



**PLAT AND CERTIFICATE
FOR WOODLAND AVENUE ESTATES,
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 Woodland Avenue Estates, and that the real estate comprising said plat is described as follows:

The Northwest Quarter (NW 1/4) of the Southwest Fractional Quarter (SW Fr. 1/4) of Section Twelve (12), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "C" located therein, containing 20.00 acres as shown in the Plat of Survey filed in Book 2010, Page 512 on March 16, 2010, 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. Consent from Fidelity Bank;
4. Certificate from County Treasurer;
5. Resolution of the Board of Supervisors of Madison County, Iowa, approving said plat;
6. Agreement with County Engineer;
7. Ground Water Statement;
8. Resolution of City of Cumming, Iowa, approving said Plat;
9. Madison County Soil and Water Conservation District Land Disturbing Activity Affidavit; and
10. Consent of County Auditor to subdivision name.

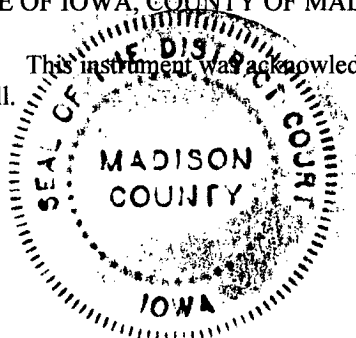
all of which are duly certified in accordance with the Madison County Zoning Ordinance.

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

STATE OF IOWA, COUNTY OF MADISON

Nicholl.

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



Notary Public in and for said State of Iowa

**DEDICATION OF PLAT
OF
WOODLAND AVENUE ESTATES**

KNOW ALL MEN BY THESE PRESENTS:

That we, Husien Nico Pilipovic and Lejla Pilipovic, Husband and Wife; Sead Dolic and Asmira Dolic, Husband and Wife; and, Damir Keserovic, a single person, do hereby certify that we are the owners and proprietors of the following-described real estate:

The Northwest Quarter (NW 1/4) of the Southwest Fractional Quarter (SW Fr. 1/4) of Section Twelve (12), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "C" located therein, containing 20.00 acres as shown in the Plat of Survey filed in Book 2010, Page 512 on March 16, 2010, 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 Woodland Avenue Estates, is with the free consent and in accordance with the owners' desires as owners of said real estate:

Dated this 4th day of November, 2015.

Husien Nico Pilipovic
Husien Nico Pilipovic

Lejla Pilipovic
Lejla Pilipovic

Sead Dolic
Sead Dolic

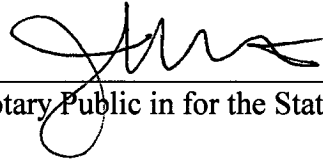
Asmira Dolic
Asmira Dolic

Damir Keserovic
Damir Keserovic

STATE OF IOWA, COUNTY OF Dallas :

This instrument was acknowledged before me by Husien Nico Pilipovic and Lejla Pilipovic on this 4th day of November, 2015.

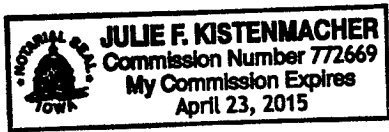


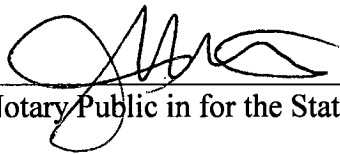


Notary Public in for the State of Iowa

STATE OF IOWA, COUNTY OF Dallas :

This instrument was acknowledged before me by Sead Dolic and Asmira dolic on this 4th day of November, 2015.

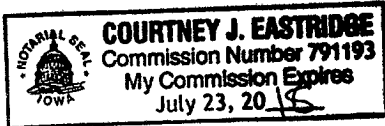




Notary Public in for the State of Iowa

STATE OF IOWA, COUNTY OF Polk :

This instrument was acknowledged before me by Damir Keserovic on this 13 day of November, 2015.





Notary Public in for the State of Iowa

**CONSENT TO PLATTING
FIDELITY BANK**

Fidelity Bank does consent to the platting and subdivision of the following-described real estate:

The Northwest Quarter (NW 1/4) of the Southwest Fractional Quarter (SW Fr. 1/4) of Section Twelve (12), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "C" located therein, containing 20.00 acres as shown in the Plat of Survey filed in Book 2010, Page 512 on March 16, 2010, in the Office of the Recorder of Madison County, Iowa.

