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**PLAT AND CERTIFICATE
FOR WINDHAM RIDGE SUBDIVISION,
MADISON COUNTY, IOWA**

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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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 Windham Ridge Subdivision, and that the real estate comprising said plat is described as follows:

A part of the Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at a point that is 330.0 feet north of the southeast corner of the Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4) of said Section Twenty-five (25); thence West parallel with the south line of the said Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4) 1309.0 feet to the West line of the said Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4); thence North 330.0 feet; thence East parallel with the south line of the said Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4) 1308.0 feet to the east line of the said Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4); thence South 330.0 feet to the point of beginning, subject to road easement along the east side thereof and containing 10.0 acres, more or less.

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. Consents from Valley Bank and Veridian Credit Union;
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. Madison County Soil and Water Conservation District Land Disturbing Activity Affidavit;
9. Consent of County Auditor to subdivision name; and,
10. Easement Agreement.

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 22nd day of March, 201~~8~~⁹, by C.J. Nicholl.



Shelley D Kaster
Notary Public in and for said State of Iowa


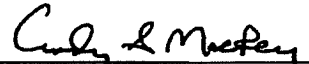
**DEDICATION OF PLAT
OF
WINDHAM RIDGE SUBDIVISION**

KNOW ALL MEN BY THESE PRESENTS:

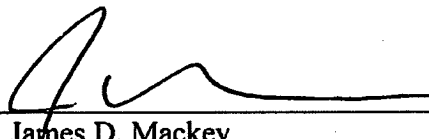
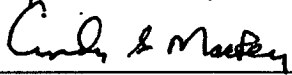
That we, James D. Mackey and Cindy S. Mackey,, Husband and Wife; do hereby certify
that we are the owners and proprietors of the following-described real estate:

A part of the Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at a point that is 330.0 feet north of the southeast corner of the Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4) of said Section Twenty-five (25); thence West parallel with the south line of the said Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4) 1309.0 feet to the West line of the said Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4); thence North 330.0 feet; thence East parallel with the south line of the said Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4) 1308.0 feet to the east line of the said Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4); thence South 330.0 feet to the point of beginning, subject to road easement along the east side thereof and containing 10.0 acres, more or less.

That the Subdivision of the above-described real estate, as shown by the Final Plat of
Windham Ridge Subdivision, is with the free consent and in accordance with the owners' desires
as owners of said real estate:

GRANTOR
By  _____
James D. Mackey


Cindy S. Mackey

By  _____
James D. Mackey


Cindy S. Mackey

STATE OF IOWA, COUNTY OF MADISON: SS

This instrument was acknowledged before me by James D. Mackey and Cindy S. Mackey
on this 3 day of March, 2016.

Carol Kiernan
Notary Public in for the State of Iowa



CONSENT TO PLATTING

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

A part of the Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at a point that is 330.0 feet north of the southeast corner of the Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4) of said Section Twenty-five (25); thence West parallel with the south line of the said Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4) 1309.0 feet to the West line of the said Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4); thence North 330.0 feet; thence East parallel with the south line of the said Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4) 1308.0 feet to the east line of the said Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4); thence South 330.0 feet to the point of beginning, subject to road easement along the east side thereof and containing 10.0 acres, more or less.

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:

A Mortgage from James D. Mackey and Cindy S. Mackey, Husband and Wife, to Mortgage Electronic Registration Systems, Inc. ("MERS"), Mortgagee, acting solely as nominee for Valley Bank, Lender, dated December 5, 2011, and filed December 9, 2011, in Book 2011, Page 3327 of the Recorder's Office of Madison County, Iowa, to secure indebtedness in the amount of \$162,000.00. This Mortgage is a first lien against the real estate under examination.

Dated this 26th day of February, 2016.



Mortgage Electronic Registration Systems, Inc.,

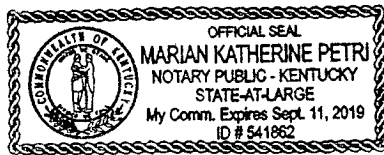
MERS as nominee for Valley Bank

By Amber Kaye Montgomery

Amber Kaye Montgomery, Assistant Secretary

State of: Kentucky and County of Daviess:

This instrument was acknowledged before me on this 26th day of February, 2016, by Amber Kaye Montgomery as Assistant Secretary of Mortgage Electronic Registration Systems, Inc., MERS as nominee for Valley Bank.



