IND. ✓
REC. ✓
PAGE ✓

FILED NO. 37
BOOK 106 PAGE 739
1977 JUL -7 PM 3:09
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA
Fee 20 50
Plat 2 50

FARM PLAT BOOK 1, Page 122

DEDICATION OF PLAT

OF BRUMFIELD RURAL ESTATES SUB-DISTRICT

KNOW ALL MEN BY THESE PRESENTS:

That we, Buckminster Brumfield and Judith L. Brumfield, husband and wife, do hereby certify that we are the sole owners and proprietors of the following-described real estate:

> The Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Seventeen (17) in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, except for the South 330 feet thereof and except for roads and easements of record.

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

Dated this 11th day of February, 1976.

Buckminster Brumfield
Buckminster Brumfield

Judith L. Brumfield
Judith L. Brumfield

STATE OF IOWA)
) SS.
COUNTY OF POLK)

On this 17th day of February, 1977, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Buckminster Brumfield and Judith L. Brumfield, 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.

Iowa NOTARIAL SEAL

(Robert G. Bridges)

Robert G. Bridges
Notary Public in and for the State of Iowa

ENTERED FOR TAXATION
THIS 7 DAY OF July 1977
AUDITORS FEE $ 1.00
Gregory F. Thuesen
AUDITOR

DEPUTY AUDITOR

BRIDGES & BRIDGES
ATTORNEYS AND COUNSELLORS AT LAW
1000 FLEMING BUILDING
DES MOINES, IOWA 50309

WILBUR J. BRIDGES
ROBERT G. BRIDGES

TELEPHONES
244-2215
AREA CODE 515

November 18, 1976

Madison County Zoning Commission
Madison County Courthouse
Winterset, Iowa 50273

Gentlemen:

RE: TITLE OPINION: Buckminster Brumfield and Judith L. Brumfield. Examination of abstract of title, items 1-82, real estate legally described as:

The Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Seventeen (17) in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, except for the South 330 feet thereof and except for roads and easements of record

This is to certify that subject to the specific reservations hereinafter mentioned, title in the above-described property is in the names of Buckminster Brumfield and Judith L. Brumfield, as joint tenants with full rights of survivorship and not as tenants in common, as of October 7, 1976, at 8:00 A.M., subject only to a mortgage to Raymond J. Hardy in the original amount of $28,000.00, dated October 1, 1973, filed in the Madison County Recorder's Office on December 10, 1973, in Book of Mortgages 120, page 613, and subject to the real estate taxes in the amount of $138.37 payable in the first half of the year 1977 unpaid.

Very truly yours,

ROBERT G. BRIDGES

RGB:vf

2

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:

The Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section Seventeen (17) in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, except for the South 330 feet thereof and except for roads and easements of record, more particularly described as follows: Commencing at the Southwest corner of Section Seventeen (17), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., thence N. 00°00' 330.0 feet along the west line of said Section Seventeen (17) to the point of beginning, thence N. 84°47' E 1,321.9 feet, thence N 00° 45' W. 990.0 feet along the east line of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section Seventeen (17), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., thence S. 84°44' W. 1,308.9 feet along the north line of said Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section 17, Township 76 North, Range 26 West of the 5th P.M., thence S. 00°00' 990.0 feet along the west line of said Section Seventeen (17) to the point of beginning. Said parcel contains 29.7869 acres including 1.9215 acres of county road right-of-way in the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section Seventeen (17), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Dated at Winterset, Iowa on this 18 day of May, 1977.

Esther J. Frank

Esther J. Frank, Madison County Treasurer

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:

> The Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section Seventeen (17) in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, except for the South 330 feet thereof and except for roads and easements of record, more particularly described as follows: Commencing at the Southwest corner of Section Seventeen (17), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., thence N. 00°00' 330.0 feet along the west line of said Section Seventeen (17) to the point of beginning, thence N.84°47' E 1,321.9 feet, thence N 00°45' W. 990.0 feet along the east line of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section Seventeen (17), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., thence S. 84°44' W. 1,308.9 feet along the north line of said Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section 17, Township 76 North, Range 26 West of the 5th P.M., thence S. 00°00' 990.0 feet along the west line of said Section Seventeen (17) to the point of beginning. Said parcel contains 29.7869 acres including 1.9215 acres of county road right-of-way in the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section Seventeen (17), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa,

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

Dated at Winterset, Iowa, this 18 day of May, 1977.