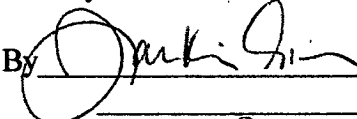
in accordance with the ordinances of Madison County, Iowa, and the laws of the State of Iowa.

The undersigned holds the following mortgage on the above real estate:

An Open End Mortgage from Sead Dolic, a Married Person; Husien Nico Pilipovic, a Married Person; and Damir Keserovic, a Single Person, to Fidelity Bank dated July 1, 2015, and filed July 6, 2015, in Book 2015, Page 1871 of the Recorder's Office of Madison County, Iowa, to secure credit in the amount of \$25,000.00. This Mortgage is a first lien against the real estate under examination.

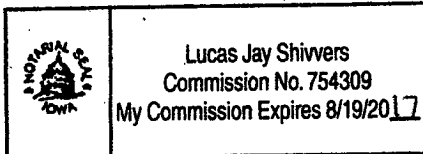
Dated this 4 day of November, 2015.

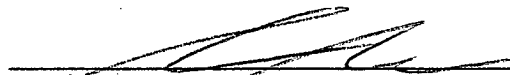
Fidelity Bank

By 
Title: V.P.

STATE OF IA, COUNTY OF Dallas:

This instrument was acknowledged before me on this 4th day of November, 2015, by Jackie Siems as V.P. of Fidelity Bank.




Notary Public in and for said State

**ATTORNEY'S OPINION FOR FINAL PLAT
WOODLAND AVENUE ESTATES**

I, Mark L. Smith, 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 October 22, 2015, at 8:00 A.M., by Madison County Abstract Company; purporting to show the chain of title to the following-described property, which is the real property contained in Woodland Avenue Estates, Madison County, Iowa;

The Northwest Quarter (NW 1/4) of the Southwest Fractional Quarter (SW Fr. 1/4) of Section Twelve (12), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "C" located therein, containing 20.00 acres as shown in the Plat of Survey filed in Book 2010, Page 512 on March 16, 2010, 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 the proprietors:

**HUSIEN NICO PILIPOVIC, a Married Person;
SEAD DOLIC, a Married Person; And,
DAMIR KESEROVIC, a Single Person;
As Joint Tenants with Full Rights of Survivorship, and Not as Tenants in Common.**

In my opinion, the holders of mortgages, liens or encumbrances on the above-described real property included in the Final Plat for Woodland Avenue Estates, which have not been released of record, are as follows:

Entry No. 165 shows an Open End Mortgage from Sead Dolic, a Married Person; Husien Nico Pilipovic, a Married Person; and Damir Keserovic, a Single Person, to Fidelity Bank dated July 1, 2015, and filed July 6, 2015, in Book 2015, Page 1871 of the Recorder's Office of Madison County, Iowa, to secure credit in the amount of \$25,000.00. This Mortgage is a first lien against the real estate under examination.


The following Easements are also shown of record:

A. Entry No. 154 shows an Easement granted to Warren Water District, its successors and assigns, for water pipeline purposes, dated April 16, 2010, and filed June 17, 2010, in Book 2010, Page 1387 of the Recorder's Office of Madison County, Iowa.

B. Entry No. 122 shows an Easement granted to Warren Water, Inc., its successors and assigns, for water pipeline purposes, dated October 16, 1989, and filed November 15, 1989, in Deed Record 121, Page 637 of the Recorder's Office of Madison County, Iowa.

You should familiarize yourself with the location and terms of these Easements as they may to some extent limit the use of the real estate under examination.

JORDAN, OLIVER, WALTERS & SMITH PC

By  _____


Mark L. Smith
101 ½ West Jefferson, POB 230
Winterset, IA 50273
Telephone: 515/462-3731
FAX: 515/462-3734

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:

The Northwest Quarter (NW 1/4) of the Southwest Fractional Quarter (SW Fr. 1/4) of Section Twelve (12), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "C" located therein, containing 20.00 acres as shown in the Plat of Survey filed in Book 2010, Page 512 on March 16, 2010, in the Office of the Recorder of Madison County, Iowa.

DATED at Winterset, Iowa, this 3 day of Nov, 2015.



