

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

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

CERTIFICATE OF ZONING ADMINISTRATOR  
FOR  
JUNIPER ESTATES SUBDIVISION  
IN  
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 Juniper Estates Subdivision, Madison County, Iowa and that the real estate described in this plat is as follows:

A parcel of land in the Southeast Quarter(1/4) of the Southeast Quarter(1/4) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., and in the Northeast Fractional Quarter(1/4) of the Northeast Quarter (1/4) of Section Four (4), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Southeast Corner of Section Thirty-three ( 33), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence South 00°20'56" West, 1,284.07 feet to the Southeast Corner of the Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4) of Section Four (4), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M.; thence along the South line of said Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4), North 89°49'35" West, 810.97 feet; thence North 01°03'42" East, 1,287.29 feet to the North line of said Northeast Fractional Quarter(1/4) of the Northeast Quarter (1/4); thence North 00°12'56" East, 249.66 feet to the centerline of a Private Easement Road; thence along said Road centerline, North 88°46'18" West, 94.01 feet; thence Southwesterly 52.34 feet along a 408.14 foot radius curve, concave Southeasterly with a central angle of 7°20'53" and a chord bearing South 87°33'15" West, 52.31 feet; thence North 00°12'56" East, 1070.05 feet to the North line of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M.; thence South 89°40'29" East, 944.50 feet to the Northeast Corner of said Southeast Quarter (1/4) of the Southeast Quarter (1/4); thence South 00°21'35" West, 1,319.64 feet to the point of beginning. Said Parcel contains 51.409 Acres including 1.021 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 to 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. Land Disturbing Activities Affidavit;
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. Groundwater Hazard Statement;
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.

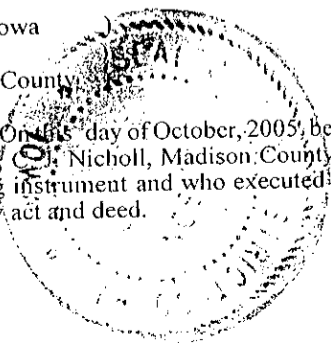
Dated on this      day of October, 2005, at Winterset, Iowa.

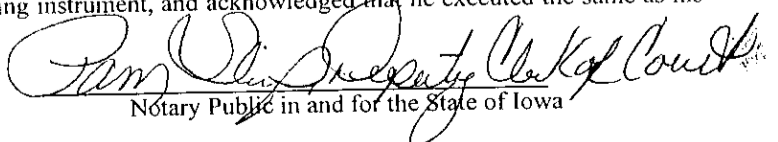
  
C. J. Nicholl, Zoning Administrator, Madison County, Iowa

State of Iowa

Madison County

On this      day of October, 2005, 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

**CERTIFICATE OF ZONING ADMINISTRATOR  
FOR  
JUNIPER ESTATES SUBDIVISION  
IN  
MADISON COUNTY, IOWA**

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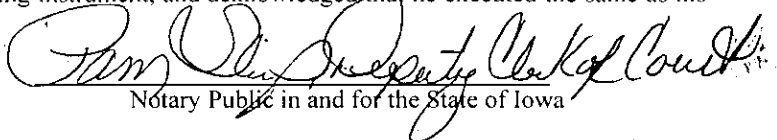
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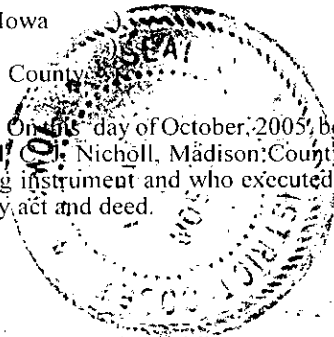
  
C. J. Nicholl, Zoning Administrator, Madison County, Iowa

State of Iowa

Madison County

On this      day of October, 2005, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared      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



Document 2005 5874  
Book 2005 Page 5874 Type 06 044 Pages 22  
Date 12/08/2005 Time 11:28 AM  
Rec Amt \$112.00 Aud Amt \$10.00

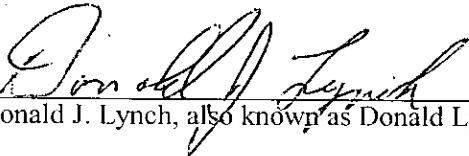
MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

**DEDICATION OF PLAT  
TO JUNIPER ESTATES SUBDIVISION  
IN  
MADISON COUNTY, IOWA**

I, Donald J. Lynch, a single person, hereby certify that I am 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 Juniper Estates Subdivision in Madison County, Iowa, is in accordance with my free consent and in accordance with my 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 Southeast Quarter(1/4) of the Southeast Quarter(1/4) of Section Thirty-three(33), Township Seventy-seven(77) North, Range Twenty-eight(28) West of the 5th P.M., and in the Northeast Fractional Quarter(1/4) of the Northeast Quarter (1/4) of Section Four (4), Township Seventy-six(76) North, Range Twenty-eight(28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:**

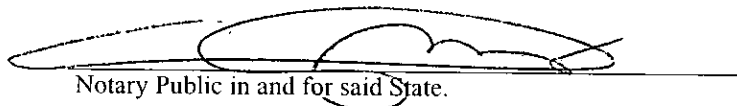
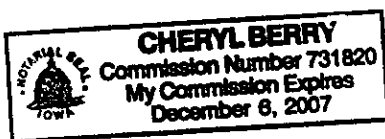
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Donald J. Lynch, also known as Donald Lynch, Owner

STATE OF IOWA, COUNTY OF MADISON, ss:

On this 14th day of September, 2005, 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.



Notary Public in and for said State.

