



**PLAT AND CERTIFICATE
FOR LAZY "S" RANCH,
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 Lazy "S" Ranch, 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. Consent to 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;
6. Ground Water Statement;
7. Madison County Soil and Water Conservation District Land Disturbing Activity Affidavit;
8. Consent of County Auditor to subdivision name; and
9. Affidavit concerning fences.

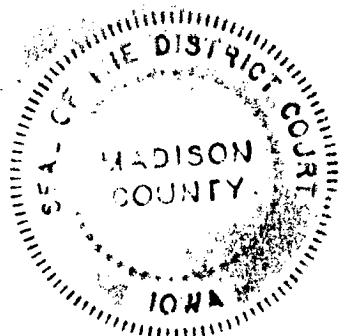
all of which are duly certified in accordance with the Madison County Zoning Ordinance.

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

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 4th day of February, 2016, by C.J. Nicholl.

Notary Public in and for said State of Iowa



**DEDICATION OF PLAT
OF
LAZY "S" RANCH**

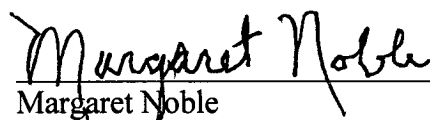
KNOW ALL MEN BY THESE PRESENTS:

That Margaret Noble, does hereby certify that she is the sole owner and proprietor of the following-described real state:

See Attached

That the subdivision of the above-described real estate as shown by the Final Plat of Lazy "S" Ranch is with the free consent and in accordance with the owner's desire as owner of said real estate. The Final Plat is subject to the provision of the "notes" and access easement set forth in the Final Plat.

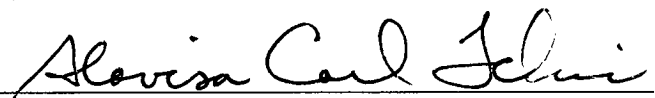
DATED this 16TH day of DECEMBER, 2015.



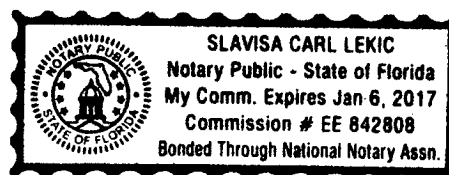
Margaret Noble

STATE OF FLORIDA, COUNTY OF SARASOTA

This instrument was acknowledged before me on this 16TH day of DECEMBER, 2015, by Margaret Noble.



Notary Public in and for said State of Florida



LEGAL DESCRIPTION

A tract of land being Lots 5 and 6 of Jones Creek Development, an Official Plat, and part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ EXCEPT Lots 1,2,3,4, of said Jones Creek Development. Said tract all being in Section 23, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, and being more particularly described as follows:

Beginning at a capped iron rod at the SE corner of said NE $\frac{1}{4}$ NE $\frac{1}{4}$; thence S $89^{\circ}14'02''$ W, along the South line of said NE $\frac{1}{4}$ NE $\frac{1}{4}$, a distance of 1335.10' to a capped iron rod; thence N $00^{\circ}16'00''$ E, along the East line thereof, a distance of 821.06' to a capped iron rod; thence N $89^{\circ}45'25''$ E, along the line between Lots 2,3,4,5 and 6 of said Jones Creek Development, a distance of 885.14' to a capped iron rod; thence S $00^{\circ}16'08''$ W, along the line between Lots 1 and 6 of said Jones Creek Development, a distance of 107.14' to a capped iron rod; thence N $89^{\circ}48'06''$ E, along the line between Lots 1 and 6 thereof, a distance of 455.48' to a capped iron rod; thence S $00^{\circ}43'47''$ W a distance of 701.94' to the point of beginning.

Said Plat is divided into 2 lots and contains 23.92 acres including 1.18 acres of county road right of way easement.

**ATTORNEY'S OPINION FOR FINAL PLAT,
LAZY "S" RANCH**

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 two (2) parts, last certified to December 8, 2015, 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, Lazy "S" Ranch, Madison County, Iowa:

SEE LEGAL DESCRIPTION ATTACHED

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

The portion of the abstract containing the last continuation of the abstract does show the following:

1. Entry No. 90 shows a Covenant and Agreement to Hold Property as One Parcel entered into by David J. Noble and Margaret E. Noble, Husband and Wife, Owners, and Madison County, Iowa, by Jeff Nicholl, Zoning Administrator. This Agreement provides that Lot 5 of Jones Creek Development and the Northeast Quarter of the Northeast Quarter of said Section 23, except all lots in Jones Creek Development, shall be held and owned as one parcel and shall not be sold separately, unless this covenant is released by Madison County, Iowa. This Agreement does provide that Nobles shall be allowed to do a subdivision or replat of this property in accordance with the Madison County Subdivision Ordinance and Zoning Ordinance. This Covenant and Agreement to Hold Property as One Parcel should therefore be released of record.