Marian Katherine Petri
Notary Public in and for said State
Marian Katherine Petri #541862
My Commission Expires on 9/11/2019

**CONSENT TO PLATTING
VERIDIAN CREDIT UNION**

Veridian Credit Union does consent to the platting and subdivision of the following-described real estate:

A part of the Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at a point that is 330.0 feet north of the southeast corner of the Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4) of said Section Twenty-five (25); thence West parallel with the south line of the said Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4) 1309.0 feet to the West line of the said Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4); thence North 330.0 feet; thence East parallel with the south line of the said Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4) 1308.0 feet to the east line of the said Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4); thence South 330.0 feet to the point of beginning, subject to road easement along the east side thereof and containing 10.0 acres, more or less.

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:

A Mortgage from James D. Mackey and Cindy S. Mackey, Husband and Wife, to Veridian Credit Union dated July 26, 2014, and filed August 4, 2014, in Book 2014, Page 1911 of the Recorder's Office of Madison County, Iowa, to secure indebtedness in the amount of \$34,000.00. This Mortgage is a second lien against the real estate under examination.

Dated this 2nd day of March, 2016.

Veridian Credit Union

By Holly Koch

Holly Koch

Title: Mortgage Loan Servicing Specialist

STATE OF IOWA, COUNTY OF BLACK HAWK:

This instrument was acknowledged before me on this 2nd day of March, 2016,
by Holly Koch as Mortgage Loan of Veridian Credit Union.
Serv Specialist



Leslie Schuhmacher

Notary Public in and for said State

**ATTORNEY'S OPINION FOR FINAL PLAT
WINDHAM RIDGE SUBDIVISION**

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 February 8, 2016, 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 Windham Ridge Subdivision, Madison County, Iowa;

A part of the Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at a point that is 330.0 feet north of the southeast corner of the Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4) of said Section Twenty-five (25); thence West parallel with the south line of the said Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4) 1309.0 feet to the West line of the said Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4); thence North 330.0 feet; thence East parallel with the south line of the said Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4) 1308.0 feet to the east line of the said Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4); thence South 330.0 feet to the point of beginning, subject to road easement along the east side thereof and containing 10.0 acres, more or less.

In my opinion, merchantable title to the above-described property is in the name of the proprietors:

**JAMES D. MACKEY and CINDY S. MACKEY,
As Joint Tenants with 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 Windham Ridge Subdivision, which have not been released of record, are as follows:

A Mortgage from James D. Mackey and Cindy S. Mackey, Husband and Wife, to Mortgage Electronic Registration Systems, Inc. ("MERS"), Mortgagee, acting solely as nominee for Valley Bank, Lender, dated December 5, 2011, and filed December 9, 2011, in Book 2011, Page 3327 of the Recorder's Office of Madison County, Iowa, to secure indebtedness in the amount of \$162,000.00. This Mortgage is a first lien against the real estate under examination.

A Mortgage from James D. Mackey and Cindy S. Mackey, Husband and Wife, to Veridian Credit Union dated July 26, 2014, and filed August 4, 2014, in Book 2014, Page 1911 of the Recorder's Office of Madison County, Iowa, to secure indebtedness in the amount of \$34,000.00. This Mortgage is a second lien against the real estate under examination.

The following Easement is also shown of record:

A Easement to Warren Water, Inc. for water pipeline purposes, dated July 28, 1989, and filed November 15, 1989, in Deed Record 121, Page 631 of the Recorder's Office of Madison County, Iowa.

JORDAN, OLIVER, WALTERS & SMITH PC

By



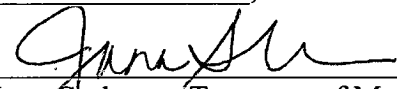
Mark L. Smith
101 ½ West Jefferson, POB 230
Winterset, IA 50273
Telephone: 515/462-3731
FAX: 515/462-3734

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:

A part of the Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at a point that is 330.0 feet north of the southeast corner of the Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4) of said Section Twenty-five (25); thence West parallel with the south line of the said Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4) 1309.0 feet to the West line of the said Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4); thence North 330.0 feet; thence East parallel with the south line of the said Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4) 1308.0 feet to the east line of the said Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4); thence South 330.0 feet to the point of beginning, subject to road easement along the east side thereof and containing 10.0 acres, more or less.