Jana Corkrean, Treasurer of Madison County, Iowa

CERTIFICATE OF AUDITOR

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

Woodland Avenue Estates

For property located at:


The Northwest Quarter (NW 1/4) of the Southwest Fractional Quarter (SW Fr. 1/4) of Section Twelve (12), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "C" located therein, containing 20.00 acres as shown in the Plat of Survey filed in Book 2010, Page 512 on March 16, 2010, in the Office of the Recorder of Madison County, Iowa.

And owned by: **HUSIEN NICO PILIPOVIC, a Married Person;**
SEAD DOLIC, a Married Person; And,
DAMIR KESEROVIC, a Single Person;

As Joint Tenants with Full Rights of Survivorship, and Not as Tenants in Common.

Has been approved on the 4th day of November, 2015.

By the Auditor, Madison County, Iowa.


Heidi Burhans, Auditor

ZO-RESOLUTION- 012616
APPROVING FINAL PLAT OF
WOODLAND AVENUE ESTATES
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 Woodland Avenue Estates Subdivision; and

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

The Northwest Quarter (NW $\frac{1}{4}$) of the Southwest Fractional Quarter (SW Fr. $\frac{1}{4}$) of Section Twelve (12). in Township Seventy-seven (77) North. Range Twenty-six (26) West of the 5th P.M.. Madison County, Iowa. EXCEPT Parcel "C" located therein. containing 20.00 acres as shown in the Plat of Survey filed in Book 2010, Page 512 on March 16,2010, 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, Husien Nico Pilipovic, Lejla Pilipovic, Sead Dolic, Asmira Dolic and Damir Keserovic; 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.

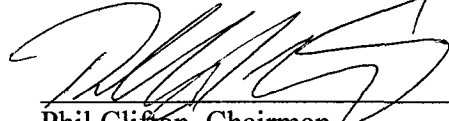
WHEREAS, the Board of Supervisors, Madison County, Iowa, finds that said plat conforms to the provisions of the Zoning Ordinance of Madison County, Iowa, and that the plat, papers and documents presented therewith should be approved by the Board of Supervisors, and that said plat, known as Woodland Avenue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

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

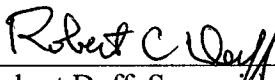
1. That said plat, known as Woodland Avenue Estates prepared in connection with said plat and subdivision is hereby approved.

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.

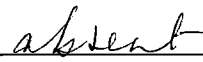
DATED at Winterset, Iowa, this 26th day of January, 2016.



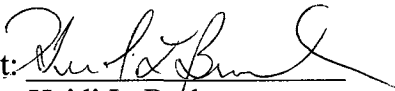
Phil Clifton, Chairman



Robert Duff, Supervisor



Aaron Price, Supervisor

Attest: 

Heidi L. Buthans
Madison County Auditor

AGREEMENT

This Agreement, made and entered into, by and between, the proprietors of Woodland Avenue Estates and Todd Hagan, Madison County Engineer.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

1. The proprietors of Woodland Avenue Estates, a Plat of the following described real estate:

The Northwest Quarter (NW 1/4) of the Southwest Fractional Quarter (SW Fr. 1/4) of Section Twelve (12), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "C" located therein, containing 20.00 acres as shown in the Plat of Survey filed in Book 2010, Page 512 on March 16, 2010, in the Office of the Recorder of Madison County, Iowa,

hereby agree that all private roads located within Woodland Avenue Estates 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 WOODLAND AVENUE ESTATES

Husien Nico Pilipovic
Husien Nico Pilipovic

Lejla Pilipovic
Lejla Pilipovic

Sead Dolic
Sead Dolic

Asmira Dolic
Asmira Dolic

Damir Keserovic
Damir Keserovic

Todd Hagan 11/19/2015
Todd Hagan, Madison County Engineer

Resolution 2015-39
City of Cumming

**Resolution Approving Final Plat of Woodland Avenue Estates in
Madison County, Iowa**

WHEREAS, there was filed in the Office of the City Clerk of the City of Cumming, Warren County, Iowa, a registered land surveyor's plat of a proposed subdivision known as Woodland Avenue Estates; and

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

The Northwest Quarter (NW ¼) of the Southwest Fractional Quarter (SW Fr. ¼) of Section Twelve (12), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "C" located therein, containing 20.00 acres as shown in the Plat of Survey filed in Book 2010, Page 512 on March 16, 2010, in the Office of the Recorder of Madison County, Iowa. Subject to easements of record.

