



**PLAT AND CERTIFICATE
FOR REPLAT OF GUYE WOODS OVERLOOK 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 designated as Replat of Guye Woods Overlook Subdivision, 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;
9. Consents by mortgage holders.

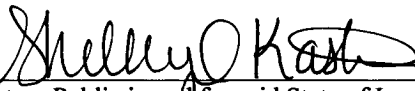
all of which are duly certified in accordance with the Madison County Zoning Ordinance.



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

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 17th day of January, 2017, by C.J. Nicholl.



 Notary Public in and for said State of Iowa



**DEDICATION OF PLAT
OF
REPLAT OF GUYE WOODS OVERLOOK SUBDIVISION**

KNOW ALL MEN BY THESE PRESENTS:

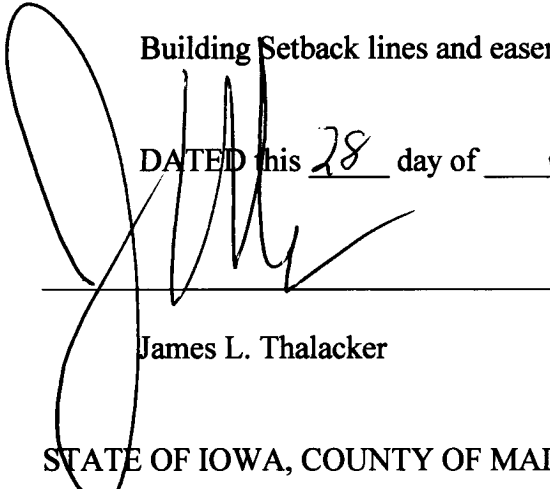
That James L. Thalacker and Sara A. Thalacker, Husband and Wife, do hereby certify that they are the sole owners and proprietors of the following-described real state:

See Attached

That the subdivision of the above-described real estate as shown by the final plat of Replat of Guye Woods Overlook Subdivision is with the free consent and in accordance with the owners' desires as owners of said real estate.

Building Setback lines and easements are as shown on the Final Plat.

DATED this 28 day of Dec, 2016.



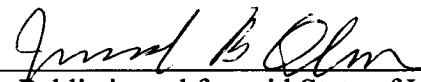
James L. Thalacker



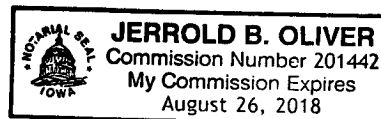
Sara A. Thalacker

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 28 day of Dec, 2016, by James L. Thalacker and Sara A. Thalacker.



Notary Public in and for said State of Iowa



DESCRIPTION

That part of Lot 1, Lot 3, and Lot 4 of Guye Woods Overlook Subdivision, recorded in Book 2005, Page 2772, Madison County Iowa Recorder's Office, located in the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 3 and the Southeast Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 4, Township 76 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Commencing at the southeast corner of the Southeast Quarter of the Northeast Quarter of said Section 4; thence on an assumed bearing of North 89 degrees 50 minutes 40 seconds West along the southerly line of Lot 2 of Guye Woods Overlook Subdivision and the southerly line of the Southeast Quarter of the Northeast Quarter of said Section 4 a distance of 540.27 feet to the southwest corner of said Lot 2 and the point of beginning;
 thence North 89 degrees 50 minutes 40 seconds West along the southerly line of Guye Woods Overlook Subdivision and the southerly line of the Southeast Quarter of the Northeast Quarter of said Section 4 a distance of 778.58 feet to the southwest corner of said Southeast Quarter of the Northeast Quarter;
 thence North 89 degrees 50 minutes 24 seconds West along said southerly line 165.35 feet to the southwest corner of said Guye Woods Overlook Subdivision;
 thence North 00 degrees 13 minutes 56 seconds East along the westerly line of said Guye Woods Overlook Subdivision 1317.20 feet to the northwest corner of said Guye Woods Overlook Subdivision;
 thence South 89 degrees 56 minutes 14 seconds East along the northerly line of said Guye Woods Overlook Subdivision 165.36 feet to the northwest corner of the Southeast Quarter of the Northeast Quarter of said Section 4;
 thence South 89 degrees 54 minutes 40 seconds East along the northerly line of said Guye Woods Overlook Subdivision and the northerly line of said Southeast Quarter of the Northeast Quarter 1013.36 feet to the easterly line of said Guye Woods Overlook Subdivision;
 thence South 01 degrees 11 minutes 44 seconds East along said easterly line 271.21 feet to a point located on the northerly line of said Guye Woods Overlook Subdivision;
 thence South 88 degrees 43 minutes 31 seconds East along said northerly line 296.97 feet to the westerly line of the Southwest Quarter of the Northwest Quarter of said Section 3;
 thence South 88 degrees 41 minutes 47 seconds East along said northerly line 134.74 feet;
 thence South 88 degrees 41 minutes 56 seconds East along said northerly line 412.62 feet to the northeast corner of said Guye Woods Overlook Subdivision;
 thence South 00 degrees 00 minutes 14 seconds West along the easterly line of said Guye Woods Overlook Subdivision 980.79 feet;
 thence South 50 degrees 52 minutes 44 seconds East along said easterly line 79.30 feet to the northerly line of the Northwest Quarter of the Southwest Quarter of said Section 3 and the northerly line of a Madison County Highway;
 thence South 83 degrees 38 minutes 14 seconds East along the southerly line of said Guye Woods Overlook Subdivision 96.05 feet to the centerline of a Madison County Highway;
 thence southwesterly 117.17 feet along said centerline and the southeasterly line of said Guye Woods Overlook Subdivision and a curve concave southeasterly and not tangent with the last described line, said curve has a radius of 178.85 feet, a central angle of 37 degrees 32 minutes 10 seconds, and a chord 115.09 feet in length bearing South 71 degrees 28 minutes 35 seconds West to the southeast corner of lot 2 of said Guye Woods Overlook Subdivision;
 thence North 29 degrees 46 minutes 45 seconds West along the northeasterly line of said Lot 2 a distance of 33.22 feet to the northerly line of a Madison County Highway;
 thence North 43 degrees 52 minutes 26 seconds West along said northeasterly line 102.96 feet;
 thence North 42 degrees 05 minutes 34 seconds West along said northeasterly line 115.06 feet;
 thence North 60 degrees 50 minutes 00 seconds West along said northeasterly line 171.87 feet;
 thence North 39 degrees 39 minutes 27 seconds West along said northeasterly line 79.14 feet to the northeast corner of said Lot 2;
 thence South 67 degrees 43 minutes 03 seconds West along the northerly line of said Lot 2 a distance of 120.92 feet;
 thence North 90 degrees 00 minutes 00 seconds West along the said northerly line 119.43 feet to the westerly line of the Southwest Quarter of the Northwest Quarter of said Section 3;
 thence North 90 degrees 00 minutes 00 seconds West along said northerly line 540.81 feet to the northwest corner of said Lot 2;
 thence South 00 degrees 00 minutes 00 seconds East along the easterly line of said Lot 2 a distance of 237.07 feet to the southwest corner of said Lot 2 and the point of beginning;

Said tract contains 50.72 acres and is subject to a Madison County Highway Easement over the southerly 0.05 acres thereof.