**CONSENT TO PLATTING BY MORTGAGEE  
TO  
JUNIPER ESTATES SUBDIVISION IN MADISON COUNTY, IOWA**

The Farmers and Merchants State Bank hereby states that the Juniper Estates 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:

**A parcel of land in the Southeast Quarter(1/4) of the Southeast Quarter(1/4) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., and in the Northeast Fractional Quarter(1/4) of the Northeast Quarter (1/4) of Section Four (4), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:**

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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 and filed for record on May 26, 2004 in the Office of the Madison County Recorder in Mortgage Record Book 2004 at Page 2464.

Dated on this 15<sup>th</sup> day of September, 2005, at Winterset, Iowa.

FARMERS AND MERCHANTS STATE BANK

By: Shane Pashek  
Shane Pashek, Vice-President

STATE OF IOWA, COUNTY OF MADISON, ss:

On this 5<sup>th</sup> day of Septmeber, 2005, 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  
WINTERSET, IOWA 50273-0067

JOHN E. CASPER  
jcasper@ferpc.com

JANE E. ROSIEN  
jrosien@ferpc.com

LEONARD M. FLANDER  
(1934-2002)

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

September 14, 2005

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 June 20, 2005 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 June 20, 2005 at 8:00 o'clock a.m., except for the mortgage of the Farmers and Merchants State Bank which is dated and filed for record on May 26, 2004 in the Madison County Recorder's Office in Book 2004 at Page 2464.

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

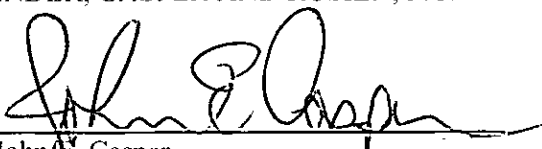
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Dated at Winterset, Iowa on this 14th day of September, 2005.

FLANDER, CASPER AND ROSIEN, P.C.

By:

  
John E. Casper

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

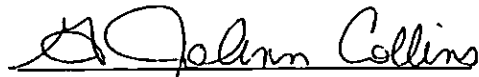
I, G. JoAnn Collins, do hereby certify that I am the duly elected and acting Treasurer of Madison County, Iowa; that I have examined the records in the Office of the Madison County Treasurer; and, that there are no certified taxes and no certified special assessments forming a lien against the following described real estate:

**A parcel of land in the Southeast Quarter(1/4) of the Southeast Quarter(1/4) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., and in the Northeast Fractional Quarter(1/4) of the Northeast Quarter (1/4) of Section Four (4), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:**

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Dated at Winterset, Iowa on this 16 day of September, 2005.



  
G. JoAnn Collins, Treasurer  
of Madison County, Iowa

**RESTRICTIVE COVENANTS  
OF JUNIPER ESTATES SUBDIVISION  
IN MADISON COUNTY, IOWA**

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

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This real estate is to be subdivided pursuant to the laws of the State of Iowa and thereafter known as Juniper Estates, Madison County, Iowa and will consist of Eight (8) lots. The undersigned 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 subdivision lots (hereafter parcels) shall be used only for single-family residential

purposes. All house plans including blueprints, floor plans and construction specifications shall be first approved by the undersigned or his successor or assign prior to the commencement of any construction activity on the project. The residential dwelling structure shall be at least one thousand four hundred (1400) 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. Each residence shall have an attached garage with sufficient square footage to hold at least two (2) mid-sized automobiles. No mobile homes of any kind at any time 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 to be conveyed 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; but shall also include any such vehicle with motive power not registered as a motor vehicle in Iowa.

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 state 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 device 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. The parcels described above may not be further subdivided, except by the undersigned.

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. No building including a residential dwelling unit, which is not of new construction, may be moved or relocated onto any lot, except for storage sheds whose gross floor square feet is less than two hundred (200) square feet, unless all lot owner(s) within the subdivision agree in writing prior to such move.

7. 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.

8. A perpetual easement is hereby dedicated for purposes of a common private drive and

utility access upon, along and under the real estate legally described as:

**Parcel "C" in the Southeast Quarter of the Southeast Quarter of Section 33, Township 77 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa which is a 66.00 foot wide ingress, egress and public utilities easement being 33.00 feet wide on both sides of the following described centerline:**

**Commencing at the Southeast Corner of Section 33, Township 77 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa; thence along the East line of said Section 33, North 00°21'35" East 584.17 feet to the Point of Beginning. Thence South 70°33'00" West 102.09 feet; thence Southwesterly 286.60 feet along a 716.21 foot radius curve, concave Southeasterly and a central angle of 22°55'42"; thence South 47° 18" West, 77.03 feet; thence Southwesterly 290.71 feet along a 381.98 foot radius curve, concave Northwesterly and a central angle of 43°36'24", thence North 88°46'18" West 228.63 feet; thence Westerly 140.18 feet along a 408.14 foot radius curve, concave Southerly and a central angle of 19°40' 46" to a terminus on the Northeast boundary line of Parcel "B".**

to be used as the private access road and public utility easement by and for the benefit of Lots Two, Three and Four of the Juniper Estates Subdivision and additionally for the benefit of the parcel(s) owners of record of the real estate legally described as:

**Parcel "B" in the South Half of the Southeast Quarter of Section 33, Township 77 North, Range 28 West of the 5<sup>th</sup> P.M., and in the North Half of the Northeast Quarter of Section 4, Township 76 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa more particularly described as follows:**

