

**PLAT AND CERTIFICATE
FOR CRASE 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 Crase 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. Dedication 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;
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 Affidavit.

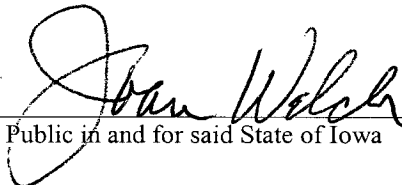
all of which are duly certified in accordance with the Madison County Zoning Ordinance.



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

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 3rd day of November, 2010, by C.J. Nicholl.



Notary Public in and for said State of Iowa

**Plat of Survey of property in West Fractional Half
of the Northwest Quarter of Section 31, Township 77
North, Range 27 West of the 5th P.M., Madison County,
Iowa more particularly described as follows:**

**Beginning at the Northeast Corner of the Southwest
Fractional Quarter of the Northwest Quarter of Section 31,
Township 77 North, Range 27 West of the 5th P.M., Madison
County, Iowa thence South 00°00'47" East 344.11 feet along
the East line of said Southwest Fractional Quarter of the
Northwest Quarter; thence South 88°06'35" West 332.56 feet
along the South line of existing Parcel "A"; thence South
00°01'05" West 953.48 feet to a point on the South line of
said Southwest Fractional Quarter of the Northwest Quarter;
thence North 89°52'45" West 360.10 feet along said South
line; thence North 00°09'32" East 1,899.73 feet; thence
South 89°37'39" East 689.82 feet to a point on the East line
of the Northwest Fractional Quarter of the Northwest Quarter
of said Section 31; thence South 00°13'58" West 587.45 feet
to the Point of Beginning containing 22.765 acres including
0.273 acres of County Road right-of-way. Property is divided
into two lots and shall be called Crase Subdivision.**

**ATTORNEY'S OPINION FOR FINAL PLAT,
CRASE 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 September 8, 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, Crase Subdivision, Madison County, Iowa:

SEE LEGAL DESCRIPTION ATTACHED

In my opinion, merchantable title to the above described property is in the names of Robert Bernard Crase and Kimberly Renee Crase, 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. 48 of the abstract shows an Open-End Mortgage from Robert Bernard Crase and Kimberly Renee Crase, Husband and Wife, to Earlham Savings Bank, an Iowa Corporation, in the principal amount of \$200,000.00 dated March 9, 1998, and filed March 10, 1998, in Mortgage Record 196, Page 370 of the Recorder's Office of Madison County, Iowa.

2. The abstract shows the following Easements:

A. Entry No. 4 of Abstract No. 3177275 and Entry No. 6 of Abstract No. 49612 shows an Easement to Iowa Power and Light Company to construct, reconstruct, repair, maintain, operate, inspect, patrol and remove a line of towers or poles for the transmission of electricity and necessary appurtenances dated

November 15, 1968, and filed December 3, 1968, in Deed Record 96, Page 247 of the Recorder's Office of Madison County, Iowa.

B. Entry No. 53 shows an Easement to Midamerican Energy Company, an Iowa Corporation, its successors and assigns, granting the right to lay, maintain, operate, repair and remove underground conduit, wires, communications lines or cables and other necessary equipment together with the right of ingress and egress dated December 26, 1997, and filed January 15, 1998, in Book 138, Page 397 of the Recorder's Office of Madison County, Iowa.

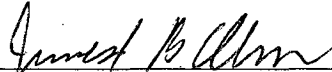
C. Entry No. 54 shows an Easement to Warren Water, Inc., its successors and assigns, dated February 3, 2001, and filed March 14, 2001, in Book 2001, Page 1011 of the Recorder's Office of Madison County, Iowa, granting a perpetual easement with the right to erect, construct, install, lay and thereafter use, operate, inspect, repair, maintain, replace and remove waterlines and appurtenances thereto, over, across and through the real estate under examination. The easement recites that it is 32 feet in width, the centerline of which shall be the water pipeline and necessary appurtenances. You should determine the provisions and location of this easement.

D. Entry No. 55 shows an Easement to Warren Water, Inc., its successors and assigns, dated December 7, 2001, and filed February 1, 2002, in Book 2002, Page 516 of the Recorder's Office of Madison County, Iowa, granting a perpetual easement with the right to erect, construct, install, lay and thereafter use, operate, inspect, repair, maintain, replace and remove waterlines and appurtenances thereto, over, across and through the real estate under examination. The easement

recites that it is 32 feet in width, the centerline of which shall be the water pipeline and necessary appurtenances. You should determine the provisions and location of this easement.

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 ROBERT BERNARD CRASE
AND KIMBERLY RENEE CRASE

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**CONSENT TO PLATTING
BY EARLHAM SAVINGS BANK**

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

See Attached

in accordance with the ordinances of Madison County, Iowa, and the laws of the State of Iowa.

