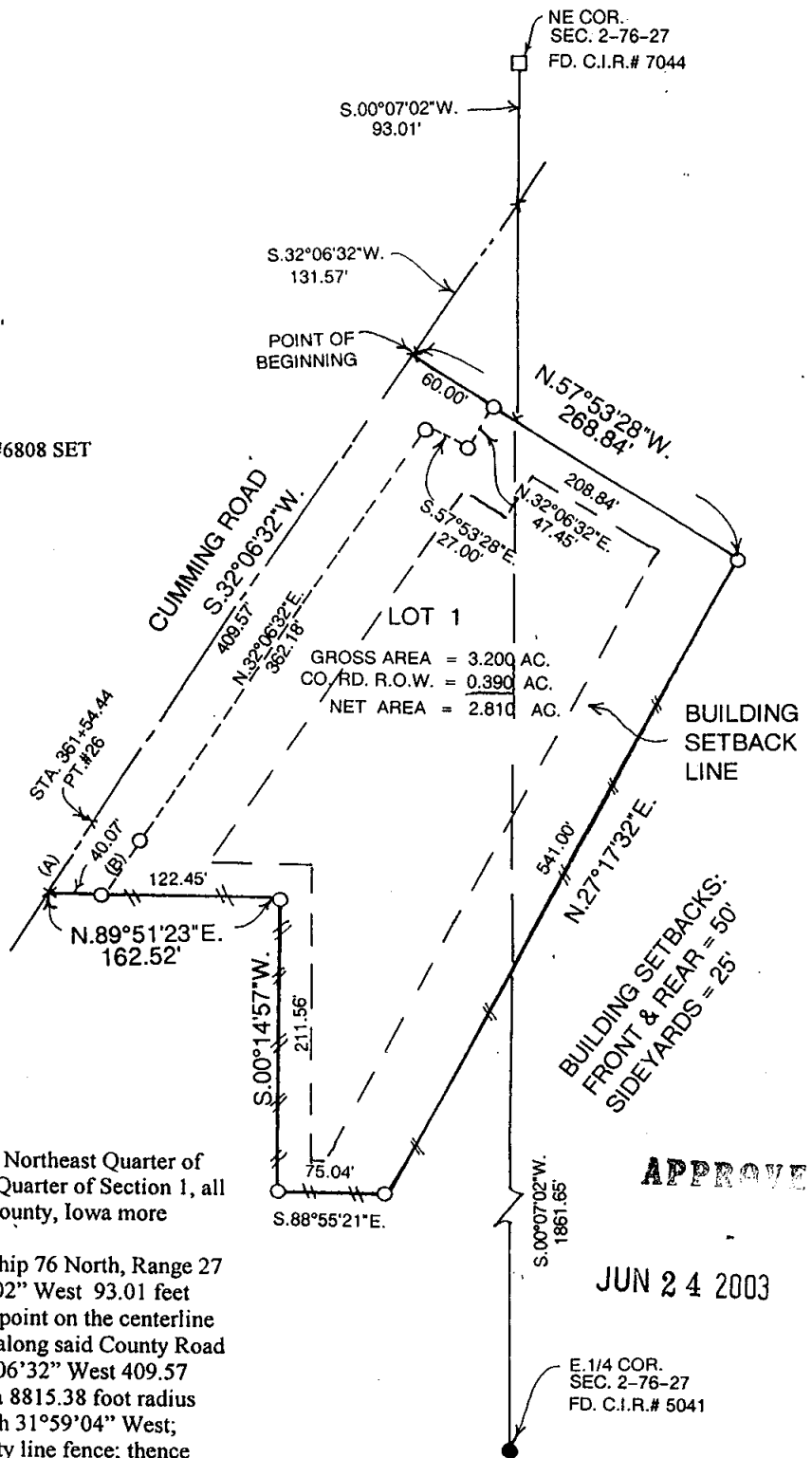
CURVE DATA		
CURVE	(A)	(B)
D	0°29'31"	0°21'13"
R	0°39'00"	0°39'39"
T	8815.38'	8782.38'
L	37.84'	27.10'
CHORD	75.68'	54.23'
BEARING	S.31°59'04"W. N.30°59'48"E.	

AREA TABLE		
	NE.FR.1/4 NE.1/4 SEC.2-76-27	NW.FR.1/4 NW.1/4 SEC.1-76-27
GROSS AREA =	2.460 AC.	0.740 AC.
CO.RD.R.O.W. =	0.390 AC.	0 AC.
NET AREA =	2.070 AC.	0.740 AC.

LEGAL DESCRIPTION

A parcel of land in the Northeast Fractional Quarter of the Northeast Quarter of Section 2 and the Northwest Fractional Quarter of the Northwest Quarter of Section 1, all in Township 76 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa more particularly described as follows:

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APPROVED

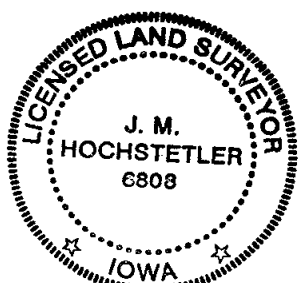
JUN 24 2003

FINAL PLAT

FLETCHER'S SUBDIVISION

OWNER/DEVELOPER:  
MARY E. FLETCHER  
13225 HYACINTH DRIVE  
SUN CITY WEST, ARIZONA 85375

LAND SURVEYOR:  
VANCE & HOCHSTETLER, P.C.  
CONSULTING ENGINEERS  
110 WEST GREEN STREET  
WINTERSSET, IOWA 50273



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 2/11/03  
My license renewal date is December 31, 2003  
Pages or sheets covered by this seal: 1