DATED at Winterset, Iowa, this 2 day of March, 2016.



Jana Corkrean, Treasurer of Madison County, Iowa

CERTIFICATE OF AUDITOR

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

Windham Ridge Subdivision

For property located at:

A part of the Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at a point that is 330.0 feet north of the southeast corner of the Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4) of said Section Twenty-five (25); thence West parallel with the south line of the said Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4) 1309.0 feet to the West line of the said Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4); thence North 330.0 feet; thence East parallel with the south line of the said Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4) 1308.0 feet to the east line of the said Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4); thence South 330.0 feet to the point of beginning, subject to road easement along the east side thereof and containing 10.0 acres, more or less.

And owned by: **JAMES D. MACKEY and CINDY S. MACKEY**
As Joint Tenants with full rights of survivorship and not
As Tenants in Common.

Has been approved on the 22nd day of February, 2016.

By the Auditor, Madison County, Iowa.


Heidi Burhans, Auditor

ZO-RESOLUTION-032216
RESOLUTION APPROVING FINAL PLAT
WINDHAM RIDGE SUBDIVISION
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 Windham Ridge Subdivision; and

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

A part of the Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at a point that is 330.0 feet north of the southeast corner of the Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4) of said Section Twenty-five (25); thence West parallel with the south line of the said Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4) 1309.0 feet to the West line of the said Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4); thence North 330.0 feet; thence East parallel with the south line of the said Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4) 1308.0 feet to the east line of the said Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4); thence South 330.0 feet to the point of beginning, subject to road easement along the east side thereof and containing 10.0 acres, more or less.

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, James D. Mackey and Cindy S. Mackey; 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, 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, Madison County, Iowa.

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

1. That said plat, known as Windham Ridge Subdivision 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 22nd day of March, 2016

Phil Clifton, Chairman

Robert C Duff
Robert Duff, Supervisor

Aaron Price
Aaron Price, Supervisor

Attest: Heidi Burhans
Heidi Burhans
Madison County Auditor

AGREEMENT

This Agreement, made and entered into, by and between, the proprietors of Windham Ridge Subdivision and Todd Hagan, Madison County Engineer.

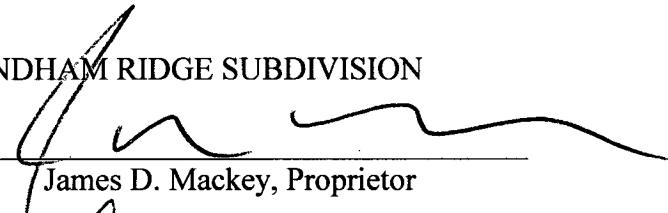
NOW THEREFORE IT IS AGREED AS FOLLOWS:

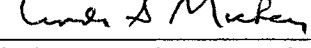
1. The proprietors of Windham Ridge Subdivision, a Plat of the following described real estate:

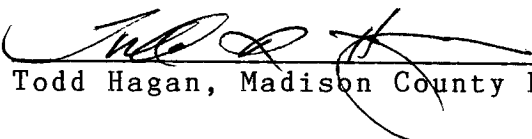
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hereby agree that all private roads located within Windham Ridge Subdivision are private roads and are not being dedicated to Madison County, Iowa. Said proprietors consent and agree that such roads shall not be maintained in any manner by Madison County, Iowa, or the Madison County Engineer's Department.

WINDHAM RIDGE SUBDIVISION

By  James D. Mackey, Proprietor

By  Cindy S. Mackey, Proprietor

 Todd Hagan, Madison County Engineer 3-8-16

**LAND DISTURBING ACTIVITIES
AFFIDAVIT**

STATE OF IOWA :
 :
 :
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, James D. Mackey and Cindy S. Mackey, 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:

A part of the Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at a point that is 330.0 feet north of the southeast corner of the Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4) of said Section Twenty-five (25); thence West parallel with the south line of the said Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4) 1309.0 feet to the West line of the said Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4); thence North 330.0 feet; thence East parallel with the south line of the said Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4) 1308.0 feet to the east line of the said Northeast Fractional Quarter (NE Fr. 1/4) of the Southeast Fractional Quarter (SE Fr. 1/4); thence South 330.0 feet to the point of beginning, subject to road easement along the east side thereof and containing 10.0 acres, more or less.

