

**PLAT AND CERTIFICATE
FOR HILLSIDE SUBDIVISION,
MADISON COUNTY, 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 Hillside Subdivision, and that the real estate comprising said plat is described as follows:

SEE ATTACHED

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;
9. Consent of County Auditor to subdivision name;
10. Fence Agreement;
11. Resolution of City of West Des Moines, Iowa, approving said Plat;
12. Development Agreement between the City of West Des Moines, Iowa, and William O. Dippold and Beverly I. Dippold.

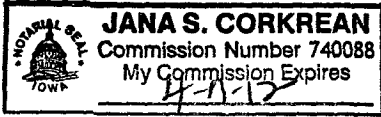
all of which are duly certified in accordance with the Madison County Zoning Ordinance.

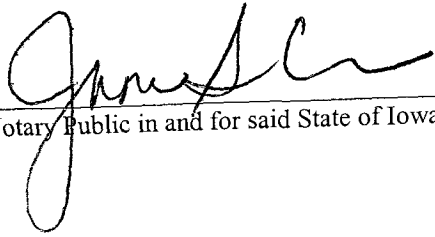


C. J. Nicholl, Zoning Administrator of Madison
County, Iowa

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 1 day of Sept, 2010, by C.J. Nicholl.





Notary Public in and for said State of Iowa

**DEDICATION OF PLAT
OF
HILLSIDE SUBDIVISION**

KNOW ALL MEN BY THESE PRESENTS:

That William O. Dippold and Beverly I. Dippold, do hereby certify that they are the sole owners and proprietors of the following-described real state:

See Attached

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

DATED this 28 day of May, ~~2009~~ 2010

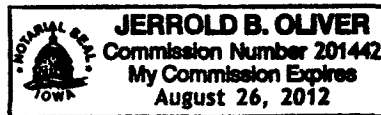
X William O. Dippold
William O. Dippold

X Beverly I. Dippold
Beverly I. Dippold

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 28 day of May, 2009, by William O. Dippold and Beverly I. Dippold.

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



LEGAL DESCRIPTION:

A parcel of land located in the North Half of the Northeast Quarter of Section 16, 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 16, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence North 84°09'48" East, 1009.96 feet along the North line of the Northeast Quarter of said Section 16 to the Point of Beginning; thence North 84°09'48" East, 926.41 feet along the North line of the Northeast Quarter of said Section 16; thence South 05°20'03" East, 1045.31 feet; thence South 88°57'02" West, 703.77 feet; thence North 00°05'09" West, 330.09 feet; thence South 84°11'46" West, 215.03 feet; thence North 09°14'07" West, 626.25 feet to a point on the South right-of-way line of an existing County road; thence North 00°21'28" West, 33.00 feet to the Point of Beginning. Said Parcel contains 19.38 acres, including 0.71 acres of County Road right-of-way, and is divided into two lots.

**CONSENT TO PLATTING
BY WELLS FARGO BANK, N.A.**

Wells Fargo Bank, N.A. does consent to the platting and subdivision of the following-
described real estate:

See Legal Description Attached

in accordance with the ordinances of Madison County, Iowa, and the laws of the State of Iowa.
the State of Iowa. The undersigned holds a mortgage against said real estate dated June 20, 2007,
and filed July 12, 2007, in Book 2007, Page 2766 of the Recorder's Office of Madison County,
Iowa.

Dated this 19 day of MAY, 2010.

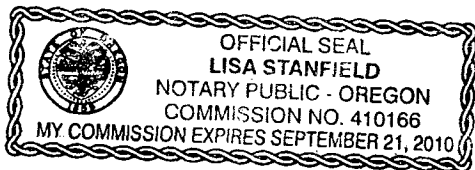
Wells Fargo Bank, N.A.

By *G.E. Klein*
G.E. KLEIN

STATE OF OREGON, COUNTY OF WASHINGTON

This instrument was acknowledged before me on this 19 day of MAY, 2010
by G.E. KLEIN as UNDERWRITER of Wells Fargo Bank, N.A.

