

**PLAT AND CERTIFICATE
FOR QUICK COUNTRY ACRES 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 Quick Country Acres 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. Dedication of Plat;
3. Certificate from County Treasurer;
4. Resolution of the Board of Supervisors of Madison County, Iowa, approving said plat;
5. Agreement with County Engineer; and
6. Ground Water Statement;
7. Madison County Soil and Water Conservation District Land Disturbing Activity Affidavit;
8. Consent of County Auditor to subdivision name;
9. Resolution - City of Patterson, Iowa;
10. Fence Affidavit.


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

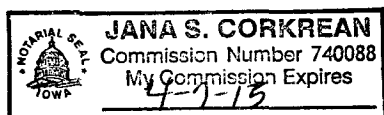


C. J. Nicholl, Zoning Administrator of Madison County, Iowa

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 6 day of Nov, 2012, by C.J. Nicholl.



Notary Public in and for said State of Iowa

LEGAL DESCRIPTION

The South 23.37 acres of the West 26 acres of the Southeast Quarter of the Southwest Quarter of Section 21, Township 76 North, Range 26 West of the Fifth Principal Meridian, Madison County, Iowa, more particularly described as follows:

Beginning at the southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 21;
thence on a assumed bearing of North 00 degrees 17 minutes 48 seconds East along the west line of said Southeast Quarter of the Southwest Quarter 1106.42 feet to the centerline of a Madison County Highway;
thence North 76 degrees 03 minutes 11 seconds East along said centerline 895.02 feet;
thence South 00 degrees 47 minutes 05 seconds West 1251.69 feet to the south line of said Southeast Quarter of the Southwest Quarter;
thence South 85 degrees 17 minutes 41 seconds West along said south line 860.13 feet to the southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 21 and the point of beginning.

Said tract contains 23.32 acres and is subject to a Madison County Highway Easement over the northerly 0.68 acres thereof.

**DEDICATION OF PLAT
OF
QUICK COUNTY ACRES SUBDIVISION**

KNOW ALL MEN BY THESE PRESENTS:

That Wayne E. Speer and LaDonna K. Speer, 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 Quick Country Acres Subdivision is with the free consent and in accordance with the owners' desire as owners of said real estate.

An Easement is hereby imposed and granted for access and utility purposes as shown on on the Plat of Survey for Quick Country Acres Subdivision.

DATED this 12 day of Oct, 2012.

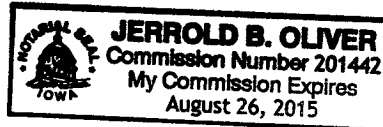
Wayne E. Speer
Wayne E. Speer

LaDonna K. Speer
LaDonna K. Speer

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 12 day of Oct, 2012, by Wayne E. Speer and LaDonna K. Speer.

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



LEGAL DESCRIPTION

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**ATTORNEY'S OPINION FOR FINAL PLAT,
QUICK COUNTRY 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, last certified to October 7, 2012, 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, Quick Country Acres Subdivision, Madison County, Iowa:


SEE LEGAL DESCRIPTION ATTACHED

In my opinion, merchantable title to the above described property is in the names of Wayne E. Speer and LaDonna K. Speer, free and clear of all liens and encumbrances. The abstract shows the following Easements:

- A. Entry No. 21 shows an Easement to Northwestern Bell Telephone Company to construct, operate, maintain, replace and remove communication systems dated October 23, 1979, and filed on November 19, 1979, in Deed Record 112, Page 751 of the Recorder's Office of Madison County, Iowa.
- B. Entry No. 77 shows an easement to Warren Water, Inc., for water pipeline purposes dated October 17, 2001, and filed November 15, 2001, in Book 2001, Page 5148 in the Recorder's Office of Madison County, Iowa

Respectfully submitted,

JORDAN, OLIVER, WALTERS & SMITH, P.C.

By 

Jerrold B. Oliver

Farmers & Merchants Bank Bldg.

P.O. Box 230

Winterset, Iowa 50273

Telephone: (515) 462-3731

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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 15th day of October, 2012.



