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Book 2010 Page 1356 Type 06 044 Pages 11

Date 6/15/2010 Time 10:23 AM

Rec Amt \$64.00 Aud Amt \$5.00

**DEDICATION OF PLAT
TO REED'S SUBDIVISION
IN
MADISON COUNTY, IOWA**

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

I, G. Grace Reed, a single person, hereby certify that he is the sole owner and proprietor of the real property described below and that the disposition of this real property subdivided as shown by the accompanying final plat for the Reed's Subdivision in Madison County, Iowa, is in accordance with her free consent and in accordance with her desire as owner and proprietor. The undersigned owner and proprietor 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:

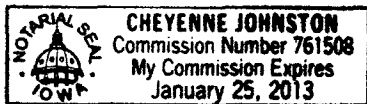
The South 12 Acres of the East Half of the Northeast Quarter of the Southeast Quarter of Section 32, in Township 77 North, Range Twenty-seven West of the 5th P.M., Madison County, Iowa.

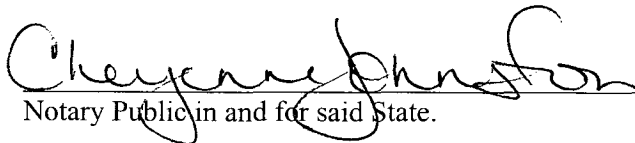


G. Grace Reed, also known as Grace Reed,
Owner and Proprietor

STATE OF IOWA, COUNTY OF MADISON, ss:

On this 20th day of May, 2010, before me, the undersigned, a Notary Public in and for said State, personally appeared G. GRACE REED, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.





Notary Public in and for said State.

EXHIBIT "A"
REED'S SUBDIVISION
IN
MADISON COUNTY, IOWA
LEGAL DESCRIPTION OF REAL ESTATE

**THE SOUTH 12 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF
THE SOUTHEAST QUARTER OF SECTION 32, IN TOWNSHIP 77 NORTH, RANGE
TWENTY-SEVEN WEST OF THE 5TH P.M., MADISON COUNTY, IOWA.**

Flander, Casper and Rosien, P.C.

ATTORNEYS AT LAW
223 EAST COURT AVENUE
P.O. BOX 67
WINTERSSET, IOWA 50273-0067

JOHN E. CASPER
jcasper@fcrpc.com

JANE E. ROSIEN
jrosien@fcrpc.com

LEONARD M. FLANDER
(1934-2002)

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

May 20, 2010

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 May 10, 2010 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, G. Grace Reed. In my opinion, no mortgages, liens or other encumbrances exist against the following described real property as of May 10, 2010 at 8:00 o'clock a.m.

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

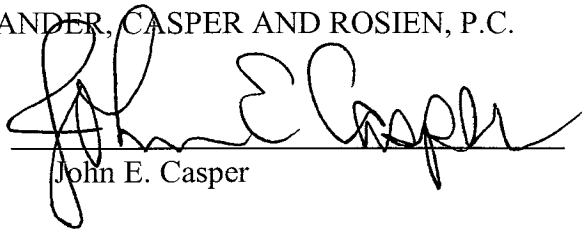
The South 12 Acres of the East Half of the Northeast Quarter of the Southeast Quarter of Section 32, in Township 77 North, Range Twenty-seven West of the 5th P.M., Madison County, Iowa.

Dated at Winterset, Iowa on this 20th day of May, 2010.

FLANDER, CASPER AND ROSIEN, P.C.

By: _____

John E. Casper

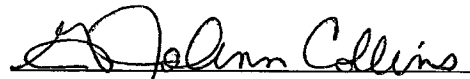


**CERTIFICATE OF THE COUNTY TREASURER
OF MADISON COUNTY, IOWA
FOR
REED'S SUBDIVISION
IN MADISON COUNTY, IOWA**

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:

The South 12 Acres of the East Half of the Northeast Quarter of the Southeast Quarter of Section 32, in Township 77 North, Range Twenty-seven West of the 5th P.M., Madison County, Iowa.

Dated on this 21 day of May, 2010, at Winterset, Iowa.