**CONSENT TO PLATTING
BY MERCHANTS BANK NATIONAL ASSOCIATION**

Merchants Bank National Association does consent to the platting and subdivision of the following-described real estate:

See Attached entry from abstract referencing the mortgage held by Merchants Bank National Association and the real estate upon which it has a mortgage recorded in Book 2011, Page 26 of the Recorder's Office of Madison County, Iowa. Said mortgage was granted to Union State Bank and assigned to Merchants Bank National Association by assignment from Union State Bank recorded in Book 2011, Book 27 of the Recorder's Office of Madison County, Iowa. Said plat and subdivision will be known as Replat of Gurye Woods Overlook Subdivision. Said real estate is a part of said plat and subdivision.

Dated this 3 day of January, 2017.

Merchants Bank National Association

By Toni L. Nisbit

STATE OF Minnesota, COUNTY OF Winona

This instrument was acknowledged before me on this 3rd day of January, 2017 by Toni L. Nisbit as AMP Mortgage Operations of Merchants Bank National Association. Asst Mgr / Underwriting



Leah M. Myhro
Notary Public in and for said State

Entry.

----- Entry #91 -----

James L. Thalacker and Sara A. Thalacker,
Husband and Wife
To
Union State Bank

MORTGAGE
Dated December 27, 2010
Filed January 3, 2011
Book 2011, Page 26
Amount: \$256,560.00

Encumbers: Lot One (1) of Guye Woods Overlook Subdivision, located in the Southwest Quarter (¼) of the Northwest Quarter (¼) and the Northwest Quarter (¼) of the Southwest Quarter (¼), Section Three (3) and the Southeast Quarter (¼) of the Northeast Quarter (¼), and the Southwest Quarter (¼) of the Northeast Quarter (¼) of Section Four (4), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

Terms: As evidenced by promissory note in the amount of \$256,560.00 due and payable not later than January 1, 2031.

Contains due on sale clause.

Contains owner occupancy clause.

Contains acceleration clause in the event of default.

Contains homestead exemption waiver clause. (Foregoing clause signed and dated separately from mortgage, and the copy filed of record appears to be bold faced type of at least 10 points).

----- Entry #92 -----

Union State Bank,
by Vice President
To
Merchants Bank National Association

MORTGAGE ASSIGNMENT
Dated December 27, 2010
Filed January 3, 2011
Book 2011, Page 27

Assigns mortgage recorded in Book 2011, Page 26, Shown at Previous Entry.

**CONSENT TO PLATTING
BY UNION STATE BANK**

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

See Attached entry from abstract referencing the mortgage held by Union State Bank and the real estate upon which it has a mortgage recorded in Book 2011, Page 2155 of the Recorder's Office of Madison County, Iowa.. Said plat and subdivision will be known as Replat of Guye Woods Overlook Subdivision. Said real estate is a part of said plat and subdivision.

Dated this 29 day of December, 2016.

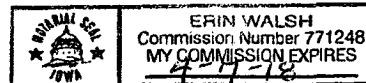
Union State Bank

By Jeffery Nolan Pres/CEO

STATE OF Iowa, COUNTY OF Madison

~~200~~ ²⁰¹⁶ This instrument was acknowledged before me on this 29 day of December by Jeffery Nolan as President/CEO of Union State Bank.

Erin Walsh
Notary Public in and for said State



----- Entry #93 -----

James L. Thalacker and Sara A. Thalacker,
Husband and Wife
To
Union State Bank

**OPEN-END MORTGAGE (With
Future Advance Clause)**
Dated August 10, 2011
Filed August 15, 2011
Book 2011, Page 2155
Amount: \$25,261.00

Encumbers: Lot One (1) of Guve Woods Overlook Subdivision, located in the Southwest Quarter (¼) of the Northwest Quarter (¼) and the Northwest Quarter (¼) of the Southwest Quarter (¼), Section Three (3) and the Southeast Quarter (¼) of the Northeast Quarter (¼), and the Southwest Quarter (¼) of the Northeast Quarter (¼) of Section Four (4), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

Terms: Secures credit in the amount of \$25,261.00, as evidenced by promissory note dated August 10, 2011 to 600 Monkeys, LLC.

Contains due on sale or encumbrance clause.

Contains acceleration clause in the event of default.

Contains line of credit clause.

Contains homestead exemption waiver clause. (Foregoing clause signed and dated separately from mortgage, and the copy filed of record appears to be bold faced type of at least 10 points).

**CONSENT TO PLATTING
BY CENTRAL BANK**

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

See Attached entry from abstract referencing the mortgage held by Central Bank and the real estate upon which it has a mortgage recorded in Book 2016, Page 472 of the Recorder's Office of Madison County, Iowa.. Said plat and subdivision will be known as Replat of Guye Woods Overlook Subdivision. Said real estate is a part of said plat and subdivision.

Dated this 3RD day of JANUARY, 2017.

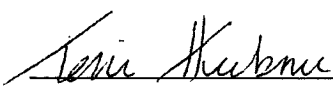
Central Bank

By 

STATE OF IOWA, COUNTY OF DICKINSON

This instrument was acknowledged before me on this 3RD day of JANUARY, 2007 by JEFF A. RICHTER as SR. VICE PRESIDENT of Central Bank.




