

FOR PLAT, SEE RECORD
BOOK 2006, PG 4820

**PLAT AND CERTIFICATE
FOR ANDY'S ACRES SUBDIVISION,
MADISON COUNTY, IOWA**

COMPUTER	_____
RECORDED	_____
COPY MADE	_____

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 Andy's Acres Subdivision, and that the real estate comprising said plat is described as follows:

A Parcel of land in the Northeast Quarter of the Northwest Quarter of Section 26, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

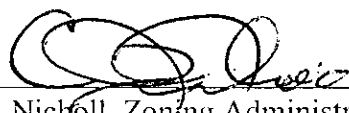
Commencing at the North Quarter Corner of Section 26, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa thence South 83°49'39" West 165.02 feet along the North line of the Northeast Quarter of the Northwest Quarter of said Section 26 to the Point of Beginning; thence South 00°22'14" West 1329.97 feet to a point on the South line of said Northeast Quarter of the Northwest Quarter; thence South 83°49'08" West 1143.52 feet to the Southwest Corner of said Northeast Quarter of the Northwest Quarter; thence North 00°21'45" East 780.12 feet along the West line of said Northeast Quarter of the Northwest Quarter to the Southwest Corner of Parcel "A"; thence North 83°50'36" East 556.25 feet to the Southeast Corner of Parcel "A"; thence North 00°23'41" East 550.00 feet to the Northeast Corner of Parcel "A"; thence North 83°49'39" East 587.10 feet to the Point of Beginning containing 27.710 acres including 0.550 acres of County Road right-of-way. Said parcel shall be known as Andy's acres and is divided into two lots as shown on the plat.

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. Lenders Consent to Plat;
3. Consent to Plat;
4. Certificate from County Treasurer;

5. Resolution of the Board of Supervisors of Madison County, Iowa, approving said plat;
6. Agreement with County Engineer; and
7. Ground Water Statement;
8. Madison County Soil and Water Conservation District Land Disturbing Activity Affidavit.

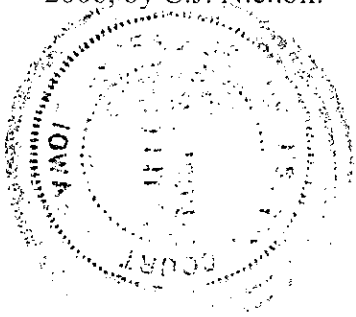
all of which are duly certified in accordance with the Madison County Zoning Ordinance.

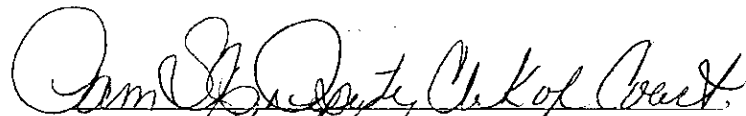


C. J. Nicholl, Zoning Administrator of Madison
County, Iowa

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 7th day of November,
2006, by C.J. Nicholl.





Notary Public in and for said State of Iowa

**DEDICATION OF PLAT
OF
ANDY'S ACRES SUBDIVISION**

KNOW ALL MEN BY THESE PRESENTS:

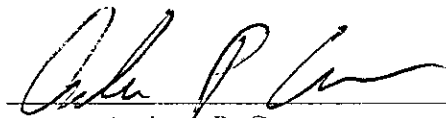
That Andrew P. Conner and Sharon K. Conner, do hereby certify that they are the sole owners and proprietors of the following-described real state:

