

FOR PLAT SEE  
2006-3582

PLAT AND CERTIFICATE  
FOR P.S.I. SUBDIVISION,  
MADISON COUNTY, IOWA

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

I, C. J. Nicholl, Zoning Administrator of Madison County, Iowa, do hereby certify that the plat to which this certificate is attached is a plat of a subdivision known and designated as P.S.I. Subdivision, and that the real estate comprising said plat is described as follows:

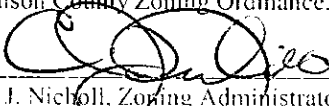
COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

Parcel "D" in the Southwest 1/4 of the Northwest 1/4 of Section 8, Township 75 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa, according to the plat thereof recorded in Book 3, Page 241 in the Office of the Madison County, Iowa Recorder.

I do further certify that attached hereto are true and correct copies of the following documents which have been submitted in connection with said plat:

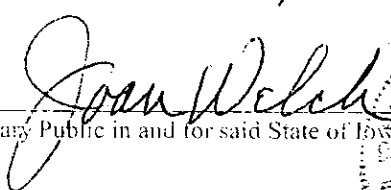
1. Attorney's Opinion;
2. Lender's Consent to Plat from Iowa Bankers Mortgage Corporation;
3. Lender's Consent to Plat from Earlham Savings Bank;
4. Dedication to Plat;
5. Certificate from County Treasurer;
6. Resolution of the Board of Supervisors of Madison County, Iowa, approving said plat;
7. Agreement with County Engineer;
8. Ground Water Statement; and
9. Madison County Soil and Water Conservation District Land Disturbing Activity Affidavit;
10. Resolution of City of Winterset approving said Plat.


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

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

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 30 day of August, 2006, by C.J. Nicholl.

  
 \_\_\_\_\_  
 Notary Public in and for said State of Iowa



**DEDICATION OF PLAT  
OF  
P.S.I. SUBDIVISION**

KNOW ALL MEN BY THESE PRESENTS:

That Teresa A. Gambrall and John P. Gambrall, do hereby certify that they are the sole owners and proprietors of the following-described real state:

Parcel "D" in the Southwest 1/4 of the Northwest 1/4 of Section 8, Township 75 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa, according to the plat thereof recorded in Book 3, Page 241 in the Office of the Madison County, Iowa Recorder.

That the subdivision of the above-described real estate as shown by the final plat of P.S.I. Subdivision is with the free consent and in accordance with the owners' desire as owners of said real estate.

DATED this 24<sup>th</sup> day of July, 2006.

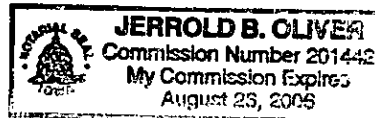
Teresa A. Gambrall  
Teresa A. Gambrall

John P. Gambrall  
John P. Gambrall

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 24 day of July, 2006 by Teresa A. Gambrall and John P. Gambrall.

Jerrold B. Oliver  
Notary Public in and for said State of Iowa



**CONSENT TO PLATTING  
BY IOWA BANKERS MORTGAGE CORPORATION**

Iowa Bankers Mortgage Corporation does hereby consent to the platting and subdivision of the following described real estate:

Parcel "D" in the Southwest 1/4 of the Northwest 1/4 of Section 8, Township 75 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa, according to the plat thereof recorded in Book 3, Page 241 in the Office of the Madison County, Iowa Recorder.

in accordance with the ordinances of Madison County, Iowa, and the laws of the State of Iowa. The undersigned holds a mortgage in the principal amount of \$97,600.00, dated August 7, 2003, and filed August 3, 2003, in Book 2003, Page 4797 of the Recorder's Office of Madison County, Iowa. This mortgage is a lien against the real estate under examination.

Dated this 20<sup>th</sup> day of July, 2006.

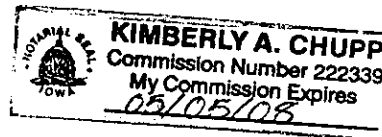
Iowa Bankers Mortgage Corporation

By *Reno Halverson*

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 20<sup>th</sup> day of July, 2006 by *Reno Halverson* as *its President* of Iowa Bankers Mortgage Corporation.