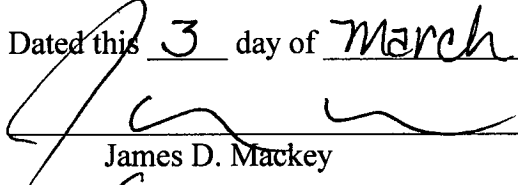
As owners or occupants of the land described above, we are aware that we must establish and maintain soil conservation practices as necessary to meet the soil loss limits established by the Madison County Soil and Water Conservation District, pursuant to sections 161A.43, and 161A.44, Code of Iowa.

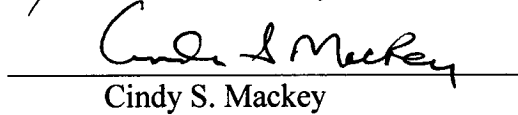
We are aware that loss limit regulations prohibit sediment from leaving the site in excess of 5 tons per acre per year. The land disturbing activities described above will be conducted in a manner that will insure compliance with the soil loss limit regulations.

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.

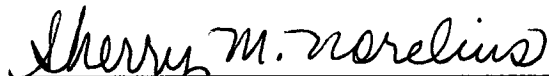
Dated this 3 day of March, 2016


James D. Mackey


Cindy S. Mackey

STATE OF IOWA, COUNTY OF MADISON:

This instrument was acknowledged before me by James D. Mackey and Cindy S. Mackey on this 3 day of March, 2016


Notary Public in for the State of Iowa



EASEMENT AGREEMENT

This Easement Agreement is entered into by and between James D. Mackey and Cindy S. Mackey, Owners of Lot 1 in Windham Ridge Subdivision, Grantors; and, James D. Mackey and Cindy S. Mackey, Owners of Lot 2 in Windham Ridge Subdivision, Grantees.

Grantors hereby grant a perpetual ingress-egress easement described as follows:

See Attached Legal Description for Easement

Grantors warrant and covenant to Grantees that they are the owners of the real estate upon which said easement area is situated and that they have full right and authority to grant said Easement and the Grantees may quietly enjoy their estate in the premises.

This Easement shall run with the land and bind and enure to the benefit of the heirs, successors and assigns of Grantees and Grantors.

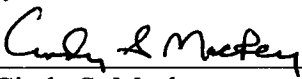
Grantees and Grantors shall each be responsible for one-half of the maintenance of said ingress-egress easement. Said Easement is shown on the Plat of Survey for Windham Ridge Subdivision.

Dated this 3 day of March, 2016.

GRANTOR

By

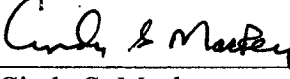

James D. Mackey


Cindy S. Mackey

GRANTEE

By


James D. Mackey

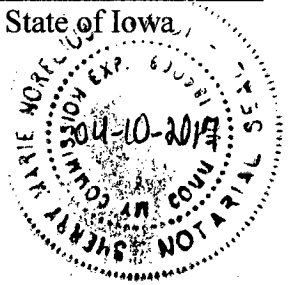

Cindy S. Mackey

STATE OF IOWA :
;SS
COUNTY OF MADISON :

Subscribed and sworn to before me by James D. Mackey and Cindy S. Mackey, as Grantor, this 3 day of March, 2016.

Sherry M. Morelius

Notary Public in and for State of Iowa

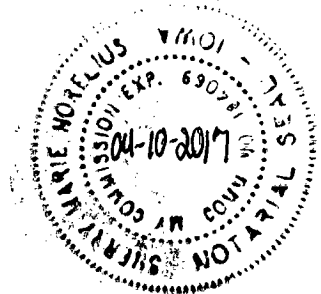


STATE OF IOWA :
;SS
COUNTY OF MADISON :

Subscribed and sworn to before me by James D. Mackey and Cindy S. Mackey, as Grantee, this 3 day of March, 2016.

