

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

Book 2011 Page 3198 Type 06 044
Date 11/29/2011 Time 3:53 PM
Rec Amt \$102.00 Aud Amt \$5.00

Pages 20

INDX ✓
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KNOW ALL MEN BY THESE PRESENTS:

That Richard L. Walters and Roberta L. Walters, husband and wife, 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 Walter's Acres Subdivision is with the free consent and in accordance with the owners' desire as owner of said real estate.

DATED this 8 day of November, 2011.

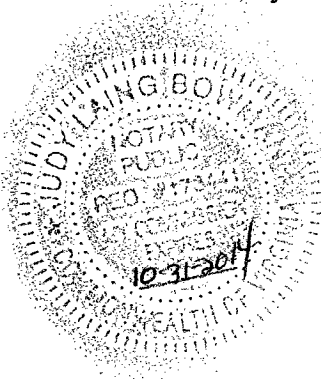
Richard L. Walters
Richard L. Walters

Roberta L. Walters
Roberta L. Walters

STATE OF VIRGINIA, COUNTY OF Clarke

This instrument was acknowledged before me on this 8th day of November, 2011, by Richard L. Walters and Roberta L. Walters.

Judy Laing Bowman
Notary Public in and for said State



SURVEY LEGAL DESCRIPTION:

A Parcel of land located in the East Half of the Northwest Quarter of Section 8, Township 75 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 Northwest Quarter of Section 8, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South 00°25'10" West, 210.48 feet along the East line of the Northwest Quarter of said Section 8 to a point on the centerline of an existing County Road; thence North 89°18'34" West, 749.62 feet along said County Road centerline; thence North 00°06'43" East, 1218.47 feet; thence South 78°23'47" East, 770.80 feet to a point on the East line of the Northwest Quarter, which is located 27.25 rods South of the North Quarter corner of said Section 8; thence South 00°25'10" West, 862.01 feet along the East line of the Northwest Quarter of said Section 8 to the Point of Beginning. Said Parcel contains 19.79 acres, including 2.55 acres of County Road right-of-way.

**ATTORNEY'S OPINION FOR FINAL PLAT,
WALTER'S ACRES**

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 October 12, 2011, 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, Walter's Acres, Madison County, Iowa:

SEE LEGAL DESCRIPTION ATTACHED

In my opinion, merchantable title to the above described property is in the name of Richard L. Walters, free and clear of all liens and encumbrances.

We call to your attention the following easements which appear in the abstract:

1. Entry No. 5 shows an Easement to Madison County, Iowa, for road purposes dated October 16, 1968, and filed October 17, 1968, in Deed Record 97, Page 384 of the Recorder's Office of Madison County, Iowa.


2. Entry No. 22 shows an Easement to Madison County, Iowa, for road purposes dated and filed June 25, 1999, in Deed Record 141, Page 648 of the Recorder's Office of Madison County, Iowa.

Entry No. 18 of the abstract shows Agreement between the titleholder of the real estate under examination and adjacent real estate dated August 8, 1995, and filed August 9, 1995, in Deed Record 43, Page 135 of the Recorder's Office of Madison County, Iowa. This Agreement establishes that the North-South fence located on or near the boundary line of the above

real estate is the boundary line between the above described real estate and real estate located immediately West of the above described real estate.

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 RICHARD L. WALTERS

SURVEY LEGAL DESCRIPTION:

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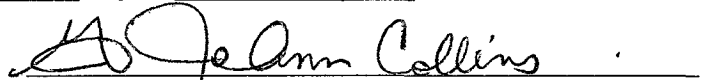
Beginning at the Southeast corner of the Northeast Quarter of the Northwest Quarter of Section 8, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South 00°25'10" West, 210.48 feet along the East line of the Northwest Quarter of said Section 8 to a point on the centerline of an existing County Road; thence North 89°18'34" West, 749.62 feet along said County Road centerline; thence North 00°06'43" East, 1218.47 feet; thence South 78°23'47" East, 770.80 feet to a point on the East line of the Northwest Quarter, which is located 27.25 rods South of the North Quarter corner of said Section 8; thence South 00°25'10" West, 862.01 feet along the East line of the Northwest Quarter of said Section 8 to the Point of Beginning. Said Parcel contains 19.79 acres, including 2.55 acres of County Road right-of-way.

