



Document 2014 1641

Book 2014 Page 1641 Type 06 044 Pages 12

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**PLAT AND CERTIFICATE
FOR McBRIDE WOODS,
MADISON COUNTY, IOWA**

LISA SMITH, COUNTY RECORDER
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 McBride Woods, and that the real estate comprising said plat is described as follows:

Parcel "H" located in the Southwest Quarter (SW 1/4) of Section Three (3), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 25.98 acres, as shown in Plat of Survey filed in Book 3, Page 103, on September 5, 1997, in the Office of the Recorder of Madison County, Iowa.

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. Dedication of Plat;
2. Attorney's Opinion;
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; and
8. Consent of County Auditor to subdivision name.

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 8 day of July, 2014, by C.J. Nicholl.

Notary Public in and for said State of Iowa



**DEDICATION OF PLAT
OF
McBRIDE WOODS**

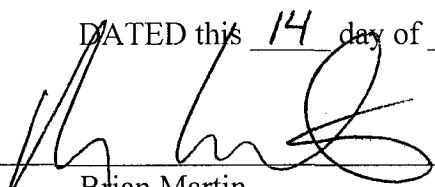
KNOW ALL MEN BY THESE PRESENTS:

That Brian Martin and Lori L. Martin, Husband and Wife, do hereby certify that they are the sole owners and proprietors of the following-described real state:

Parcel "H" located in the Southwest Quarter (SW 1/4) of Section Three (3), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 25.98 acres, as shown in Plat of Survey filed in Book 3, Page 103, on September 5, 1997, in the Office of the Recorder of Madison County, Iowa.

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

DATED this 14 day of June, 2014.




Brian Martin



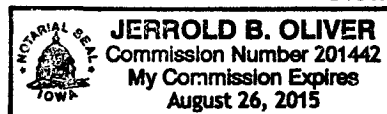
Lori L. Martin

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 14 day of June, 2014, by Brian Martin and Lori L. Martin.



Notary Public in and for said State of Iowa



**ATTORNEY'S OPINION FOR FINAL PLAT,
McBRIDE WOODS**

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, 2014 , 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, McBride Woods, Madison County, Iowa:

Parcel "H" located in the Southwest Quarter (SW 1/4) of Section Three (3), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 25.98 acres, as shown in Plat of Survey filed in Book 3, Page 103, on September 5, 1997, in the Office of the Recorder of Madison County, Iowa.

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

The abstract does show the following Easements:

A. Entry No. 80 shows an Easement for water pipeline purposes to Warren Water, Inc., its successors and assigns, dated March 23, 1998, and filed August 10, 2001, in Deed Record 2001, Page 3533 of the Recorder's Office of Madison County, Iowa.

B. Entry No. 51 shows an Easement granted to Warren Water, Inc., its successors and assigns, dated February 11, 1997, and filed February 27, 1998, in Deed Record 138, Page 620 of the Recorder's Office of Madison County, Iowa.

Respectfully submitted,

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

By  _____

Jerrold B. Oliver

101 ½ West Jefferson

P.O. Box 230

Winterset, Iowa 50273

Telephone: (515) 462-3731


ATTORNEYS FOR McBRIDE WOODS

**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:

Parcel "H" located in the Southwest Quarter (SW 1/4) of Section Three (3), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 25.98 acres, as shown in Plat of Survey filed in Book 3, Page 103, on September 5, 1997, in the Office of the Recorder of Madison County, Iowa.

DATED at Winterset, Iowa, this 6th day of June, 2014.



G. JoAnn Collins, Treasurer of Madison County,
Iowa

Pursuant to Iowa Code requirements, the following proposed subdivision name:

McBride Woods

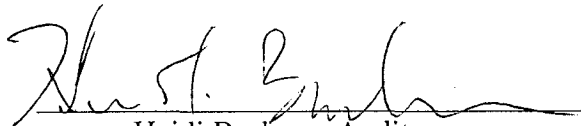
For property located at:

Parcel "H" located in the Southwest Quarter (SW 1/4) of Section Three (3), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 25.98 acres, as shown in Plat of Survey filed in Book 3, Page 103, on September 5, 1997, in the Office of the Recorder of Madison County, Iowa.

And owned by: Brian Martin

Has been approved on the 6th day of June, 2014.

By the Auditor, Madison County, Iowa.


Heidi Burhans, Auditor



**RESOLUTION APPROVING FINAL PLAT
OF McBRIDE WOODS
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 McBride Woods Subdivision; and

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

Parcel "H" located in the Southwest Quarter (SW 1/4) of Section Three (3), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 25.98 acres, as shown in Plat of Survey filed in Book 3, Page 103, on September 5, 1997, in the Office of the Recorder of Madison County, Iowa.

