



LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Document 2017 135

Book 2017 Page 135 Type 06 044 Pages 17

Date 1/12/2017 Time 11:45:21AM

Rec Amt \$87.00 Aud Amt \$5.00

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**PLAT AND CERTIFICATE
FOR SCENIC MEADOWS SUBDIVISION,
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 designed as Scenic Meadows Subdivision, and that the real estate comprising said plat is as follows:

Parcel "E" as recorded in book 2015, page 1489, Madison County Recorder. A parcel of land in the SE ¼ of Section 11, Township 77 North, Range 26 West of the 5th P.M. Madison County, Iowa that is more particularly described as follows: Beginning at the SE corner of the SE ¼ of said SE ¼; thence S84°09'40"W, 1321.64 feet along the south line of said SE ¼ SE ¼ to the SW corner of said SE ¼ SE ¼, thence continuing S84°09'40"W, 339.84 feet along the south line of the SW ¼ of said SE ¼ to the SW corner of the east 10 acres of said SW ¼ SE ¼; thence N00°09'02"E, 661.61 feet along the west line of said east 10 acres to a point; thence N84°10'53"E, 343.52 feet to a point on the west line of said SE ¼ SE ¼; thence continuing N84°10'53"E, 1321.72 feet to a point on the east line of said SE ¼ SE ¼; thence S00°28'44"W, 661.43 feet along said east line to the point of beginning and containing 25.12 acres including 2.87 acres of public roadway easement.

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:

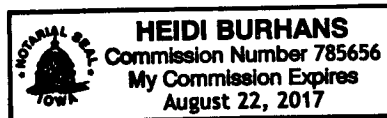
1. Consent to Plat;
2. Lenders Consent to Plat;
3. Attorney's Opinion;
4. Certificate from County Treasurer;
5. Resolution of the Board of Supervisors of Madison County, Iowa, approving said plat;
6. Agreement between Developer & County Engineer;
7. Ground Water Statement;
8. Madison County Soil and Water Conservation District Land Disturbing Activity Affidavit; and
9. 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:

This record was acknowledged before me on this 12th day of January, 2017, by C. J. Nicholl.

Notary Public in and for the State of Iowa

**DEDICATION OF PLAT
OF
SCENIC MEADOWS**

KNOW ALL MEN BY THESE PRESENTS:

That we, Gary Crews and Deborah Crews, Husband and Wife, do hereby certify that we are the owners and proprietors of the following described real estate:

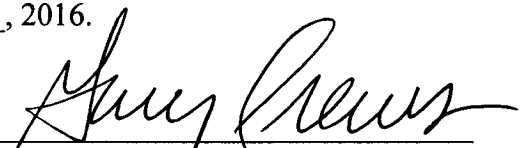
PARCEL 'E' AS RECORDED IN BOOK 2015, PAGE 1489, MADISON COUNTY RECORDER.


A PARCEL OF LAND IN THE SE ¼ OF SECTION II, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M. MADISON COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF THE SE ¼ OF SAID SE 1/4; THENCE S84°09'40"W, 1321.64 FEET ALONG THE SOUTH LINE OF SAID SE ¼ SE ¼ TO THE SW CORNER OF SAID SE ¼ SE ¼, THENCE CONTINUING S84°09'40"W, 339.84 FEET ALONG THE SOUTH LINE OF THE SW ¼ OF SAID SE ¼ TO THE SW CORNER OF THE EAST 10 ACRES OF SAID SW ¼ SE ¼; THENCE N00°09'02"E, 661.61 FEET ALONG THE WEST LINE OF SAID EAST 10 ACRES TO A POINT; THENCE N84°10'53"E, 343.52 FEET TO A POINT ON THE WEST LINE OF SAID SE ¼ SE ¼; THENCE CONTINUING N84°10'53"E, 1321.72 FEET TO A POINT ON THE EAST LINE OF SAID SE ¼ SE ¼; THENCE S00°28'49"W, 661.43 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 25.12 ACRES INCLUDING 2.87 ACRES OF PUBLIC ROADWAY EASEMENT.

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

Dated this 6 day of December, 2016.



