



FOR PLAT SEE  
2006-4148

Document 2006 4148

Book 2006 Page 4148 Type 06 044 Pages 12  
Date 10/05/2006 Time 10:51 AM  
Rec Amt \$62.00 Aud Amt \$5.00

MICHELLE UTSLER, COUNTY RECORDER  
MADISON IOWA

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

**RECORDER'S COVER SHEET**

**PREPARER INFORMATION:**

John E. Casper, 223 E. Court, P.O. Box 67, Winterset, IA 50273 (515) 462-4912

**TAXPAYER INFORMATION:**

Woodland Valley Estates  
2109 34<sup>th</sup> Street  
Des Moines, IA 50310

**RETURN DOCUMENT TO:**

John E. Casper  
223 E. Court, P.O. Box 67  
Winterset, IA 50273

**GRANTORS:**

Clifford A. Newman  
Sharon R. Otte

**GRANTEES:**

Woodland Valley Estates

**CERTIFICATE OF ZONING ADMINISTRATOR  
FOR THE REPLAT OF LOTS 3, 4, 11, AND 12 OF PLAT NO. 1 OF THE  
WOODLAND VALLEY 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 replat of Lots 3, 4, 11, and 12 of Plat No. 1 of a subdivision known and designated as the Woodland Valley Estates Subdivision, Madison County, Iowa and that the real estate described in this replat is as follows:

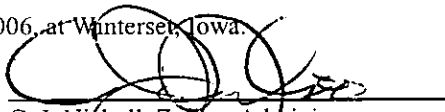
Lots Three (3), Four (4), Eleven (11), and Twelve (12) of Woodland Valley Estates Subdivision located in the South Half (½) of the Northeast Quarter (¼) of Section Twenty (20) and in the Southwest Quarter (¼) of the Northwest Quarter (¼) of Section Twenty-one (21), ALL in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, together with an undivided 1/29th interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 of the Madison County Recorder's Office.

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. Land Disturbing Activities Affidavit
2. County Auditor Approval of the Name of the Subdivision Plat
3. Consent and Dedication of Plat executed by the proprietor for this Subdivision;
4. Mortgagee's Consent to Plat;
5. Certificate of the Treasurer of Madison County, Iowa for this Subdivision;
6. Certificate of Engineer of Madison County, Iowa, for this Subdivision;
7. Title Opinion of Attorney at law for this Subdivision showing the land title to be in the name of the proprietor;
8. Resolution of Approval of the Final Subdivision Plat for this Subdivision by the Madison County Board of Supervisors;
9. Groundwater Hazard Statement;
10. 8½ x 14 inch Final Plat;
11. 8½ x 14 inch Final Plat- Mylar Copy; and,
12. Final Plat.

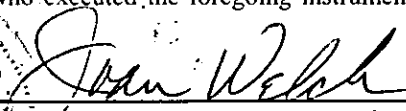
all of which is hereby duly certified in accordance with the Subdivision Ordinance of Madison County, Iowa.

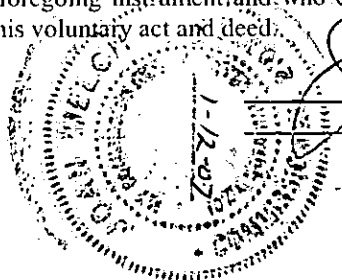
Dated on this 3<sup>rd</sup> day of October 2006, at Winterset, Iowa.

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

State of Iowa     )  
                          ) ss  
Madison County    )

On this 3 day of October, 2006, 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.

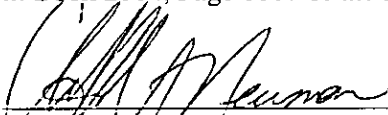
  
\_\_\_\_\_, Notary Public



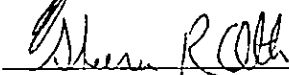
**DEDICATION OF PLAT  
TO WOODLAND VALLEY ESTATES SUBDIVISION  
IN  
MADISON COUNTY, IOWA**

We, Clifford A. Newman and Sharon R. Otte, husband and wife, hereby certify that they are the owners and proprietors of the real property described below and that the disposition of this real property subdivided as shown by the accompanying final plat for the Woodland Valley Estates Subdivision in Madison County, Iowa, is in accordance with their free consent and in accordance with their desires as owners and proprietors. The undersigned owners and proprietors do hereby dedicate to the public and convey any and all easements and any other public right-of-way as shown on that plat designated for public use. The real property covered by this Dedication of Plat is described as follows:

Lots Three (3), Four (4), Eleven (11), and Twelve (12) of Woodland Valley Estates Subdivision located in the South Half (1/2) of the Northeast Quarter (1/4) of Section Twenty (20) and in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-one (21), ALL in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, together with an undivided 1/29th interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 of the Madison County Recorder's Office.