Notary Public in and for said State

James L. Thalacker Spouse of Sara A.
Thalacker, and Sara A. Thalacker, Spouse of
James L. Thalacker
To
Central Bank

**OPEN-END MORTGAGE (With
Future Advance Clause)**
Dated February 18, 2016
Filed February 25, 2016
Book 2016, Page 472
Amount: \$70,000.00

Encumbers: Lot One (1) of Guye Woods Overlook Subdivision, located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) and the Northwest Quarter (1/4) of the Southwest Quarter (1/4), Section Three (3) and the Southeast Quarter (1/4) of the Northeast Quarter (1/4), and the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Four (4), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

Terms: Secures credit in the amount of \$70,000.00, as evidenced by promissory note or other agreement with a maximum credit limit of \$70,000.00, maturing February 28, 2026.

Contains due on sale clause.

Contains acceleration clause in the event of default.

Contains line of credit clause.

Contains homestead exemption waiver clause. (Foregoing clause signed and dated separately from mortgage, and the copy filed of record appears to be bold faced type of at least 10 points).

MADISON COUNTY ABSTRACT CO.

MADISON COUNTY ABSTRACT CO.

**ATTORNEY'S OPINION FOR FINAL PLAT,
REPLAT OF GUYE WOODS OVERLOOK SUBDIVISION**

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 one (1) part, last certified to December 19, 2016, 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, Replat of Guye Woods Overlook Subdivision, Madison County, Iowa:

SEE ATTACHED

In my opinion, merchantable title to the above described property is in the names of James L. Thalacker and Sara J. Thalacker, Husband and Wife, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, free and clear of all liens and encumbrances, except the following mortgages:

1. Entry No. 91 shows a Mortgage from James L. Thalacker and Sara A. Thalacker, Husband and Wife to Union State Bank in the principal amount of \$256,506.00, dated December 27, 2010, and filed January 3, 2011, in Book 2011, Page 26 of the Recorder's Office of Madison County, Iowa. Entry No. 92 shows that this Mortgage has been assigned by Union State Bank to Merchants Bank National Association by Mortgage Assignment dated December 27, 2010; and filed January 3, 2011, in Book 2011, Page 27 of the Recorder's Office of Madison County, Iowa. This Mortgage is a lien against Lot One of Guye Woods Overlook Subdivision.

2. Entry No. 93 shows an Open-End Mortgage from James L. Thalacker and Sara A. Thalacker, Husband and Wife, to Union State Bank in the principal amount of \$25,261.00 dated

August 10, 2011, and filed August 15, 2011, in Book 2011, Page 2155 of the Recorder's Office of Madison County, Iowa. This Mortgage is a lien against Lot One of Guye Woods Overlook Subdivision.

3. Entry No. 97 shows an Open-End Mortgage from James L. Thalacker Spouse of Sara A. Thalacker, and Sara A. Thalacker, Spouse of James L. Thalacker, to Central Bank, in the principal amount of \$70,000.00 dated February 18, 2016, and filed February 25, 2016, in Book 2016, Page 472 of the Recorder's Office of Madison County, Iowa. This Mortgage is a lien against Lot One of Guye Woods Overlook Subdivision.

We call to your attention, the following matters which appear in the abstract:

a. Entry No. 14 shows an easement from George H. McCaslen Grantors to Victor Quintana and Jill Quantana for a perpetual easement for a water well, buried waterline, electrical lines and all related accessories dated November 3, 1992 and filed on November 10, 1992 in Deed Record 130, Page 564.

b. Entry No. 50 shows a Warranty Deed to James L. Thalacker and Sara A. Thalacker, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, dated May 29, 1997, and filed June 3, 1997, Deed Record 137, Page 589 of the Recorder's Office of Madison County, Iowa, conveying Parcel "A", as shown in the Plat of Survey recorded in Survey Record 2, Pages 788 and 789 of the Recorder's Office of Madison County, Iowa. In this deed the grantors, Marvin D. Cox and Mary A. Cox, husband and wife, reserve an easement for the purpose of erecting, installing, maintaining, and rebuilding surface water control practices.

c. Entry No. 65 shows a Warranty Deed from James L. Thalacker and Sara A. Thalacker, husband and wife to Hans C. Cooper and Sherry L. Cooper, as Joint Tenants

with full rights of Survivorship, and not as tenants in common, dated June 29, 1997, and filed June 30, 1997, in Deed Record 137, Page 658 of the Recorder's Office of Madison County, Iowa. This deed conveys Parcel "E" which is a portion of said Parcel "A". In this deed the grantors reserve an easement for erecting, installing, maintaining, and rebuilding surface water control practices, make agreements concerning construction and maintenance of fences. This deed also provides that no construction shall be made by grantor within 50 feet of the West boundary line of the real estate being conveyed by the grantors to grantees, that no construction shall be made by grantees within 100 feet of the West boundary line of the real estate being conveyed by the grantors to grantees, and that no mobile home shall be placed on the real estate. These provisions are considered to be covenants running with the land and to binding upon the parties their heirs, successors, and assigns.

d. Entry No. 68 shows a Water Usage and Line Easement to James L. Thalacker and Sara J. Thalacker, dated April 14, 2000, and filed April 21, 2000, in Deed Record 142, Page 490 of the Recorder's Office of Madison County, Iowa, granting an perpetual easement for the purpose of installing, using, maintaining, repairing, replacing and reconstructing a water well and underground water line and other necessary equipment appurtenant.

e. Entry No. 78 shows the Subdivision Proceedings of Guye Woods Overlook Subdivision, Madison County, Iowa, dated June 13, 2005, and filed June 21, 2005, in Book 2005, Page 2772 of the Recorder's Office of Madison County, Iowa. These Subdivision Proceedings contain a Deed of Restrictions which place certain restrictions on the use of the real estate under examination, establishing setbacks, provide for

easements and provide for a homeowner's association. The homeowner's association would have the power to assess dues against lots in the subdivision.

f. The abstract shows the following easements for waterline purposes to Warren

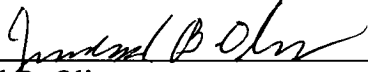
Water:

- (1) Entry No. 66 shows an Easement dated March 20, 1998, and filed May 22, 1998, in Deed Record 140, Page 226 of the Recorder's Office of Madison County, Iowa.
- (2) Entry No. 69 shows an Easement dated September 15, 2000, and filed October 26, 2000, in Deed Record 144, Page 275 of the Recorder's Office of Madison County, Iowa.
- (3) Entry No. 77 shows an Easement dated July 16, 2004, and filed August 5, 2004, in Book 2004, Page 3642 of the Recorder's Office of Madison County, Iowa. Entry No. 96 shows that this Easement was re-recorded to correct the legal description by Easement dated July 16, 2004, and filed August 12, 2013, in Book 2013, Page 2373 of the Recorder's Office of Madison County, Iowa.

g. Entry No. 79 shows an Underground Electric Line Easement from James L. Thalacker and Sara A. Thalacker, Husband and Wife, to Midamerican Energy Company dated September 22, 2005, and filed October 14, 2005, in Book 2005, Page 4986 of the Recorder's Office of Madison County, Iowa.