Gary Crews


Deborah Crews

STATE OF IOWA, COUNTY OF Polk _____:

This instrument was acknowledged before me by Gary Crews and Deborah Crews on this 6th day of December, 2016.



Lori R. Short

Notary Public in and for the State of Iowa

**CONSENT TO PLATTING
CITY STATE BANK**

City State Bank does consent to the platting and subdivision of the following described real estate:

PARCEL 'E' AS RECORDED IN BOOK 2015, PAGE 1489, MADISON COUNTY RECORDER.

A PARCEL OF LAND IN THE SE ¼ OF SECTION II, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M. MADISON COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF THE SE ¼ OF SAID SE 1/4; THENCE S84°09'40"W, 1321.64 FEET ALONG THE SOUTH LINE OF SAID SE ¼ SE ¼ TO THE SW CORNER OF SAID SE ¼ SE ¼, THENCE CONTINUING S84°09'40"W, 339.84 FEET ALONG THE SOUTH LINE OF THE SW ¼ OF SAID SE ¼ TO THE SW CORNER OF THE EAST 10 ACRES OF SAID SW ¼ SE ¼; THENCE N00°09'02"E, 661.61 FEET ALONG THE WEST LINE OF SAID EAST 10 ACRES TO A POINT; THENCE N84°10'53"E, 343.52 FEET TO A POINT ON THE WEST LINE OF SAID SE ¼ SE ¼; THENCE CONTINUING N84°10'53"E, 1321.72 FEET TO A POINT ON THE EAST LINE OF SAID SE ¼ SE ¼; THENCE S00°28'49"W, 661.43 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 25.12 ACRES INCLUDING 2.87 ACRES OF PUBLIC ROADWAY EASEMENT.

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 Ended Mortgage from Gary and Deborah Crews, husband and wife to City State Bank dated November 6, 2015, filed November 10, 2015, in Book 2015, Page 3338, of the Recorder's office of Madison County Iowa, to secure credit in the amount of \$675,000.00. This Mortgage is a first lien against this real estate under examination.

Dated this 1 day of December, 2016.


City State Bank

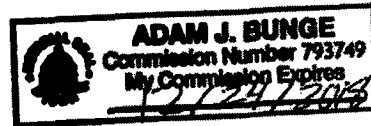


By: Stephen L. Davis
Title: Vice President

STATE OF IOWA, COUNTY OF Polk :

This instrument was acknowledged before me on this 1st day of December,
2016 by Stephen L. Davis, Vice President of City Sate Bank.


Notary Public in and for said State



**ATTORNEY'S TITLE OPINION FOR FINAL PLAT
SCENIC MEADOWS**

I, Michael P. Holzworth, an attorney at law licensed to practice under the laws of the State of Iowa, have examined the abstract of title, last certified to November 8, 2016, at 8:00 A.M., by Madison County Abstract Co.; purporting to show the chain of title to the following described property, which is real property contained in Scenic Meadows, Madison County, Iowa:

Parcel "E" located in the South Half (1/2) of the Southeast Quarter (1/4) of Section Eleven (11), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 25.12 acres, as shown in Plat of Survey filed in Book 2015, Page 1489 on May 29, 2015, 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:

**GARY D. CREWS and DEBORAH D. CREWS, husband and wife,
as joint tenants with full rights of survivorship and not as tenants in common**

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

Entry No. 79 shows an Open-End Mortgage from Gary D. Crews and Deborah D. Crews, husband and wife, to City State Bank dated November 6, 2015, and filed November 10, 2015, in Book 2015, Page 3338 of the Recorder's Office of Madison County, Iowa, to secure credit in the amount of \$ 675,000.00. This Mortgage is a first lien against the real estate under examination.

The following items are also shown of record:

- A. Entry No. 77 shows an Underground Electric Line Easement granted to MidAmerican Energy Company, its successors and assigns, dated August 27, 2015, and filed September 3, 2015, in Book 2015, Page 2591 of the recorder's Office of Madison County, Iowa.
- B. Entry No. 9 shows an Easement granted to Madison County Soil Conservation District, its successors and assigns, dated and filed February 15, 1963, in Deed Record 92, Page 57 of the Recorder's Office of Madison County, Iowa.
- C. Entries No. 3, 5, 11, 12, 41, 55, 56, and 57 are all in regards to a Pipeline Easement now owned by Buckeye Pipe Line transportation LLC.
- D. Entries No. 7, 8, 10, 30, 31, and 54 are all Entries pertaining to a Pipeline Easement granted to Oneok North System, L.L.C.

