446
FILED NO.
BOOK 106 PAGE 90

1976 SEP -7 PM 2:00

MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee $20 50
Plat $4 50

DEDICATION OF PLAT

OF EVANS RURAL ESTATES SUB-DISTRICT

KNOW ALL MEN BY THESE PRESENTS:

That we, Orval D. Evans and Jayne P. Evans, husband and wife, do hereby certify that we are the sole owners and proprietors of the following-described real estate:

Commencing at the center of Sec. 25 T77N R26W of the 5th P.M., thence on an assumed bearing N 0° 00' along the centerline of said Sec. 25, 1323.01 feet to the point of beginning; thence continuing N 0° 00', 1323.01 feet to the N 1/4 corner of Sec. 25, thence N 82° 37'13" E, 2595.16 feet to the NE corner of Sec. 25; thence S 0° 24'25" E, 2319.01 feet; thence S 82° 54'16" W, 1288.3 feet; thence N 0° 12'06" W, 986.50 feet; thence S 82° 45'47" W, 1328.0 feet to the point of beginning, all of the above description contained in the NE 1/4 Sec. 25 T77N R26W, Madison Co., Iowa.

Contains 108.674 acres (including roadways).

That the subdivision of the above-described real estate as shown by the final plat of Evans Rural Estates Sub-District is with the free consent and in accordance with said owners' desire as owners of said real estate.

Dated this 19th day of July, 1976.

Orval D. Evans
Orval D. Evans

Jayne P. Evans
Jayne P. Evans

STATE OF IOWA)
) SS.
COUNTY OF POLK)

On this 19th day of July, 1976, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Orval D. Evans and Jayne P. Evans, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

NANCY PRALLE
NOTARIAL SEAL
IOWA

Nancy Pralle
NOTARY PUBLIC

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Law Offices of

STAMATELOS & SMITH

930 GRAND AVENUE

WEST DES MOINES, IOWA 50265

DAN STAMATELOS
MARK C. SMITH

TELEPHONE 274-3851
AREA CODE 515

July 7, 1976

Mr. Charles Martin
Madison County Zoning Administration
Madison County Courthouse
Winterset, IA 50273

Dear Mr. Martin:

Re: The NW¼ of the NE¼ and the NE¼ of the NE¼ and the SE¼ of the NE¼ all in Section 25-77-26, Madison County, Iowa (containing 118.35 acres more or less)

At the request of our client Orval D. W. Evans, we are writing to inform you that we have examined the abstract presented to us by Mr. Evans, and we find that he and his wife, Jayne P. Evans, took title to the above-described property by virtue of a deed dated January 5, 1973, and filed January 8, 1973, in Book 102 on page 675 in the Office of the Madison County Recorder.

If you require anything further from our office, please notify me.

Respectfully,

Mark C. Smith

nlp

Law Offices of

STAMATELOS & SMITH

930 GRAND AVENUE

WEST DES MOINES, IOWA 50265

DAN STAMATELOS
MARK C. SMITH

TELEPHONE 274-3851
AREA CODE 515

July 19, 1976

Mr. Charles Martin
Madison County Zoning Administration
Madison County Courthouse
Winterset, IA 50273

Dear Mr. Martin:

Re: The NW¼ of the NE¼ and the NE¼ of the NE¼ and the SE¼ of the NE¼ all in Section 25-77-26, Madison County, Iowa (containing 118.35 acres more or less)

We hereby certify that there are no liens against the above-described real property.

Respectfully yours,

Dan Stamatelos

Dan Stamatelos

nlp

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CERTIFICATE OF COUNTY TREASURER

OF MADISON COUNTY, IOWA

I, Esther J. Frank, 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 there are no unpaid taxes against the following described real estate, to-wit:

Commencing at the center of Sec. 25 T77N R26W of the 5th P.M., thence on an assumed bearing N 0°00' along the centerline of said Sec. 25, 1323.01 feet to the point of beginning; thence continuing N 0°00', 1323.01 feet to the N 1/4 corner of Sec. 25, thence N 82°37'13" E, 2595.16 feet to the NE corner of Sec. 25; thence S 0°24'25" E, 2319.01 feet; thence S 82°54'16" W, 1288.3 feet; thence N 0°12'06" W, 986.50 feet; thence S 82°45'47" W, 1328.0 feet to the point of beginning, all of the above description contained in the NE 1/4 Sec. 25 T77N R26W, Madison Co., Iowa.