G. JoAnn Collins, Treasurer of Madison County,
Iowa

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**RESOLUTION APPROVING FINAL PLAT
OF QUICK COUNTRY 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 Quick Country 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, Wayne E. Speer and LaDonna K. Speer; 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.

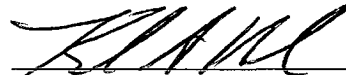
WHEREAS, the Board of Supervisors, Madison County, Iowa, finds that said plat conforms to the provisions of the Zoning Ordinance of Madison County, Iowa, and that the plat, papers and documents presented therewith should be approved by the Board of Supervisors, and that said plat, known as Quick Country 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 Quick Country 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 6th day of November, 2012.



Kirk Macumber, Chairman, Board of Supervisors,
Madison County, Iowa

ATTEST:



Madison County Auditor

LEGAL DESCRIPTION

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AGREEMENT

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

NOW THEREFORE IT IS AGREED AS FOLLOWS:

1. The proprietors of Quick Country Acres Subdivision, a Plat of the following described real estate:

See Legal Description Attached

hereby agree that all private roads located within Quick Country 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 OF Quick Country Acres Subdivision

Wayne E. Speer
Wayne E. Speer

LaDonna K. Speer
LaDonna K. Speer

Todd Hagan 10/17/2012
Todd Hagan, Madison County Engineer

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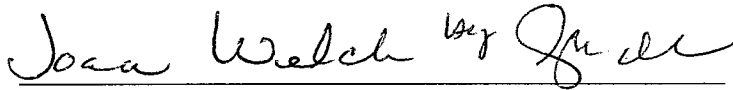
**APPROVAL OF SUBDIVISION PLAT NAME BY
MADISON COUNTY AUDITOR**

Date 10-15-12

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

Quick Country Acres 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

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**RESOLUTION APPROVING FINAL PLAT
OF QUICK COUNTRY ACRES SUBDIVISION
MADISON COUNTY, IOWA**

WHEREAS, there was filed with the City of Patterson, Iowa, a registered land surveyor's plat of a proposed subdivision known as Quick Country 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, Wayne E. Speer and LaDonna K. Speer; 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 City of Patterson, Iowa, finds that said plat conforms to the provisions of the Ordinances of the City of Patterson, Iowa, and that the plat, papers and documents presented therewith should be approved by the Board of Supervisors, and that said plat, known as Quick Country Acres Subdivision should be approved by the City of Patterson, Iowa.

NOW, THEREFORE, BE IT RESOLVED by the City of Patterson, Iowa:

That said plat, known as Quick Country Acres Subdivision prepared in connection with said plat and subdivision is hereby approved.

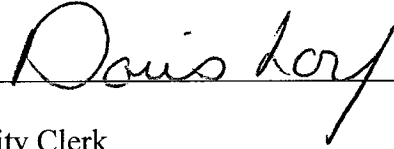
DATED at Winterset, Iowa, this 25th day of October, 2012.

City of Patterson, Iowa

By 

Mayor

ATTEST:



City Clerk

LEGAL DESCRIPTION

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

AFFIDAVIT

STATE OF IOWA :
: ss
MADISON COUNTY :

I, Wayne E. Speer, first being duly sworn on oath state that this Affidavit concerns the following described real estate:

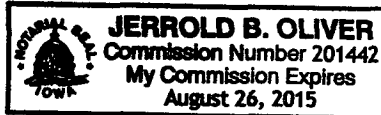
See Legal Description Attached

I further state that there is a lawful fence located on the boundary lines of the above described real estate.

Wayne E. Speer
Wayne E. Speer

Subscribed and sworn to before me on this 12 day of Oct, 2012, by Wayne E. Speer.