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, Brian Martin and Lori L. Martin; 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 McBride Woods 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 McBride Woods prepared in connection with said plat and subdivision is hereby approved.

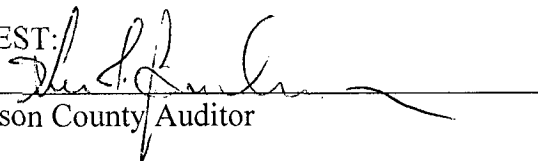
2. The Zoning Administrator of Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder of Madison County, Iowa, and attend to the filing and recording of the plat, papers and documents which should be filed and recorded in connection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

DATED at Winterset, Iowa, this 8 day of July, 2014.



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

ATTEST:



Madison County Auditor

AGREEMENT

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

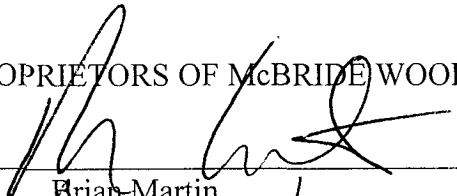
NOW THEREFORE IT IS AGREED AS FOLLOWS:

1. The proprietors of McBride Woods a Plat of the following described real estate:

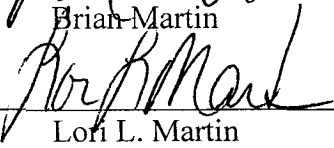
Parcel "H" located in the Southwest Quarter (SW 1/4) of Section Three (3), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 25.98 acres, as shown in Plat of Survey filed in Book 3, Page 103, on September 5, 1997, in the Office of the Recorder of Madison County, Iowa,

hereby agree that all private roads located within McBride Woods 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 McBRIDE WOODS



Brian Martin



Lori L. Martin



Todd Hagan, Madison County Engineer

10-9-14

Parcel "H" located in the Southwest Quarter (SW 1/4) of Section Three (3), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 25.98 acres, as shown in Plat of Survey filed in Book 3, Page 103, on September 5, 1997, in the Office of the Recorder of Madison County, Iowa.



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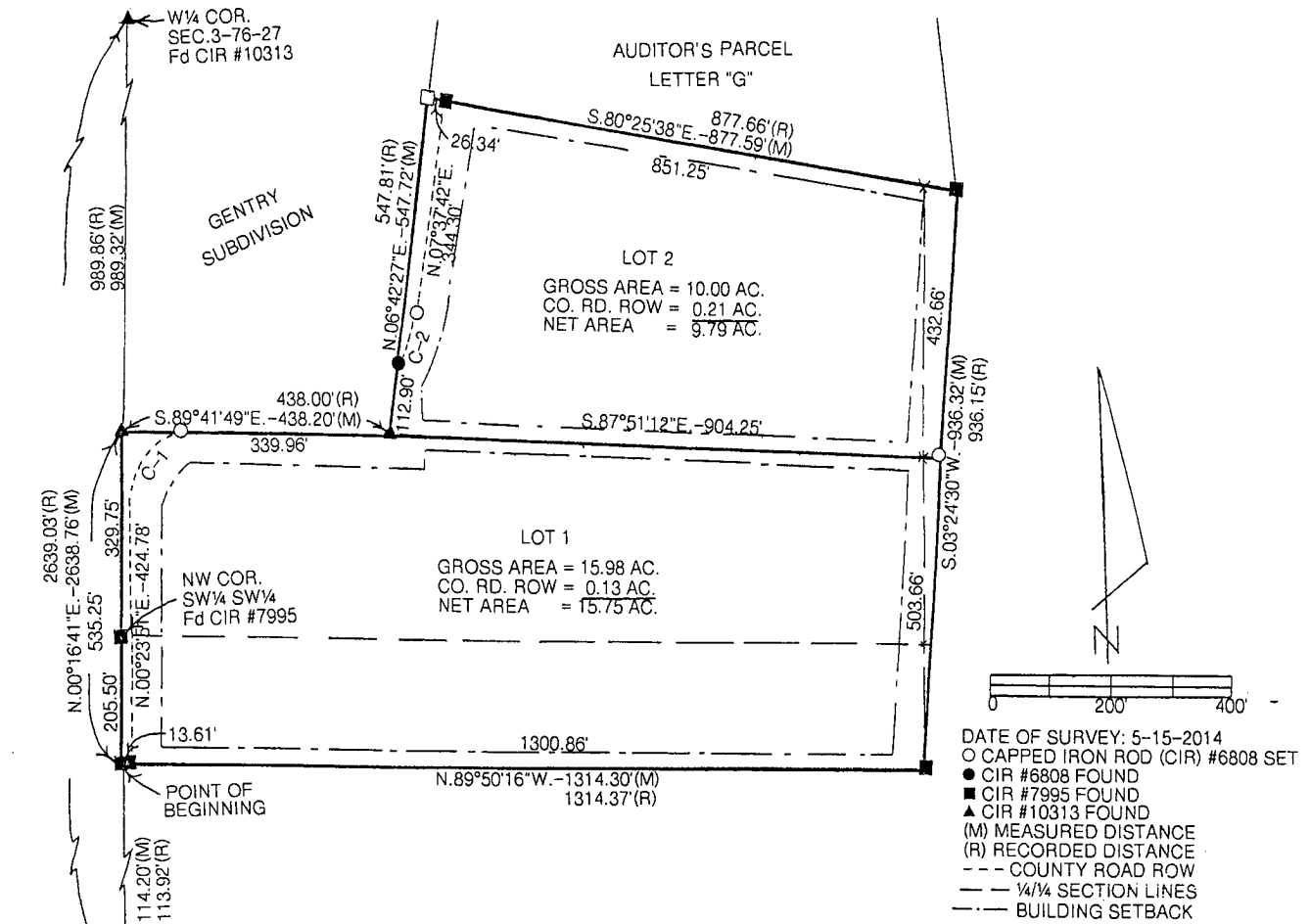
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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