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, Husien Nico Pilipovic, Lejla Pilipovic, Sead Dolic, Asmira Dolic and Damir Keserovic; and

WHEREAS, said plat was accompanied by 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, except as noted therein and statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes; and

WHEREAS, the City Council of the City of Cumming, Warren County, Iowa, finds that said plat conforms to the provisions of the Ordinances of the City of Cumming, Warren County, Iowa, and that the plat, papers and documents presented therewith should be approved by the City Council of the City of Cumming, Warren County, Iowa.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Cumming, Warren County, Iowa:

1. Said plat, known as Woodland Avenue Estates, prepared in connection with said plat and subdivision is hereby approved.
2. The requirement of the Subdivision Ordinance of the City of Cumming, Warren County, Iowa, that certain improvements be constructed in connection with said plat is hereby waived.
3. The City of Cumming, Warren County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County documents which should be filed and recorded in connection therewith.

Passed and Approved, this 23rd day of November, 2015.



Tom Becker, Mayor

Attest:



Rachelle Swisher, City Clerk/Treasurer

**LAND DISTURBING ACTIVITIES
AFFIDAVIT**

STATE OF IOWA :
: SS
MADISON COUNTY :

Pursuant to section 161A.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 we make herein, we, Husien Nico Pilipovic, Lejla Pilipovic, Sead Dolic, Asmira Dolic, and Damir Keseerovic, 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:

The Northwest Quarter (NW 1/4) of the Southwest Fractional Quarter (SW Fr. 1/4) of Section Twelve (12), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "C" located therein, containing 20.00 acres as shown in the Plat of Survey filed in Book 2010, Page 512 on March 16, 2010, in the Office of the Recorder of Madison County, Iowa.

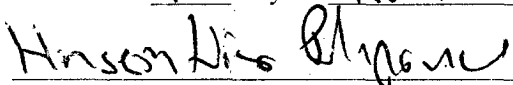
As owners or occupants of the land described above, we are aware that we must establish and maintain soil conservation practices as necessary to meet the soil loss limits established by the Madison County Soil and Water Conservation District, pursuant to sections 161A.43, and 161A.44, Code of Iowa.

We are 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.

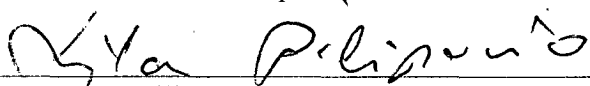
We assume responsibility for all land disturbing activities conducted on this property by us or other people entities we represent. This authority covers only the land and land disturbing activity described above.

We are the owners of the land, and have full authority to enter into this agreement.

Dated this 4th day of November, 2015.



Husien Nico Pilipovic



Lejla Pilipovic

Sead Dolic

Sead Dolic

Asmira Dolic

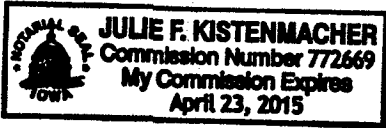
Asmira Dolic

Damir Keserovic

Damir Keserovic

STATE OF IOWA, COUNTY OF Dallas :

This instrument was acknowledged before me by Husien Nico Pilipovic and Lejla Pilipovic on this 4th day of November, 2015.



[Signature]
Notary Public in for the State of Iowa

STATE OF IOWA, COUNTY OF Dallas :

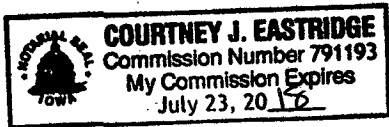
This instrument was acknowledged before me by Sead Dolic and Asmira dolic on this 4th day of November 2015.



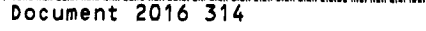
[Signature]
Notary Public in for the State of Iowa

STATE OF IOWA, COUNTY OF Polk :

This instrument was acknowledged before me by Damir Keserovic on this 13 day of November, 2015.