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



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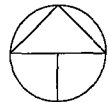


LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

HACKETT SURVEYING, Prepared By: Michael James Hackett, 712 North 9th Ave., Winterset, Ia. 50273, Tel. (515) 462-1106

FINAL PLAT QUICK COUNTRY ACRES SUBDIVISION SE 1/4 of the SW 1/4, SEC. 21, T-76N, R-26W MADISON COUNTY, IOWA

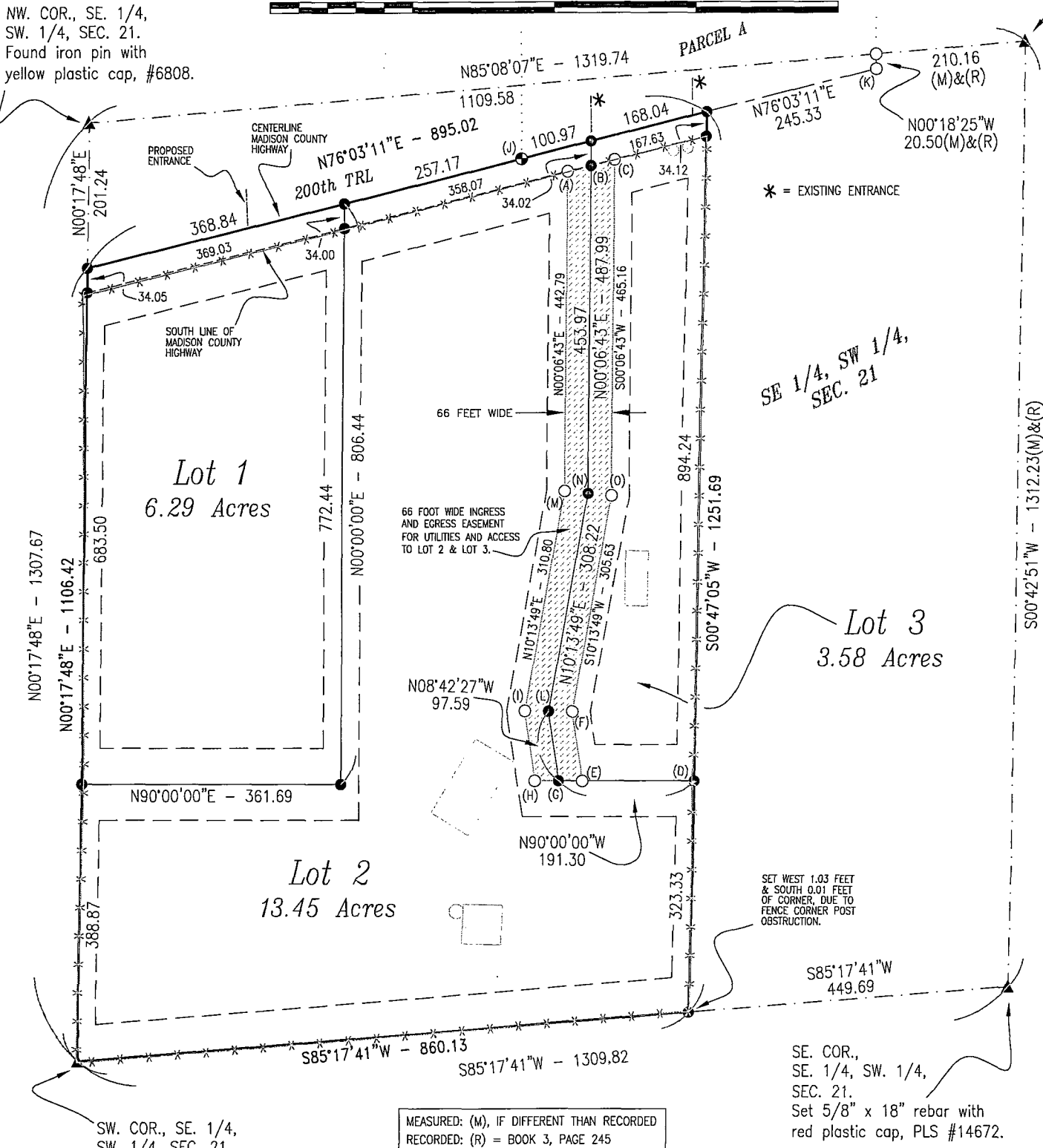


NORTH

200 0 200 400 600 FEET

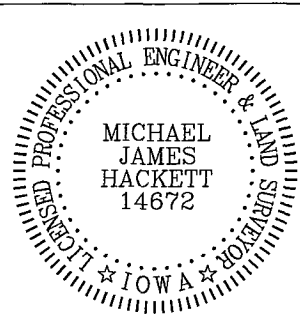
NW. COR., SE. 1/4,
SW. 1/4, SEC. 21.
Found iron pin with
yellow plastic cap, #6808.