G. JoAnn Collins, Treasurer
of Madison County, Iowa

**COUNTY AUDITOR
APPROVAL OF THE
NAME OF THE SUBDIVISION PLAT**

The Madison County Auditor pursuant to Iowa Code Section 354.11 does hereby approve the following name of the Subdivision Plat, to wit:

REED'S SUBDIVISION

for the real estate being subdivided which is legally described as:

The South 12 Acres of the East Half of the Northeast Quarter of the Southeast Quarter of Section 32, in Township 77 North, Range Twenty-seven West of the 5th P.M., Madison County, Iowa.

May 20, 2010

Joan Welch
Joan Welch
Madison County Auditor

by *Debby Corkran*
Deputy

**RESOLUTION APPROVING FINAL PLAT OF REED'S 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 Reed's Subdivision in Madison County, Iowa;

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

**The South 12 Acres of the East Half of the Northeast Quarter of the Southeast Quarter
of Section 32, in Township 77 North, Range Twenty-seven West of the 5th P.M.,
Madison County, Iowa.**

Whereas, the Final Plat has been duly approved by the Zoning Administrator and/or 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, but not limited to, the plat dedication by the proprietor, 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,

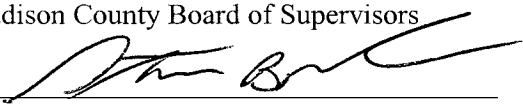
Whereas, the Madison County Board of Supervisors finds that this plat conforms in all respects to the provisions of the Subdivision Ordinance of Madison County and to the laws of the State of Iowa and should now be approved in all respects.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Madison County, Iowa, that the subdivision plat known as the Reed's 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 15th day of June, 2010, at Winterset, Iowa.

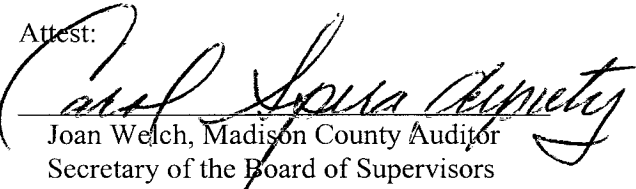
Madison County Board of Supervisors

By


Steve Raymond, Chairperson

Madison County Board of Supervisors

Attest:


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

AGREEMENT

THIS AGREEMENT made and entered into by and between G. Grace Reed as the proprietor of the Reed's Subdivision and Todd Hagan, Madison County Engineer.

NOW THEREFORE IT IS AGREED as follows:

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

The South 12 Acres of the East Half of the Northeast Quarter of the Southeast Quarter of Section 32, in Township 77 North, Range Twenty-seven West of the 5th P.M., Madison County, Iowa.

hereby agree that no private roads are located within the Reed's Subdivision and no 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 20th day of May, 2010.

REED'S SUBDIVISION:

By:


G. Grace Reed, Proprietor


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 statements I make herein, I, G. Grace Reed, 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:

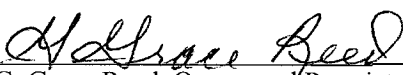
**The South 12 Acres of the East Half of the Northeast Quarter of the Southeast Quarter
of Section 32, in Township 77 North, Range Twenty-seven West of the 5th P.M.,
Madison County, Iowa.**

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.

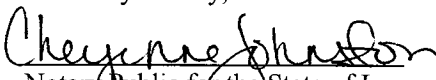
Upon filing this affidavit, the Affiant is given authority to start the land disturbing activity. The Affiant also assumes responsibility for all land disturbing activities conducted on this property by myself or other people or entities on the Affiant's behalf. This authority covers only land and land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

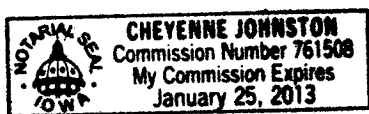
The Affiant is the owner of the land, and have full authority to enter into this agreement on behalf of owner of the above described real estate and to fully bind this land owner to comply with the representations contained herein.



G. Grace Reed, Owner and Proprietor
Reed's Subdivision in Madison County,
Iowa

Subscribed and sworn to before me by G. Grace Reed on this 20th day of May, 2010.