**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 1st day of November, 2011.



G. JoAnn Collins, Treasurer of Madison County,
Iowa

SURVEY LEGAL DESCRIPTION:

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

Date 10-31-11

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

Walter's Acres

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

SURVEY LEGAL DESCRIPTION:

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**RESOLUTION APPROVING FINAL PLAT
OF WALTER'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 Walter's Acres 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, Richard L. Walters and Roberta L. Walters, husband and wife; 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 Walter'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:

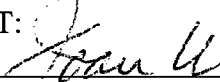
1. That said plat, known as Walter's Acres Subdivision prepared in connection with said plat and subdivision is hereby approved.

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 29 day of November, 2011.



Robert Weeks, Chairman, Board of Supervisors,
Madison County, Iowa

ATTEST: 

Joan Welch
Madison County Auditor

SURVEY LEGAL DESCRIPTION:

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AGREEMENT

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

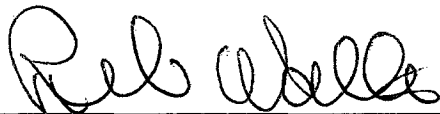
NOW THEREFORE IT IS AGREED AS FOLLOWS:

1. The proprietor of Walter's Acres, a Plat of the following described real estate:

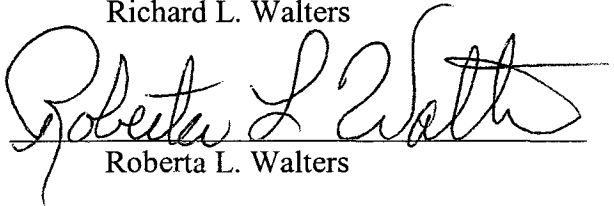
See Attached

hereby agrees that all private roads located within Walter's Acres are private roads and are not being dedicated to Madison County, Iowa. Said proprietor consents and agrees that such roads shall not be maintained in any manner by Madison County, Iowa, or the Madison County Engineer's Department.

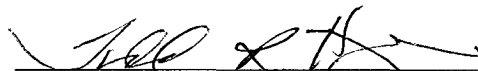
PROPRIETOR OF WALTER'S ACRES



Richard L. Walters



Roberta L. Walters



Todd Hagan, Madison County Engineer 11/21/2011

SURVEY LEGAL DESCRIPTION:

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Beginning at the Southeast corner of the Northeast Quarter of the Northwest Quarter of Section 8, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South $00^{\circ}25'10''$ West, 210.48 feet along the East line of the Northwest Quarter of said Section 8 to a point on the centerline of an existing County Road; thence North $89^{\circ}18'34''$ West, 749.62 feet along said County Road centerline; thence North $00^{\circ}06'43''$ East, 1218.47 feet; thence South $78^{\circ}23'47''$ East, 770.80 feet to a point on the East line of the Northwest Quarter, which is located 27.25 rods South of the North Quarter corner of said Section 8; thence South $00^{\circ}25'10''$ West, 862.01 feet along the East line of the Northwest Quarter of said Section 8 to the Point of Beginning. Said Parcel contains 19.79 acres, including 2.55 acres of County Road right-of-way.

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**RESOLUTION APPROVING
FINAL PLAT OF
WALTER'S ACRES SUBDIVISION
MADISON COUNTY, IOWA**

WHEREAS, there was filed in the Office of the City Administrator of the City of Winterset, Madison County, Iowa, a registered land surveyor's plat of a proposed subdivision known as Walter's Acres Subdivision; and

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

See Exhibit "A" Attached

Subject to easements of record.