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 JAMES L. THALACKER

AND

SARA A. THALACKER

NO. 8800103

TO

Lots One (1), Three (3) and Four (4) of Guye Woods Overlook Subdivision, located in the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) and in the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Three (3) and in the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) and in the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Four (4), ALL in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa,

MADISON COUNTY

FIFTY ABSTRACT CO.

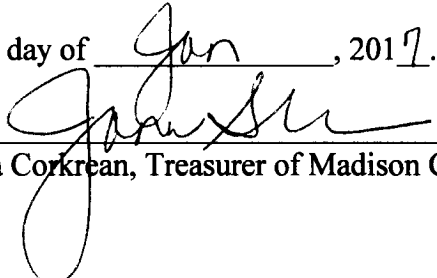
THE FURTHER IS FOLLOWS

**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 3 day of Jan, 2017.



Jana Corkrean, Treasurer of Madison County, Iowa

DESCRIPTION

That part of Lot 1, Lot 3, and Lot 4 of Guye Woods Overlook Subdivision, recorded in Book 2005, Page 2772, Madison County Iowa Recorder's Office, located in the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 3 and the Southeast Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 4, Township 76 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Commencing at the southeast corner of the Southeast Quarter of the Northeast Quarter of said Section 4; thence on an assumed bearing of North 89 degrees 50 minutes 40 seconds West along the southerly line of Lot 2 of Guye Woods Overlook Subdivision and the southerly line of the Southeast Quarter of the Northeast Quarter of said Section 4 a distance of 540.27 feet to the southwest corner of said Lot 2 and the point of beginning;
 thence North 89 degrees 50 minutes 40 seconds West along the southerly line of Guye Woods Overlook Subdivision and the southerly line of the Southeast Quarter of the Northeast Quarter of said Section 4 a distance of 778.58 feet to the southwest corner of said Southeast Quarter of the Northeast Quarter;
 thence North 89 degrees 50 minutes 24 seconds West along said southerly line 165.35 feet to the southwest corner of said Guye Woods Overlook Subdivision;
 thence North 00 degrees 13 minutes 56 seconds East along the westerly line of said Guye Woods Overlook Subdivision 1317.20 feet to the northwest corner of said Guye Woods Overlook Subdivision;
 thence South 89 degrees 56 minutes 14 seconds East along the northerly line of said Guye Woods Overlook Subdivision 165.36 feet to the northwest corner of the Southeast Quarter of the Northeast Quarter of said Section 4;
 thence South 89 degrees 54 minutes 40 seconds East along the northerly line of said Guye Woods Overlook Subdivision and the northerly line of said Southeast Quarter of the Northeast Quarter 1013.36 feet to the easterly line of said Guye Woods Overlook Subdivision;
 thence South 01 degrees 11 minutes 44 seconds East along said easterly line 271.21 feet to a point located on the northerly line of said Guye Woods Overlook Subdivision;
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 thence South 88 degrees 41 minutes 56 seconds East along said northerly line 412.62 feet to the northeast corner of said Guye Woods Overlook Subdivision;
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 thence southwesterly 117.17 feet along said centerline and the southeasterly line of said Guye Woods Overlook Subdivision and a curve concave southeasterly and not tangent with the last described line, said curve has a radius of 178.85 feet, a central angle of 37 degrees 32 minutes 10 seconds, and a chord 115.09 feet in length bearing South 71 degrees 28 minutes 35 seconds West to the southeast corner of lot 2 of said Guye Woods Overlook Subdivision;
 thence North 29 degrees 46 minutes 45 seconds West along the northeasterly line of said Lot 2 a distance of 33.22 feet to the northerly line of a Madison County Highway;
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 thence North 90 degrees 00 minutes 00 seconds West along the said northerly line 119.43 feet to the westerly line of the Southwest Quarter of the Northwest Quarter of said Section 3;
 thence North 90 degrees 00 minutes 00 seconds West along said northerly line 540.81 feet to the northwest corner of said Lot 2;
 thence South 00 degrees 00 minutes 00 seconds East along the easterly line of said Lot 2 a distance of 237.07 feet to the southwest corner of said Lot 2 and the point of beginning;

Said tract contains 50.72 acres and is subject to a Madison County Highway Easement over the southerly 0.05 acres thereof.

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

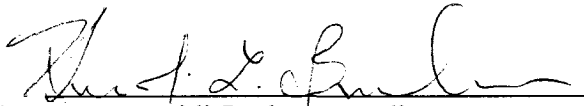
Replat of Guye Woods Overlook Subdivision

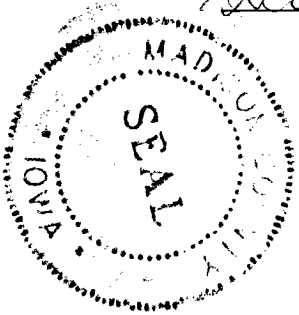
For property located at: See Legal Attached

And owned by: James L. Thalacker and Sara A. Thalacker

Has been approved on the 3rd day of January, 2017.

By the Auditor, Madison County, Iowa.