Notary Public for the State of Iowa



**CERTIFICATE OF ZONING ADMINISTRATOR
FOR
REED'S SUBDIVISION**

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 Reed's Subdivision, Madison County, Iowa and that the real estate described in this plat is as follows:


The South 12 Acres of the East Half of the Northeast Quarter of the Southeast Quarter of Section 32, in Township 77 North, Range Twenty-seven West of the 5th P.M., Madison County, Iowa.

The undersigned Zoning Administrator further certifies that following described documents attached to this Certificate are the true and correct documents submitted in connection with this subdivision plat:

1. Consent and Dedication of Plat executed by the proprietor for this Subdivision;
2. Certificate of the Treasurer of Madison County, Iowa for this Subdivision;
3. Certificate of Engineer of Madison County, Iowa, for this Subdivision;
4. County Auditor approval of the name of the Subdivision Plat;
5. Title Opinion of Attorney at law for this Subdivision showing the land title to be in the name of the proprietor;
6. Affidavit of Proprietor on Lawful Partition Fencing;
7. Land Disturbing Activities Affidavit by Proprietor;
8. Resolution of Approval of the Final Subdivision Plat for this Subdivision by the Madison County Board of Supervisors;
9. Ground Water Hazard Statement form;
10. 8 ½ x 14 inch Final Plat;
11. 8 ½ 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 15th day of June, 2010 at Winterset, Iowa.


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

State of Iowa)
) ss
Madison County)

On this 15th day of June, 2010, 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.



Lisa K. Smith
8-18-2012, Notary Public

AFFIDAVIT
OF
PROPRIETOR OF REED'S SUBDIVISION
IN
MADISON COUNTY, IOWA

STATE OF IOWA)
) SS
MADISON COUNTY)

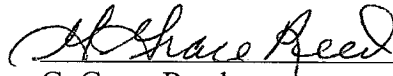
I, G. Grace Reed, being first duly sworn on oath, depose and state as follows:

The Affiant is the owner and proprietor of Reed's Subdivision in Madison County, Iowa, which is legally described as follows:

The South 12 Acres of the East Half of the Northeast Quarter of the Southeast Quarter of Section 32, in Township 77 North, Range Twenty-seven West of the 5th P.M., Madison County, Iowa.

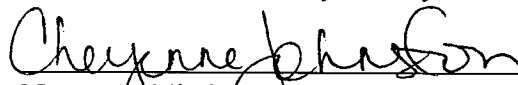
The Affiant further states that there is now an existing "lawful" partition fence upon and along the boundary of the above described real estate.

Further, the Affiant sayeth not.

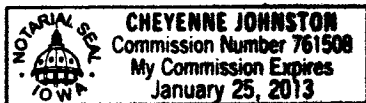


G. Grace Reed
Owner and Proprietor

Subscribed and sworn to before me by G. Grace Reed on this 20th day of May, 2010.