Clifford A. Newman, Owner



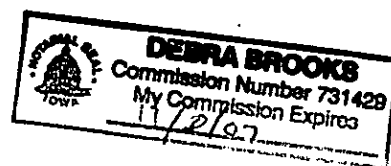
Sharon R. Otte, Owner

STATE OF IOWA, COUNTY OF POLK, ss:

On this 28 day of August, 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared Clifford A. Newman and Sharon R. Otte, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that he executed the same as their voluntary act and deed.



Notary Public in and for the State of Iowa



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

The Polk County Bank hereby states that the Replat of Lots 3, 4, 11, and 12 of Plat No. 1 of the Woodland Valley 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:

Lots Three (3), Four (4), Eleven (11), and Twelve (12) of Woodland Valley Estates Subdivision located in the South Half (1/2) of the Northeast Quarter (1/4) of Section Twenty (20) and in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-one (21), ALL in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, together with an undivided 1/29th interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 of the Madison County Recorder's Office.

The Polk County 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 September 2, 2003 and filed for record on September 5, 2003 in the Office of the Madison County Recorder in Mortgage Record Book 2003 at Page 5290.

Dated on this 28 day of August, 2006, at Des Moines, Iowa.

POLK COUNTY BANK

By: Tim J. Rhoades

STATE OF IOWA, COUNTY OF POLK, ss:

On this 28 day of August, 2006, before me, the undersigned, a Notary Public in and for the said State, personally appeared Tim J. Rhoades to me personally known, who being by me duly sworn, did say that he/she is the EVP 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 Tim J. Rhoades 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.



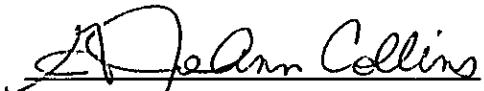
Krissy Allen  
Notary Public in and for said State.

**CERTIFICATE OF THE COUNTY TREASURER  
OF MADISON COUNTY, IOWA  
FOR  
WOODLAND VALLEY 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:

Lots Three (3), Four (4), Eleven (11), and Twelve (12) of Woodland Valley Estates Subdivision located in the South Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Twenty (20) and in the Southwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Twenty-one (21), ALL in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, together with an undivided  $\frac{1}{29}$ th interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 of the Madison County Recorder's Office.

Dated on this 29<sup>th</sup> day of August, 2006 at Winterset, Iowa.

  
G. JoAnn Collins, Treasurer  
of Madison County, Iowa



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

---

## AGREEMENT

**THIS AGREEMENT** made and entered into by and between Clifford A. Newman and Sharon R. Otte as the proprietor's of the Replat of Lots 3, 4, 11, and 12 of Plat No. 1 of the Woodland Valley Estates Subdivision and Todd Hagan, Madison County Engineer.

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

1. The proprietor of the Replat of Lots 3, 4, 11, and 12 of Plat No. 1 of the Woodland Valley Estates Subdivision, a Plat of the following-described real estate:

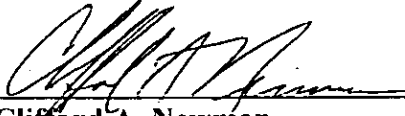
Lots Three (3), Four (4), Eleven (11), and Twelve (12) of Woodland Valley Estates Subdivision located in the South Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Twenty (20) and in the Southwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Twenty-one (21), ALL in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, together with an undivided  $\frac{1}{29}$ th interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 of the Madison County Recorder's Office,

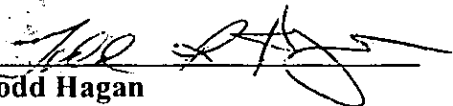
hereby agree that the private roads located within the above referenced Replat of Lots 3, 4, 11, and 12 within Plat No. 1 of the Woodland Valley Estates Subdivision shall remain at all times as private roads and no such road right of way is being dedicated to Madison County, Iowa. The undersigned proprietor 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.

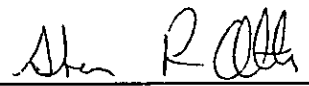
Dated at Winterset, Iowa on this 28 day of August, 2006.

WOODLAND VALLEY ESTATES SUBDIVISION

MADISON COUNTY, IOWA

By   
Clifford A. Newman  
Proprietor

By   
Todd Hagan  
Madison County Engineer

By   
Sharon R. Otte  
Proprietor

*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

August 24, 2006

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, being abstract number 8740300, showing the chain of title to the real estate described below from the root of title to August 9, 2006 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 proprietors, Clifford A. Newman and Sharon R. Otte. In my opinion, no mortgages, liens or other encumbrances exist against the following described real property as of August 9, 2006 at 8:00 o'clock a.m., except for the mortgage lien of the Polk County Bank shown in Mortgage Record Book 2003 at Page 5290 of the Madison County Recorder's Office.