**Commencing at the Southeast Corner of Section 33, Township 77 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa; thence along the South line of said Section 33, North 89°36'18" West, 794.96 feet to the point of beginning. Thence North 00°12'56" East 249.66 feet to the centerline of the private easement road; thence along said road centerline, North 88°46'18" West 94.01 feet; thence Southwesterly 140.18 feet along a 408.14 foot radius curve concave Southeasterly, having a central angle of 19°40' 46" and a chord bearing South 81°23'19" West 139.50 feet; thence North 45°01'20" West 387.85 feet; thence North 89°36'18" West, 1,303.93 feet; thence South 00°01'04" West, 501.45 feet to the South Quarter Corner of said Section 33; thence South 01°46'04" West, 1,294.63 feet to the Southwest Corner of the Northwest Quarter of the Northeast Quarter of Section 4, Township 76 North, Range 28 West of the 5<sup>th</sup> P.M.; thence along the South line of the North Half of the Northeast Quarter of said Section 4, South 89°49'35" East, 1,825.49 feet; thence North 01° 03'42" East, 1,287.29 feet to the point of beginning, containing 72.474 acres.**

And

**Parcel "D" in the South Half of the Southeast Quarter of Section 33, Township 77 North, Range 28 West of the 4th P.M., Madison County, Iowa more particularly described as follows:**

**Commencing at the Southeast Corner of Section 33, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence along the South line of said Section 33, North 89°36'18" West 794.96 feet; thence along the Northeast boundary of Parcel "B" North 45°01'20" West 326.52 feet to the Point of Beginning. Thence Northeasterly 87.84 feet along a 408.14 foot radius curve, concave Southeasterly, having a central angle of 12°19'53" and a chord bearing North 77°42'53" East, 87.68 feet; thence North 00°12'56" East 1,070.05 feet; thence along the North line of the South Half of the Southeast Quarter of said Section 33, North 89°40'29" West 1,667.74 feet; thence along the West line of said South Half of the Southeast Quarter, South 00°01'04" West, 815.04 feet; thence along the North line of Parcel "B", South 89°36'18" East 1,303.93 feet; thence South 45°01'20" East 387.85 feet to the Point of Beginning and containing 32.590 acres.**

This common easement area is for public access to all present or future subdivision lots and/or parcel owner(s) of record for the real estate described above and includes within the easement area the right for the construction, maintenance, repair and replacement of electric and telephone lines and accessory equipment, sewer lines and other necessary installations common to all subdivision lots or parcel(s) within a subdivision plat. The undersigned shall provide at their cost the initial grading and/or construction of the private drive. Thereafter, each lot or parcel(s) owners of record within the above described real estate shall pay equally on a per lot or parcel basis for the cost of maintaining and repairing the private drive including the snow and ice removal thereon and the costs of periodic surfacing or resurfacing the private drive. The need for such maintenance or replacement; the amount of the assessment for each lot or parcel(s) to cover any such costs incurred; and, the schedule(s) for the payment and collection of any such assessment(s) by the lot or parcel(s) owners of record shall be determined by the vote of the lot or parcel(s) owners at the time of each such vote with the decision of a majority of the lot or parcel(s) owners being binding upon all lot or parcel(s) owners. Each lot or parcel shall be entitled to one vote notwithstanding the number of persons who may own an interest in that lot or parcel.

9. A perpetual easement is hereby dedicated for purposes of a common private drive and utility access upon, along and under the real estate legally described as:

Easement Legal Description:

**Parcel "E" in the Southeast Quarter of the Southeast Quarter of Section 33, Township 77 North, Range 28 West of the 5<sup>th</sup> P.M., and in the Northeast Quarter of the Northeast Quarter of Section 4, Township 76 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa which is a private road and public utilities easement more particularly described as follows:**

**Beginning at the Southeast Corner of Section 33, Township 77 North Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa; thence along the East line of said Section 33, North 00°21'35" East, 432.50 feet; thence North 89°38'25" West, 46.00 feet; thence South 00°21'35" West, 432.47 feet to the South line of said Section 33; thence South 00°20'56" West, 171.75 feet; thence South 09°15'26" West, 129.11 feet; thence South 00°20'56" West 985.00 feet to the South line of the Northeast Quarter of the Northeast Quarter of Section 4, Township 76 North, Range 28 West of the 5<sup>th</sup> P.M., thence South 89°49'35" East. 66.00 feet to the Southeast Corner of said Northeast Quarter of the Northeast Quarter; thence along the East line of said Northeast Quarter of the Northeast Quarter, North 00°20'56" East, 1284.07 feet to the Point of Beginning.**

to be used as the private access road and public utility easement by and for the benefit of Lots Five (5), Six (6), Seven (7) and Eight (8) of the Juniper Estates Subdivision and additionally for the benefit of the parcel(s) owners of record of the real estate legally described as:

**The Southeast Quarter of the Northeast Quarter of Section 4, Township 76 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa.**

This common easement area is for public access to all present or future subdivision lots and/or parcel owner(s) of record for the real estate described above and includes within the easement area the right for the construction, maintenance, repair and replacement of electric and telephone lines and accessory equipment, sewer lines and other necessary installations common to all subdivision lots or parcel(s) within a subdivision plat. The undersigned shall provide at their cost the initial grading and/or construction of the private drive. Thereafter, each lot or parcel(s) owners of record within the above described real estate shall pay equally on a per lot or parcel basis for the cost of maintaining and repairing the private drive including the snow and ice removal thereon and the

costs of periodic surfacing or resurfacing the private drive. The need for such maintenance or replacement; the amount of the assessment for each lot or parcel(s) to cover any such costs incurred; and, the schedule(s) for the payment and collection of any such assessment(s) by the lot or parcel(s) owners of record shall be determined by the vote of the lot or parcel(s) owners at the time of each such vote with the decision of a majority of the lot or parcel(s) owners being binding upon all lot or parcel(s) owners. Each lot or parcel shall be entitled to one vote notwithstanding the number of persons who may own an interest in that lot or parcel.

10. 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, 2025, 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.

11. 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.

12. 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.