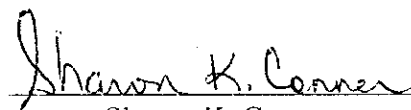
A Parcel of land in the Northeast Quarter of the Northwest Quarter of Section 26, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the North Quarter Corner of Section 26, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa thence South 83°49'39" West 165.02 feet along the North line of the Northeast Quarter of the Northwest Quarter of said Section 26 to the Point of Beginning; thence South 00°22'14" West 1329.97 feet to a point on the South line of said Northeast Quarter of the Northwest Quarter; thence South 83°49'08" West 1143.52 feet to the Southwest Corner of said Northeast Quarter of the Northwest Quarter; thence North 00°21'45" East 780.12 feet along the West line of said Northeast Quarter of the Northwest Quarter to the Southwest Corner of Parcel "A"; thence North 83°50'36" East 556.25 feet to the Southeast Corner of Parcel "A"; thence North 00°23'41" East 550.00 feet to the Northeast Corner of Parcel "A"; thence North 83°49'39" East 587.10 feet to the Point of Beginning containing 27.710 acres including 0.550 acres of County Road right-of-way. Said parcel shall be known as Andy's acres and is divided into two lots as shown on the plat.

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

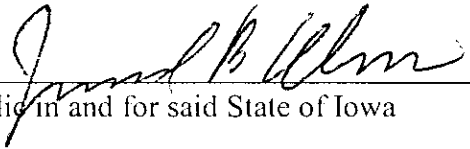
DATED this 10 day of Oct, 2006.


Andrew P. Conner

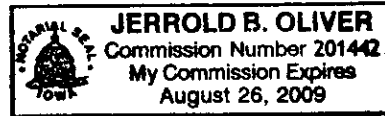

Sharon K. Conner

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 10 day of Oct,
2006, by Richard A. Silver, Sr. and Kathern Silver.



Notary Public in and for said State of Iowa



**CONSENT TO PLATTING
BY PEOPLES SAVINGS BANK**

Peoples Savings Bank does consent to the platting and subdivision of the following-described real estate:

A Parcel of land in the Northeast Quarter of the Northwest Quarter of Section 26, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the North Quarter Corner of Section 26, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa thence South 83°49'39" West 165.02 feet along the North line of the Northeast Quarter of the Northwest Quarter of said Section 26 to the Point of Beginning; thence South 00°22'14" West 1329.97 feet to a point on the South line of said Northeast Quarter of the Northwest Quarter; thence South 83°49'08" West 1143.52 feet to the Southwest Corner of said Northeast Quarter of the Northwest Quarter; thence North 00°21'45" East 780.12 feet along the West line of said Northeast Quarter of the Northwest Quarter to the Southwest Corner of Parcel "A"; thence North 83°50'36" East 556.25 feet to the Southeast Corner of Parcel "A"; thence North 00°23'41" East 550.00 feet to the Northeast Corner of Parcel "A"; thence North 83°49'39" East 587.10 feet to the Point of Beginning containing 27.710 acres including 0.550 acres of County Road right-of-way. Said parcel shall be known as Andy's acres and is divided into two lots as shown on the plat.

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

- A. Deed of Trust to Peoples Savings Bank dated February 12, 2001, and filed February 14, 2001, in Book 2001, Page 496 of the Recorder's Office of Madison County, Iowa.
- B. Mortgage to Peoples Savings Bank dated April 20, 2001, and filed April 27, 2001, in Book 2001, Page 1664 of the Recorder's Office of Madison County, Iowa.
- C. Mortgage to Peoples Savings Bank dated December 22, 2005, and filed January 3, 2006, in Book 2006, Page 2 of the Recorder's Office of Madison County, Iowa.

Dated this 11th day of October, 2006.

By Terry M. Engelher
Peoples Savings Bank

STATE OF IOWA, COUNTY OF Warren

This instrument was acknowledged before me on this 11th day of October,
2006, by Terry M. Engelken, Vice President of Peoples Savings Bank.

