LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Document 2014 1928

Book 2014 Page 1928 Type 06 044 Pages 12
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PLAT AND CERTIFICATE FOR B & D PARADISE, 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 B & D Paradise, and that the real estate comprising said plat is described as follows:

Part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 14, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the West Quarter Corner of Section 14, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa, thence North 90°00'00" East 942.96 feet along the North line of the Northwest Quarter of the Southwest Quarter of said Section 14; thence South 01°02'08" West 1,328.62 feet along the West line of existing Parcels "A" and "B" to a point on the South line of said Northwest Quarter of the Southwest Quarter; thence North 89°35'52" West 934.79 feet to the Southwest Corner of said Northwest Quarter of the Southwest Quarter; thence North 00°41'04" East 1,321.94 feet to the Point of Beginning containing 28.563 acres including 0.985 acres of County Road right-of-way, Parcel contains three lots and is titled B & D Paradise.

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;
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 5 day of July, 2014, by C.J. Nicholl.

Joan F. Naylor
Notary Public in and for said State of Iowa

JOAN F. NAYLOR
Commission Number 756301
My Commission Expires
December 23, 2014

DEDICATION OF PLAT
OF
B & D PARADISE

KNOW ALL MEN BY THESE PRESENTS:

That Billy K. Honnold, Executor of the Estate of Verle Honnold, Deceased, does hereby certify that the Estate of Verle Honnold, Deceased, is the sole owner and proprietor of the following-described real state:

> Part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 14, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
>
> Beginning at the West Quarter Corner of Section 14, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa, thence North 90°00'00" East 942.96 feet along the North line of the Northwest Quarter of the Southwest Quarter of said Section 14; thence South 01°02'08" West 1,328.62 feet along the West line of existing Parcels "A" and "B" to a point on the South line of said Northwest Quarter of the Southwest Quarter; thence North 89°35'52" West 934.79 feet to the Southwest Corner of said Northwest Quarter of the Southwest Quarter; thence North 00°41'04" East 1,321.94 feet to the Point of Beginning containing 28.563 acres including 0.985 acres of County Road right-of-way, Parcel contains three lots and is titled B & D Paradise.

That the subdivision of the above-described real estate as shown by the final plat of B & D Paradise is with the free consent and in accordance with the owner's desire as owner of said real estate.

DATED this 20 day of June, 2014.

VERLE HONNOLD ESTATE

By _____
Billy K. Honnold, Executor

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 20 day of June, 2014, by Billy K. Honnold as Executor of the Estate of Verle Honnold, Deceased.

_____,
Notary Public in and for said State of Iowa

JERROLD B. OLIVER
Commission Number 201442
My Commission Expires
August 26, 2015

ATTORNEY'S OPINION FOR FINAL PLAT,
B & D PARADISE

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 8, 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, B & D Paradise, Madison County, Iowa:

> Part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 14, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
>
> Beginning at the West Quarter Corner of Section 14, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa, thence North 90°00'00" East 942.96 feet along the North line of the Northwest Quarter of the Southwest Quarter of said Section 14; thence South 01°02'08" West 1,328.62 feet along the West line of existing Parcels "A" and "B" to a point on the South line of said Northwest Quarter of the Southwest Quarter; thence North 89°35'52" West 934.79 feet to the Southwest Corner of said Northwest Quarter of the Southwest Quarter; thence North 00°41'04" East 1,321.94 feet to the Point of Beginning containing 28.563 acres including 0.985 acres of County Road right-of-way, Parcel contains three lots and is titled B & D Paradise.

In my opinion, merchantable title to the above described property is in the name of Billy K. Honnold, as Executor of the Estate of Verle Honnold, Deceased, free and clear of all liens and encumbrances.

The abstract does show the following Easement:

. Entry No. 77 shows a water pipeline easement to Southern Iowa Rural Water Associations, its successors and assigns, dated April 25, 2000, and filed

December 6, 2000, in Deed Record 144, Page 537 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 B & D PARADISE

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:

Part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 14, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the West Quarter Corner of Section 14, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa, thence North 90°00'00" East 942.96 feet along the North line of the Northwest Quarter of the Southwest Quarter of said Section 14; thence South 01°02'08" West 1,328.62 feet along the West line of existing Parcels "A" and "B" to a point on the South line of said Northwest Quarter of the Southwest Quarter; thence North 89°35'52" West 934.79 feet to the Southwest Corner of said Northwest Quarter of the Southwest Quarter; thence North 00°41'04" East 1,321.94 feet to the Point of Beginning containing 28.563 acres including 0.985 acres of County Road right-of-way, Parcel contains three lots and is titled B & D Paradise.

DATED at Winterset, Iowa, this 25 day of June, 2014.