13. If any parcel owner decides to erect a fence upon their parcel, the total cost of installation of such fence shall be borne by this 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

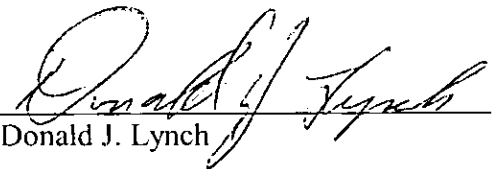
be removed by such parcel owner at their discretion. Nothing in this paragraph shall be deemed to preclude a fencing agreement between adjoining parcel owners for erection and maintenance of a common fence; however, for any such common fence agreement to be enforceable upon future Parcel owners, such 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.

14. 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.

15. 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.

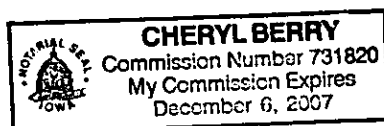
16. No animals shall be kept or maintained on any of the parcels except ordinary household pets; provided, however, that each lot shall be allowed to maintain thereon one (1) horse for each acre of lot area calculated to the nearest whole acre of the lot. In all events no more than six (6) horses may be kept and/or maintained at any time on any parcel. Ducks and geese shall be permitted on any parcel upon which a pond is located or later constructed.

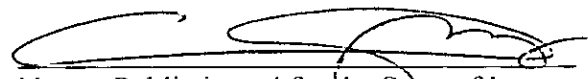
Dated this 14th day of September, 2005.

  
Donald J. Lynch

State of Iowa, County of Madison :ss

On this 14th day of September, 2005, 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  
JUNIPER ESTATES 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 Juniper Estates Subdivision in Madison County, Iowa;

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

**A parcel of land in the Southeast Quarter(1/4) of the Southeast Quarter(1/4) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., and in the Northeast Fractional Quarter(1/4) of the Northeast Quarter (1/4) of Section Four (4), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:**

**Beginning at the Southeast Corner of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence South 00°20'56" West, 1,284.07 feet to the Southeast Corner of the Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4) of Section Four (4), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M.; thence along the South line of said Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4), North 89°49'35" West, 810.97 feet; thence North 01°03'42" East, 1,287.29 feet to the North line of said Northeast Fractional Quarter(1/4) of the Northeast Quarter (1/4); thence North 00°12'56" East, 249.66 feet to the centerline of a Private Easement Road; thence along said Road centerline, North 88°46'18" West, 94.01 feet; thence Southwesterly 52.34 feet along a 408.14 foot radius curve, concave Southeasterly with a central angle of 7°20'53" and a chord bearing South 87°33'15" West, 52.31 feet; thence North 00°12'56" East, 1070.05 feet to the North line of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M.; thence South 89°40'29" East, 944.50 feet to the Northeast Corner of said Southeast Quarter (1/4) of the Southeast Quarter (1/4); thence South 00°21'35" West, 1,319.64 feet to the point of beginning. Said Parcel contains 51.409 Acres including 1.021 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, mortgagees consent, land disturbing activities affidavit and the title opinion of the attorney;

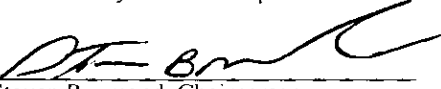
Whereas, the Madison County Board of Supervisors finds that this rural subdivision is not within two (2) miles of a City incorporated under the laws of the State of Iowa; is thereby not subject to the concurrent jurisdiction of any City subdivision laws or ordinances; and, the approval of a City of this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

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 Juniper Estates 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 27<sup>th</sup> day of November, 2005, at Winterset, Iowa.

Madison County Board of Supervisors

By:   
Steven Raymond, Chairperson  
Madison County Board of Supervisors

Attest:

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

AGREEMENT

THIS AGREEMENT made and entered into by and between Donald J. Lynch as the proprietor of the Juniper Estates Subdivision and Todd Hagen, Madison County Engineer.

NOW THEREFORE IT IS AGREED as follows:

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

**A parcel of land in the Southeast Quarter(1/4) of the Southeast Quarter(1/4) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., and in the Northeast Fractional Quarter(1/4) of the Northeast Quarter (1/4) of Section Four (4), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:**

**Beginning at the Southeast Corner of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence South 00°20'56" West, 1,284.07 feet to the Southeast Corner of the Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4) of Section Four (4), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M.; thence along the South line of said Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4), North 89°49'35" West, 810.97 feet; thence North 01°03'42" East, 1,287.29 feet to the North line of said Northeast Fractional Quarter(1/4) of the Northeast Quarter (1/4); thence North 00°12'56" East, 249.66 feet to the centerline of a Private Easement Road; thence along said Road centerline, North 88°46'18" West, 94.01 feet; thence Southwesterly 52.34 feet along a 408.14 foot radius curve, concave Southeasterly with a central angle of 720'53" and a chord bearing South 87°33'15" West, 52.31 feet; thence North 00°12'56" East, 1070.05 feet to the North line of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M.; thence South 89°40'29" East, 944.50 feet to the Northeast Corner of said Southeast Quarter (1/4) of the Southeast Quarter (1/4); thence South 00°21'35" West, 1,319.64 feet to the point of beginning. Said Parcel contains 51.409 Acres including 1.021 Acres of County Road Right-of-Way**

hereby agrees that the private roads located within the Juniper Estates 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 14th day of September, 2005.

JUNIPER ESTATES SUBDIVISION

By Donald J. Lynch  
Donald J. Lynch, Proprietor

MADISON COUNTY, IOWA

By Todd Hagen  
Todd Hagen, Madison County Engineer



**Land Disturbing Activities  
Affidavit**

Pursuant to Section 161A.64, Code of Iowa, in consideration for permission to engage in a land disturbing activity as defined in that statute, and recognizing that the agency authorized by that statute to receive and file this affidavit will rely on statements I make herein, I, Donald J. Lynch, (hereafter the Affiant) being first duly sworn under oath, do solemnly swear or affirm that:

The Affiant plans to engage in the following land disturbing activity:

The subdivision of the real estate described below pursuant to the Preliminary and Final Plats on file with the Office of the County Zoning Administrator.