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

Lots Three (3), Four (4), Eleven (11), and Twelve (12) of Woodland Valley Estates Subdivision located in the South Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Twenty (20) and in the Southwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Twenty-one (21), ALL in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, together with an undivided  $\frac{1}{29}$ th interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 of the Madison County Recorder's Office.

Dated at Winterset, Iowa on this 24<sup>th</sup> day of August, 2006.

FLANDER, CASPER AND ROSIEN, P.C.

By: 

John E. Casper



**RESOLUTION APPROVING FINAL PLAT OF THE REPLAT OF LOTS 3, 4, 11, AND  
12 OF PLAT NO. 1 OF THE WOODLAND VALLEY 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 replat of lots within an approved subdivision known as the Woodland Valley Estates Subdivision in Madison County, Iowa;

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

Lots Three (3), Four (4), Eleven (11), and Twelve (12) of Woodland Valley Estates Subdivision located in the South Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Twenty (20) and in the Southwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Twenty-one (21), ALL in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, together with an undivided  $\frac{1}{29}$ th interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 of the Madison County Recorder's Office.

Whereas, the Final Plat of this Replat 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 mortgagee's consent, the certificate of the County Treasurer, 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 Replat of Lots 3, 4, 11, and 12 of Plat No. 1 of the Woodland Valley 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 \_\_\_\_ day of October, 2006  
At Winterset Iowa.

Madison County Board of Supervisors

By   
Cy McDonald, Chairperson  
Madison County Board of Supervisors

Attest:

  
Joan Welch, Madison County Auditor

**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 we make herein, We, Clifford A. Newman and Sharon R. Otte, (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:

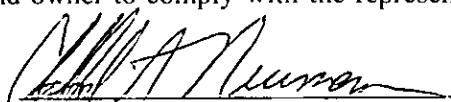

Lots Three (3), Four (4), Eleven (11), and Twelve (12) of Woodland Valley Estates Subdivision located in the South Half (1/2) of the Northeast Quarter (1/4) of Section Twenty (20) and in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-one (21), ALL in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, together with an undivided 1/29th interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 of the Madison County Recorder's Office.

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.

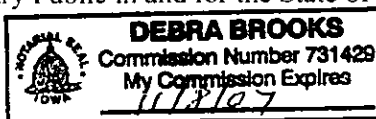
  
Clifford A. Newman, Proprietor  
  
Sharon R. Otte, Proprietor

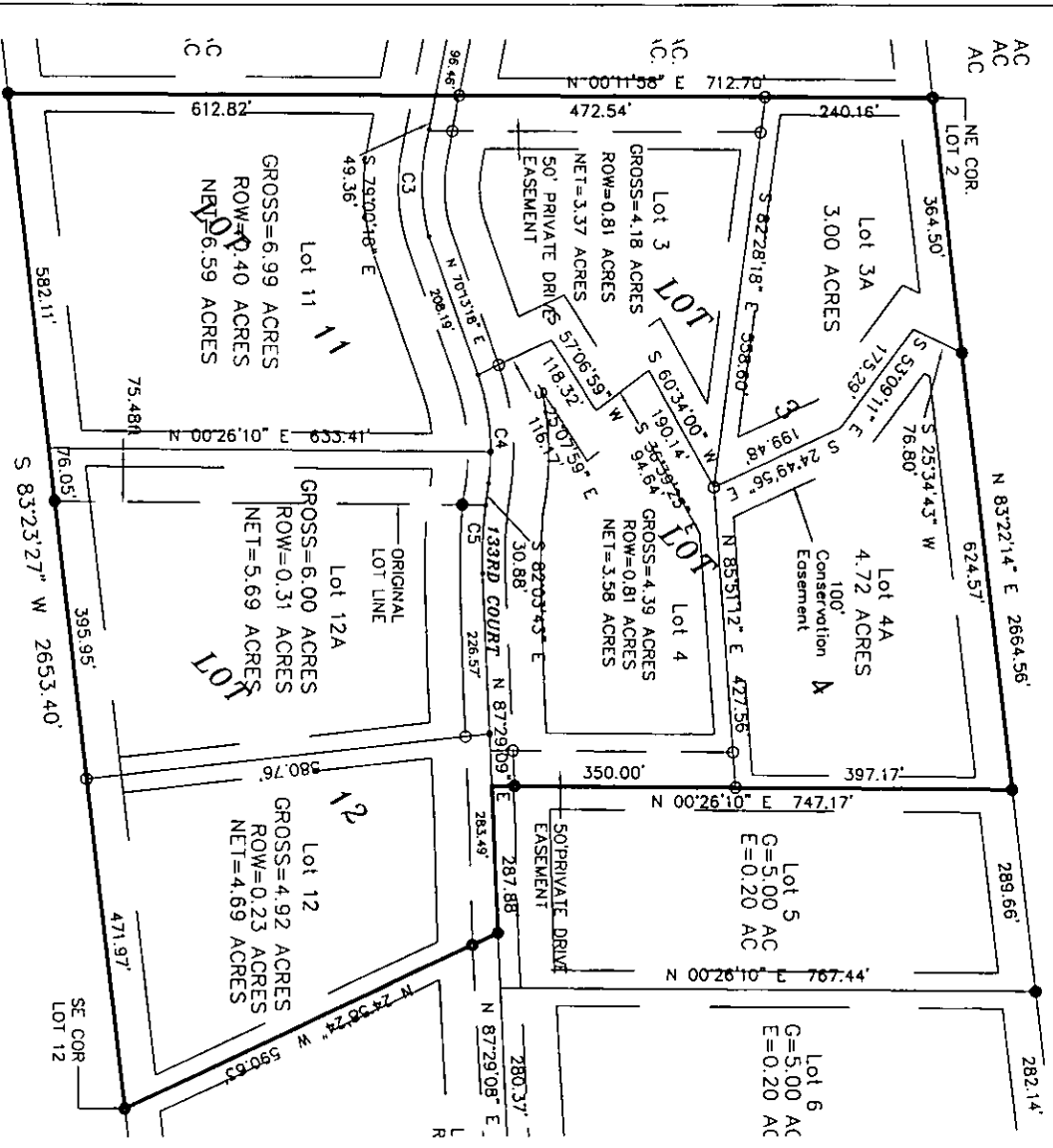
If a corporation has not adopted a corporate seal, the affiant shall so state: "I hereby certify that the above-named corporation has not adopted a corporate seal."