The undersigned holds a mortgage against said real estate dated March 9, 1998.

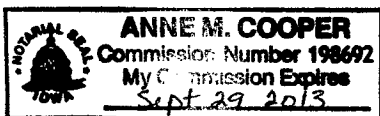
Dated this 6th day of October, 2010.

Earlham Savings Bank

By Robert J. Kress

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on this 6th day of October, 2010 by Robert J. Kress as Vice President of Earlham Savings Bank.



Anne M. Cooper
Notary Public in and for said State

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**DEDICATION OF PLAT
OF
CRASE SUBDIVISION**

KNOW ALL MEN BY THESE PRESENTS:

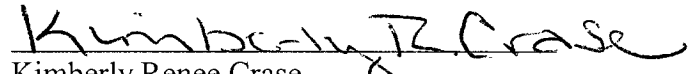
That Robert Bernard Crase and Kimberly Renee Crase, do hereby certify that they are the sole owners and proprietors of the following-described real state:

See Attached

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

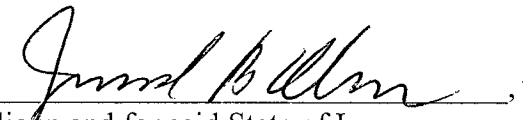
DATED this 6 day of Oct, 2010.

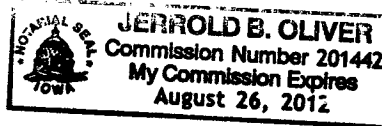

Robert Bernard Crase


Kimberly Renee Crase

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 6 day of Oct, 2005 by Robert Bernard Crase and Kimberly Renee Crase.


Notary Public in and for said State of Iowa



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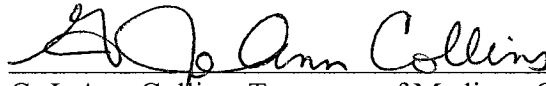
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**CERTIFICATE OF THE COUNTY TREASURER
OF MADISON COUNTY, IOWA**

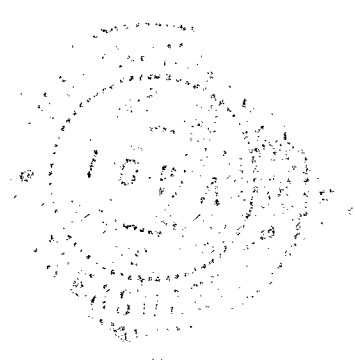
I, G. JoAnn Collins, do hereby certify that I am the duly elected and acting Treasurer of Madison County, Iowa; that I have examined the records in my office, and that there are no unpaid taxes forming a lien against the following-described real estate, to-wit:

See Attached

DATED at Winterset, Iowa, this 6th day of October, 2010.



G. JoAnn Collins, Treasurer of Madison County,
Iowa



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**RESOLUTION APPROVING FINAL PLAT
OF CRASE 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 Crase 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, Robert Bernard Crase and Kimberly Renee Crase; 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, 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 Crase Subdivision should be approved by the Board of Supervisors, Madison County, Iowa.

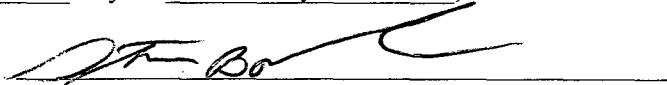
NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors, Madison County,

Iowa:

1. That said plat, known as Crase Subdivision prepared in connection with said plat and subdivision is hereby approved.

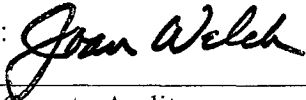
2. The Zoning Administrator of Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder of Madison County, Iowa, and attend to the filing and recording of the plat, papers and documents which should be filed and recorded in connection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

DATED at Winterset, Iowa, this 2nd day of November, 2010.



Steve Raymond, Chairman, Board of Supervisors,
Madison County, Iowa

ATTEST:



Madison County Auditor

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of said Section 31; thence South 00°13'58" West 587.45 feet
to the Point of Beginning containing 22.765 acres including
0.273 acres of County Road right-of-way. Property is divided
into two lots and shall be called Crase Subdivision.