Margaret Wheeler

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

4

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 Buckminster Brumfield and Judith L. Brumfield, husband and wife, are now the fee simple owners and record title holders of the following-described real estate, to-wit:

> The Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section Seventeen (17) in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, except for the South 330 feet thereof and except for roads and easements of record, more particularly described as follows: Commencing at the Southwest corner of Section Seventeen (17), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., thence N. 00°00' 330.0 feet along the west line of said Section Seventeen (17) to the point of beginning, thence N. 84°47' E 1,321.9 feet, thence N. 00°45' W 990.0 feet along the east line of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section Seventeen (17), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., thence S. 84°44' W. 1,308.9 feet along the north line of said Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section 17, Township 76 North, Range 26 West of the 5th P.M., thence S. 00°00' 990.0 feet along the west line of said Section Seventeen (17) to the point of beginning. Said parcel contains 29.7869 acres including 1.9215 acres of county road right-of-way in the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section Seventeen (17), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Dated at Winterset, Iowa, on this 18 day of May, 1977.

Mary E. Welty

Mary E. Welty, Madison County Recorder

June 17, 1977

Madison County Zoning Commission
Madison County Courthouse
Winterset, Iowa 50273

Gentlemen:

As developer of the Brumfield Rural Estates, I hereby request that we be allowed individual accesses to each lot as shown by the final plat.

I agree that either the developer or the purchaser of each lot will install the private access and pay the costs thereof, and that no costs for any such accesses shall be charged to Madison County, Iowa.

Sincerely,

Buckminster Brumfield

Buckminster B. Brumfield

mm

Dear Sir:

The above two paragraphs are correct, except that both purchasers of lots 1 + 2 will use the same access onto their properties. This is our agreement w/ them as the entrance is on both of their lots.

Thank you. Sincerely,
Judy Brumfield

6

PLAT AND CERTIFICATE
FOR
BRUMFIELD RURAL ESTATES
SUB-DISTRICT

I, Jerry K. Trevillyan, Madison County Zoning Administrator, do hereby certify that the plat to which this certificate is attached is a plat of a Rural Estates Sub-District known and designated as the Brumfield Rural Estates Sub-District and that the real estate comprising said plat is described as follows;

> Commencing at the SW Cor. of Section 17-T76N R26W of the 5th P.M., Madison County, Iowa, thence N.00°00' 330.0 feet along the west line of said Section 17 to the point of beginning. Thence N.84°47'E. 1,321.9 feet, thence N.00°45'W. 990.0 feet along the east line of the SW¼ SW¼ of Section 17-T76N R26W, thence S.84°44'W. 1,308.9 feet along the north line of said SW¼ SW¼ of Section 17-T76N R26W, thence S.00°00' 990.0 feet along the west line of said Section 17 to the point of beginning. Said parcel contains 29.7869 Acres including 1.9215 Acres of County Road right-of-way in the SW¼ SW¼ of Section 17-T76N R26W of the 5th P.M., 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. Attorneys Opinion.
2. Dedication of plat of Brumfield Rural Estates Sub-District.
3. Certificate of County Treasurer of Madison County, Iowa.
4. Certificate of Clerk of the District Court of Madison County, Iowa.
5. Certificate of County Recorder 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 and the Madison County Zoning Ordinance.

Dated this 7 day of July, 1977.

Jerry K. Trevillyan

Jerry K. Trevillyan, Madison County
Zoning Administrator

STATE OF IOWA :
: ss
COUNTY OF MADISON :

On this 7 day of July, 1977, before me, the undersigned, a ~~Notary Public~~ Deputy Clerk in and for the State of Iowa, personally appeared, Jerry K. Trevillyan, Madison County Zoning Administrator, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

SEAL

Ida L. Silverthorn, Deputy Clerk

RESOLUTION APPROVING FINAL PLAT
OF THE
BRUMFIELD 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 Brumfield Rural Estates Sub-District; and

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

> Commencing at the SW Cor. of Section 17-T76-N R26W of the 5th P.M., Madison County, Iowa, thence N.00°00' 330.0 feet along the west line of said Section 17 to the point of beginning. Thence N.84°47'E 1,321.9 feet, thence N.00°45'W. 990.0 feet along the east line of the SW¼ SW¼ of Section 17-T76N R26W, thence S.84°44'W. 1,308.9 feet along the north line of said SW¼ SW¼ of Section 17-T76N R26W, thence S.00°00' 990.0 feet along the west line of said Section 17 to the point of beginning. Said parcel contains 20.7869 Acres including 1.9215 Acres of County Road right-of-way in the SW¼ SW¼ of Section 17-T76N R26W of the 5th P.M., 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, Buckminister Brumfield and Judith L. Brumfield; and