[Signature]
Notary Public in for the State of Iowa



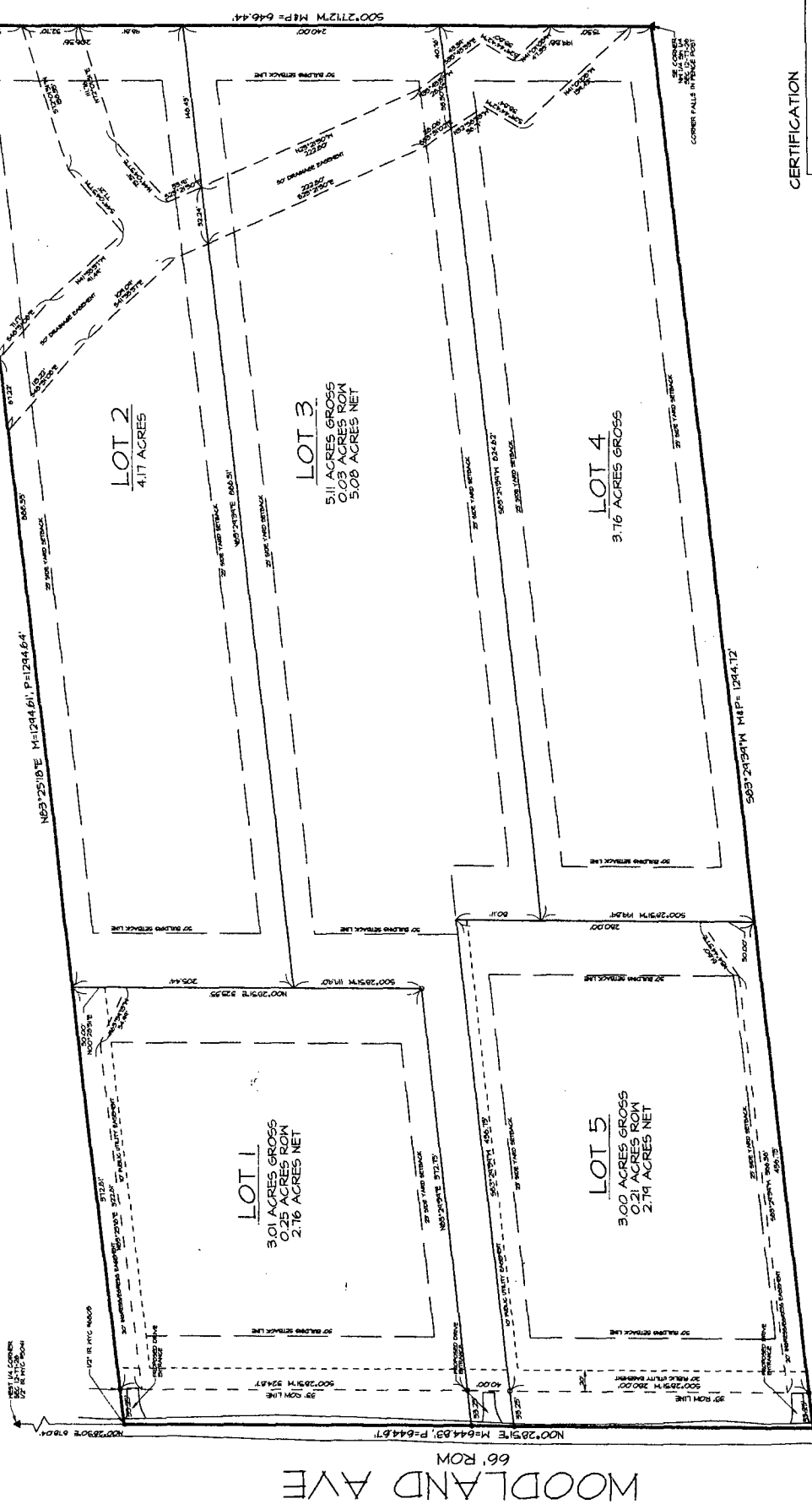
Document 2016 314

Book 2016 Page 314 Type 06 044 Pages 15
Date 2/05/2016 Time 8:17:36AM
Rec Amt \$77.00 Aud Amt \$5.00