G. JoAnn Collins

G. JoAnn Collins, Treasurer of Madison County, Iowa

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

B & D Paradise

For property located at:

Part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 14, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the West Quarter Corner of Section 14, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa, thence North 90°00'00" East 942.96 feet along the North line of the Northwest Quarter of the Southwest Quarter of said Section 14; thence South 01°02'08" West 1,328.62 feet along the West line of existing Parcels "A" and "B" to a point on the South line of said Northwest Quarter of the Southwest Quarter; thence North 89°35'52" West 934.79 feet to the Southwest Corner of said Northwest Quarter of the Southwest Quarter; thence North 00°41'04" East 1,321.94 feet to the Point of Beginning containing 28.563 acres including 0.985 acres of County Road right-of-way, Parcel contains three lots and is titled B & D Paradise.

And owned by: Billy K. Honnold, Executor of the Estate of Verle Honnold, Deceased.

Has been approved on the 23rd day of June, 2014.

By the Auditor, Madison County, Iowa.

Heidi Burhans, Auditor

MADISON COUNTY SEAL IOWA

RESOLUTION APPROVING FINAL PLAT OF B & D PARADISE, 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 B & D Paradise Subdivision; and

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

Part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 14, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the West Quarter Corner of Section 14, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa, thence North 90°00'00" East 942.96 feet along the North line of the Northwest Quarter of the Southwest Quarter of said Section 14; thence South 01°02'08" West 1,328.62 feet along the West line of existing Parcels "A" and "B" to a point on the South line of said Northwest Quarter of the Southwest Quarter; thence North 89°35'52" West 934.79 feet to the Southwest Corner of said Northwest Quarter of the Southwest Quarter; thence North 00°41'04" East 1,321.94 feet to the Point of Beginning containing 28.563 acres including 0.985 acres of County Road right-of-way, Parcel contains three lots and is titled B & D Paradise.

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, Billy K. Honnold, Executor of the Estate of Verle Honnold, Deceased; 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 B & D Paradise 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 B & D Paradise 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 5th day of August, 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 B & D Paradise and Todd Hagan, Madison County Engineer.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

1. The proprietors of B & D Paradise a Plat of the following described real estate:

Part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 14, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the West Quarter Corner of Section 14, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa, thence North 90°00'00" East 942.96 feet along the North line of the Northwest Quarter of the Southwest Quarter of said Section 14; thence South 01°02'08" West 1,328.62 feet along the West line of existing Parcels "A" and "B" to a point on the South line of said Northwest Quarter of the Southwest Quarter; thence North 89°35'52" West 934.79 feet to the Southwest Corner of said Northwest Quarter of the Southwest Quarter; thence North 00°41'04" East 1,321.94 feet to the Point of Beginning containing 28.563 acres including 0.985 acres of County Road right-of-way, Parcel contains three lots and is titled B & D Paradise.

hereby agree that all private roads located within B & D Paradise 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 B & D PARADISE

ESTATE OF VERLE HONNOLD, DECEASED

By _____
Billy K. Honnold, Executor

_____
Todd Hagan, Madison County Engineer 6-25-14

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 agencyauthorized by that statute to receive and file this affidavit will rely on the statements we make herein,I, Billy K. Honnold, Executor of the Estate of Verle Honnold, Deceased, being first duly sworn on oath, do solemnly swear to affirm that:

I do not plan to engage in land disturbing activities upon the following described real estate:

See Legal Description Attached

As owner or occupants of the land described above, I am 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.

I am 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.

I assume responsibility for all land disturbing activities conducted on this property by us orother people entities we represent. This authority covers only the land and land disturbing activity describedabove.

I am the owners of the land, and have full authority to enter into this agreement.

VERLE HONNOLD ESTATE

By _____
Billy K. Honnold, Executor

Subscribed and sworn to before me on this 20 day of June, 2014.

_____
Notary Public in and for the State of Iowa

JERROLD B. OLIVER
Commission Number 201442
My Commission Expires
August 26, 2015

Part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 14, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the West Quarter Corner of Section 14, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa, thence North 90°00'00" East 942.96 feet along the North line of the Northwest Quarter of the Southwest Quarter of said Section 14; thence South 01°02'08" West 1,328.62 feet along the West line of existing Parcels "A" and "B" to a point on the South line of said Northwest Quarter of the Southwest Quarter; thence North 89°35'52" West 934.79 feet to the Southwest Corner of said Northwest Quarter of the Southwest Quarter; thence North 00°41'04" East 1,321.94 feet to the Point of Beginning containing 28.563 acres including 0.985 acres of County Road right-of-way, Parcel contains three lots and is titled B & D Paradise.