The estimated established starting date is upon approval of the Preliminary Plat by the County Planning and Zoning Commission. The estimated completion date is within one (1) year of the approval of the Final Plat for the subdivision of the land. The land disturbing activity will occur on lands under my control, which lands are legally described as:

**A parcel of land in the Southeast Quarter(1/4) of the Southeast Quarter(1/4) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., and in the Northeast Fractional Quarter(1/4) of the Northeast Quarter (1/4) of Section Four (4), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:**

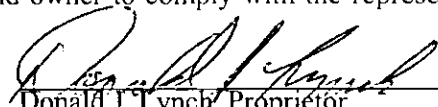
**Beginning at the Southeast Corner of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence South 00°20'56" West, 1,284.07 feet to the Southeast Corner of the Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4) of Section Four (4), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M.; thence along the South line of said Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4), North 89°49'35" West, 810.97 feet; thence North 01°03'42" East, 1,287.29 feet to the North line of said Northeast Fractional Quarter(1/4) of the Northeast Quarter (1/4); thence North 00°12'56" East, 249.66 feet to the centerline of a Private Easement Road; thence along said Road centerline, North 88°46'18" West, 94.01 feet; thence Southwesterly 52.34 feet along a 408.14 foot radius curve, concave Southeasterly with a central angle of 7°20'53" and a chord bearing South 87°33'15" West, 52.31 feet; thence North 00°12'56" East, 1070.05 feet to the North line of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M.; thence South 89°40'29" East, 944.50 feet to the Northeast Corner of said Southeast Quarter (1/4) of the Southeast Quarter (1/4); thence South 00°21'35" West, 1,319.64 feet to the point of beginning. Said Parcel contains 51.409 Acres including 1.021 Acres of County Road Right-of-Way**

As owner or occupant of the land describe above, the Affiant is aware that the Affiant must establish and maintain soil conservation practices as necessary to meet the soil loss limits established by the County Soil and Water Conservation District pursuant to Sections 161A.43 and 161A.44 of the Code of Iowa.

The Affiant is aware that the soil loss limit regulations prohibit sediment from leaving the site in excess of 5 tons per year. The land disturbing activities describe above will be conducted in a manner that will insure compliance with the soil loss limit regulations.

Upon filing this affidavit, the Affiant is given authority to start the land disturbing activity. The Affiant also assumes responsibility for all land disturbing activities conducted on this property by myself or other people or entities on the Affiant's behalf. This authority covers only land and land disturbing activity described above.

The Affiant is the owner of the land, and have full authority to enter into this agreement on behalf of owner of the above described real estate and to fully bind this land owner to comply with the representations contained herein.

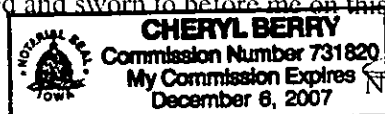
  
Donald J. Lynch, Proprietor

If a corporation has not adopted a corporate seal, the affiant shall so state: "I hereby certify that the above-named corporation has not adopted a corporate seal."

State of Iowa, County of Madison ss:

On this 14th day of September, 2005, 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.

Subscribed and sworn to before me on this 14th day of September, 2005.

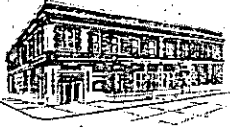


Notary Public 



**FARMERS &  
MERCHANTS**  
STATE BANK

www.fandmbankonline.com



**Winterset - Main Office**

101 West Jefferson

P.O. Box 29

Winterset, Iowa 50273-0029

515-462-4242

Loan Dept.: 515-462-4381

Bookkeeping: 515-462-4248



**Winterset - Motor Bank**

722 N. John Wayne Drive

Winterset, Iowa 50273-0029

515-462-1110



**St. Charles Office**

133 West Main

P.O. Box 105

St. Charles, Iowa 50240

641-396-2233

Toll Free: 888-243-2233



**Orient Office**

114 South Broad

P.O. Box 39

Orient, Iowa 50858

641-337-5418

Home Grown Banking for Today & Tomorrow.

November 16, 2005

Madison County Zoning

Attn: Jeff Nichol

Court House

Winterset, IA 50273

RE: Irrevocable Letter of Credit in favor of Madison County Zoning  
For the benefit of Donald Lynch

Farmers & Merchants State Bank has established an Irrevocable Letter of Credit in the amount of \$10,000.00 for the benefit of the Madison County Zoning that is available if for any reason that Madison County Zoning feels there is a maintenance issue or failure on Mr. Lynch to complete the necessary infrastructure and roadway improvements for Mr. Lynch's project. If you desire to make a draw on this Letter of Credit, please contact a Bank Loan Officer or myself to initiate an advance.

Please note that this Irrevocable Letter of Credit is valid until November 16th, 2006.

If you have any questions or concerns, please contact me at (515) 462-4381.

Sincerely,

Shane K. Pashek  
Vice President

SKP/sls

# IOWA DEPARTMENT OF NATURAL RESOURCES ENVIRONMENTAL PROTECTION DIVISION

IDNR CASHIER'S USE ONLY  
0253-542-SW08-0581

## NOTICE OF INTENT FOR NPDES COVERAGE UNDER GENERAL PERMIT

No. 1 FOR "STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY"

or

No. 2 FOR "STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR CONSTRUCTION ACTIVITIES"

or

No. 3 FOR "STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR ASPHALT PLANTS, CONCRETE BATCH PLANTS, ROCK CRUSHING PLANTS, AND CONSTRUCTION SAND AND GRAVEL FACILITIES."