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, Richard L. Walters and Roberta L. Walters, husband and wife; and

WHEREAS, said plat was accompanied by 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 as noted therein and certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes; and

WHEREAS, the City Council of the City of Winterset, Madison County, Iowa, finds that said plat conforms to the provisions of the Ordinances of the City of Winterset, Madison County, Iowa, and that the plat, papers and documents presented therewith should be approved by the City of Council of the City of Winterset, Madison County, Iowa.

NOW, THEREFORE, BE IT RESOLVED by the City of Council of the City of Winterset, Madison County, Iowa:

1. Said plat, known as Walter's Acres prepared in connection with said plat and subdivision is hereby approved.

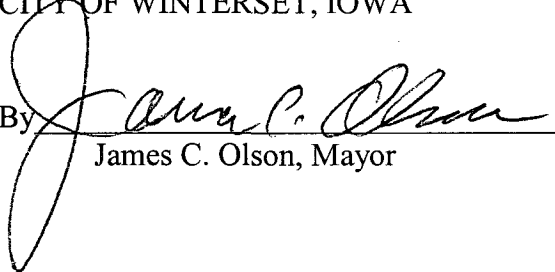
2. The requirement of the Subdivision Ordinance of the City of Winterset, that certain improvements be constructed in connection with said plat is hereby waived.

3. The City of Winterset, Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County documents which should be filed and recorded in connection therewith.

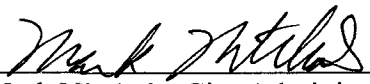
DATED at Winterset, Iowa, this 7th day of November, 2011.

CITY OF WINTERSET, IOWA

By


James C. Olson, Mayor

ATTEST:


Mark Nitchals, City Administrator



SURVEY LEGAL DESCRIPTION:

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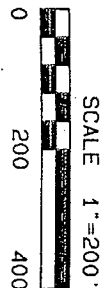
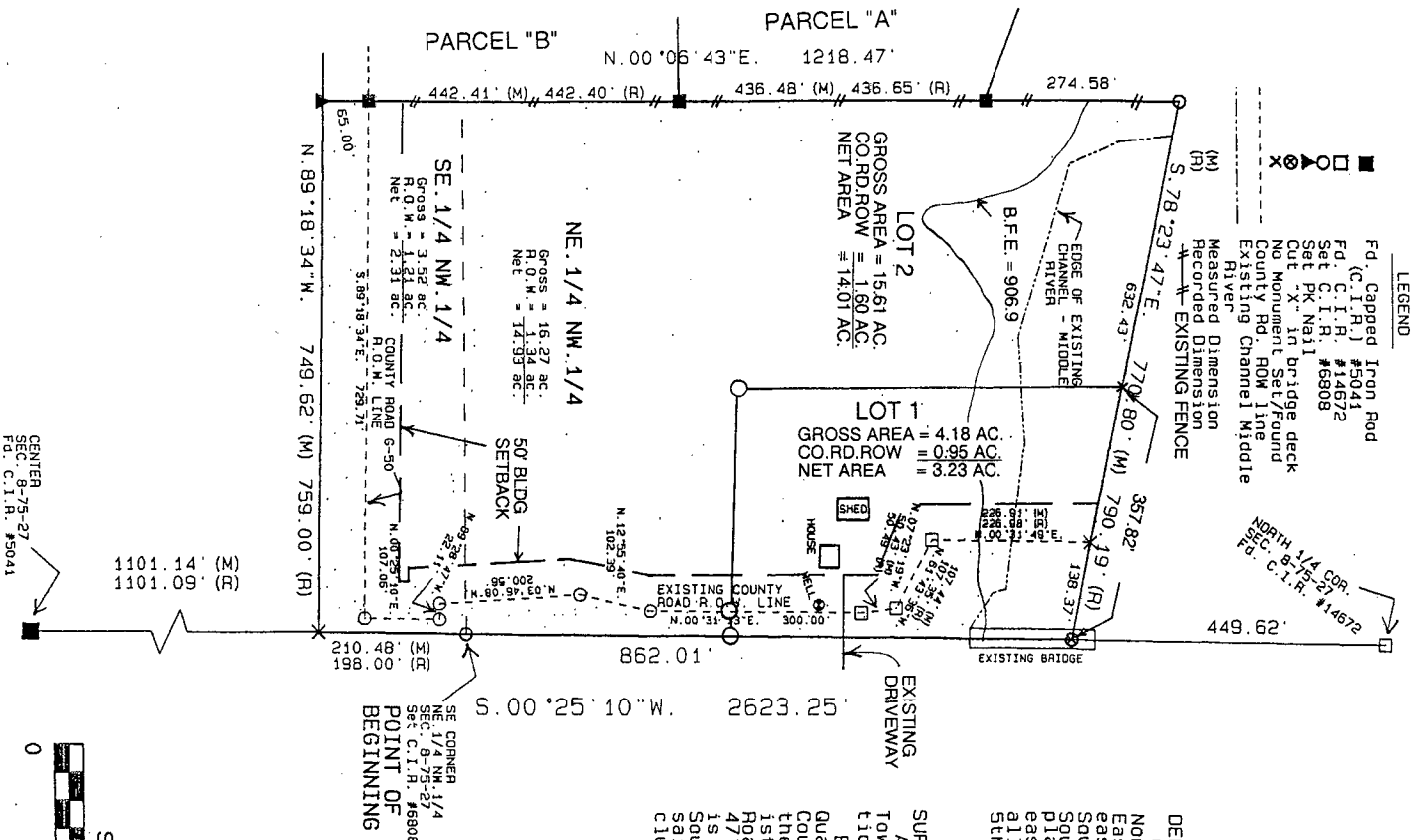