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

PRELIMINARY PLAT
WOODLAND AVENUE ESTATES
SHEET 1 OF 1



OWNER/DEVELOPER
MISEN INCO, PULASKI, IA
5300 SE GREENBRIAR CIR.
P.O. BOX 265
P.O. BOX 265

ZONING
A-1 - AGRICULTURAL DISTRICT

BULK REGULATIONS
FRONT YARD SETBACK - 50'
REAR YARD SETBACK - 25'
SIDE YARD SETBACK - 25' TOTAL

LEGAL DESCRIPTION
THE NORTHWEST CORNER 1/4 OF SECTION 36, TOWNSHIP 44N, RANGE 19E, MERIDIAN 10W, MADISON COUNTY, IOWA, EXCEPT PARCEL C, LOCATED THEREIN, CONTAINING 20.00 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY DATED AND RECORDED IN THE PUBLIC OFFICE OF THE RECORDER, MADISON COUNTY, IOWA, BOOK 2016, PAGE 312 ON MARCH 16, 2016, IN THE SAID PARCEL CONTAINS 16.20 ACRES

GENERAL NOTES:

- THE ENGINEER HAS ASSUMED RESPONSIBILITY TO VERIFY FOR AND OBTAIN ANY NECESSARY PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES IF SAID PERMITS ARE REQUIRED AND INDIVIDUAL LOT OWNERS WILL ALTER THE PERMITS TO ACCORD WITH THE REQUIREMENTS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES TO OBTAIN SAID PERMITS AND SHALL BECOME RESPONSIBLE FOR THE PERMITS.
- THE ENGINEER OF THE PLAT FOR THE FOLLOWING:
 - INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FOR DAMAGE FACILITIES OR PROPERTY INTERFERENCE.
 - INDIVIDUAL LOT OWNERS SHALL NOT GRADE ANY PORTION OF THEIR LOT TO CAUSE RUNOFF FROM GENERATED FROM THEIR LOT AND RUNOFF GENERATED FROM ADJACENT LOTS IN SUCH A MANNER AS TO AFFECT ADJACENT PROPERTY.
 - INDIVIDUAL LOT OWNERS SHALL NOT GRADE ANY PORTION OF THEIR LOT TO CAUSE RUNOFF FROM GENERATED FROM THEIR LOT TO CAUSE RUNOFF FROM ADJACENT LOTS.
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- ALL UTILITIES LOCATED IN THIS PARCEL ARE SHOWN FOR INFORMATION ONLY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PARCEL AND HAS NOT CONDUCTED GROUND PENETRATING RADAR (GPR) OR OTHER SURVEYS TO VERIFY THE LOCATION OF UTILITIES. THE ENGINEER HAS NOT CONDUCTED ANY TESTS TO VERIFY THE LOCATION OF UTILITIES. THE ENGINEER HAS NOT CONDUCTED ANY TESTS TO VERIFY THE LOCATION OF UTILITIES.
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VICINITY SKETCH:

CERTIFICATION

PRELIMINARY

12/18/2015

ASSOCIATED ENGINEERING
AEC COMPANY OF IOWA

2017 Metro Lakes King Ln, P.O. Box 104, Maquokette, IA 50158
Phone: (515) 252-3156 Fax: (515) 252-3157

LEGEND

1	EXISTING CONTOUR
2	PROPOSED CONTOUR
3	EXISTING DRAINAGE
4	PROPOSED DRAINAGE
5	EXISTING EROSION CONTROL
6	PROPOSED EROSION CONTROL
7	EXISTING FLOODPLAIN
8	PROPOSED FLOODPLAIN
9	EXISTING POWER LINES
10	PROPOSED POWER LINES
11	EXISTING TELEPHONE LINES
12	PROPOSED TELEPHONE LINES
13	EXISTING WATER LINES
14	PROPOSED WATER LINES
15	EXISTING SEWER LINES
16	PROPOSED SEWER LINES
17	EXISTING GAS LINES
18	PROPOSED GAS LINES
19	EXISTING OIL LINES
20	PROPOSED OIL LINES
21	EXISTING CABLE LINES
22	PROPOSED CABLE LINES
23	EXISTING OTHER UTILITIES
24	PROPOSED OTHER UTILITIES
25	EXISTING ADJACENT PROPERTY
26	PROPOSED ADJACENT PROPERTY
27	EXISTING ROADWAY
28	PROPOSED ROADWAY
29	EXISTING FENCE
30	PROPOSED FENCE
31	EXISTING TREE
32	PROPOSED TREE
33	EXISTING OBSTACLE
34	PROPOSED OBSTACLE
35	EXISTING SETBACK
36	PROPOSED SETBACK
37	EXISTING EASEMENT
38	PROPOSED EASEMENT
39	EXISTING EASEMENT
40	PROPOSED EASEMENT