*Kimberly A. Chupp*  
Notary Public in and for said State



**CONSENT TO PLATTING  
BY EARLHAM SAVINGS BANK**

Earlham Savings Bank does hereby consent to the platting and subdivision of the following described real estate:

Parcel "D" in the Southwest 1/4 of the Northwest 1/4 of Section 8, Township 75 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa, according to the plat thereof recorded in Book 3, Page 241 in the Office of the Madison County, Iowa Recorder.

in accordance with the ordinances of Madison County, Iowa, and the laws of the State of Iowa. The undersigned holds a mortgages against said real estate as follows:

a. Open-End Mortgage from Teresa A. Gambrell and John P. Gambrell, Husband and Wife to Earlham Savings Bank, an Iowa Corporation in the principal amount of \$124,000.00, dated May 25, 2006, and filed May 30, 2006, in Book 2006, Page 2153 of the Recorder's Office of Madison County.

b. Open-End Mortgage from John P. Gambrell and Teresa A. Gambrell, Husband and Wife to Earlham Savings Bank, an Iowa Corporation in the amount of \$124,000.00, dated May 25, 2006, and filed May 30, 2006, in Book 2006, Page 2154 of the Recorder's Office of Madison County, Iowa. The mortgage recites that it is evidence by Promissory Note dated May 25, 2006, in the amount of \$59,000.00.

Dated this 31 day of July, 2006.

Earlham Savings Bank

By Robert J. Kress

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 31<sup>st</sup> day of July, 2006 by Robert J. Kress as Vice President of Earlham Savings Bank.



Debra K. Miller  
Notary Public in and for said State

**ATTORNEY'S OPINION FOR FINAL PLAT,  
P.S.I. SUBDIVISION**

I, Jerrold B. Oliver, an attorney at law licensed to practice under the laws of the State of Iowa, have examined the abstract of title in one (1) part, last certified to May 30, 2006, at 9:07 a.m., by Madison County Abstract Co., purporting to show the chain of title to the following described real estate, which is the real property contained in Final Plat, P.S.I. Subdivision, Madison County, Iowa:

Parcel "D" in the Southwest 1/4 of the Northwest 1/4 of Section 8, Township 75 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa, according to the plat thereof recorded in Book 3, Page 241 in the Office of the Madison County, Iowa Recorder.

In my opinion, merchantable title to the above described property is in the names of Teresa A. Gambrall and John P. Gambrall, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, free and clear of all liens and encumbrances, except the following mortgages:

- a. Entry No. 44 shows a Mortgage from John P. Gambrall and Teresa A. Gambrall, Husband and Wife to Iowa Bankers Mortgage Corporation, an Iowa Corporation, an Iowa Corporation in the principal amount of \$97,600.00, dated August 7, 2003, and filed August 13, 2003, in Book 2003, Page 4797 of the Recorder's Office of Madison County, Iowa.
- b. Entry No. 58 shows an Open-End Mortgage from Teresa A. Gambrall and John P. Gambrall, Husband and Wife to Earlham Savings Bank, an Iowa Corporation in the principal amount of \$124,000.00, dated May 25, 2006, and filed May 30, 2006, in Book 2006, Page 2153 of the Recorder's Office of Madison County.
- c. Entry No. 59 shows an Open-End Mortgage from John P. Gambrall and Teresa A. Gambrall, Husband and Wife to Earlham Savings Bank, an Iowa Corporation in the amount of \$124,000.00, dated May 25, 2006, and filed May 30, 2006, in Book 2006, Page 2154 of the Recorder's Office of Madison County, Iowa. The mortgage recites that it is evidence by Promissory Note dated May 25, 2006, in the amount of \$59,000.00.

The abstract shows the following easements:

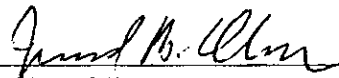
- a. Entry No. 3 shows an Easement to Standard Oil Company dated February 6, 1941, and filed August 11, 1941, in Deed Record 75, Page 443 of the Recorder's Office of Madison County, Iowa, for pipeline purposes.

b. Entry No. 10 shows an Easement to Madison County, Iowa, for road purposes dated September 25, 1968, and filed October 4, 1968, in Deed Record 96, Page 205 of the Recorder's Office of Madison County, Iowa.

c. Entry No. 12 shows an Easement to Warren Water, Inc. dated January 31, 1998, and filed February 27, 1998, in Deed Record 138, Page 572 of the Recorder's Office of Madison County, Iowa, for waterline purposes.