Sherry M. Morelius

Notary Public in and for State of Iowa



25' Ingress/Egress Easement

All that part of the Northeast Fractional Quarter (1/4) of the Southeast Fractional Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the Southeast corner of the Northeast ¼ of the Southeast ¼ of said Section 25, thence North 00°01'48" West, along the East line of said Southeast ¼, a distance of 377.89 feet; thence North 56°22'58" West, a distance of 48.05 feet, to the Point of Beginning; thence continuing North 56°22'58" West, a distance of 103.19 feet; thence South 89°53'55" West, a distance of 641.20 feet; thence North 00°44'49" West, a distance of 25.00 feet; thence North 89°53'55" East, a distance of 649.05 feet; thence South 56°22'58" East, a distance of 94.13 feet; thence South 00°01'48" East, a distance of 30.03 feet, to the Point of Beginning. Said easement contains 18595 sq ft.

WINDHAM RIDGE



Document 2016 705

Book 2016 Page 705 Type 06 044 Pages 21
 Date 3/24/2016 Time 1:17:02PM
 Rec Amt \$107.00 Aud Amt \$5.00

INDEX
 ANNO
 SCAN
 CHECK

LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

OWNER / DEVELOPER
 James D & Cindy S Mackey
 1469 Warren Avenue
 Currying, Iowa 50061

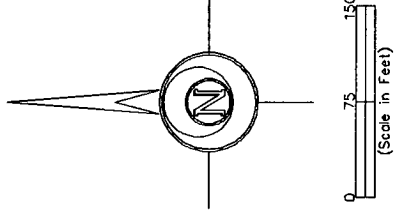


I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Mark A. Murphy 3/19/16
 DATE

MARK A. MURPHY, IOWA LIC. NO. 14674
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016.
 ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)

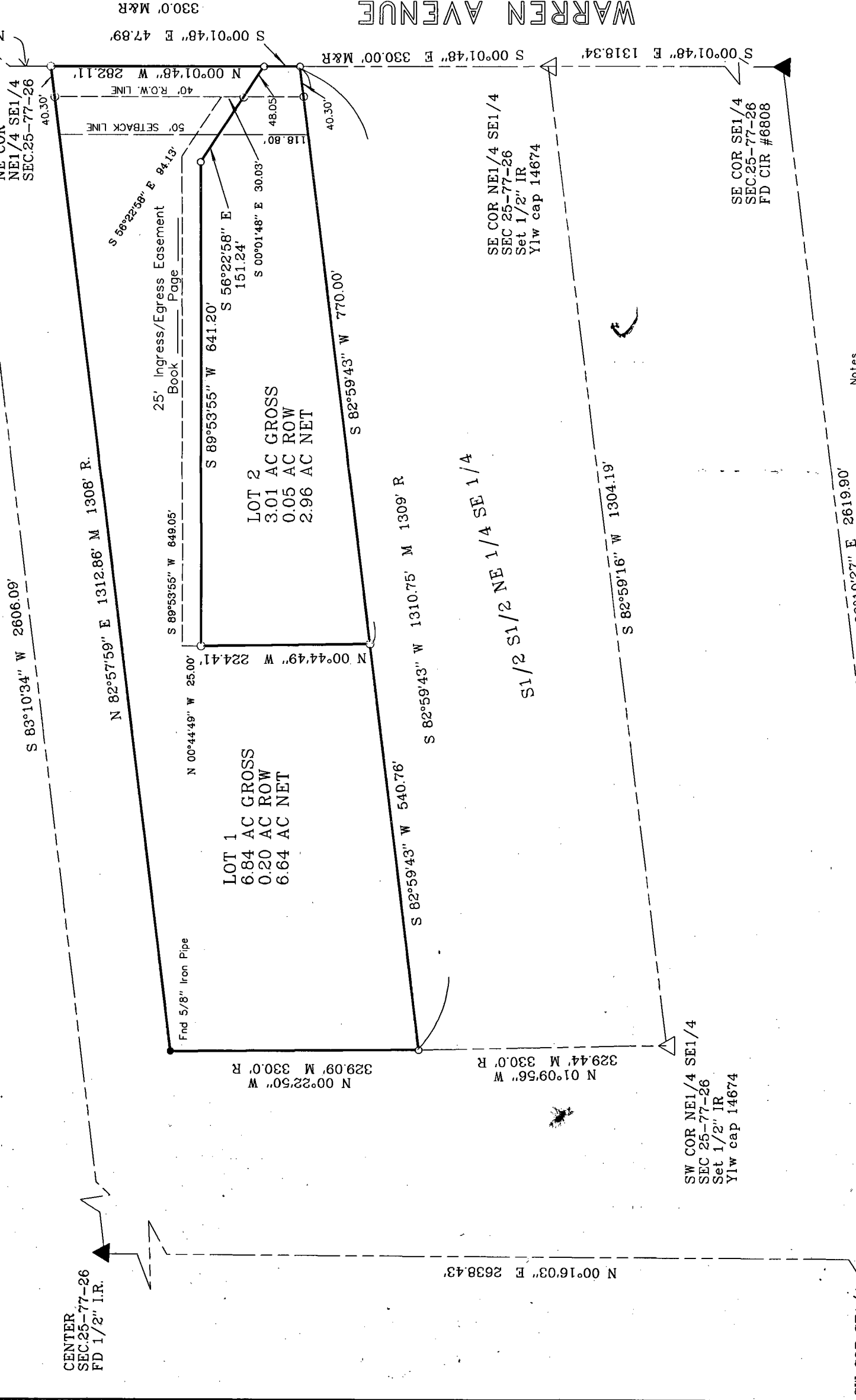
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WARREN AVENUE
 80' Right-of-Way