[Signature]
Notary Public in and for said State of Iowa



RYAN HUINKER
Commission Number
735818
My Commission Expires
August 1, 2008

**ATTORNEY'S OPINION FOR FINAL PLAT,
ANDY'S ACRES 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, from the Root of Title to September 11, 2006, at 8:00 a.m., by Security Abstract & Title Co., purporting to show the chain of title to the following described real estate, which is the real property contained in Final Plat, Andy's Acres Subdivision, Madison County, Iowa:

A Parcel of land in the Northeast Quarter of the Northwest Quarter of Section 26, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the North Quarter Corner of Section 26, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa thence South 83°49'39" West 165.02 feet along the North line of the Northeast Quarter of the Northwest Quarter of said Section 26 to the Point of Beginning; thence South 00°22'14" West 1329.97 feet to a point on the South line of said Northeast Quarter of the Northwest Quarter; thence South 83°49'08" West 1143.52 feet to the Southwest Corner of said Northeast Quarter of the Northwest Quarter; thence North 00°21'45" East 780.12 feet along the West line of said Northeast Quarter of the Northwest Quarter to the Southwest Corner of Parcel "A"; thence North 83°50'36" East 556.25 feet to the Southeast Corner of Parcel "A"; thence North 00°23'41" East 550.00 feet to the Northeast Corner of Parcel "A"; thence North 83°49'39" East 587.10 feet to the Point of Beginning containing 27.710 acres including 0.550 acres of County Road right-of-way. Said parcel shall be known as Andy's acres and is divided into two lots as shown on the plat.

In my opinion, merchantable title to the above described property is in the names of Andrew P. Conner and Sharon K. Conner 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. Deed of Trust to Peoples Savings Bank dated February 12, 2001, and filed February

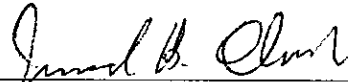
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- B. Mortgage to Peoples Savings Bank dated April 20, 2001, and filed April 27, 2001, in Book 2001, Page 1664 of the Recorder's Office of Madison County, Iowa.
- C. Mortgage to Peoples Savings Bank dated December 22, 2005, and filed January 3, 2006, in Book 2006, Page 2 of the Recorder's Office of Madison County, Iowa.

The abstract shows an Easement to Madison Soil Conservation District of Winterset, Iowa, dated February 5, 1963, and filed February 6, 1963, in Deed Record 90, Page 532 of the Recorder's Office of Madison County, Iowa, granting an easement for a structural water way.

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 ANDREW P. CONNER AND
SHARON K. CONNER


**CERTIFICATE OF THE COUNTY TREASURER
OF 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 my office, and that there are no unpaid taxes forming a lien against the following-described real estate, to-wit:

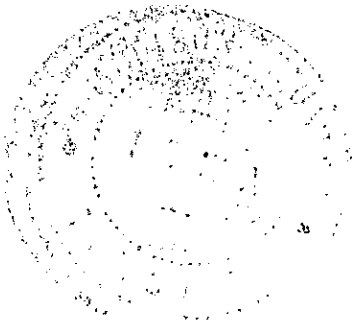
A Parcel of land in the Northeast Quarter of the Northwest Quarter of Section 26, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the North Quarter Corner of Section 26, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa thence South 83°49'39" West 165.02 feet along the North line of the Northeast Quarter of the Northwest Quarter of said Section 26 to the Point of Beginning; thence South 00°22'14" West 1329.97 feet to a point on the South line of said Northeast Quarter of the Northwest Quarter; thence South 83°49'08" West 1143.52 feet to the Southwest Corner of said Northeast Quarter of the Northwest Quarter; thence North 00°21'45" East 780.12 feet along the West line of said Northeast Quarter of the Northwest Quarter to the Southwest Corner of Parcel "A"; thence North 83°50'36" East 556.25 feet to the Southeast Corner of Parcel "A"; thence North 00°23'41" East 550.00 feet to the Northeast Corner of Parcel "A"; thence North 83°49'39" East 587.10 feet to the Point of Beginning containing 27.710 acres including 0.550 acres of County Road right-of-way. Said parcel shall be known as Andy's acres and is divided into two lots as shown on the plat.

DATED at Winterset, Iowa, this 6th day of October, 2006.