CHARLES T. VANCE • 110 WEST GREEN ST., WINTERSET, IOWA • (515) 462-3995

JAMES M. HOCHSTETLER • 110 WEST GREEN ST., WINTERSET, IOWA • FAX: (515) 462-9845



DATE OF SURVEY: 5-15-2014

○ CAPPED IRON ROD (CIR) #6808 SET

● CIR #6808 FOUND

■ CIR #7995 FOUND

▲ CIR #10313 FOUND

(M) MEASURED DISTANCE

(R) RECORDED DISTANCE

--- COUNTY ROAD ROW

- - - 1/4 SECTION LINES

- - - BUILDING SETBACK

CURVE TABLE

	C-1	C-2
Δ =	73°54'24"	24°02'34"
R =	115.35'	219.95'
T =	86.77'	46.84'
L =	148.79'	92.30'
CHORD	138.69'	91.62'
BEARING	N.37°25'25"E.	N.19°48'44"E.

LEGAL DESCRIPTION:

Parcel "H" in the Southwest Quarter of Section 3, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Commencing at the Southwest Corner of said Section 3; thence on an assumed bearing of North 00°16'14" East 1,114.20 feet along the West line of the Southwest Quarter of said Section 3 to the Point of Beginning; thence continuing North 00°16'41" East 535.25 feet along said West line; thence South 89°41'49" East 438.20 feet; thence North 06°42'27" East 547.72 feet; thence South 80°25'38" East 877.59 feet; thence South 03°24'20" West 936.32 feet; thence North 89°57'16" West 1,314.30 feet to the Point of Beginning containing 25.98 acres including 0.44 acres of County Road right-of-way.

Said Parcel "H" to be divided into two lots and named McBride Woods, Lot 1 is dimensioned as shown and contains 15.98 acres including 0.13 acres of County Road right-of-way and Lot 2 contains 10.00 acres including 0.21 acres of County Road right-of-way.

NOTES:

1. Building Set Back to be 50 feet Front and Rear Yard and 25 feet Side Yard.
2. Sewer to be Individual Septic Tank and Laterals.
3. Water to be Warren Rural Water.
4. Power to be Mid American Energy.
5. Area Zoned Agricultural.
6. Any New Driveway shall have a 24 feet Minimum Width.

FINAL PLAT

MCBRIDE WOODS

OWNER/DEVELOPER:
 BRIAN MARTIN
 13415 WILDEN CIRCLE
 URBANDALE, IOWA 50322

LAND SURVEYOR:
 VANCE & HOCHSTETLER, P.C.
 110 WEST GREEN ST.
 WINTERSET, IOWA 50273
 (515) 462-3995

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
 License number 6808 Date 7/8/14
 My license renewal date is December 31, 2012
 Pages or sheets covered by this seal: 1

LICENSED LAND SURVEYOR
 J. M. HOCHSTETLER
 #6808
 IOWA