Respectfully submitted,

JORDAN, OLIVER & WALTERS, P.C.

By  \_\_\_\_\_  
Jerrold B. Oliver

Farmers & Merchants Bank Bldg.

P.O. Box 230

Winterset, Iowa 50273

Telephone: (515) 462-3731

ATTORNEYS FOR TERESA A. GAMBRALL  
AND JOHN P. GAMBRALL

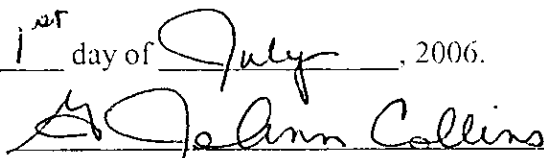
**CERTIFICATE OF THE COUNTY TREASURER  
OF MADISON COUNTY, IOWA**

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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 my office, and that there are no unpaid taxes forming a lien against the following-described real estate, to-wit:

Parcel "D" in the Southwest 1/4 of the Northwest 1/4 of Section 8, Township 75 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa, according to the plat thereof recorded in Book 3, Page 241 in the Office of the Madison County, Iowa Recorder.

DATED at Winterset, Iowa, this 31<sup>st</sup> day of July, 2006.

  
\_\_\_\_\_  
G. JoAnn Collins, Treasurer of Madison County,  
Iowa



**APPROVAL OF SUBDIVISION PLAT NAME BY  
MADISON COUNTY AUDITOR**

DATE 8-30-06

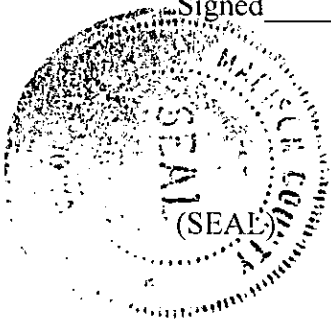
The Madison County Auditor's Office has reviewed the final plat of:

P. S. I. Subdivision

Pursuant to Iowa Code 3454.6(2) and 354.11(6), we approve of the subdivision name or title and have no objections to this subdivision plat being recorded.

Signed

Debby Corluan Deputy  
County Auditor of Madison County, Iowa





**RESOLUTION APPROVING FINAL PLAT  
OF P.S.I. SUBDIVISION  
MADISON COUNTY, IOWA**

WHEREAS, there was filed in the Office of the Zoning Administrator of Madison County, Iowa, a registered land surveyor's plat of a proposed subdivision known as P.S.I. Subdivision; and

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

Parcel "D" in the Southwest 1/4 of the Northwest 1/4 of Section 8, Township 75 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa, according to the plat thereof recorded in Book 3, Page 241 in the Office of the Madison County, Iowa Recorder.

WHEREAS, there was also filed with said plat a dedication of said plat containing a statement to the effect that the subdivision as it appears on the plat is with the free consent and in accordance with the desire of the proprietors, Teresa A. Gambrall and John P. Gambrall.

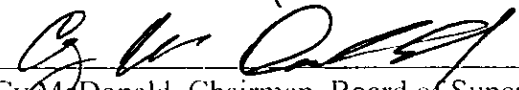
WHEREAS, said plat was accompanied by a complete abstract of title and an opinion from an attorney at law showing that title in fee simple is in said proprietors, a certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes and Consent to Platting by Earlham Savings Bank and Iowa Bankers Mortgage Corporation which holds mortgages against said real estate.


WHEREAS, the Board of Supervisors, Madison County, Iowa, finds that said plat conforms to the provisions of the Zoning Ordinance of Madison County, Iowa, and that the plat, papers and documents presented therewith should be approved by the Board of Supervisors, and that said plat, known as P.S.I. Subdivision should be approved by the Board of Supervisors, Madison County, Iowa.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors, Madison County, Iowa:

1. That said plat, known as P.S.I. Subdivision prepared in connection with said plat and subdivision is hereby approved.
2. The Zoning Administrator of Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder of Madison County, Iowa, and attend to the filing and recording of the plat, papers and documents which should be filed and recorded in connection therewith.