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.

- E. Entry No. 87 shows Amended – Required Set Back Footages for Badger Creek Watershed filed August 25, 2016 in Book 2016 at Page 2461.
- F. Entry No. 88 of the Abstract shows Madison County Parcel No. 011011186013000 assessed as follows: 1st installment \$ 234.00 – paid; 2nd installment \$ 234.00 – paid.

HOLZWORTH LAW FIRM



Michael P. Holzworth
5835 Grand Ave, Suite 104
Des Moines, IA 50312-1427
Telephone: (515) 274-0279
Facsimile: (515) 274-5223

CERTIFICATE OF THE COUNTY TREASURER OF MADISON COUNTY, IOWA

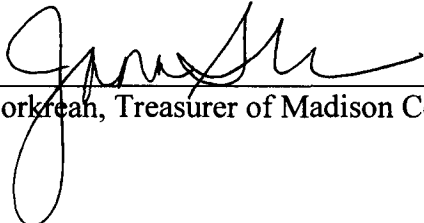
I, Jana Corkrean, do hereby certify that I am the duly elected and acting Treasurer of Madison County, Iowa; that I have examined the records in my office, and that there are no unpaid taxes forming a lien against the following described real estate:

PARCEL 'E' AS RECORDED IN BOOK 2015, PAGE 1489, MADISON COUNTY RECORDER.

A PARCEL OF LAND IN THE SE $\frac{1}{4}$ OF SECTION ^{11 (Eleven)} ~~X~~, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M. MADISON COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF THE SE $\frac{1}{4}$ OF SAID SE $\frac{1}{4}$; THENCE S84°09'40"W, 1321.64 FEET ALONG THE SOUTH LINE OF SAID SE $\frac{1}{4}$ SE $\frac{1}{4}$ TO THE SW CORNER OF SAID SE $\frac{1}{4}$ SE $\frac{1}{4}$, THENCE CONTINUING S84°09'40"W, 339.84 FEET ALONG THE SOUTH LINE OF THE SW $\frac{1}{4}$ OF SAID SE $\frac{1}{4}$ TO THE SW CORNER OF THE EAST 10 ACRES OF SAID SW $\frac{1}{4}$ SE $\frac{1}{4}$; THENCE N00°09'02"E, 661.61 FEET ALONG THE WEST LINE OF SAID EAST 10 ACRES TO A POINT; THENCE N84°10'53"E, 343.52 FEET TO A POINT ON THE WEST LINE OF SAID SE $\frac{1}{4}$ SE $\frac{1}{4}$; THENCE CONTINUING N84°10'53"E, 1321.72 FEET TO A POINT ON THE EAST LINE OF SAID SE $\frac{1}{4}$ SE $\frac{1}{4}$; THENCE S00°28'49"W, 661.43 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 25.12 ACRES INCLUDING 2.87 ACRES OF PUBLIC ROADWAY EASEMENT.

DATED at Winterset, Iowa this 6 day of Dec, 2016.



Jana Corkrean, Treasurer of Madison County, Iowa

CERTIFICATE OF AUDITOR

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

SCENIC MEADOWS

For property located at:

PARCEL 'E' AS RECORDED IN BOOK 2015, PAGE 1489, MADISON COUNTY RECORDER.


A PARCEL OF LAND IN THE SE ¼ OF SECTION II, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M. MADISON COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF THE SE ¼ OF SAID SE 1/4; THENCE S84°09'40"W, 1321.64 FEET ALONG THE SOUTH LINE OF SAID SE ¼ SE ¼ TO THE SW CORNER OF SAID SE ¼ SE ¼, THENCE CONTINUING S84°09'40"W, 339.84 FEET ALONG THE SOUTH LINE OF THE SW ¼ OF SAID SE ¼ TO THE SW CORNER OF THE EAST 10 ACRES OF SAID SW ¼ SE ¼; THENCE N00°09'02"E, 661.61 FEET ALONG THE WEST LINE OF SAID EAST 10 ACRES TO A POINT; THENCE N84°10'53"E, 343.52 FEET TO A POINT ON THE WEST LINE OF SAID SE ¼ SE ¼; THENCE CONTINUING N84°10'53"E, 1321.72 FEET TO A POINT ON THE EAST LINE OF SAID SE ¼ SE ¼; THENCE S00°28'49"W, 661.43 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 25.12 ACRES INCLUDING 2.87 ACRES OF PUBLIC ROADWAY EASEMENT.