Document 2014 1928

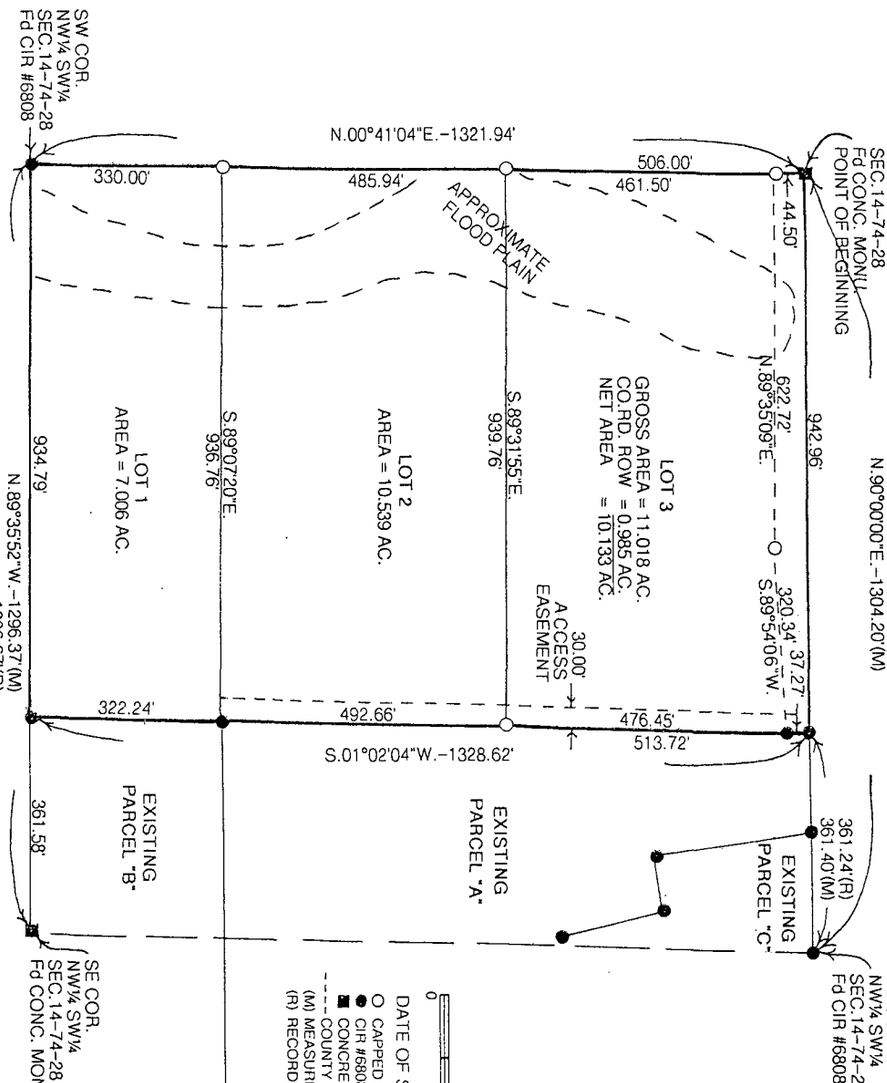
Book 2014 Page 1928 Type 06 044 Pages 12
Date 8/06/2014 Time 8:00 AM
Rec Amt $62.00 Aud Amt $5.00

INDX
ANNO
SCAN

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: 12-11-2013

O CAPPED IRON ROD (CIR) #6808 SET
● CIR #6808 FOUND
■ CONCRETE MONUMENT FOUND
---- COUNTY ROAD ROW
(M) MEASURED DISTANCE
(R) RECORDED DISTANCE

LEGAL DESCRIPTION:

Part of the Northwest Quarter of the Southwest Quarter of Section 14, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Beginning at the West Quarter Corner of Section 14, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa thence North 90°00'00" East 942.96 feet along the North line of the Northwest Quarter of the Southwest Quarter of said Section 14; thence South 01°02'08" West 1,328.62 feet along the West line of existing Parcels "A" and "B" to a point on the South line of said Northwest Quarter of the Southwest Quarter; thence North 89°35'52" West 934.79 feet to the Southwest Corner of said Northwest Quarter of the Southwest Quarter; thence North 00°41'04" East 1,321.94 feet to the Point of Beginning containing 28.563 acres including 0.985 acres of County Road right-of-way. Parcel contains three lots and is titled B & D Paradise.

NOTES:
1. Zoned Agricultural
2. Building Setbacks
   A. Front Yard & Rear Yard = 50'
   B. Side Yard = 25'
3. Water Supply = Rural Water
4. Sewage Treatment = Individual System
5. Request that the Driveway to each Individual Lot be waived because purpose of Subdivision is to divide property within family. No houses are planned at this time.

RURAL WATER

A Limited Easement filed on December 6, 2000 in Book 144, Page 537 applies to this area, however, the Rural Water line is on the North side of 305th Street so the easement has never been used. The easement would apply if a water service and meter pit were to be installed on the site.

LICENSED LAND SURVEYOR
J. M. HOCHSTETLER
#6808
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 6808 Date 12/11/13
My license renewal date is December 31, 2013
Pages or sheets covered by this seal: 1

FINAL PLAT

B & D PARADISE

OWNER/DEVELOPER:
VERLE W. HONNOLD ESTATE
2006 305TH ST.
WINTERSET, IOWA 50273

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