2. Entry No. 80 shows an Electric Line Right-of-Way Easement (Overhead) to Farmers's Electric Cooperative, Inc. covering Lots 5 and 6 of Jones Creek Development, which

easement is not dated but is filed October 9, 2006, in Book 2006, Page 4177 of the Recorder's Office of Madison County, Iowa.

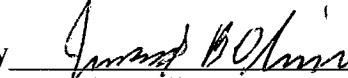
3. Entry No. 81 shows an Electric Line Right-of-Way Easement (Underground) to Farmer's Electric Cooperative, Inc. dated October 9, 2006, and filed October 9, 2006, in Book 2006, Page 4178 of the Recorder's Office of Madison County, Iowa.

4. Entry No. 82 shows an Easement to Warren Water District for water pipeline purposes dated October 10, 2006, and filed November 17, 2006, in Book 2006, Page 4816 of the Recorder's Office of Madison County, Iowa. This Easement also covers Lots 5 and 6 of Jones Creek Development.

Respectfully submitted,

JORDAN, OLIVER & WALTERS, P.C.

By



Jerrold B. Oliver

Farmers & Merchants Bank Bldg.

P.O. Box 230

Winterset, Iowa 50273

Telephone: (515) 462-3731

ATTORNEYS FOR MARGARET NOBLE

LEGAL DESCRIPTION

A tract of land being Lots 5 and 6 of Jones Creek Development, an Official Plat, and part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ EXCEPT Lots 1,2,3,4, of said Jones Creek Development. Said tract all being in Section 23, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, and being more particularly described as follows:

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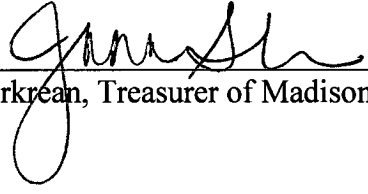
Said Plat is divided into 2 lots and contains 23.92 acres including 1.18 acres of county road right of way easement.

**CERTIFICATE OF THE COUNTY TREASURER
OF MADISON COUNTY, IOWA**

I, Jana Corkrean, 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 21 day of Dec, 2015.



Jana Corkrean, Treasurer of Madison County,
Iowa

LEGAL DESCRIPTION

A tract of land being Lots 5 and 6 of Jones Creek Development, an Official Plat, and part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ EXCEPT Lots 1,2,3,4, of said Jones Creek Development. Said tract all being in Section 23, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, and being more particularly described as follows:

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

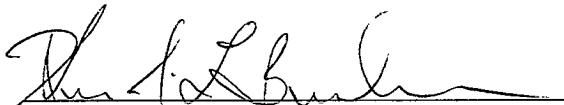
Lazy "S" Ranch

For property located at: See Legal Attached

And owned by: Margaret Noble

Has been approved on the 21st day of December, 2015.

By the Auditor, Madison County, Iowa.


Heidi Burhans, Auditor

LEGAL DESCRIPTION

A tract of land being Lots 5 and 6 of Jones Creek Development, an Official Plat, and part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ EXCEPT Lots 1,2,3,4, of said Jones Creek Development. Said tract all being in Section 23, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, and being more particularly described as follows:

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ZO-RESOLUTION- 012616
RESOLUTION APPROVING FINAL PLAT OF
LAZY "S" RANCH
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 Lazy "S" Ranch; 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, Lazy "S" Ranch; 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.

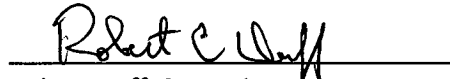
WHEREAS, the Board of Supervisors, Madison County, Iowa, finds that said plat conforms to the provisions of the Zoning Ordinance of Madison County, Iowa, and that the plat, papers and documents presented therewith should be approved by the Board of Supervisors, and that said plat, known as Lazy "S" Ranch should be approved by the Board of Supervisors, Madison County, Iowa.