Lisa Stanfield
Notary Public in and for said State



LEGAL DESCRIPTION:

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**ATTORNEY'S OPINION FOR FINAL PLAT,
HILLSIDE 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 June 3, 2010, at 8:00 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, Hillside Subdivision, Madison County, Iowa:

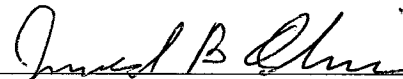
SEE LEGAL DESCRIPTION ATTACHED

In my opinion, merchantable title to the above described property is in the names of William O. Dippold and Beverly I. Dippold, 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:

1. Entry No. 134 shows a Line of Credit Mortgage from William O. Dippold and Beverly I. Dippold, Husband and Wife, to Wells Fargo Bank, N.A. in the principal amount of \$100,000.00 dated June 20, 2007, and filed July 12, 2007, in Book 2007, Page 2766 of the Recorder's Office of Madison County, Iowa.

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 WILLIAM O. DIPPOLD AND
BEVERLY I. DIPPOLD

LEGAL DESCRIPTION:

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**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:

See Attached

DATED at Winterset, Iowa, this 11th day of June, 2010.



G. JoAnn Collins, Treasurer of Madison County,
Iowa



LEGAL DESCRIPTION:

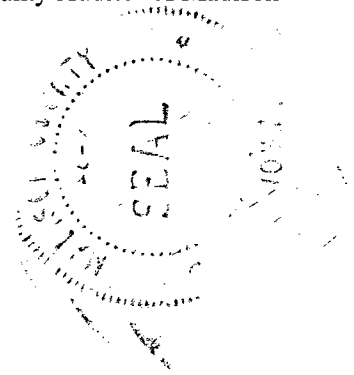
A parcel of land located in the North Half of the Northeast Quarter of Section 16, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

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or title and have no objections to this subdivision plat being recorded.

Signed Debby Corkran
Madison Deputy
County Auditor of Madison
County, Iowa

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



(SEAL)

DATE: 02-12-2009

HILLSIDE SUBDIVISION

Pursuant to Iowa Code 3454.6(2) and 354.11(6), we approve of the subdivision name

**RESOLUTION APPROVING FINAL PLAT
OF HILLSIDE 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 Hillside Subdivision; and

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

See Attached

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, William O. Dippold and Beverly I. Dippold; 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 a mortgage to Wells Fargo Bank, N.A. 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 Hillside 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 Hillside Subdivision prepared in connection with said plat and subdivision is hereby approved.

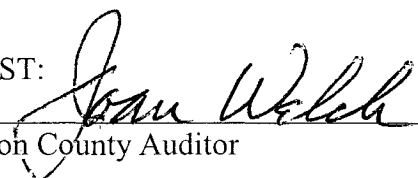
2. The Zoning Administrator of Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder of Madison County, Iowa, and attend to the filing and recording of the plat, papers and documents which should be filed and recorded in connection therewith.

DATED at Winterset, Iowa, this 31 day of August, 2010.



Steven B. Raymond, Chairman, Board of Supervisors, Madison County, Iowa

ATTEST:



Joan Welch
Madison County Auditor

LEGAL DESCRIPTION:

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AGREEMENT

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

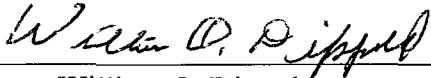
NOW THEREFORE IT IS AGREED AS FOLLOWS:

1. The proprietors of Hillside Subdivision, a Plat of the following described real estate:

See Description Attached

hereby agree that all private roads located within Hillside 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.

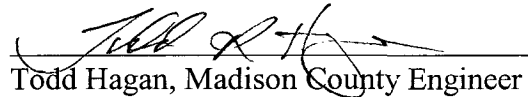
PROPRIETORS OF CONSTABLE ACRES



William O. Dippold



Beverly I. Dippold



Todd Hagan, Madison County Engineer

12/23/09

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AGREEMENT CONCERNING FENCES

This Agreement made and entered into by and between William O. Dippold and Beverly I. Dippold, husband and wife, and Terra Tender, Inc.