Legal Description Book. 139 Page 214
 A part of the Northeast Fractional Quarter (1/4) of the Southeast Fractional Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa described as follows: Beginning at a point that is 330.0 feet North of the Southeast corner of the Northeast Fractional Quarter (1/4) of the Southeast Fractional Quarter (1/4) of said Section Twenty-five (25), thence West parallel with the South line of the said Northeast Fractional Quarter (1/4) of the Southeast Fractional Quarter (1/4) of said Section Twenty-five (25), thence West of the said Northeast Fractional Quarter (1/4) of the Southeast Fractional Quarter (1/4) of the Southeast Fractional Quarter (1/4) of said Section Twenty-five (25) a distance of 1309.0 feet to the West line of the said Northeast Fractional Quarter (1/4) of the Southeast Fractional Quarter (1/4) of the Southeast Fractional Quarter (1/4) of said Section Twenty-five (25), thence North 330.0 feet; thence East parallel with the south line of the said Northeast Fractional Quarter (1/4) of the Southeast Fractional Quarter (1/4) of the Southeast Fractional Quarter (1/4) of said Section Twenty-five (25) a distance of 1308.0 feet to the East line of said Northeast Fractional Quarter (1/4) of the Southeast Fractional Quarter (1/4) of the Southeast Fractional Quarter (1/4) of said Section Twenty-five (25), thence South 330.0 feet to the point of beginning, more or less.

CENTER
 SEC.25-77-26
 FD 1/2" I.R.



SW COR SE1/4
 SEC.25-77-26
 FD CIR #6808

SW COR NE1/4 SE1/4
 SEC.25-77-26
 Set 1/2" IR
 Ylw cap 14674

N 01°09'56" W
 329.44' M 330.0' R

N 00°22'50" W
 329.09' M 330.0' R

- Notes
1. Building setbacks to be 50 feet front and rear yard and 25 feet side yard.
 2. Sewer to be individual septic tank and laterals.
 3. Water to be rural water.
 4. Power to be MidAmerican Energy.
 5. Property is zoned residential.
 6. Any new driveway entrances shall have a 24 foot minimum width.

ABACI CONSULTING, INC.
 CIVIL ENGINEERING - LAND SURVEYING
 110 W. GREEN ST., WINTERSSET, IOWA 50273, PH. (515)462-3995

STANDARD SYMBOLS LEGEND:

—	WATER MAIN
—	UNDERGROUND ELECTRIC
—	OVERHEAD ELECTRIC
—	UNDERGROUND TELEPHONE
—	MORE OR LESS
M/P.	MEASURED / PLATTED
CLF	CHAIN LINK FENCE

BENCHMARK:

REVISIONS:

Final Plat
 WINDHAM RIDGE
 SCALE: 1" = 150'
 DRAWN BY: JAK
 DATE OF SURVEY: 2/3/2016
 DRAWING NO: 15494