### PERMIT INFORMATION

Has this storm water discharge been previously permitted?  Yes  No

If yes, please list authorization number \_\_\_\_\_  
Under what General Permit are you applying for coverage?

General Permit No. 1       General Permit No. 2       General Permit No. 3

### PERMIT FEE OPTIONS

For coverage under the NPDES General Permit the following fees apply:

Annual Permit Fee \$150 (per year) Maximum coverage is one year.

3-year Permit Fee \$300 Maximum coverage is three years.

Coverage provided by the multi-year permit fees expires no later than the expiration date of the general permit (October 1, 2007).

Checks should be made payable to: Iowa Department of Natural Resources.

### FACILITY OR PROJECT INFORMATION

Enter the name and full address/location (not mailing address) of the facility or project for which permit coverage is requested.

NAME: Juniper Estates		STREET ADDRESS OF SITE: 1587 Juniper Lane	
CITY: Prole	COUNTY: Madison	STATE: IA	ZIP CODE: 50229

CONTACT INFORMATION Give name, mailing address and telephone number of a contact person (Attach additional information on separate pages as needed). This will be the address to which all correspondence will be sent and to which all questions regarding your application and compliance with the permit will be directed.

NAME: Don Lynch		ADDRESS: 1601 Upland Trail	
CITY: Prole	STATE: IA	ZIP CODE: 50229	TELEPHONE: (515) 62-1466

Check the appropriate box to indicate the legal status of the operator of the facility.

Federal  State  Public  Private  Other (specify) \_\_\_\_\_

SIC CODE (General Permit No. 1 & 3 Applicants Only)

SIC code refers to Standard Industrial Classification code number used to classify establishments by type of economic activity.

## Be sure to complete the second page of this form.

**FACILITY LOCATION OR LOCATION OF CONSTRUCTION SITE**

Give the location by 1/4 section, section, township, range, (e.g., NW, 7, T78N, R3W).

1/4 SECTION	SECTION	TOWNSHIP	RANGE
See attached exhibit for legal description			

MAIL TO:  
 STORM WATER COORDINATOR  
 IOWA DEPARTMENT OF  
 NATURAL RESOURCES  
 502 E. 9<sup>TH</sup> STREET  
 DES MOINES, IA 50319-0034

**OWNER INFORMATION** Enter the name and full address of the owner of the facility.

NAME: Donald Lynch		ADDRESS: 1601 Upland Trail	
CITY: Prole	STATE: IA	ZIP CODE: 50229	TELEPHONE: (515) 462-1466

**OUTFALL INFORMATION**

Discharge start date, i.e., when did/will the site begin operation or 10/1/92, whichever is later: \_\_\_\_\_

Is any storm water monitoring information available describing the concentration of pollutants in storm water discharges?  Yes  No

NOTE: Do not attach any storm water monitoring information with the application.

Receiving water(s) to the first uniquely named waterway in Iowa, (e.g., road ditch to unnamed tributary to Mud Creek to South Skunk River):

From the road ditch to grass waterway to an unknown ditch and to unknown stream and then to North River.

Compliance With The Following Conditions:	Yes	No
1. Has the Storm Water Pollution Prevention Plan been developed prior to the submittal of this Notice of Intent? (do not submit the SWPPP with the application)	X	
2. Will the Storm Water Pollution Prevention Plan comply with approved State (Section 161A.64, Code of Iowa) or local sediment and erosion plans? (for General Permit 2 only)	X	
3. Have two public notices been published for at least one day, one each in the two newspapers with the largest circulation in the area where the discharge is located and are the proofs of notice attached? (new applications only)	X	

**GENERAL PERMIT NO. 2 AND GENERAL PERMIT NO. 3 APPLICANTS COMPLETE THIS SECTION.**

Description of Project (describe in one sentence what is being constructed):  
 This project is a subdivision consisting of approximately 51 acres with single family homes on individual lots.

For General Permit No. 3 - Is this facility to be moved this year?  Yes  No

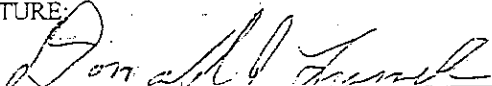
Number of Acres of Disturbed Soil: \_\_\_\_\_ (Construction Activities Only)

Estimated Timetable For Activities / Projects, i.e., approximately when did/will the project begin and end:  
 As individual lots are sold

**CERTIFICATION - ALL APPLICATIONS MUST BE SIGNED**

Only the following individuals may sign the certification: owner of site, principal executive officer of at least the level of vice-president of the company owning the site, a general partner of the company owning the site, principal executive officer or ranking elected official of the public entity owning the site, any of the above of the general contracting company for construction sites.

I certify under penalty of law that this document was prepared under my direction or supervision in accordance with a system designed to assure that qualified people properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, this information is to the best of my knowledge and belief, true, accurate, and complete. I further certify that the terms and conditions of the general permit will be met. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

NAME (please print) Donald J. Lynch	TITLE: Owner
SIGNATURE: 	DATE: September 12, 2005