And owned by: **Gary and Deborah Crews**
As joint Tenants with full rights of Survivorship and
Not as tenants in Common

Has been approved on the 06 day of December, 2016.

By the Auditor, Madison County, Iowa


Heidi Burhans, Auditor

ZO-RESOLUTION-011017
RESOLUTION APPROVING FINAL PLAT
SENIC MEADOWS
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 Scenic Meadows; and

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

Parcel "E" as recorded in book 2015, page 1489, Madison County Recorder.

A parcel of land in the SE ¼ of Section 11, Township 77 North, Range 26 West of the 5th P.M. Madison County, Iowa that is more particularly described as follows:

Beginning at the SE corner of the SE ¼ of said SE ¼; thence S84°09'40"W, 1321.64 feet along the south line of said SE ¼ SE ¼ to the SW corner of said SE ¼ SE ¼, thence continuing S84°09'40"W, 339.84 feet along the south line of the SW ¼ of said SE ¼ to the SW corner of the east 10 acres of said SW ¼ SE ¼; thence N00°09'02"E, 661.61 feet along the west line of said east 10 acres to a point; thence N84°10'53"E, 343.52 feet to a point on the west line of said SE ¼ SE ¼; thence continuing N84°10'53"E, 1321.72 feet to a point on the east line of said SE ¼ SE ¼; thence S00°28'44"W, 661.43 feet along said east line to the point of beginning and containing 25.12 acres including 2.87 acres of public roadway easement.

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, Gary & Deborah Crews; 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 a 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 Scenic Meadows 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 Scenic Meadows 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 10th day of January, 2017



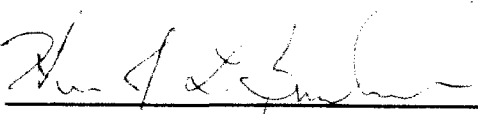
Aaron Price, Chairman



Phil Clifton, Supervisor



Robert Duff, Supervisor

Attest: 

Heidi L. Burhans, Madison County Auditor

AGREEMENT

This Agreement, made and entered into, by and entered into, by and between, the proprietors of Scenic Meadows and Todd Hagan, Madison County Engineer.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

1. The proprietors of Scenic Meadows, a Plat of the following described real estate:

PARCEL 'E' AS RECORDED IN BOOK 2015, PAGE 1489, MADISON COUNTY RECORDER.

A PARCEL OF LAND IN THE SE ¼ OF SECTION II, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M. MADISON COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF THE SE ¼ OF SAID SE 1/4; THENCE S84°09'40"W, 1321.64 FEET ALONG THE SOUTH LINE OF SAID SE ¼ SE ¼ TO THE SW CORNER OF SAID SE ¼ SE ¼, THENCE CONTINUING S84°09'40"W, 339.84 FEET ALONG THE SOUTH LINE OF THE SW ¼ OF SAID SE ¼ TO THE SW CORNER OF THE EAST 10 ACRES OF SAID SW ¼ SE ¼; THENCE N00°09'02"E, 661.61 FEET ALONG THE WEST LINE OF SAID EAST 10 ACRES TO A POINT; THENCE N84°10'53"E, 343.52 FEET TO A POINT ON THE WEST LINE OF SAID SE ¼ SE ¼; THENCE CONTINUING N84°10'53"E, 1321.72 FEET TO A POINT ON THE EAST LINE OF SAID SE ¼ SE ¼; THENCE S00°28'49"W, 661.43 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 25.12 ACRES INCLUDING 2.87 ACRES OF PUBLIC ROADWAY EASEMENT.

Hereby agree that all private roads located within Scenic Meadows 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 Madison County Engineer's

Department.