WHEREAS, Dippolds are subdividing certain real estate owned by them described as follows:

See Legal Description Attached

WHEREAS, Terra Tender, Inc. owns certain real estate located along the East and South boundary lines of property owned by Dippolds.

WHEREAS, the parties desire to furnish this agreement to Madison County, Iowa, for the purpose of enabling Dippolds to complete a subdivision of real estate owned by Dippolds.

NOW THEREFORE it is agreed as follows:

1. The parties agree that no changes are necessary concerning the fence located on the boundary line between the property owned by Dippolds and the property owned by Terra Tender, Inc.
2. The parties agree that Dippolds shall be responsible for maintaining and repairing one half of such division fence and Terra Tender, Inc. shall be responsible for maintaining the other half of such division fences.

Dated this 11 day of FEB, 2010.

X William O. Dippold
William O. Dippold

X Beverly I. Dippold
Beverly I. Dippold

Terra Tender, Inc.

Larry L. Hughes, Pres.
By: Larry L. Hughes, President

LEGAL DESCRIPTION:

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Commencing at the North Quarter corner of Section 16, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence North $84^{\circ}09'48''$ East, 1009.96 feet along the North line of the Northeast Quarter of said Section 16 to the Point of Beginning; thence North $84^{\circ}09'48''$ East, 926.41 feet along the North line of the Northeast Quarter of said Section 16; thence South $05^{\circ}20'03''$ East, 1045.31 feet; thence South $88^{\circ}57'02''$ West, 703.77 feet; thence North $00^{\circ}05'09''$ West, 330.09 feet; thence South $84^{\circ}11'46''$ West, 215.03 feet; thence North $09^{\circ}14'07''$ West, 626.25 feet to a point on the South right-of-way line of an existing County road; thence North $00^{\circ}21'28''$ West, 33.00 feet to the Point of Beginning. Said Parcel contains 19.38 acres, including 0.71 acres of County Road right-of-way, and is divided into two lots.

AGREEMENT CONCERNING FENCES

This Agreement made and entered into by and between William O. Dippold and Beverly I. Dippold, husband and wife, and Jeffrey R. Clingan and Vickie Ann Goldsmith.

WHEREAS, Dippolds are subdividing certain real estate owned by them described as follows:

See Legal Description Attached


WHEREAS, Clingan and Goldsmith own certain real estate located along a portion of the West boundary of property owned by Dippolds.


WHEREAS, the parties desire to furnish this agreement to Madison County, Iowa, for the purpose of enabling Dippolds to complete a subdivision of real estate owned by Dippolds.

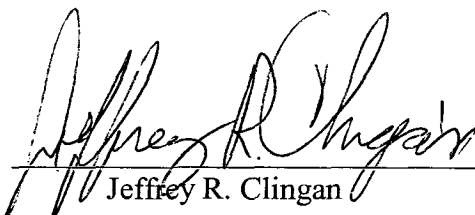
NOW THEREFORE it is agreed as follows:

1. The parties agree that no changes are necessary concerning the fence located on the boundary line between the property owned by Dippolds and the property owned by Clingan and Goldsmith.
2. The parties agree that Dippolds shall be responsible for maintaining and repairing one half of such division fence and Clingan and Goldsmith shall be responsible for maintaining the other half of such division fence.

Dated this 7 day of Feb., 2010.


William O. Dippold


Beverly I. Dippold


Jeffrey R. Clingan


Vickie Ann Goldsmith

LEGAL DESCRIPTION:

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**LAND DISTURBING ACTIVITIES
AFFIDAVIT**

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

Pursuant to section 161 A.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, William O. Dippold and Beverly I. Dippold 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:

See Attached

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 .