**Exhibit**  
**Legal Description of Juniper Estates**

A parcel of land in the Southeast Quarter(1/4) of the Southeast Quarter(1/4) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., and in the Northeast Fractional Quarter(1/4) of the Northeast Quarter (1/4) of Section Four (4), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Southeast Corner of Section Thirty-three ( 33), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence South  $00^{\circ}20'56''$  West, 1,284.07 feet to the Southeast Corner of the Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4) of Section Four (4), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M.; thence along the South line of said Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4), North  $89^{\circ}49'35''$  West, 810.97 feet; thence North  $01^{\circ}03'42''$  East, 1,287.29 feet to the North line of said Northeast Fractional Quarter(1/4) of the Northeast Quarter (1/4); thence North  $00^{\circ}12'56''$  East, 249.66 feet to the centerline of a Private Easement Road; thence along said Road centerline, North  $88^{\circ}46'18''$  West, 94.01 feet; thence Southwesterly 52.34 feet along a 408.14 foot radius curve, concave Southeasterly with a central angle of  $7^{\circ}20'53''$  and a chord bearing South  $87^{\circ}33'15''$  West, 52.31 feet; thence North  $00^{\circ}12'56''$  East, 1070.05 feet to the North line of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M.; thence South  $89^{\circ}40'29''$  East, 944.50 feet to the Northeast Corner of said Southeast Quarter (1/4) of the Southeast Quarter (1/4); thence South  $00^{\circ}21'35''$  West, 1,319.64 feet to the point of beginning. Said Parcel contains 51.409 Acres including 1.021 Acres of County Road Right-of-Way

# Proof of Publication

STATE OF IOWA,  
Dallas County

I, Ray Pike, Publisher of the Dallas County News, a weekly newspaper, published in the town of Adel, in the county and state aforesaid, do hereby certify that the attached notice was published in said newspaper for 1 consecutive week(s), commencing on \_\_\_\_\_, 2005, and ending September 15, 2005.

B. Ray Pike  
Publisher

Subscribed and sworn to before me this 15 day of September, 2005.

Rayla J. Ryan  
Notary Public

Printer's Fee \$ 32.70



## PUBLIC NOTICE OF STORM WATER DISCHARGE

Donald J. Lynch plans to submit a Notice of Intent to the Iowa Department of Natural Resources to be covered under the NPDES General Permit No. 2 "Storm Water Discharge Associated with Industrial Activity for Construction Activities".

The storm water discharge will be from rural residential housing construction located in Prairie Ridge Estates Subdivision legally described as:

A parcel of land in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., and in the Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4) of Section Four (4), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Southeast Corner of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence South 00°20'56" West, 1,284.07 feet to the Southeast Corner of the Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4) of Section Four (4), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M.; thence along the South line of said Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4), North 89°49'35" West, 810.97 feet; thence North 01°03'42" East, 1,287.29 feet to the North line of said Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4); thence North 00°12'56" East, 249.66 feet to the centerline of a Private Easement Road; thence along said Road centerline, North 88°46'18" West, 94.01 feet; thence Southwesterly 52.34 feet along a 408.14 foot radius curve, concave Southeasterly with a central angle of 7°20'53" and a

chord bearing South 87°33'15" West, 52.31 feet; thence North 00°12'56" East, 1070.05 feet to the North line of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M.; thence south 89°40'29" East, 944.50 feet to the Northeast Corner of said Southeast Quarter (1/4) of the Southeast Quarter (1/4); thence South 00°21'35" West, 1,319.64 feet to the point of beginning. Said Parcel contains 51.409 Acres including 1.021 Acres of County Road Right-of-Way.

Storm water will be discharged from one (1) point source and will be discharged to the following streams: Storm water will be discharged from one (1) point source and will be discharged from the road ditch to grass water way to an unknown ditch and to unknown stream and then to North River.

Comments may be submitted to the Storm Water Discharge Coordinator, Iowa Department of Natural Resources, Environmental Protection Division, 900 E. Grand Avenue, Des Moines, IA 50319-0034. The public may review the Notice of Intent from 8 a.m. to 4:30 p.m., Monday through Friday, at the above address after it has been received by the department.

Published in the Dallas County  
News September 15, 2005.

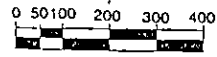
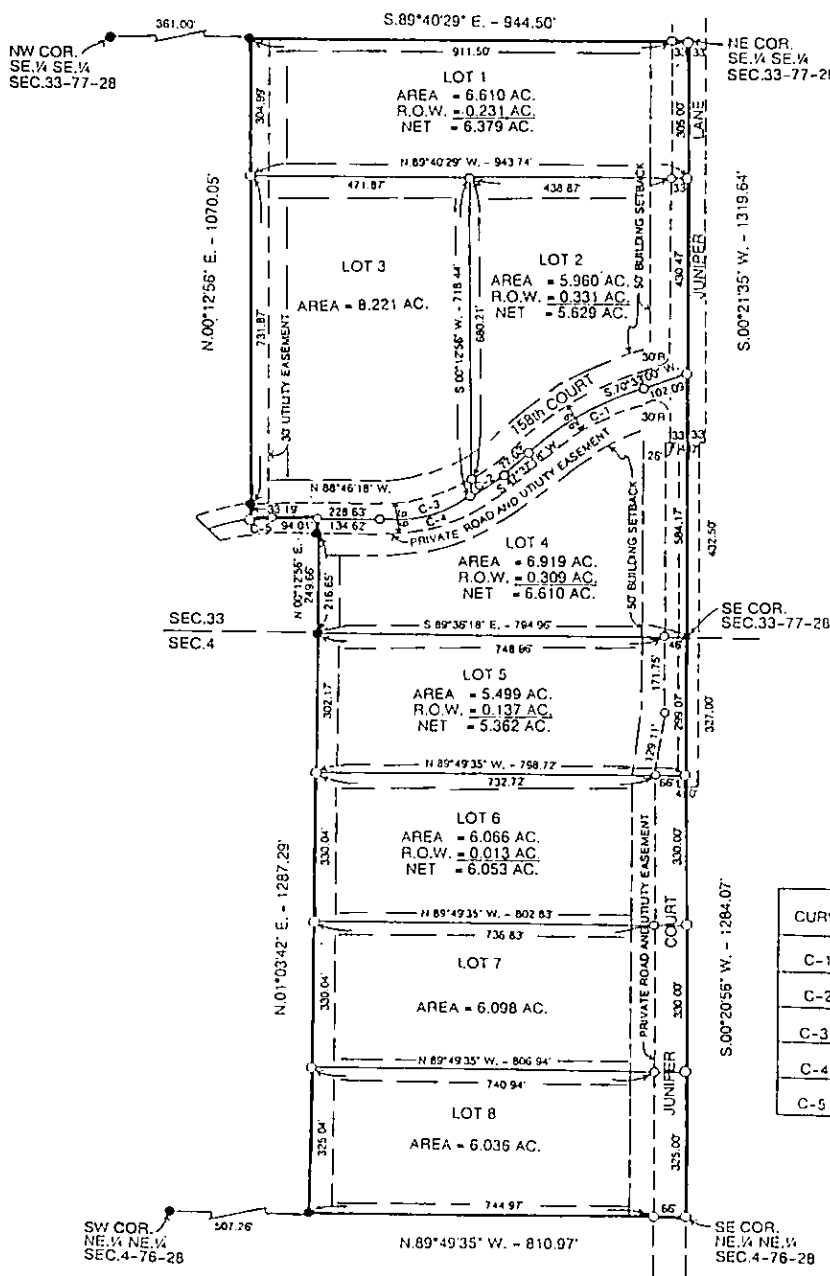
Copy sent 9-23-05 CS