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

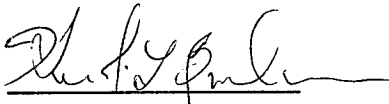
1. That said plat, known as Lazy "S" Ranch prepared in connection with said plat and subdivision is hereby approved.
2. The Zoning Administrator of Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder of Madison County, Iowa, and 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 26th day of January, 2015


Phillip Clifton, Chairman


Robert Duff, Supervisor


Aaron Price, Supervisor

Attest: 
Heidi L. Burhans
Madison County Auditor

LEGAL DESCRIPTION

A tract of land being Lots 5 and 6 of Jones Creek Development, an Official Plat, and part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ EXCEPT Lots 1,2,3,4, of said Jones Creek Development. Said tract all being in Section 23, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, and being more particularly described as follows:

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AGREEMENT

This Agreement, made and entered into, by and between, the proprietor of Lazy "S" Ranch and Todd Hagan, Madison County Engineer.

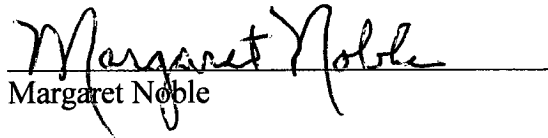
NOW THEREFORE IT IS AGREED AS FOLLOWS:

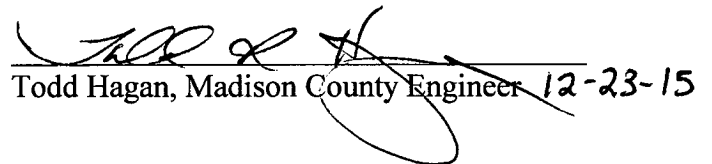
1. The proprietor of Lazy "S" Ranch, a Plat of the following described real estate:

See Attached Legal Description

hereby agree that all private roads located within Lazy "S" Ranch are private roads and are not being dedicated to Madison County, Iowa. Said proprietor consents and agrees that such roads shall not be maintained in any manner by Madison County, Iowa, or the Madison County Engineer's Department.

PROPRIETOR OF LAZY "S" RANCH


Margaret Noble


Todd Hagan, Madison County Engineer 12-23-15

LEGAL DESCRIPTION

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Said Plot is divided into 2 lots and contains 23.92 acres including 1.18 acres of county road right of way easement.

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LAND DISTURBING ACTIVITIES
AFFIDAVIT

STATE OF FLORIDA :
: SS
SARASOTA 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 agency authorized by that statute to receive and file this affidavit will rely on the statements I make herein, I, Margaret Noble, being first duly sworn on oath, do solemnly swear to affirm that:

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

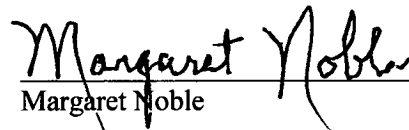
See Legal Description Attached

As owner or occupant of the land described above, we 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.

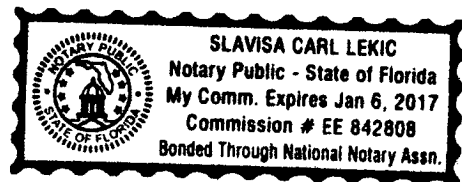
I assume responsibility for all land disturbing activities conducted on this property by me or other people entities we represent. This authority covers only the land and land disturbing activity described above.

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


Margaret Noble

Subscribed and sworn to before me on this 16th day of DECEMBER, 2015.


Notary Public in and for the State of Florida



LEGAL DESCRIPTION

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Document 2016 313

Book 2016 Page 313 Type 06 044 Pages 21

Date 2/05/2016 Time 8:12:35AM

Rec Amt \$107.00 Aud Amt \$5.00

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

PREPARED BY: BOLDMAN SURVEYING CONSULTANTS 521 WEST GREEN STREET WINTERSET IA 50273 PH(515)462-9242

FINAL PLAT

LAZY "S" RANCH

LEGAL DESCRIPTION

A tract of land being Lots 5 and 6 of Jones Creek Development, an Official Plat, and part of the Northeast 1/4 of the Northeast 1/4 EXCEPT Lots 1,2,3,4, of said Jones Creek Development. Said tract all being in Section 23, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, and being more particularly described as follows:

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DEVELOPER;

MARGARET NOBLE
C/O KIRK HOWSARE
IOWA REALTY
3424 E.P. TRUE PARKWAY
WEST DESMOINES, IA 50265
PH: 515-202-8625

LAND SURVEYOR:

BOLDMAN SURVEYING CONSULTANTS LLC
521 WEST GREEN STREET
WINTERSET, IOWA 50273
PH: 515-462-9242

AREA TO BE SUBDIVIDED:

23.92 ACRES

ZONING CLASSIFICATION:

A-AGRICULTURE

SETBACKS

FRONT AND REAR-50' FROM PROPERTY OR RIGHT OF WAY LINE

SIDES- 25' FROM PROPERTY LINE

UTILITIES:

GAS- PROPANE
WATER- WARREN RURAL WATER
TELEPHONE AND FIBER: WINDSTREAM
SEWAGE-PRIVATE SEPTIC
ELECTRIC-CLARKE ELECTRIC COOP

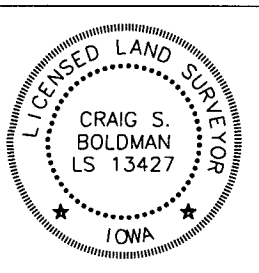
DATES OF SURVEY: October 7 and November 3, 2015

LEGEND

These standard symbols will be found in the drawing.

- SET CAPPED IRON ROD (CIR) #13427
- IRON PIN FOUND
- △ SET PLSS CORNER
- ▲ FOUND PLSS CORNER

- — — — — PROPERTY BOUNDARY
- - - - - SETBACK LINE
- - - - - EASEMENT LINE
- - - - - LOT LINE



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

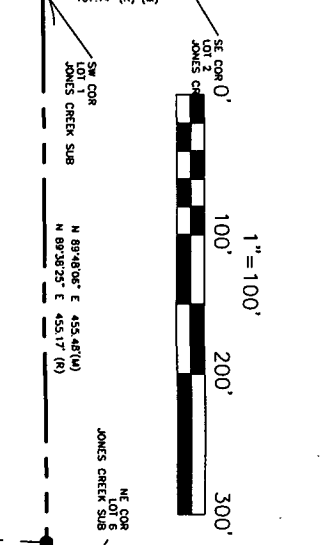
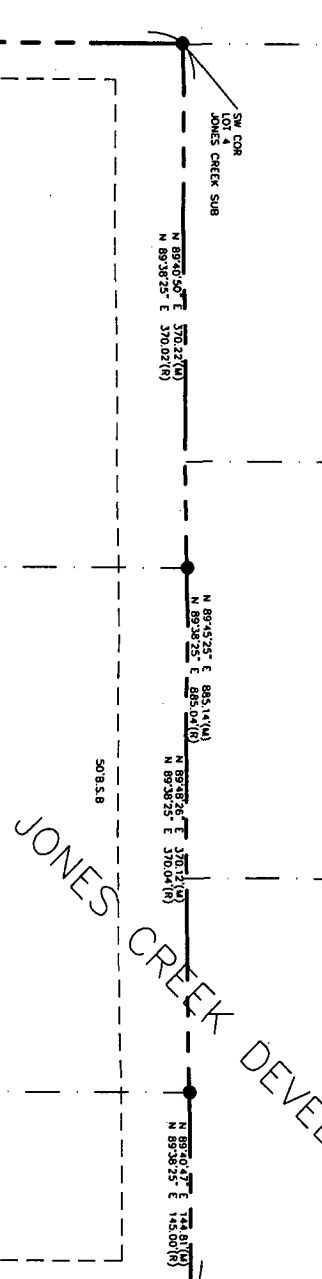
Signature: *Craig S. Boldman* Date: *1/4/16*

Name Craig S. Boldman P.L.S No. 13427

Renewal date is December 31, 2016

Pages or sheets covered by this seal *1, 2*

AARON
CULTURE



MARGARET NOBLE

MARGARET NOBLE

MARGARET NOBLE

LOT 1
 GROSS=12.71 ACRES
 ROW=0.45 ACRES
 NET=12.26 ACRES

LOT 2
 GROSS=11.21 ACRES
 ROW=0.73 ACRES
 NET=10.48 ACRES

N 00°16'00" E 821.06'(M)
 N 00°09'19" E 821.43'(R)

SW COR
 NE 1/4 NE 1/4
 FOUND CLR. 76008

SE COR (POB)
 SEC. 21-75-27
 FOUND CLR. 76008

EXISTING 33' ACCESS AND UTILITY EASEMENT
 N89°46'09"E 547.60'
 N89°46'09"E 619.04'
 PROPOSED 25' ACCESS AND UTILITY EASEMENT
 N89°45'09"E 582.88'

1245.92
 S 89°47'02" W 1335.10'(M)
 S 89°06'57" W 1334.92'(R)

PLS1A 40+81.7
 S 00°43'47" W 701.94' (M)
 S 00°35'53" W 701.93' (R)

ET NOBLE
BULL CULTURE

MARGARET NOBLE
ZONED A - AGRICULTURE

SHEET 2 OF 2