Heidi Burhans, Auditor



DESCRIPTION

That part of Lot 1, Lot 3, and Lot 4 of Guye Woods Overlook Subdivision, recorded in Book 2005, Page 2772, Madison County Iowa Recorder's Office, located in the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 3 and the Southeast Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 4, Township 76 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Commencing at the southeast corner of the Southeast Quarter of the Northeast Quarter of said Section 4; thence on an assumed bearing of North 89 degrees 50 minutes 40 seconds West along the southerly line of Lot 2 of Guye Woods Overlook Subdivision and the southerly line of the Southeast Quarter of the Northeast Quarter of said Section 4 a distance of 540.27 feet to the southwest corner of said Lot 2 and the point of beginning;
 thence North 89 degrees 50 minutes 40 seconds West along the southerly line of Guye Woods Overlook Subdivision and the southerly line of the Southeast Quarter of the Northeast Quarter of said Section 4 a distance of 778.58 feet to the southwest corner of said Southeast Quarter of the Northeast Quarter;
 thence North 89 degrees 50 minutes 24 seconds West along said southerly line 165.35 feet to the southwest corner of said Guye Woods Overlook Subdivision;
 thence North 00 degrees 13 minutes 56 seconds East along the westerly line of said Guye Woods Overlook Subdivision 1317.20 feet to the northwest corner of said Guye Woods Overlook Subdivision;
 thence South 89 degrees 56 minutes 14 seconds East along the northerly line of said Guye Woods Overlook Subdivision 165.36 feet to the northwest corner of the Southeast Quarter of the Northeast Quarter of said Section 4;
 thence South 89 degrees 54 minutes 40 seconds East along the northerly line of said Guye Woods Overlook Subdivision and the northerly line of said Southeast Quarter of the Northeast Quarter 1013.36 feet to the easterly line of said Guye Woods Overlook Subdivision;
 thence South 01 degrees 11 minutes 44 seconds East along said easterly line 271.21 feet to a point located on the northerly line of said Guye Woods Overlook Subdivision;
 thence South 88 degrees 43 minutes 31 seconds East along said northerly line 296.97 feet to the westerly line of the Southwest Quarter of the Northwest Quarter of said Section 3;
 thence South 88 degrees 41 minutes 47 seconds East along said northerly line 134.74 feet;
 thence South 88 degrees 41 minutes 56 seconds East along said northerly line 412.62 feet to the northeast corner of said Guye Woods Overlook Subdivision;
 thence South 00 degrees 00 minutes 14 seconds West along the easterly line of said Guye Woods Overlook Subdivision 980.79 feet;
 thence South 50 degrees 52 minutes 44 seconds East along said easterly line 79.30 feet to the northerly line of the Northwest Quarter of the Southwest Quarter of said Section 3 and the northerly line of a Madison County Highway;
 thence South 83 degrees 38 minutes 14 seconds East along the southerly line of said Guye Woods Overlook Subdivision 96.05 feet to the centerline of a Madison County Highway;
 thence southwesterly 117.17 feet along said centerline and the southeasterly line of said Guye Woods Overlook Subdivision and a curve concave southeasterly and not tangent with the last described line, said curve has a radius of 178.85 feet, a central angle of 37 degrees 32 minutes 10 seconds, and a chord 115.09 feet in length bearing South 71 degrees 28 minutes 35 seconds West to the southeast corner of lot 2 of said Guye Woods Overlook Subdivision;
 thence North 29 degrees 46 minutes 45 seconds West along the northeasterly line of said Lot 2 a distance of 33.22 feet to the northerly line of a Madison County Highway;
 thence North 43 degrees 52 minutes 26 seconds West along said northeasterly line 102.96 feet;
 thence North 42 degrees 05 minutes 34 seconds West along said northeasterly line 115.06 feet;
 thence North 60 degrees 50 minutes 00 seconds West along said northeasterly line 171.87 feet;
 thence North 39 degrees 39 minutes 27 seconds West along said northeasterly line 79.14 feet to the northeast corner of said Lot 2;
 thence South 67 degrees 43 minutes 03 seconds West along the northerly line of said Lot 2 a distance of 120.92 feet;
 thence North 90 degrees 00 minutes 00 seconds West along the said northerly line 119.43 feet to the westerly line of the Southwest Quarter of the Northwest Quarter of said Section 3;
 thence North 90 degrees 00 minutes 00 seconds West along said northerly line 540.81 feet to the northwest corner of said Lot 2;
 thence South 00 degrees 00 minutes 00 seconds East along the easterly line of said Lot 2 a distance of 237.07 feet to the southwest corner of said Lot 2 and the point of beginning;

Said tract contains 50.72 acres and is subject to a Madison County Highway Easement over the southerly 0.05 acres thereof.

ZO-RESOLUTION-01-17-17-B
RESOLUTION APPROVING FINAL PLAT
OF REPLAT OF GUYE WOODS OVERLOOK 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 Replat of Guye Woods Overlook Subdivision; 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, James L. Thalacker and Sara A. Thalacker; 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 Replat of Guye Woods Overlook Subdivision 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 Replat of Guye Woods Overlook 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.

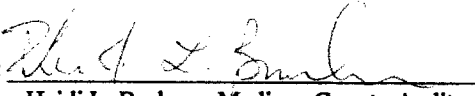
DATED at Winterset, Iowa, this 17th day of January, 2017



Aaron Price, Chairman

Robert Duff, Supervisor


Phil Clifton, Supervisor

Attest: 

Heidi L. Burhans, Madison County Auditor

DESCRIPTION

That part of Lot 1, Lot 3, and Lot 4 of Guye Woods Overlook Subdivision, recorded in Book 2005, Page 2772, Madison County Iowa Recorder's Office, located in the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 3 and the Southeast Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 4, Township 76 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Commencing at the southeast corner of the Southeast Quarter of the Northeast Quarter of said Section 4; thence on an assumed bearing of North 89 degrees 50 minutes 40 seconds West along the southerly line of Lot 2 of Guye Woods Overlook Subdivision and the southerly line of the Southeast Quarter of the Northeast Quarter of said Section 4 a distance of 540.27 feet to the southwest corner of said Lot 2 and the point of beginning;
 thence North 89 degrees 50 minutes 40 seconds West along the southerly line of Guye Woods Overlook Subdivision and the southerly line of the Southeast Quarter of the Northeast Quarter of said Section 4 a distance of 778.58 feet to the southwest corner of said Southeast Quarter of the Northeast Quarter;
 thence North 89 degrees 50 minutes 24 seconds West along said southerly line 165.35 feet to the southwest corner of said Guye Woods Overlook Subdivision;
 thence North 00 degrees 13 minutes 56 seconds East along the westerly line of said Guye Woods Overlook Subdivision 1317.20 feet to the northwest corner of said Guye Woods Overlook Subdivision;
 thence South 89 degrees 56 minutes 14 seconds East along the northerly line of said Guye Woods Overlook Subdivision 165.36 feet to the northwest corner of the Southeast Quarter of the Northeast Quarter of said Section 4;
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 thence South 00 degrees 00 minutes 00 seconds East along the easterly line of said Lot 2 a distance of 237.07 feet to the southwest corner of said Lot 2 and the point of beginning;

Said tract contains 50.72 acres and is subject to a Madison County Highway Easement over the southerly 0.05 acres thereof.