INDX
ANNO
SCAN
CHEK

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



DEED LEGAL DESCRIPTION:
Commencing at the Southeast corner of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Eight (8) and running thence North on the East line of said 40-acre tract to a point 27-1/4 rods South of the North-East corner thereof, thence North, 78° 55' West, 47.89 rods to a point 18 rods South and 46 rods West of the Northeast corner of said 40-acre tract, thence South to the South line of said 40-acre tract, thence East 46 rods to the place of beginning; also the North 12 rods of the East 45 rods of the South-East Quarter (1/4) of the North West Quarter (1/4) of said Section Eight (8); all in Township Seventy-Five (75) North, Range Twenty-Seven (27) West of the 5th P.M., Madison County, Iowa, containing 19.95 acres, more or less.

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Beginning at the Southeast corner of the Northeast Quarter of the Northwest Quarter of Section 8, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence South 00° 25' 10\"/>

NOTE: Existing fence along West line is property line per agreement dated August 8, 1995 and filed August 9, 1995 in Deed Record 43, Page 135.

ZONING = Agricultural
SETBACKS:
Front & Rear = 50'
Sides = 25'
UTILITIES:
Sewer = Private Septic
Water = Warren Rural Water
Electric = R.E.C. Greenfield

FLOOD PLAIN
Based on IDNR Flood Plain Development Permit No. P.F. 98-120 for bridge constructed in 1999 - BFE Q100 = 906.9 NAVD 88
B.M. - Top Bolt S.E. Wing - 916.10

LICENSED LAND SURVEYOR
J.M. HOCHSTETLER
#8808
IOWA

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
License number 8808 Date 10/24/11
My license renewal date is December 31, 2011
Pages or sheets covered by this seal: 1

FINAL PLAT
WALTER'S ACRES

OWNER/SUBDIVIDER:
RICHARD WALTERS
2 BAY COLONY DRIVE
FT. LAUDERDALE, FL 33308
PH: 754-224-8598

LAND SURVEYOR:
VANCE & HOCHSTETLER, P.C.
110 WEST GREEN ST.
WINTERSSET, IA 50273
PH: 515-462-3995

APPROVED
11-29-11