FOR DEDICATION,  
RESOLUTION &  
CERTIFICATES SEE  
2005-5874

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

VANCE & HOCHSTETLER, P.C. CONSULTING ENGINEERS, WINTERSSET, IOWA (515) 462-3995  
CHARLES T. VANCE, 110 WEST GREEN ST., WINTERSSET, IOWA 50273-1533  
JAMES M HOCHSTETLER, 110 WEST GREEN ST., WINTERSSET, IOWA 50273 - 1533

JUNIPER ESTATES



LEGEND

- ▲ FOUND 1/2" IRON ROD
- FOUND C.I.R.#5041
- SET C.I.R.#5041
- - - EASEMENT LINES
- BUILDING SETBACK

AREA TABLE

SE. 1/4 SE. 1/4 SECTION 33, T77N, R28W  
 GROSS AREA = 27.710 ACRES  
 ROAD R.O.W. = 0.871 ACRES  
 NET AREA = 26.839 ACRES

NE. 1/4 NE. 1/4 SECTION 4, T76N, R28W  
 GROSS AREA = 23.699 ACRES  
 ROAD R.O.W. = 0.150 ACRES  
 NET AREA = 23.549 ACRES

CURVE DATA

CURVE	RADIUS	CENTRAL ANGLE	LENGTH	CHORD BEARING AND LENGTH
C-1	716.21'	22°55'42"	286.60'	S.59°05'09"W, 284.70'
C-2	381.98'	13°44'58"	91.66'	S.54°29'47"W, 91.45'
C-3	381.98'	29°51'26"	199.05'	S.76°17'59"W, 196.81'
C-4	381.98'	43°36'24"	290.71'	S.69°25'30"W, 283.75'
C-5	408.14'	7°20'53"	52.34'	S.87°33'15"W, 52.31'

BUILDING SETBACKS:

- FRONT YARD = 50 FEET
- REAR YARD = 50 FEET
- SIDE YARD = 25 FEET

LEGAL DESCRIPTION: "JUNIPER ESTATES"

A parcel of land in the Southeast Quarter of the Southeast Quarter of Section 33, Township 77 North, Range 28 West of the 5<sup>th</sup> P.M., and in the Northeast Quarter of the Northeast Quarter of Section 4, 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 33, Township 77 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa; thence South 00°20'56" West, 1,284.07 feet to the Southeast Corner of the Northeast Quarter of Section 4, Township 76 North, Range 28 West of the 5<sup>th</sup> P.M.; thence along the South line of said Northeast Quarter of the Northeast Quarter, North 89°49'35" West, 810.97 feet; thence North 01°03'42" East, 1,287.29 feet to the North line of said Northeast Quarter of the Northeast Quarter; thence North 00°12'56" East, 249.66 feet to the centerline of a Private Easement Road; thence along said Road centerline, North 88°46'18" West, 94.01 feet; thence Southwesterly 52.34 feet along a 408.14 foot radius curve, concave Southeasterly with a central angle of 7°20'53" and a chord bearing South 87°33'15" West, 52.31 feet; thence North 00°12'56" East, 1070.05 feet to the North line of the Southeast Quarter of the Southeast Quarter of Section 33, Township 77 North, Range 28 West of the 5<sup>th</sup> P.M.; thence South 89°40'29" East, 944.50 feet to the Northeast Corner of said Southeast Quarter of the Southeast Quarter; thence South 00°21'35" West, 1,319.64 feet to the point of beginning. Said Parcel contains 51.409 Acres including 1.021 Acres of County Road Right-of-Way and is divided into eight lots.



I hereby certify that this engineering or 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 Professional Engineer and Land Surveyor under the laws of the State of Iowa.

*Charles T. Vance* 6 Dec. 2005  
Charles T. Vance Date

License number 5041  
My license renewal date is December 31, 2005.

Pages or sheets covered by this seal: 012

AUGUST 19, 2005

FINAL PLAT

JUNIPER ESTATES

OWNER-DEVELOPER:  
DONALD J. LYNCH  
1583 UPLAND TRL.  
PROLE, IOWA 50229

ENGINEER-SURVEYOR:  
VANCE & HOCHSTETLER, P.C.  
CONSULTING ENGINEER  
110 WEST GREEN ST.  
WINTERSSET, IOWA 50273