AGREEMENT

This Agreement, made and entered into, by and between, the proprietors of Replat of Guye Woods Overlook Subdivision and Todd Hagan, Madison County Engineer.

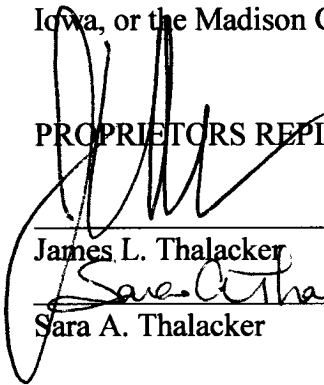
NOW THEREFORE IT IS AGREED AS FOLLOWS:

1. The proprietors of Replat of Guye Woods Overlook Subdivision, a Plat of the following described real estate:

See Attached

hereby agree that all private roads located within Replat of Guye Woods Overlook 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.

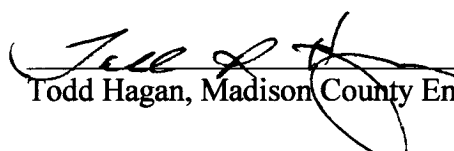
PROPRIETORS REPLAT GUYE WOODS OVERLOOK SUBDIVISION



James L. Thalacker



Sara A. Thalacker



Todd Hagan, Madison County Engineer

12-27-2016

DESCRIPTION

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 thence North 00 degrees 13 minutes 56 seconds East along the westerly line of said Guye Woods Overlook Subdivision 1317.20 feet to the northwest corner of said Guye Woods Overlook Subdivision;
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Said tract contains 50.72 acres and is subject to a Madison County Highway Easement over the southerly 0.05 acres thereof.

**LAND DISTURBING ACTIVITIES
AFFIDAVIT**

STATE OF IOWA :
: ss
MADISON 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 we make herein, we, James L. Thalacker and Sara A. Thalacker, Husband and Wife, 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 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.




James L. Thalacker

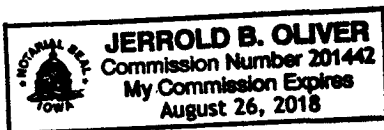


Sara A. Thalacker

Subscribed and sworn to before me on this 25 day of Dec, 2016.



Notary Public in and for the State of Iowa



DESCRIPTION

That part of Lot 1, Lot 3, and Lot 4 of Guye Woods Overlook Subdivision, recorded in Book 2005, Page 2772, Madison County Iowa Recorder's Office, located in the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 3 and the Southeast Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 4, Township 76 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

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Said tract contains 50.72 acres and is subject to a Madison County Highway Easement over the southerly 0.05 acres thereof.



Document 2017 197

Book 2017 Page 197 Type 06 044 Pages 28

Date 1/17/2017 Time 3:04:27PM

Rec Amt \$142.00 Aud Amt \$10.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

HACKETT SURVEYING, Prepared By: Michael James Hackett, 712 North 9th Ave., Winterset, Ia. 50273, Tel. (515) 462-1106

Return to: HACKETT SURVEYING, Michael James Hackett, 712 North 9th Ave., Winterset, Ia. 50273, Tel. (515) 462-1106

FINAL PLAT

REPLAT OF GUYE WOODS OVERLOOK SUBDIVISION PLAT

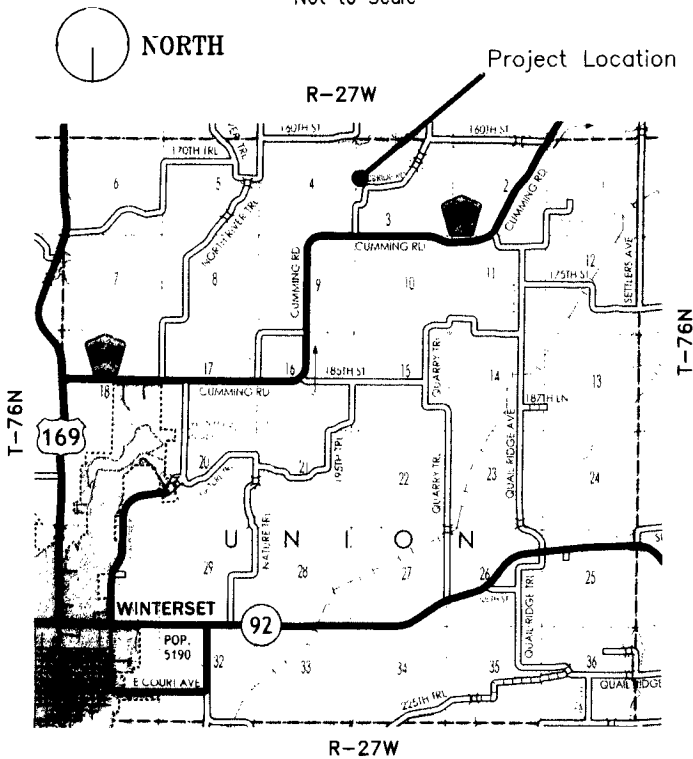
The Replat of Lot 1, Lot 3, & Lot 4 of Guye Woods Overlook Subdivision, located in the SW 1/4 of the NW 1/4, & NW 1/4 of the SW 1/4, SEC. 3 & SE 1/4 of the NE 1/4, & SW 1/4 of the NE 1/4 SEC. 4, T-76N, R-27W MADISON COUNTY, IOWA

INDEX OF PAGES

PAGE NO.	DESCRIPTION
1	Title-Cover Sheet / Seal and Certificate of Responsibility
2	Plat, Graphical Representation of Survey
3	Description / Notes

GENERAL LOCATION MAP

Not to Scale



PROJECT DESCRIPTION

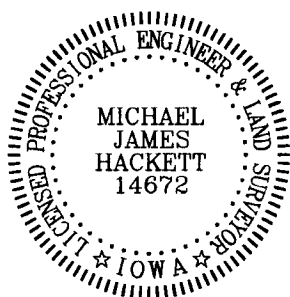
The replat of Lots 1, Lot 3, and Lot 4 of Guye Woods Overlook Subdivision.