Dated: 12/18/2016 2016.

Gary Crews
Gary Crews

Deborah Crews
Deborah Crews

Todd Hagan
Todd Hagan, Madison County Engineer

RESOLUTION 2016-25
City of Cumming

**Resolution Approving the Final Plat of Scenic Meadows 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 Scenic Meadows; and

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

PARCEL 'E' AS RECORDED IN BOOK 2015, PAGE 1489, MADISON COUNTY RECORDER.

A PARCEL OF LAND IN THE SE ¼ OF SECTION II, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M. MADISON COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Subject to easements of record.

WHEREAS, there was also filed with the 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, Gary Crews and Deborah Crews; 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 Scenic Meadows, prepared in connection with said plat and subdivision is hereby approved.

Passed and Approved, this 8th day of August, 2016.



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 activities 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, Gary Crews and Deborah Crews, 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:

PARCEL 'E' AS RECORDED IN BOOK 2015, PAGE 1489, MADISON COUNTY RECORDER.

A PARCEL OF LAND IN THE SE ¼ OF SECTION II, TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH P.M. MADISON COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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As owners and occupants of the land described above, we are aware that we must establish and maintain still 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 activities described above.

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

Dated this 6 day of December, 2016.

Gary Crews
Gary Crews

Deborah Crews
Deborah Crews

STATE OF IOWA, COUNTY OF Polk :

This instrument was acknowledged before me by Gary Crews and Deborah Crews on this 6th day of December, 2016.

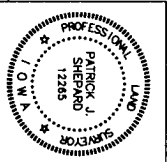
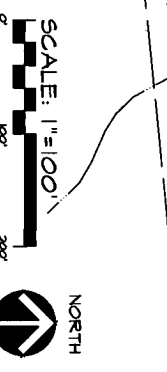
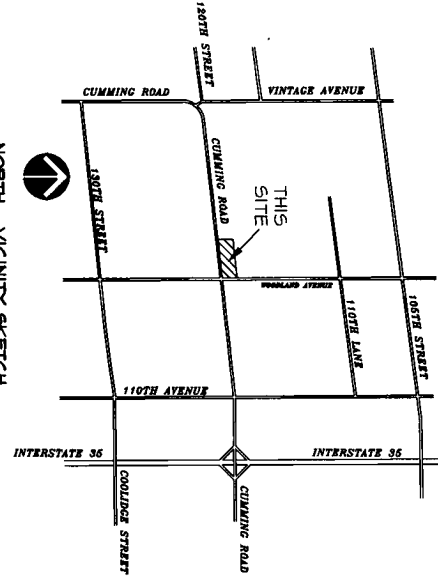
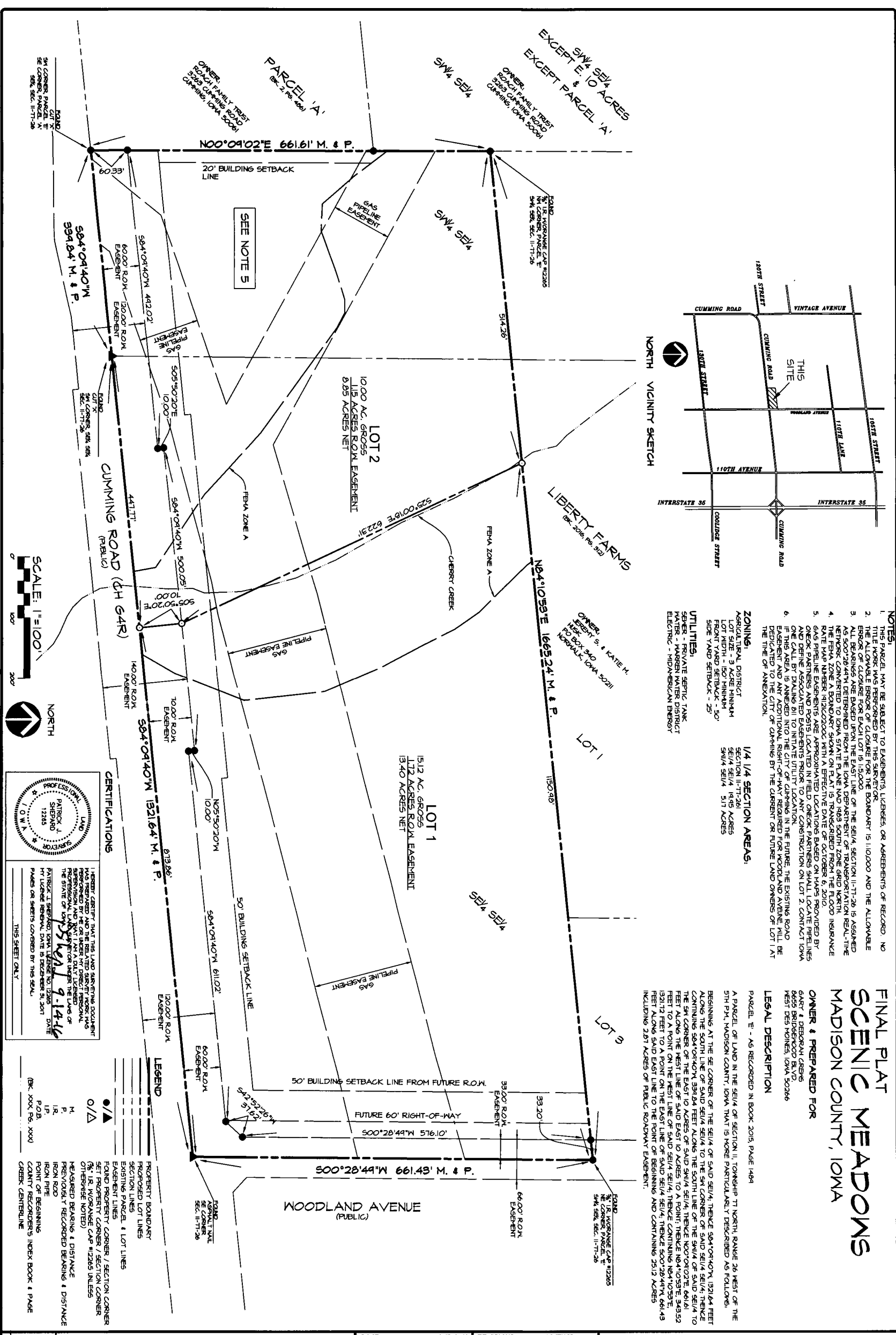