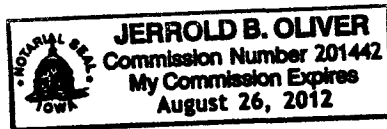
We are the owners of the land, and have full authority to enter into this agreement.

William O. Dippold
William O. Dippold

Beverly I. Dippold
Beverly I. Dippold

Subscribed and sworn to before me on this 28 day of May, 2010.

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



LEGAL DESCRIPTION:

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RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING AND RELEASING FOR RECORDATION THE FINAL PLAT HILLSIDE SUBDIVISION (FP-2010-007) FOR THE PURPOSE OF CREATING TWO (2) LOTS FOR FINANCING PURPOSES

WHEREAS, pursuant to the provisions of Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the property owners, William and Beverly Dippold, have requested approval for a Final Plat (FP-2010-007) for that certain 19.38 acre site located at 3080 120th Street, rural Madison County for the purpose of subdividing the property into two (2) lots for financing purposes only;

Legal Description of Property

A parcel of land located in the North Half of the Northeast Quarter of Section 16, 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 16, T77N, R26W, of the 5th P.M., Madison County, Iowa; thence North 84°09'48" East, 1009.96 feet along the North line of the Northeast Quarter of said Section 16 to the Point of Beginning; thence North 84°09'48" East, 926.41 feet along the North line of the Northeast Quarter of said Section 16; thence South 05°20'03" East, 1045.31 feet; thence South 88°57'02" West, 703.77 feet; thence North 00°05'09" West, 330.09 feet; thence South 84°11'46" West, 215.03 feet; thence North 09°14'07" West, 626.25 feet to a point on the South right-of-way line of an existing County road; thence North 00°21'28" West, 33.00 feet to the Point of Beginning.

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, the West Des Moines Plan and Zoning Commission has reviewed the Preliminary Plat for Hillside Subdivision and recommended approval on August 4, 2010, and;

WHEREAS, the Final Plat that was submitted for review was determined to be generally consistent with the Preliminary Plat for Hillside Subdivision that was reviewed and approved by the City Council on August 9, 2010, and;

WHEREAS, on August 9, 2010, this City Council held a duly-noticed hearing to consider the application for Final Plat (FP-2010-007) and;

WHEREAS, the West Des Moines City Council adopted a resolution which approved the Final Plat for Hillside Subdivision at their meeting on August 9, 2010, subject to any conditions of approval, and;

10-08-09-18

WHEREAS, the applicant executed the attached Development Agreement with the City of West Des Moines, and;

WHEREAS, Hillside Subdivision is located within two-miles thereof, but is not located within the current corporate limits of the City of West Des Moines.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report, dated August 9, 2010, or as amended orally at the City Council hearing of August 9, 2010, are adopted.

SECTION 2. Final Plat, Hillside Subdivision (FP-2010-007) is approved, subject to compliance with all the conditions in the staff report, dated August 9, 2010, including conditions added at the Hearing, if any, and attached hereto as Exhibit "B". Violation of any such conditions shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

SECTION 3. This resolution does release the Final Plat (FP-2010-007) for recordation. The City Council of West Des Moines, Polk County, Iowa directs the City Clerk to release said plat for recordation in accordance with said City Council approval of the final plat on August 9, 2010 and Roll Call No. 10-336.

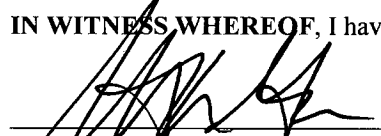
CERTIFICATE

I, Jody E. Smith, City Clerk for said City, hereby certify that at a meeting of the City Council of said City of West Des Moines, held on August 9, 2010, among other proceedings, Roll Call No. 10-336 approved said plat on August 9, 2010, and released said Final Plat for recordation.



Fern E. Stewart, CMC
Deputy City Clerk

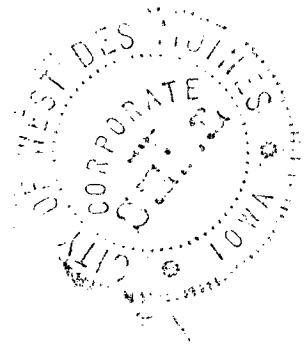
IN WITNESS WHEREOF, I have hereunto set my hand this 9th day of August, 2010.