OWNER / SUB DIVIDER

JAMES L. THALACKER, PO BOX 541, WINTERSET, IOWA 50273

ENGINEER / SURVEYOR

HACKETT SURVEYING, 712 North 9th Ave., Winterset, Ia. 50273, Tel. (515) 462-1106



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

Signed *Michael James Hackett* Date *11-27-2016*

Michael James Hackett Iowa Lic. No. 14672

My license renewal date is 12/31/2016.

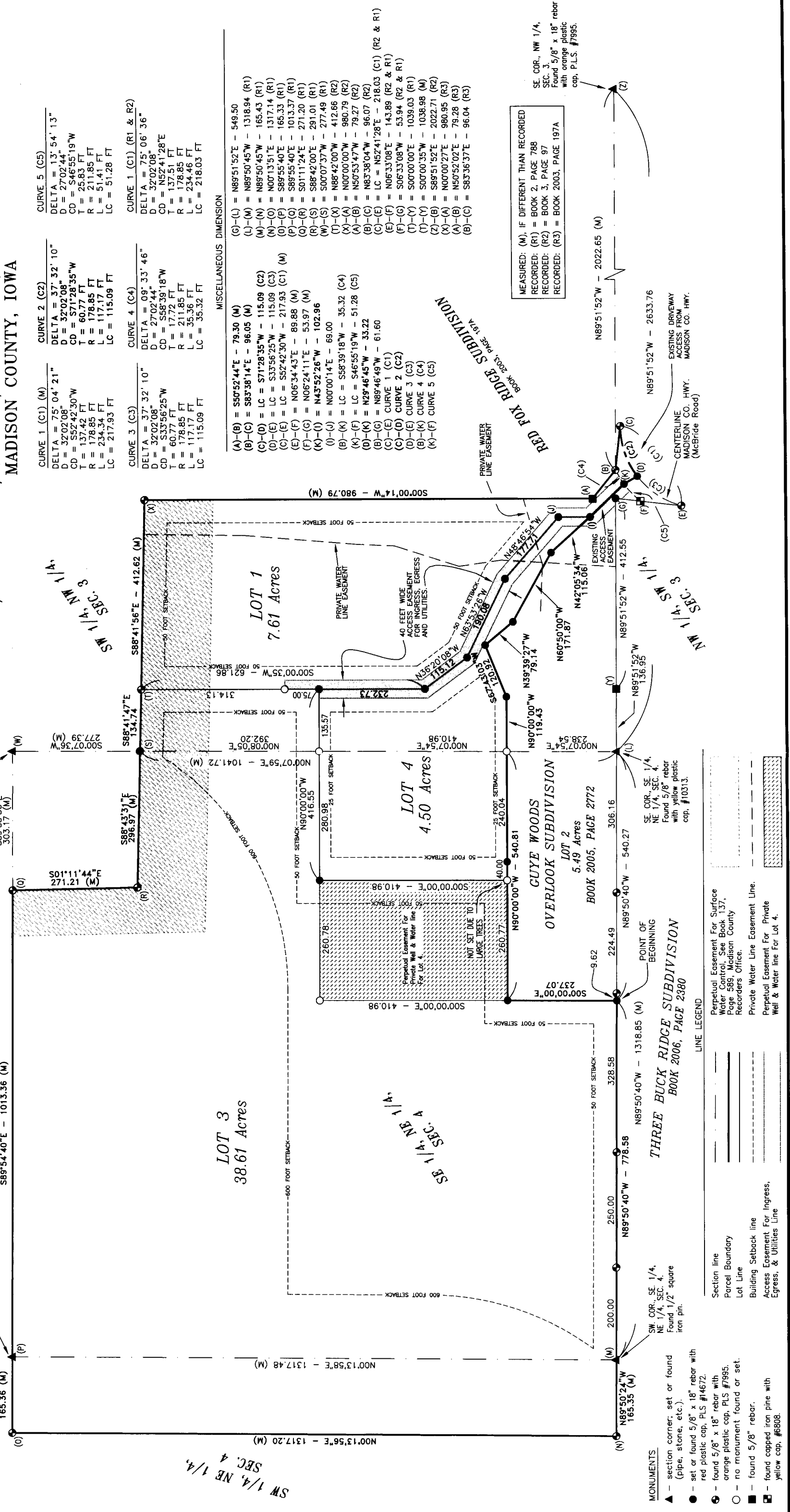
Pages covered by this seal: 1, 2, and 3.



FINAL PLAT

REPLAT OF GUYE WOODS OVERLOOK SUBDIVISION PLAT

The Replat of Lot 1, Lot 3, & Lot 4 of Guye Woods Overlook Subdivision, located in the SW 1/4 of the NW 1/4, & NW 1/4 of the SW 1/4, SEC. 3 & SE 1/4 of the NE 1/4, & SW 1/4 of the NE 1/4 SEC. 4, T-76N, R-27W MADISON COUNTY, IOWA



CURVE 1 (C1) (M)	CURVE 2 (C2)	CURVE 3 (C3)	CURVE 4 (C4)	CURVE 5 (C5)
DELTA = 75° 04' 21"	DELTA = 37° 32' 10"	DELTA = 37° 32' 10"	DELTA = 09° 33' 46"	DELTA = 13° 54' 13"
D = 32°02'08"	D = 32°02'08"	D = 32°02'08"	D = 27°02'44"	D = 27°02'44"
CD = 557'42'30"W	CD = 571'28'35"W	CD = 535'56'25"W	CD = 558'39'18"W	CD = 546'55'19"W
T = 137.42 FT	T = 60.77 FT	T = 60.77 FT	T = 17.72 FT	T = 25.83 FT
R = 178.85 FT	R = 178.85 FT	R = 178.85 FT	R = 211.85 FT	R = 211.85 FT
L = 234.34 FT	L = 117.17 FT	L = 117.17 FT	L = 35.36 FT	L = 51.41 FT
LC = 217.93 FT	LC = 115.09 FT	LC = 115.09 FT	LC = 35.32 FT	LC = 51.28 FT