G. JoAnn Collins, Treasurer of Madison County,
Iowa



**RESOLUTION APPROVING FINAL PLAT
OF ANDY'S ACRES 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 Andy's Acres Subdivision; and

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

A Parcel of land in the Northeast Quarter of the Northwest Quarter of Section 26, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the North Quarter Corner of Section 26, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa thence South 83°49'39" West 165.02 feet along the North line of the Northeast Quarter of the Northwest Quarter of said Section 26 to the Point of Beginning; thence South 00°22'14" West 1329.97 feet to a point on the South line of said Northeast Quarter of the Northwest Quarter; thence South 83°49'08" West 1143.52 feet to the Southwest Corner of said Northeast Quarter of the Northwest Quarter; thence North 00°21'45" East 780.12 feet along the West line of said Northeast Quarter of the Northwest Quarter to the Southwest Corner of Parcel "A"; thence North 83°50'36" East 556.25 feet to the Southeast Corner of Parcel "A"; thence North 00°23'41" East 550.00 feet to the Northeast Corner of Parcel "A"; thence North 83°49'39" East 587.10 feet to the Point of Beginning containing 27.710 acres including 0.550 acres of County Road right-of-way. Said parcel shall be known as Andy's acres and is divided into two lots as shown on the plat.

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, Andrew P. Conner and Sharon K. Conner; 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 mortgages held by Peoples Savings Bank, and Certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes.

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 Andy's Acres 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 Andy's Acres 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 7th day of November, 2006.



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

ATTEST:



Madison County Auditor

AGREEMENT

This Agreement, made and entered into, by and between, the proprietors of Andy's Acres Subdivision and Todd Hagan, Madison County Engineer.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

1. The proprietors of Andy's Acres Subdivision, a Plat of the following described real estate:

A Parcel of land in the Northeast Quarter of the Northwest Quarter of Section 26, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

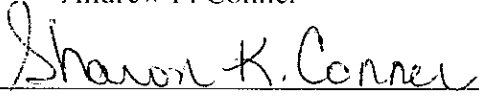
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hereby agree that all private roads located within Andy's Acres Subdivision are private roads and are not being dedicated to Madison County, Iowa. Said proprietors consent and agree that such roads shall not be maintained in any manner by Madison County,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

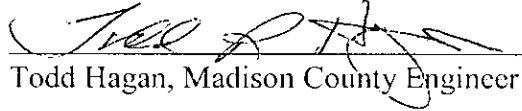
PROPRIETORS ANDY'S ACRES SUBDIVISION



Andrew P. Conner



Sharon K. Conner



Todd Hagan, Madison County Engineer

**LAND DISTURBING ACTIVITIES
AFFIDAVIT**

STATE OF IOWA :
: **SS**
MADISON COUNTY :

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 the statements we make herein, we, Andrew P. Conner and Sharon K. Conner, being first duly sworn on oath, do solemnly swear to affirm that:

We do not plan to engage in land disturbing activities upon the following described real estate:

A Parcel of land in the Northeast Quarter of the Northwest Quarter of Section 26, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the North Quarter Corner of Section 26, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa thence South 83°49'39" West 165.02 feet along the North line of the Northeast Quarter of the Northwest Quarter of said Section 26 to the Point of Beginning; thence South 00°22'14" West 1329.97 feet to a point on the South line of said Northeast Quarter of the Northwest Quarter; thence South 83°49'08" West 1143.52 feet to the Southwest Corner of said Northeast Quarter of the Northwest Quarter; thence North 00°21'45" East 780.12 feet along the West line of said Northeast Quarter of the Northwest Quarter to the Southwest Corner of Parcel "A"; thence North 83°50'36" Est 556.25 feet to the Southeast Corner of Parcel "A"; thence North 00°23'41" East 550.00 feet to the Northeast Corner of Parcel "A"; thence North 83°49'39" East 587.10 feet to the Point of Beginning containing 27.710 acres including 0.550 acres of County Road right-of-way. Said parcel shall be known as Andy's acres and is divided into two lots as shown on the plat.