State of Iowa, County of Madison ss:

On this 28 day of August, 2006, before me, the undersigned a Notary Public in and for the State of Iowa, personally appeared Clifford A. Newman and Sharon R. Otte, to me known to be the identical person named in and who executed the within and foregoing instrument and acknowledged the same as their voluntary act and deed.

  
Notary Public in and for the State of Iowa





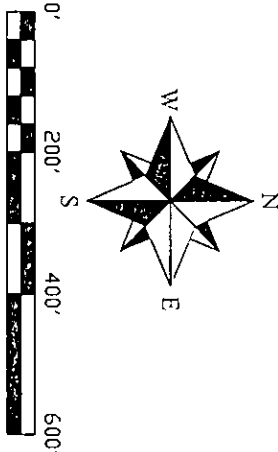
REPLAT OF LOT 3, LOT 4, LOT 11 AND  
LOT 12 IN WOODLAND VALLEY ESTATES  
PLAT 1.

LEGAL DESCRIPTION

Lots 3, 4, 11 and 12 in Woodland Valley Estates Plat 1, according to the plat thereof recorded in Book 2004 at Page 6107 in the Office of the Madison County Recorder and being a subdivision located in Section 20, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, described by metes and bounds as follows: Beginning at the Northeast corner of Lot 2 in said Woodland Valley Estates Plat 1; thence N 83°22'14" E a distance of 989.07'; thence S 00°26'10" W a distance of 747.17'; thence N 87°29'09" E a distance of 287.88'; thence S 24°58'24" E a distance of 590.63'; thence S 83°23'27" W a distance of 1450.03'; thence N 00°11'58" E a distance of 1325.52' to the point of beginning; having an area of 34.20 acres.

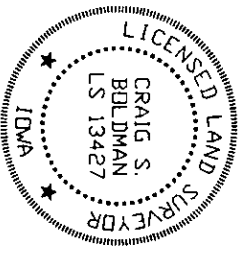
CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	389.04	197.66	195.34	S 77°17'57" W	29°06'37"
C2	218.21	201.68	194.58	N 77°15'55" E	52°57'19"
C3	303.96	153.58	151.95	N 89°49'45" W	28°56'55"
C4	329.17	154.65	153.23	N 83°40'52" E	26°55'08"
C5	545.51	81.68	81.60	N 88°13'30" W	08°34'43"



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: *Craig S. Boldman*  
NAME: CRAIG S. BOLDMAN  
DATE: 11/2/06  
MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2006



- LEGEND
- SET 1/2" PIN O.C.#13427
  - PLACED 1/2" PIN O.C.#13427
  - ▲ GOVT LAND COR SET AS DESCRIBED
  - ▲ GOVT LAND COR FOUND AS DESCRIBED

REQUESTED BY:	Skip Newmon		
SURVEYED	SCALE	DATE	DWNER
	1"=200'	9-11-06	Skip Newmon
PROJECT NO.	BOLDMAN SURVEYING CONSULTANTS, L.L.C. P.O. BOX 66 WINTERSETT, IA, 50273 (515) 462-9242		
03074			

FOR DEDICATION, RESOLUTION & CERTIFICATES

SEE RECORD 2006-4148