Steven K Gaer, Mayor

ATTEST:


Fern E. Stewart, CMC
Deputy City Clerk



COUNCIL ACTION	YEAS	NAYS	ABST.	ABSENT
TREVILLYAN	✓			
SCHNEIDER	✓			
TRIMBLE	✓			
OHMART	✓			
SANDAGER	✓			
MOTION BY	<u>Trimble</u>			
SECOND BY	<u>Schneider</u>			
ROLL CALL #	<u>10-336</u>			

EXHIBIT A:
CONDITIONS OF APPROVAL

Prepared by: L. Twedt, Development Services, PO Box 65320, West Des Moines, IA 50265-0320, 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

**DEVELOPMENT AGREEMENT BETWEEN
THE CITY OF WEST DES MOINES, IOWA
AND WILLIAM O. AND BEVERLY I. DIPPOLD**

THIS DEVELOPMENT AGREEMENT (hereinafter the "Agreement") is made and entered into as of the ____ day of July, 2010, by and between the City of West Des Moines, Iowa, a municipal corporation organized under the laws of the State of Iowa, (hereinafter "City") and William O. and Beverly I. Dippold, in consideration of the following preambles, undertakings and conditions:

WHEREAS, William and Beverly Dippold are the owners of land located in the North ½ of the Northeast Quarter of Section 16, Township 77N, Range 26W, in rural Madison County and legally described on the attached Exhibit "A"; and

WHEREAS, William and Beverly Dippold have made a Final Plat application to the City pursuant to the City's extraterritorial review authority to plat the subject property for mortgage financing purposes; and

WHEREAS, the City desires to encourage orderly community development and provide for the regulation and control of the extension of public improvements, public services, and utilities, consistent with its Comprehensive Plan and in accordance with Iowa Code Chapter 354, "Platting - Division and Subdivision of Land"; and

WHEREAS, on August 9, 2010 the City Council of the City of West Des Moines approved a Final Plat for the creation of two (2) lots, subject to the Conditions of Approval included within the respective staff report associated with the applicant's request; and

WHEREAS, the City Council approval of the Final Plat authorized the deferral of typical subdivision information and requirements until a future date subject to the Conditions of Approval included within the respective staff report associated with the applicant's request.

NOW THEREFORE, BE IT AGREED AMONG THE PARTIES AS FOLLOWS:

1. In consideration for deferment by the City of the provision of typical subdivision information and requirements in conjunction with the approval and recordation of the above mentioned Final Plat, the undersigned Property Owners hereby agree to the following:
 - a. The parcels being created with the Final Plat are for financing purposes only;
 - b. The parcels are not developable, including the construction of any additional residential dwellings on either parcel until such time that the properties are re-platted through the full subdivision process (preliminary and final plat);

- c. Any further land splits of either parcel must be done through the full subdivision process (preliminary and final plat);
 - d. At such time that re-platting of one or both parcels is desired, the applicant will be required to provide all subdivision information, documents and exactions as deemed necessary by the City of West Des Moines;
2. Integration. This Agreement shall constitute the entire Agreement between parties and no amendments or additions to this Agreement shall be binding unless in writing and signed by both parties.
 3. Binding Effect. This Agreement shall inure to the benefit of and be binding upon the parties hereto, shall be binding upon the Applicant, its successors and assigns and shall run with the land.
 4. Construction Against Party Drafting. The parties to this Agreement acknowledge and agree that this Agreement represents a negotiated agreement, having been drafted, negotiated and agreed upon by the parties and their legal counsel. Therefore, the parties agree that the fact that one party or the other may have been primarily responsible for drafting or editing this Agreement shall not, in any dispute over the terms of this Agreement, be held or interpreted against such party.
 5. Attorney Fees and Costs. Either party may enforce this instrument by appropriate action, and should they prevail in such litigation they shall recover as part of their costs the reasonable attorney's fees incurred in such litigation.
 6. Jurisdiction and Venue. The City and the Owner agree that the District Court in and for Dallas County, State of Iowa, shall have exclusive jurisdiction over subject matter of this Agreement, and said parties consent to the jurisdiction of the person being in Dallas County, Iowa.
 7. Paragraph Headings. The paragraph headings in this Agreement are included solely for convenience and shall not affect or be used in connection with, the interpretation of this Agreement.
 8. Filing. This Agreement shall be filed of record with the Dallas County Recorder.