AGREEMENT

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

NOW THEREFORE IT IS AGREED AS FOLLOWS:

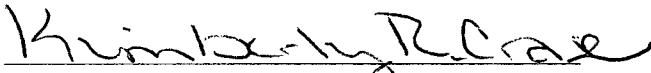
1. The proprietors of Crase Subdivision, a Plat of the following described real estate:

See Attached

hereby agree that all private roads located within Crase 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 CRASE SUBDIVISION


Robert Bernard Crase


Kimberly Renee Crase


Todd Hagan, Madison County Engineer 10/7/10

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**LAND DISTURBING ACTIVITIES
AFFIDAVIT**

STATE OF IOWA :
 :
 :
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, Robert Bernard Crase and Kimberly Renee Crase, 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:

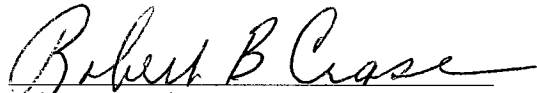
See Attached

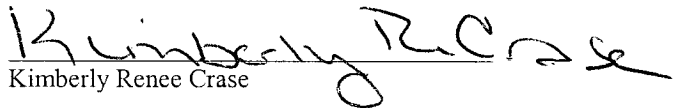
As owners or occupants of the land described above, we are aware that we must establish and maintain soil conservation practices as necessary to meet the soil loss limits established by the Madison County Soil and Water Conservation District, pursuant to sections 161A.43, and 161A.44, Code of Iowa.

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.

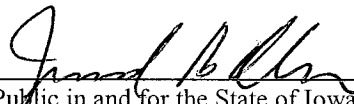
We assume responsibility for all land disturbing activities conducted on this property by us or other people entities we represent. This authority covers only the land and land disturbing activity described above .

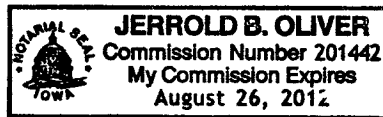
We are the owners of the land, and have full authority to enter into this agreement.


Robert Bernard Crase


Kimberly Renee Crase

Subscribed and sworn to before me on this 6 day of Oct, 2010.


Notary Public in and for the State of Iowa



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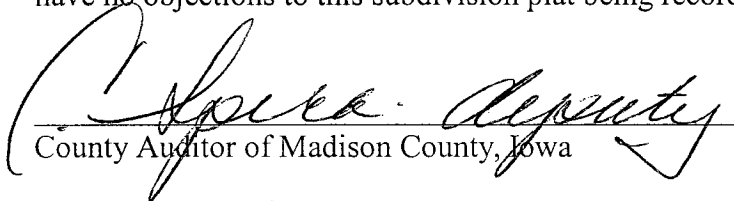
APPROVAL OF SUBDIVISION PLAT NAME BY
MADISON COUNTY AUDITOR

Date Oct. 15, 2010

The Madison County Auditor's Office has reviewed the Final Plat of:

Crase Subdivision

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


County Auditor of Madison County, Iowa

4

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Prepared by: Jerrold B. Oliver, POB 230, Winterset, IA 50273 515/462-3731
Return to: Jerrold B. Oliver, POB 230, Winterset, IA 50273

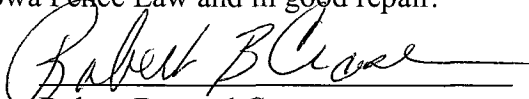
AFFIDAVIT

STATE OF IOWA :
: ss
MADISON COUNTY :

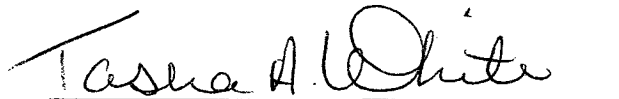
I, Robert Bernard Crase, being first duly sworn on oath, state that Kimberly Renee Crase are the owners of the following described real estate:

See Attached

I further state that the fences located on the boundary lines of the above described real estate are all lawful fences in accordance with the Iowa Fence Law and in good repair.


Robert Bernard Crase

Subscribed and sworn to before me on this 20th day of October, 2010.