As owners or occupants of the land described above, we are aware that we must establish and maintain soil conservation practices as necessary to meet the soil loss limits established by the Madison County Soil and Water Conservation District, pursuant to sections 161A.43, and 161A.44, Code of Iowa.

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

We assume responsibility for all land disturbing activities conducted on this property by us or other people entities we represent. This authority covers only the land and land disturbing activity described above .

We are the owners of the land, and have full authority to enter into this agreement.

Andrew P. Conner

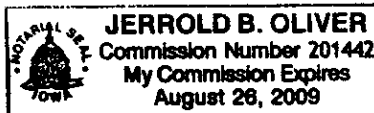
Andrew P. Conner

Sharon K. Conner

Sharon K. Conner

Subscribed and sworn to before me on this 10 day of Oct, 2006.

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



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

Pursuant to Iowa Code requirements, the following proposed subdivision name;

Andy's Acres

For property located at;

NE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 26, T77N, R77N of 5th P.M., Madison County, IA

And owned by;

Andy Conner

has been reviewed and approved on the 18 day of August 2006

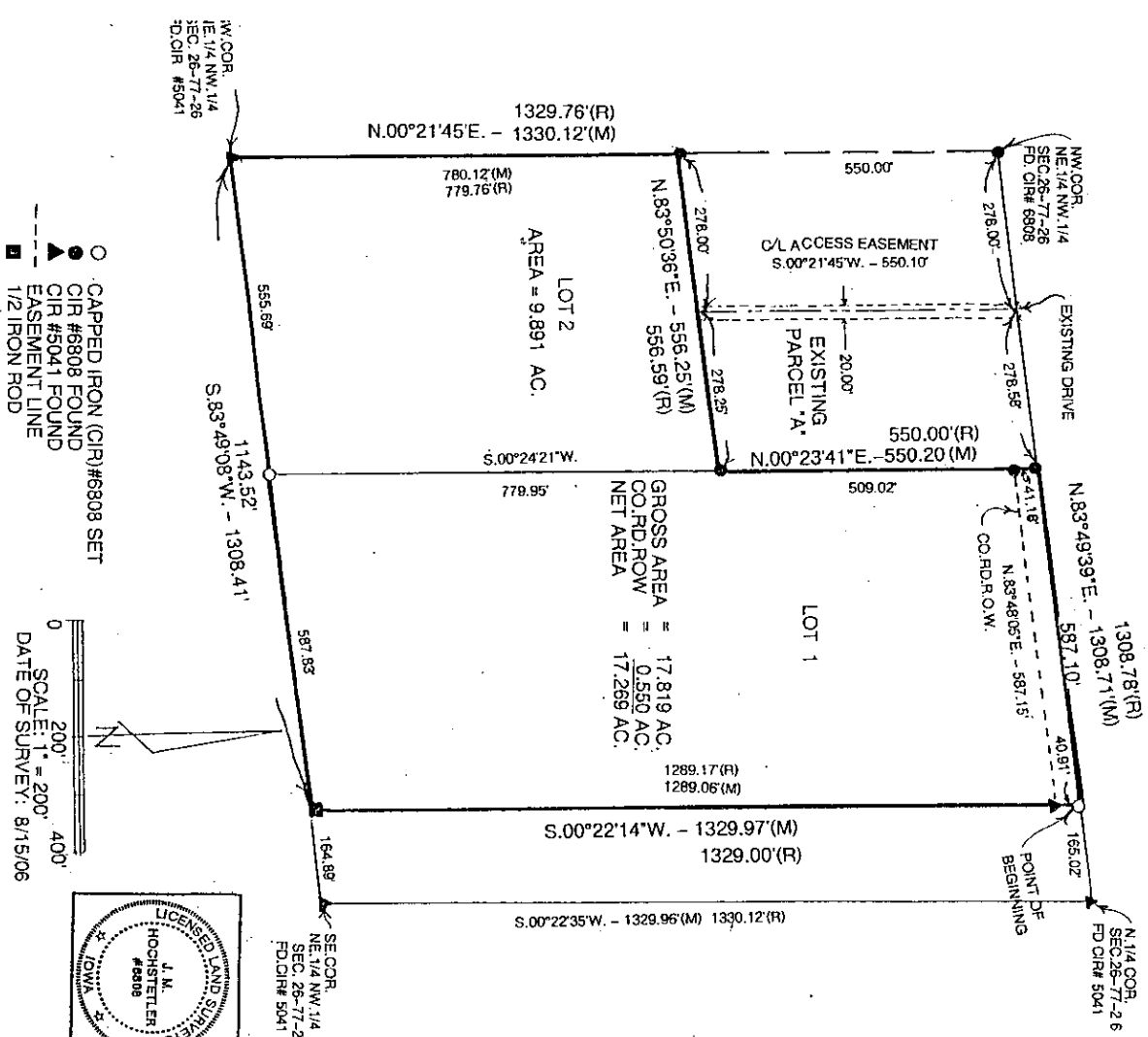
by the Auditor, Madison County Iowa

Robby Corkeon Deputy
Joan Welch, Auditor

FOR DEDICATION, CERTIFICATION
 AND RESOLUTION, SEE RECORD
 BOOK 2006, PAGE 4820

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



LICENSED LAND SURVEYOR
 J.M. HOCHSTETLER
 #6808
 IOWA
 I hereby certify that the land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision under the laws of the State of Iowa. My license number is 6808. The expiration date is 12/31/2014. Pages or sheets covered by this seal: 1

APPROVED
 NOV 17 2006

ANDY'S ACRES SUBDIVISION

LEGAL DESCRIPTION:

A parcel of land in the Northeast Quarter of the Northwest Quarter of Section 26, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa more particularly described as follows:
 Commencing at the North Quarter Corner of Section 26, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa thence South 83°49'39" West 165.02 feet along the North line of the Northeast Quarter of the Northwest Quarter of said Section 26 to the Point of Beginning, thence South 00°22'14" West 1329.97 feet to a point on the South line of said Northeast Quarter of the Northwest Quarter, thence South 83°49'08" West 1143.52 feet to the Southwest Corner of said Northeast Quarter of the Northwest Quarter, thence North 00°21'45" East 780.12 feet along the West line of said Northeast Quarter of the Northwest Quarter to the Southeast Corner of Parcel "A", thence North 83°50'36" East 556.25 feet to the Southeast Corner of Parcel "A", thence North 00°23'41" East 550.00 feet to the Northeast Corner of Parcel "A", thence North 83°49'39" East 587.10 feet to the Point of Beginning containing 27.710 acres including 0.550 acres of County Road right-of-way. Said parcel shall be known as Andy's Acres and is divided into two lots as shown on the plat.

EASEMENT DESCRIPTION:

An 20.00 foot wide access easement for Lot 2 of Andy's Acres across Parcel "A" in the Northeast Quarter of the Northwest Quarter of Section 26, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa the centerline of which is described as follows:
 Commencing at the Northeast Corner of the Northeast Quarter of the Northwest Quarter of Section 26, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa thence North 83°49'39" East 278.00 feet along the North line of said Northeast Quarter of the Northwest Quarter to the Easement Point of Beginning, thence South 00°21'45" West 550.10 feet to a point on the South line of Parcel "A" which is the end of the easement.

FINAL PLAT	
ANDY'S ACRES SUBDIVISION	
OWNER/DEVELOPER:	ANDREW P. AND SHARON K. CONNER
	3224 140 ST.
	CUMMING, IOWA 50061
LAND SURVEYOR:	VANCE & HOCHSTETLER, P.C.
	CONSULTING ENGINEERS
	110 WEST GREEN ST.
	WINTERSSET, IOWA 50273