WHEREAS, said plat was accompanied by an opinion from an attroney at law, showing that the fee title is in said proprietors and that the platted land is free from encumbrance, 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, attachemnts, mechanic'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, the 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 provisons 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 Brumfield Rural Estates Sub-District should be approved by the Board of Supervisors of Madison County, Iowa.

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

1. That said plat known as Brumfield 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 30 day of June, 1977, in Winterset, Iowa.

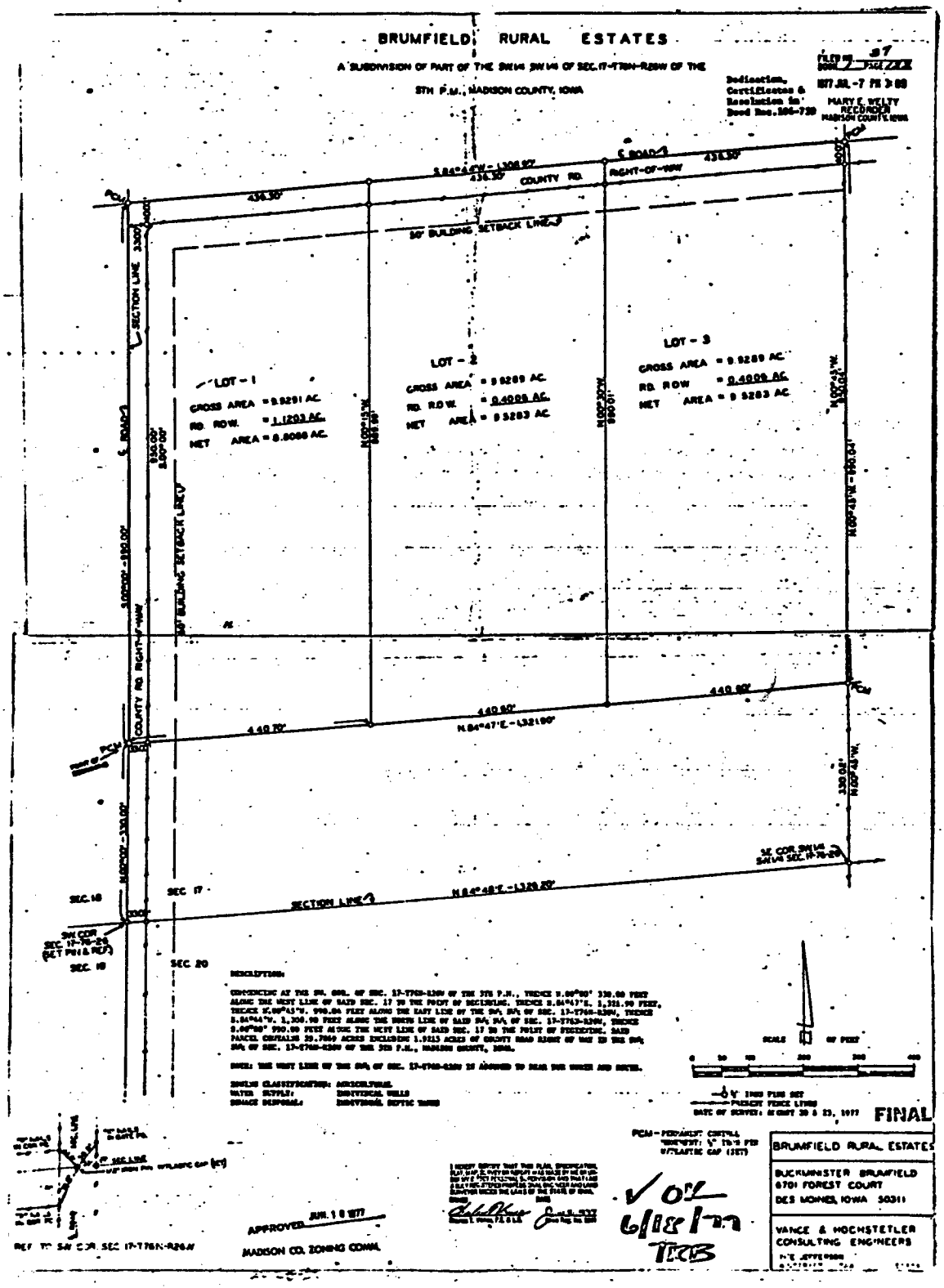
AYES	NAYS
Phillip Cukrean	
Paul A. Bevins	
Elton Hammond	