NE. COR., SE. 1/4,
SW. 1/4, SEC. 21.
Set 5/8" x 18" rebar
with red plastic cap,
PLS #14672.



MONUMENTS

- ▲ - section corner; set or found (pipe, stone, etc.).
- - set 5/8" x 18" rebar with red plastic cap, PLS #14672.
- ⊙ - found 1/2" rebar with yellow plastic cap, #6808.
- - no monument found or set.



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.

Signed Michael James Hackett Date 10-9-12
Michael James Hackett Iowa Lic. No. 14672
My license renewal date is 12/31/2012.
Pages covered by this seal: 1 and 3.

SURVEY FOR: CRAIG E. & CHARLOTTE A. SPEER, 3044 200TH TRAIL, PROLE IA 50229

OWNER: WAYNE E. & LADONNA K. SPEER, 3044 200TH TRAIL, PROLE IA 50229

PROJ. 50-12

DATE OF SURVEY: 9/10-30/2012

APPROVED

11-6-12

FINAL PLAT
QUICK COUNTRY ACRES SUBDIVISION
 SE 1/4 of the SW 1/4, SEC. 21, T-76N, R-26W
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<u>LOT 1</u>	
SE 1/4, SW 1/4, SEC. 21	= 6.01 ACRES
MADISON CO. ROW.	= 0.28 ACRES
TOTAL ACRES OF LOT 1	= 6.29 ACRES

<u>LOT 2</u>	
SE 1/4, SW 1/4, SEC. 21	= 13.18 ACRES
MADISON CO. ROW.	= 0.27 ACRES
TOTAL ACRES OF LOT 2	= 13.45 ACRES

<u>LOT 3</u>	
SE 1/4, SW 1/4, SEC. 21	= 3.45 ACRES
MADISON CO. ROW.	= 0.13 ACRES
TOTAL ACRES OF LOT 3	= 3.58 ACRES

LINE LEGEND

- - SUBDIVISION BOUNDARY LINE
- - LOT LINE
- - - - - SECTION LINE
- APPROXIMATE BOUNDARY LINE
- INGRESS AND EGRESS LINE
- INGRESS AND EGRESS AREA FOR UTILITIES AND ACCESS TO LOT 2 & LOT 3.
- CENTERLINE MADISON COUNTY HIGHWAY
- x-x-x-x- EXISTING FENCE
- - - - - BUILDING SETBACK LINE
50 FOOT FRONT
50 FOOT BACK
25 FOOT SIDE
- - EXISTING BUILDING

DIMENSIONS

- (A)-(B) = N76°03'11"E - 34.02
- (B)-(C) = N76°03'11"E - 34.02
- (D)-(E) = N90°00'00"W - 157.92
- (E)-(F) = N08°42'27"W - 97.14
- (E)-(G) = N90°00'00"W - 33.38
- (G)-(H) = N90°00'00"W - 33.38
- (H)-(I) = N08°42'27"W - 98.04
- (J)-(K) = N76°03'11"E - 514.48(M)&(R)
- (I)-(L) = S89°14'19"E - 33.46
- (L)-(F) = S89°14'19"E - 33.46
- (M)-(N) = S84°49'44"E - 33.13
- (N)-(O) = S84°49'44"E - 33.13

NOTES

ZONED: AGRICULTURAL
 UTILITIES:
 WATER: RURAL WATER.
 SEWAGE DISPOSAL: INDIVIDUAL ON SITE
 PRIVATE SEWAGE DISPOSAL SYSTEMS.