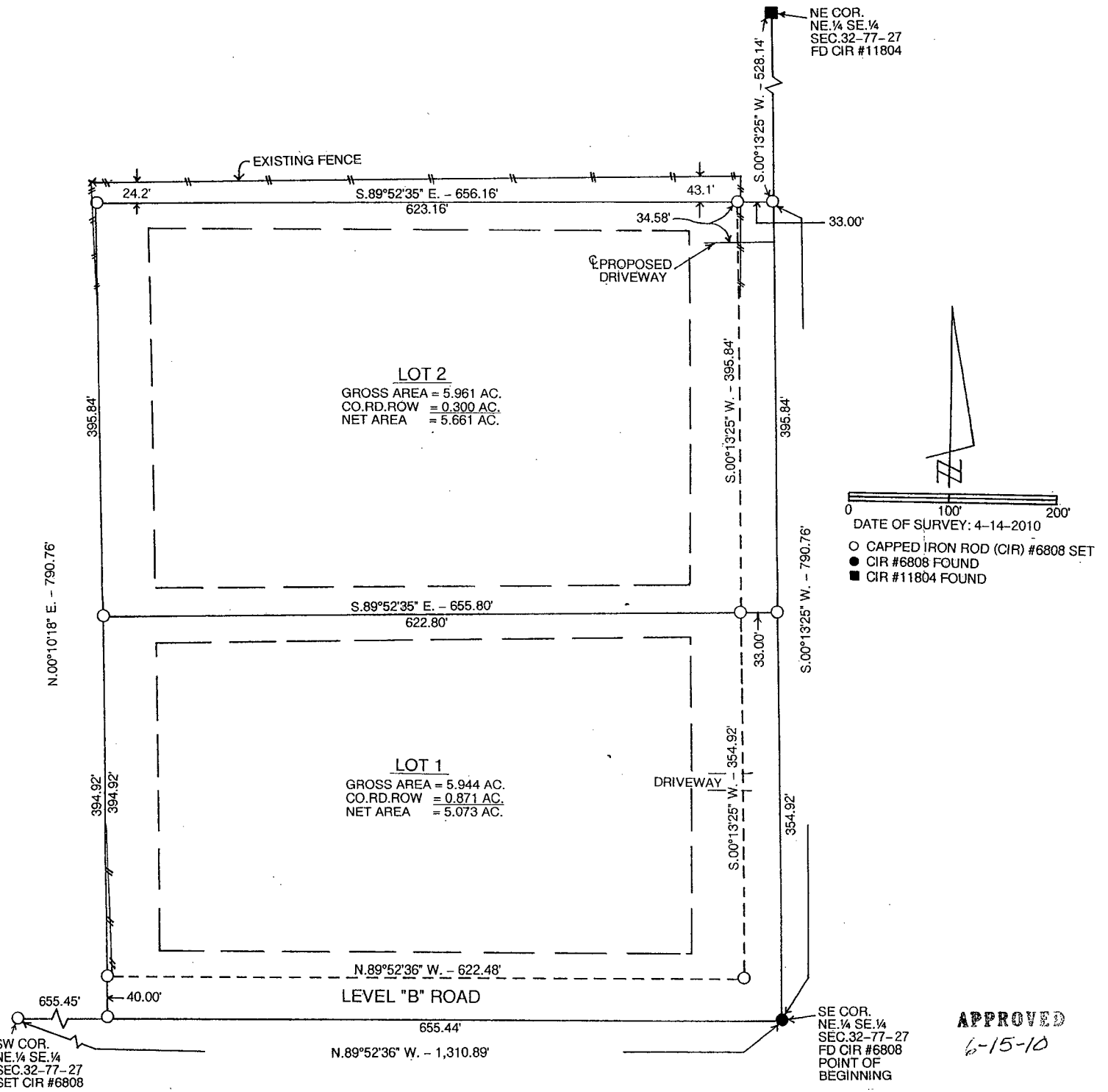
Notary Public in and for the State of Iowa





INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



LEGAL DESCRIPTION:

A parcel of land previously described as the South 12 acres of the East Half of the Northeast Quarter of the Southeast Quarter of Section 32, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Beginning at the Southeast Corner of the Northeast Quarter of the Southeast Quarter of Section 32, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa thence North 89°52'36" West 655.44 feet along the South line of said Northeast Quarter of the Southeast Quarter; thence North 00°10'18" East 790.76 feet; thence South 89°52'35" East 656.16 feet to a point on the East line of said Northeast Quarter of the Southeast Quarter; thence South 00°13'25" West 790.76 feet to the Point of Beginning containing 11.905 acres including 1.171 acres of County Road right-of-way.

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

J.M. Hochstetler
J.M. HOCHSTETLER
#6808
Date 5/21/10
License number 6808
My license renewal date is December 31, 2011
Pages or sheets covered by this set: 1

FINAL PLAT

REED'S SUBDIVISION

OWNER/DEVELOPER:
G. GRACE REED
1567 OLD PORTLAND ROAD
VAN METER, IOWA 50261

LAND SURVEYOR:
VANCE & HOCHSTETLER, P.C.
CONSULTING ENGINEERS
110 WEST GREEN STREET
WINTERSET, IOWA 50273
PH: 515-462-3995

APPROVED
6-15-10