Contains 108.674 acres (including roadways).

Dated this 20th day of July, 1976.

MADISON CO. TREASURER IOWA

Esther J. Frank

Esther J. Frank, Treasurer
Madison County, Iowa

CERTIFICATE OF THE COUNTY RECORDER

OF MADISON COUNTY, IOWA

I, Mary E. Welty, hereby certify that I am the duly elected and acting recorder of Madison County, Iowa; that Orval D. Evans and Jayne P. Evans, husband and wife, are now the fee simple owners and record holders of the following-described real estate, to-wit:

> Commencing at the center of Sec. 25 T77N R26W of the 5th P.M., thence on an assumed bearing N 0°00' along the centerline of said Sec. 25, 1323.01 feet to the point of beginning; thence continuing N 0°00', 1323.01 feet to the N 1/4 corner of Sec. 25, thence N 82°37'13" E, 2595.16 feet to the NE corner of Sec. 25; thence S 0°24'25" E, 2319.01 feet; thence S 82°54'16" W, 1288.3 feet; thence N 0°12'06" W, 986.50 feet; thence S 82°45'47" W, 1328.0 feet to the point of beginning, all of the above description contained in the NE 1/4 Sec. 25 T77N R26W, Madison Co., Iowa.
>
> Contains 108.674 acres (including roadways).

Dated this 20TH day of July, 1976.

Mary E. Welty

Mary E. Welty, Recorder
Madison County, Iowa

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CERTIFICATE OF THE CLERK OF THE DISTRICT COURT

OF MADISON COUNTY, IOWA

I, Margaret Wheeler, do hereby certify that I am the duly elected and acting Clerk of the District Court of Madison County, Iowa; that I have examined the records in my office and that the following described real estate, to-wit:

> Commencing at the center of Sec. 25 T77N R26W of the 5th P.M., thence on an assumed bearing N 0°00' along the centerline of said Sec. 25, 1323.01 feet to the point of beginning; thence continuing N 0°00', 1323.01 feet to the N 1/4 corner of Sec. 25, thence N 82°37'13" E, 2595.16 feet to the NE corner of Sec. 25; thence S 0°24'25" E, 2319.01 feet; thence S 82°54'16" W, 1288.3 feet; thence N 0°12'06" W, 986.50 feet; thence S 82°45'47" W, 1328.0 feet to the point of beginning, all of the above description contained in the NE 1/4 Sec. 25 T77N R26W, Madison Co., Iowa.
>
> Contains 108.674 acres (including roadways).

is free from all judgments, attachments, mechanic's or other liens.

Dated this 19 day of ~~July~~ August, 1976.

SEAL OF THE DISTRICT COURT MADISON COUNTY IOWA

Margaret Wheeler

Margaret Wheeler, Clerk of the
District Court of Madison
County, Iowa

RESOLUTION APPROVING FINAL PLAT

OF THE EVANS RURAL ESTATES SUB-DISTRICT

WHEREAS, there was filed in the office of the Madison County Zoning Administrator a registered Land Surveyor's plat of a proposed subdivision known as Evans Rural Estates Sub-District; and

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

> Commencing at the center of Section 25, T-77-N R-26-W of the 5th P.M., Madison County, Iowa, thence on an assumed bearing N. 0°00' along the centerline of said Section 25, 1323.01 feet to the point of beginning; thence continuing N. 0°00' 1323.01 feet to the N¼ corner of section 25, thence N. 82°37'13"E2595.16 feet to the NE corner of Section 25; thence S. 0°24'25" E. 2319.01 feet; thence S. 82°54'16" W. 1288.3 feet; thence N. 0°12'06" W. 986.50 feet; thence S. 82°45'47" W. 1328.0 feet to the point of beginning, all of the above description contained in the NE¼ Section 25, T-77-N R-26-W, Madison County, Iowa, contains 108.674 acres (including roadways)

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, Orval D. Evans and Jayne P. Evans; and