IN WITNESS WHEREOF, the parties hereto have duly executed this **DEVELOPMENT AGREEMENT** as of the date first above written.

PROPERTY OWNER NAME: William O. Dippold

By William O. Dippold
 Date 7-27-10
 Witness Jerald B. Oliver Name Jerald B. Oliver

PROPERTY OWNER NAME: Beverly I. Dippold

By Beverly I. Dippold
 Date 7-27-10
 Witness Jerald B. Oliver Name Jerald B. Oliver

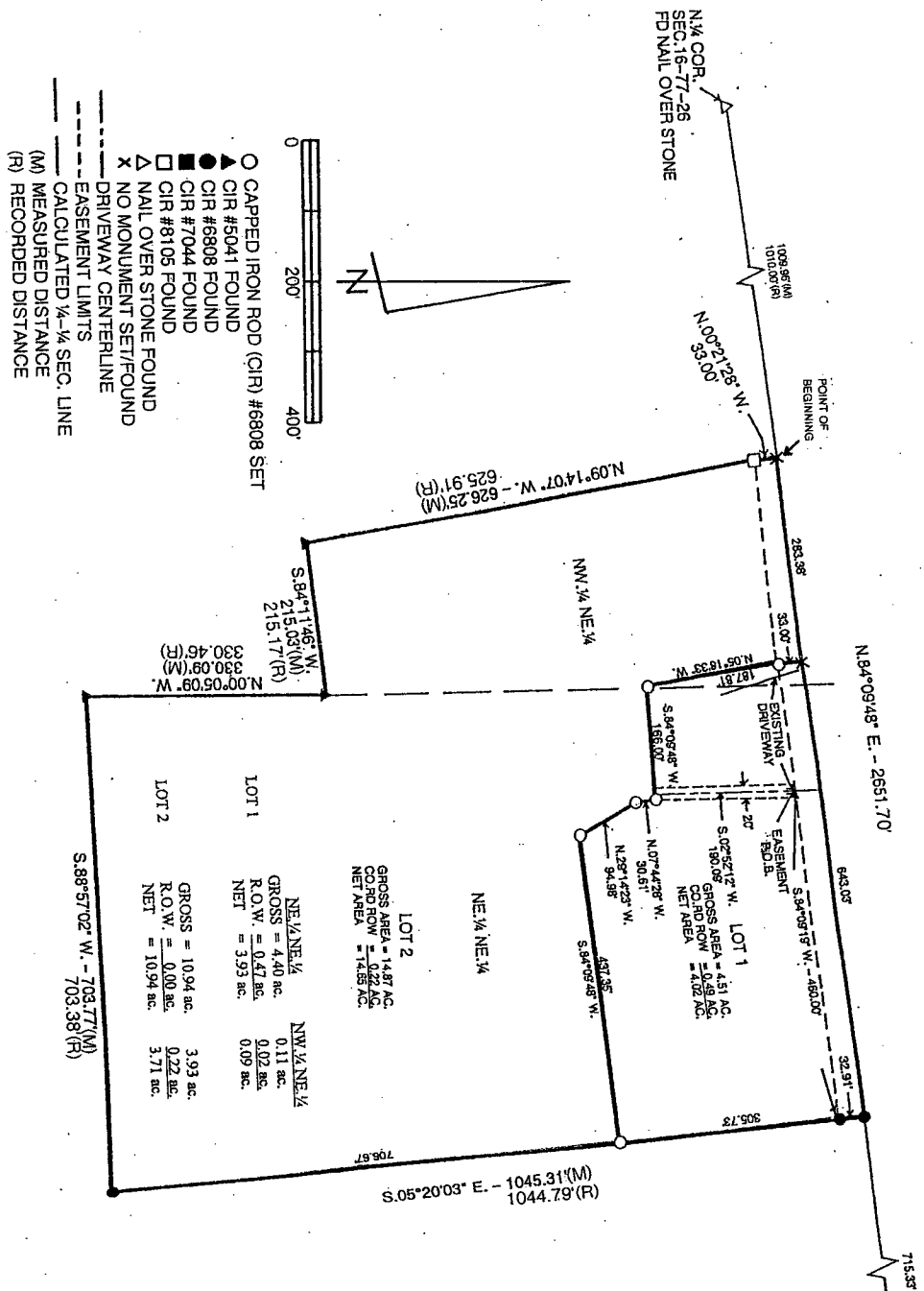
INDX
 ANNO
 SCAN
 CHEK

LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

VANCE & HOCHSTETLER, P.C. • CONSULTING ENGINEERS • WINTERSSET, IOWA • 50273

CHARLES T. VANCE • 110 WEST GREEN ST., WINTERSSET, IOWA • (515) 462-3995
 JAMES M HOCHSTETLER • 110 WEST GREEN ST., WINTERSSET, IOWA • FAX: (515) 462 9845

HILLSIDE SUBDIVISION
 SEC. 16-T77N-R26W
 MADISON COUNTY, IOWA



- NOTES:
1. Sewerage treatment provided by individual onsite systems.
 2. Water service by Warren Rural Water.
 3. Currently Zoned Agricultural.
 4. Building Setbacks on Lot 1 are 50' front & rear and 25' for side yard.
 5. The existing house on Lot 2 does not meet building setbacks and cannot be rebuilt without meeting current setbacks.
 6. The easement shown on the plat is centered on one of the driveways currently in place.

- CAPPED IRON ROD (CIR) #6808 SET
- ▲ CIR #5041 FOUND
- CIR #6808 FOUND
- CIR #7044 FOUND
- CIR #8105 FOUND