DATED at Winterset, Iowa, this 22<sup>nd</sup> day of August, 2006.

  
\_\_\_\_\_  
Cy McDonald, Chairman, Board of Supervisors,  
Madison County, Iowa

ATTEST:   
\_\_\_\_\_  
Madison County Auditor

**RESOLUTION APPROVING  
FINAL P.S.I. SUBDIVISION  
MADISON COUNTY, IOWA**

WHEREAS, there was filed in the Office of the City Administrator of the City of Winterset, Madison County, Iowa, a registered land surveyor's plat of a proposed subdivision known as P.S.I. Subdivision; and

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

Parcel "D" in the Southwest 1/4 of the Northwest 1/4 of Section 8, Township 75 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa, according to the plat thereof recorded in Book 3, Page 241 in the Office of the Madison County, Iowa Recorder.

WHEREAS, there was also filed with said plat a dedication of said plat containing a statement to the effect that the subdivision as it appears on the plat is with the free consent and in accordance with the desire of the proprietors, Teresa A. Gambrall and John P. Gambrall; and

WHEREAS, said plat was accompanied by a complete abstract of title and an opinion from an attorney at law showing that title in fee simple is in said proprietors and that the platted land is free from encumbrance, except as noted therein and certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes; and

WHEREAS, the City Council of the City of Winterset, Madison County, Iowa, finds that said plat conforms to the provisions of the Ordinances of the City of Winterset, Madison County, Iowa, and that the plat, papers and documents presented therewith should be approved by the City of Council of the City of Winterset, Madison County, Iowa.

NOW, THEREFORE, BE IT RESOLVED by the City of Council of the City of Winterset, Madison County, Iowa:

1. Said plat, known as P.S.I. Subdivision prepared in connection with said plat and subdivision

is hereby approved.

2. The requirement of the Subdivision Ordinance of the City of Winterset, that certain improvements be constructed in connection with said plat is hereby waived.

3. The City Administrator of the City of Winterset, Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County documents which should be filed and recorded in connection therewith.

DATED at Winterset, Iowa, this 24 day of July, 2006.

CITY OF WINTERSET, IOWA

By James C. Olson  
James C. Olson, Mayor

ATTEST:

Mark Nitchals  
Mark Nitchals, City Administrator

**AGREEMENT**

This Agreement, made and entered into, by and between, the proprietors of P.S.I. Subdivision and Todd Hagan, Madison County Engineer.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

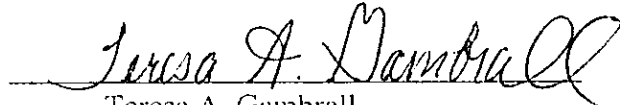
1. The proprietors of P.S.I. Subdivision, a Plat of the following described real estate:

Parcel "D" in the Southwest 1/4 of the Northwest 1/4 of Section 8, Township 75 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa, according to the plat thereof recorded in Book 3, Page 241 in the Office of the Madison County, Iowa Recorder.

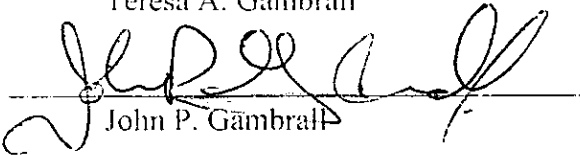
hereby agree that all private roads located within P.S.I. Subdivision are private roads and are not being dedicated to Madison County, Iowa. Said proprietors consent and agree that such roads shall not be maintained in any manner by Madison County, Iowa, or the Madison County Engineer's Department.

P.S.I. SUBDIVISION

PROPRIETORS: ~~THREE BUCK RIDGE SUBDIVISION~~



Teresa A. Gambrall



John P. Gambrall



Todd Hagan, Madison County Engineer

7/27/06



# FINAL PLAT P.S.I. SUBDIVISION

Parcel "D" in the Southwest 1/4 of the Northwest 1/4 of Section 8, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, according to the plat thereof recorded in Book 3 Page 241 in the Office of the Madison County, Iowa Recorder.