Lori R. Short
Notary Public in and for the State of Iowa

INDX
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 SCAN
 CHEK

LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

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CERTIFICATIONS

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED SURVEYOR OF THE STATE OF IOWA.
 DATE: 1-14-16
 PATRICK J. SHEEHAN, LAND SURVEYOR TO THE STATE OF IOWA.
 THIS SHEET ONLY.

LEGEND

--- (dashed line)	PROPERTY BOUNDARY
--- (dotted line)	PROPOSED LOT LINES
--- (solid line)	EXISTING PARCEL & LOT LINES
--- (solid line with dots)	EASEMENT LINES
--- (solid line with triangles)	FOUND PROPERTY CORNER / SECTION CORNER
--- (solid line with squares)	SET PROPERTY CORNER / SECTION CORNER
--- (solid line with circles)	1/4, 1/2, 3/4, 3/8, 1/8 (W/VAIANCE CAP #12265 UNLESS OTHERWISE NOTED)
--- (solid line with diamonds)	BEARING & DISTANCE
--- (solid line with crosses)	PREVIOUSLY RECORDED BEARING & DISTANCE
--- (solid line with stars)	IRON PIPE
--- (solid line with pluses)	IRON ROD
--- (solid line with asterisks)	POINT OF BEGINNING
--- (solid line with hashes)	COUNTY RECORDER'S INDEX BOOK & PAGE
--- (solid line with vertical lines)	CREEK CENTERLINE

SCENIC MEADOWS
 MADISON COUNTY, IOWA

FINAL PLAT

DATE:	02-15-2016	REVISIONS	COMMENTS
DESIGNED BY:	PJS		
DRAWN BY:	JDS		

CEC Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12, Des Moines, Iowa 50322
 515.276.4884 · Fax: 515.276.7084 · mail@ceclac.com