- △ NAIL OVER STONE FOUND
- X NO MONUMENT SET/FOUND
- DRIVEWAY CENTERLINE
- EASEMENT LIMITS
- CALCULATED 1/4-1/4 SEC. LINE
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE

LICENSED LAND SURVEYOR
 I.M. HOCHSTETLER
 #6808
 IOWA

I hereby certify that this land surveying document was prepared and the related survey work was supervised by me or under my direct personal supervision under the laws of the State of Iowa.

J.M. HOCHSTETLER
 License number 6809 Data 8/31/10
 My license renewal date is December 31, 2011
 Pages or sheets covered by this seal: 1

LEGAL DESCRIPTION: Located in the North Half of the Northeast Quarter of Section 16, 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 16, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, thence North 84°09'48\"

ACCESS EASEMENT:
 A 20 foot wide access easement across Lot 1 for Lot 2 being 10 feet either side of the following described centerline:

Commencing at the Northeast Corner of Lot 1, Hillside Subdivision thence South 05°20'03\"

FINAL PLAT

HILLSIDE SUBDIVISION
 SEC. 16-T77N-R26W
 MADISON COUNTY, IOWA

OWNER/DEVELOPER:
 WILLIAM O. & BEVERLY I. DIPPOLD
 3090 120th STREET
 VAN METER, IOWA 50261
 PHONE: 1-515-996-2712

ENGINEER/SURVEYOR:

VANCE & HOCHSTETLER, P.C.
 CONSULTING ENGINEERS
 110 WEST GREEN STREET
 WINTERSSET, IOWA 50273
 PHONE: 1-515-462-3995