Madison County Board of Supervisors

ATTEST:

George F. Abraham

George F. Abraham, Madison County Auditor


BRUMFIELD RURAL ESTATES
A SUBDIVISION OF PART OF THE SW1/4 SW1/4 OF SEC. 17-77N-R26W OF THE 5TH P.M., MADISON COUNTY, IOWA
Dedication, Certification & Resolution In Deed Rec. 106-730
MARY E. KELLY RECORDER MADISON COUNTY, IOWA
FILED NO. 97
1977 JUL -7 PM 3:00
S 84°44'W - 1308.92'
436.30'
COUNTY RD. RIGHT-OF-WAY
436.30'
℄ ROAD
50' BUILDING SETBACK LINE
SECTION LINE
LOT - 1
GROSS AREA = 9.9291 AC.
RD. R.O.W. = 1.1203 AC.
NET AREA = 8.8088 AC.
LOT - 2
GROSS AREA = 9.9289 AC.
RD. R.O.W. = 0.4006 AC.
NET AREA = 9.9283 AC.
LOT - 3
GROSS AREA = 9.9289 AC.
RD. R.O.W. = 0.4006 AC.
NET AREA = 9.9283 AC.
N 00°15'W - 990.01'
N 00°15'W - 990.01'
S 00°00' - 990.00'
N 00°15'W - 330.00'
℄ ROAD
COUNTY RD. RIGHT-OF-WAY
50' BUILDING SETBACK LINE
440.70'
N 84°47'E - 1321.90'
440.90'
440.90'
N 00°15'W - 330.01'
SEC. 18
SEC. 17
SECTION LINE
N 84°48'E - 1320.20'
SE COR. SW1/4 SW1/4 SEC. 17-77N-26W
SW COR. SEC. 17-77N-26W (SET PK & REF.)
SEC. 19
SEC. 20
DESCRIPTION:
BEGINNING AT THE SW. COR. OF SEC. 17-77N-26W OF THE 5TH P.M., THENCE N 00°00' 330.00 FEET ALONG THE WEST LINE OF SAID SEC. 17 TO THE POINT OF BEGINNING, THENCE N 84°47'E, 1,321.90 FEET, THENCE N 00°43'W, 990.04 FEET ALONG THE EAST LINE OF THE SW1/4 SW1/4 OF SEC. 17-77N-26W, THENCE S 84°44'W, 1,308.92 FEET ALONG THE SOUTH LINE OF SAID SW1/4 SW1/4 OF SEC. 17-77N-26W, THENCE S 00°00' 990.00 FEET ALONG THE WEST LINE OF SAID SEC. 17 TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 29.7869 ACRES INCLUDING 1.9215 ACRES OF COUNTY ROAD RIGHT OF WAY IN THE SW1/4 SW1/4 OF SEC. 17-77N-26W OF THE 5TH P.M., MADISON COUNTY, IOWA.
NOTE: THE WEST LINE OF THE SW1/4 OF SEC. 17-77N-26W IS ASSUMED TO BEAR DUE NORTH AND SOUTH.
ZONING CLASSIFICATION: AGRICULTURAL
WATER SUPPLY: INDIVIDUAL WELLS
SEWAGE DISPOSAL: INDIVIDUAL SEPTIC TANKS
SCALE OF FEET
0 50 100 200 300 400
1" IRON PIPE SET
PRESENT FENCE LINES
DATE OF SURVEY: AUGUST 30 & 31, 1977
FINAL
PCM - PERMANENT CONTROL MONUMENT: 1/2" IRON PIPE W/PLASTIC CAP (ISU)
REF. TO SW COR. SEC. 17-77N-R26W
APPROVED JUN. 1 8 1977
MADISON CO. ZONING COMM.
BRUMFIELD RURAL ESTATES
BUCKMINSTER BRUMFIELD
6701 FOREST COURT
DES MOINES, IOWA 50311
VANCE & HOCHSTETLER CONSULTING ENGINEERS