Notary Public in and for the State of Iowa



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Document 2010 2769

Book 2010 Page 2769 Type 06 044 Pages 24

Date 11/04/2010 Time 7:57 AM

Rec Amt \$124.00 Aud Amt \$5.00

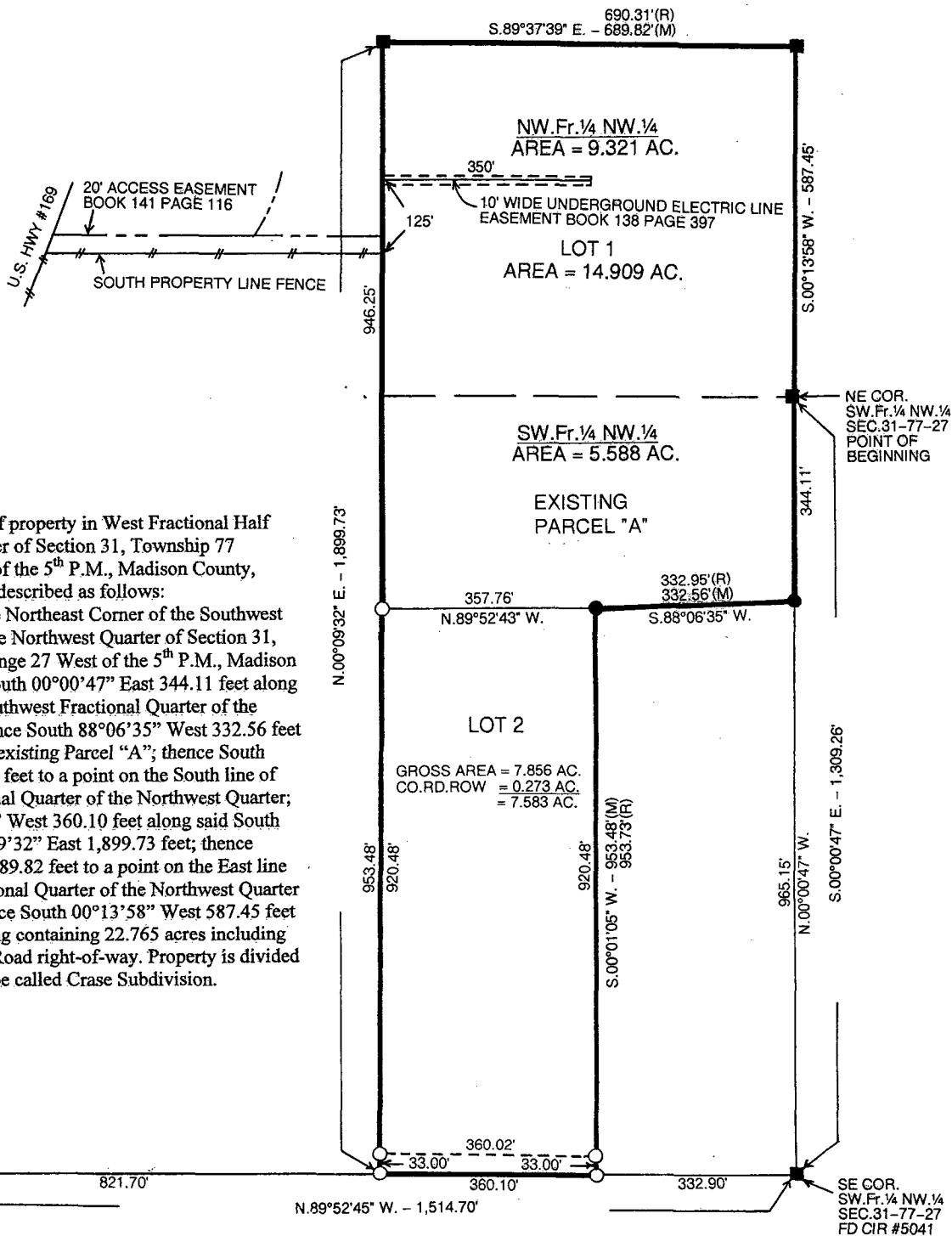
INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

APPROVED

11/2/10



Plat of Survey of property in West Fractional Half of the Northwest Quarter of Section 31, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Beginning at the Northeast Corner of the Southwest Fractional Quarter of the Northwest Quarter of Section 31, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa thence South 00°00'47" East 344.11 feet along the East line of said Southwest Fractional Quarter of the Northwest Quarter; thence South 88°06'35" West 332.56 feet along the South line of existing Parcel "A"; thence South 00°01'05" West 953.48 feet to a point on the South line of said Southwest Fractional Quarter of the Northwest Quarter; thence North 89°52'45" West 360.10 feet along said South line; thence North 00°09'32" East 1,899.73 feet; thence South 89°37'39" East 689.82 feet to a point on the East line of the Northwest Fractional Quarter of the Northwest Quarter of said Section 31; thence South 00°13'58" West 587.45 feet to the Point of Beginning containing 22.765 acres including 0.273 acres of County Road right-of-way. Property is divided into two lots and shall be called Crase Subdivision.

W. 1/4 COR.
SEC. 31-77-27
FD 1/2" I.R.

ZONED AGRICULTURAL
WATER - RURAL WATER
SEWER - INDIVIDUAL SYSTEM

NOTE:
PROPERTY SUBJECT TO
32' WIDE EASEMENT CENTERED
ON WARREN WATER DISTRICT
WATER LINES ON PROPERTY.
BOOK 2001 PAGE 1011

FINAL PLAT

CRASE SUBDIVISION

OWNER/DEVELOPER:

ROBERT B. & KIMBERLY R. CRASE
1522 HWY 169
WINTERSSET, IOWA 50273

LAND SURVEYOR:

VANCE & HOCHSTETLER, P.C.
110 WEST GREEN ST.
WINTERSSET, IOWA 50273
PH: 1-515-462-3995

0 200' 400'

DATE OF SURVEY: 9-9-10

- CAPPED IRON ROD (CIR) #6808 SET
- CIR #6808 FOUND
- CIR #5041 FOUND
- - - COUNTY ROAD ROW
- 1/4-1/4 SECTION LINE
- (M) MEASURED DISTANCE
- (R) RECORDED DISTANCE