WHEREAS, said plat was accompanied by a complete abstract of title and an opinion from an attorney at law showing that the fee title is in said proprietor and that the platted land is free from emcumbrance, and a certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes, and the Clerk of the District Court of Madison County, Iowa, that it is free from all judgements, attachments, mechanis's or other liens, and from the Recorder of Madison County, Iowa, that the title in fee is in said proprietors and that it is free from encumbrance; and

WHEREAS, said subdivision and plat have been approved by the Madison County Zoning Administrator and the Madison County Zoning Commission; and

WHEREAS, the Board of Supervisors of Madison County, Iowa find that said plat conforms to the provisions of the Madison County Zoning Ordinance, and that the plat, papers and documents presented therewith should be approved by the Board of Supervisors and that said plat, known as Evans Rural Estates Sub-District should be approved by the Board of Supervisors of Madison County, Iowa.

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

1. That said plat known as Evans Rural Estates Sub-District prepared in connection with said plat and subdivision are hereby approved.

2. The Madison County Zoning Administrator 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 this 1st day of September, 1976, in Winterset, Iowa.

Elton Hammans
Elton D. Hammans, Chairman
Madison County Board of Supervisors

ATTEST:

George Abrahams
George Abrahams, Madison County Auditor

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OFFICE OF
MADISON COUNTY
ZONING COMMISSION
COURT HOUSE
WINTERSET, IOWA 50273
PHONE 462-2636

August 26, 1976

Madison County Board of Supervisors
Court House
Winterset, Iowa 50273

Gentlemen;

The Madison County Zoning Commission met on the 25th day of August, 1976, at 9:05 a.m. C.D.S.T., to review Final Plat of the Evans Rural Estates Sub-District submitted to the Madison County Zoning Administrator by Orval D. and Jayne P. Evans, West Des Moines, Iowa.

Said plat consists of 108.674 acres located in Section 25, T-77-N R-26-W, Madison County, Iowa. Plat has been reviewed and approved by the Madison County Zoning Administrator, County Sanitarian and the County Engineer before being submitted to Zoning Commission.

The Madison County Zoning Commission by unamious vote approves and recommends to the Madison County Board of Supervisors that the plat be approved for recording.

Accompanying said plat are true copies of the following:

Letter of Attorney's Opinion
Dedication of Plat
Certificate from Madison County Treasurer
Certificate from Madison County Recorder
Certificate from Clerk of the District Court Madison County, Iowa.

Sincerly,

Chas. A. Martin
Madison County
Zoning Administrator

CAM:jkt

Enclosed:

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PLAT AND CERTIFICATE

FOR EVANS RURAL ESTATES SUB-DISTRICT

I, Charles A. Martin, Madison County Zoning Administrator, do hereby certify that the plat to which this certificate is attached is a plat of a subdivision known and designated as Evans Rural Estates Sub-District and that the real estate comprising said plat is described as follows:

> Commencing at the center of Sec. 25 T-77-N R-26-W of the 5th P.M., thence on an assumed bearing N 0°00' along the centerline of said Sec. 25, 1323.01 feet to the point of beginning; thence continuing N 0°00', 1323.01 feet to the N¼ corner of Sec. 25, thence N 82°37'13" E, 2595.16 feet to the NE corner of Sec. 25; thence S 0°24'25" E, 2319.01 feet; thence S 82°54'16" W, 1288.3 feet; thence N 0°12'06" W, 986.50 feet; thence S 82°45'47" W, 1328.0 feet to the point of beginning, all of the above description contained in the NE¼ Sec. 25, T-77-N R-26-W, Madison County, Iowa. Contains 108.674 acres (including roadways)

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 of Evans Rural Estates Sub-District.
2. Attorneys Opinion.
3. Certificate of County Treasurer of Madison County, Iowa.
4. Certificate of Recorder of Madison County, Iowa.
5. Certificate of the Clerk of the District Court of Madison County, Iowa.
6. Resolution of the Madison County Board of Supervisors approving said plat.

All of which is duly certified in accordance with the Madison County Subdivision Ordinance.

Dated this 3 day of September, 1976.

Chas. A. Martin
Madison County
Zoning Administrator

STATE OF IOWA :
: ss
MADISON COUNTY:

On this 3 day of Sept., 1976, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared, Charles A. Martin, Madison County Zoning Administrator, to me known to be the identical person named in and who excueted the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

Deputy Clerk Ila L. Silverthorn ~~Notary Public~~ in and for the State of Iowa.