ZONING  
AGRICULTURAL

SETBACKS  
FRONT - 50'  
SIDES - 25'  
REAR - 50'

UTILITIES

GAS=PROPANE  
SEWER-PRIVATE SEPTIC  
WATER-WARREN RURAL WATER  
ELECTRIC-R.E.C. GREENFIELD

SURVEYOR

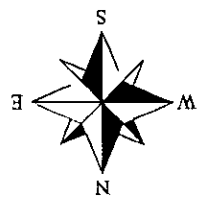
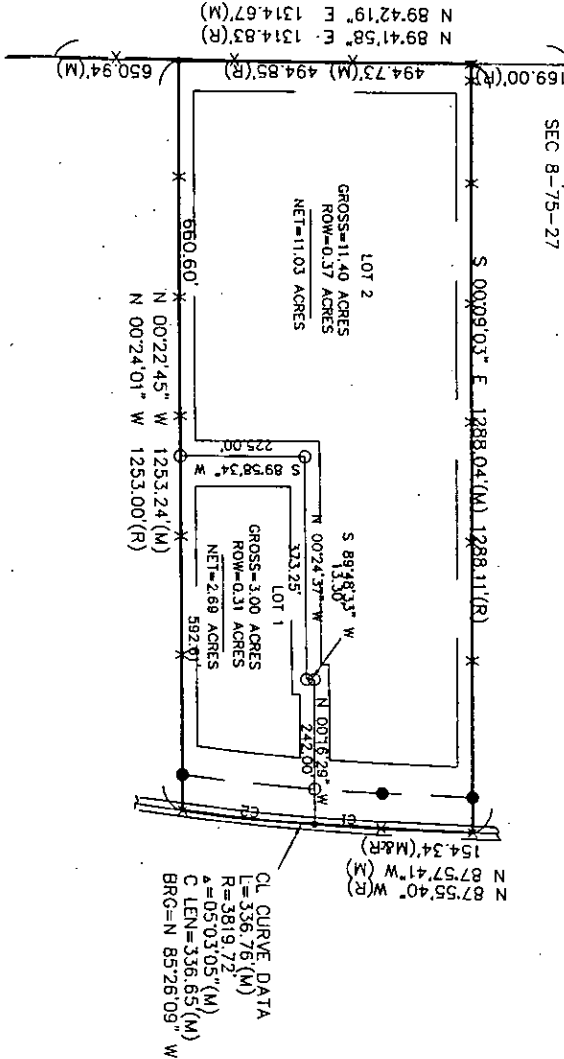
BOLDMAN SURVEYING CONSULTANTS,  
L.L.C.

PO. BOX 66  
WINTERSET, IA  
515-462-9242

OWNER/DEVELOPER

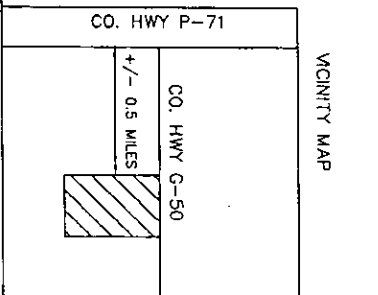
JOHN GAMBRALL  
2320 ST CHARLES ROAD  
WINTERSET, IA 50273  
515-462-4229

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
G1	3819.72	117.70	117.70	S 87.5540° E	90.0000°
G2	3819.72	225.38	225.38	S 87.5540° E	180.0000°



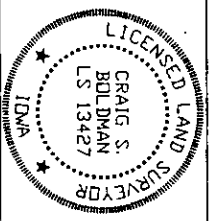
Document 2006 3582  
Book 2006 Page 3582 Type 06 044 Pages 15  
Date 9/8/2006 Time 11:45 AM  
Rec Amt \$77.00 Aud Amt \$5.00

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA



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.

SIGNATURE: *[Signature]*  
NAME: CRAIG S. BOLDMAN  
DATE: *9/8/2006*  
MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2006



- LEGEND
- SET 1/2" PIN O.C.#13427
  - IRON PIN FOUND
  - ▲ GOVT LAND COR SET
  - △ GOVT LAND COR FOUND
  - TELE BOX
  - ⊙ WELL
- R.O.W.  
SETBACK LINE  
ELECTRIC  
FENCE

REQUESTED BY:	BOLDMAN SURVEYING CONSULTANTS, L.L.C.
SURVEYED	P.O. BOX 66 WINTERSET, IA, 50273
SCALE	1"=200'
PROJECT NO.	06027
DATE	6/19/06
OWNER	John Gambrall