MISCELLANEOUS DIMENSION

(A)-(B) = 50°52'44"E - 79.30 (M)	(G)-(L) = N89°51'52"E - 549.50
(B)-(C) = S83°38'14"E - 96.05 (M)	(L)-(M) = N89°50'45"W - 1318.94 (R1)
(C)-(D) = LC = S71°28'35"W - 115.09 (C2)	(M)-(N) = N89°50'45"W - 165.43 (R1)
(D)-(E) = LC = S33°56'25"W - 115.09 (C3)	(N)-(O) = N00°13'51"E - 1317.14 (R1)
(E)-(F) = LC = S52°42'30"W - 217.93 (C1) (M)	(O)-(P) = S89°55'40"E - 165.33 (R1)
(F)-(G) = N06°34'43"E - 89.88 (M)	(P)-(Q) = S89°55'40"E - 1013.37 (R1)
(G)-(H) = N06°24'11"E - 53.97 (M)	(Q)-(R) = S01°11'24"E - 271.20 (R1)
(H)-(I) = N43°52'26"W - 102.96	(R)-(S) = S88°42'00"E - 291.01 (R1)
(I)-(J) = N00°00'14"E - 69.00	(S)-(T) = S00°07'37"W - 277.49 (R1)
(J)-(K) = LC = S58°39'18"W - 35.32 (C4)	(T)-(X) = N88°42'00"W - 412.66 (R2)
(K)-(L) = LC = S46°55'19"W - 51.28 (C5)	(X)-(A) = N00°00'00"W - 980.79 (R2)
(L)-(M) = N29°46'45"W - 33.22	(A)-(B) = N50°53'47"W - 79.27 (R2)
(M)-(N) = N89°46'49"W - 61.60	(B)-(C) = N83°38'04"W - 96.07 (R2)
(N)-(O) = CURVE 1 (C1)	(C)-(E) = LC = N52°41'28"E - 218.03 (C1) (R2 & R1)
(O)-(P) = CURVE 2 (C2)	(E)-(F) = N06°33'08"E - 143.89 (R2 & R1)
(P)-(Q) = CURVE 3 (C3)	(F)-(G) = S06°33'08"W - 53.94 (R2 & R1)
(Q)-(R) = CURVE 4 (C4)	(G)-(H) = S00°00'00"E - 1039.03 (R1)
(R)-(S) = CURVE 5 (C5)	(H)-(I) = S00°00'35"W - 1038.98 (M)
(S)-(T) = S89°51'52"E - 2022.71 (R2)	(I)-(J) = N00°00'27"E - 980.95 (R3)
(T)-(U) = N00°00'27"E - 79.28 (R3)	(J)-(K) = N50°52'02"E - 96.04 (R3)
(U)-(V) = S83°36'37"E - 96.04 (R3)	(V)-(W) = S83°36'37"E - 96.04 (R3)

MEASURED: (M), IF DIFFERENT THAN RECORDED
 RECORDED: (R1) = BOOK 2, PAGE 788
 RECORDED: (R2) = BOOK 3, PAGE 97
 RECORDED: (R3) = BOOK 2003, PAGE 197A

- MONUMENTS**
- ▲ - section corner, set or found (pipe, stone, etc.)
 - - set or found 5/8" x 18" rebar with red plastic cap, PLS #14672.
 - - found 5/8" x 18" rebar with orange plastic cap, PLS #7995.
 - - no monument found or set.
 - - found 5/8" rebar.
 - ▣ - found capped iron pipe with yellow cap, #6808.
- LINE LEGEND**
- Section line
 - Parcel Boundary
 - Lot Line
 - Building setback line
 - Access Easement For Ingress, Egress, & Utilities Line
 - Private Water Line Easement Line.
 - Perpetual Easement For Private Well & Water line For Lot 4.
 - Perpetual Easement For Surface Water Control, See Book 137, Page 588, Madison County Recorder's Office.

DESCRIPTION

That part of Lot 1, Lot 3, and Lot 4 of Guye Woods Overlook Subdivision, recorded in Book 2005, Page 2772, Madison County Iowa Recorder's Office, located in the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 3 and the Southeast Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 4, Township 76 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Commencing at the southeast corner of the Southeast Quarter of the Northeast Quarter of said Section 4; thence on an assumed bearing of North 89 degrees 50 minutes 40 seconds West along the southerly line of Lot 2 of Guye Woods Overlook Subdivision and the southerly line of the Southeast Quarter of the Northeast Quarter of said Section 4 a distance of 540.27 feet to the southwest corner of said Lot 2 and the point of beginning; thence North 89 degrees 50 minutes 40 seconds West along the southerly line of Guye Woods Overlook Subdivision and the southerly line of the Southeast Quarter of the Northeast Quarter of said Section 4 a distance of 778.58 feet to the southwest corner of said Southeast Quarter of the Northeast Quarter; thence North 89 degrees 50 minutes 24 seconds West along said southerly line 165.35 feet to the southwest corner of said Guye Woods Overlook Subdivision; thence North 00 degrees 13 minutes 56 seconds East along the westerly line of said Guye Woods Overlook Subdivision 1317.20 feet to the northwest corner of said Guye Woods Overlook Subdivision; thence South 89 degrees 56 minutes 14 seconds East along the northerly line of said Guye Woods Overlook Subdivision 165.36 feet to the northwest corner of the Southeast Quarter of the Northeast Quarter of said Section 4; thence South 89 degrees 54 minutes 40 seconds East along the northerly line of said Guye Woods Overlook Subdivision and the northerly line of said Southeast Quarter of the Northeast Quarter 1013.36 feet to the easterly line of said Guye Woods Overlook Subdivision; thence South 01 degrees 11 minutes 44 seconds East along said easterly line 271.21 feet to a point located on the northerly line of said Guye Woods Overlook Subdivision; thence South 88 degrees 43 minutes 31 seconds East along said northerly line 296.97 feet to the westerly line of the Southwest Quarter of the Northeast Quarter of said Section 3; thence South 88 degrees 41 minutes 47 seconds East along said northerly line 134.74 feet; thence South 88 degrees 41 minutes 56 seconds East along said northerly line 412.62 feet to the northeast corner of said Guye Woods Overlook Subdivision; thence South 00 degrees 00 minutes 14 seconds West along the easterly line of said Guye Woods Overlook Subdivision 980.79 feet; thence South 50 degrees 52 minutes 44 seconds East along said easterly line 79.30 feet to the northerly line of the Northwest Quarter of the Southwest Quarter of said Section 3 and the northerly line of a Madison County Highway; thence South 83 degrees 38 minutes 14 seconds East along the southerly line of said Guye Woods Overlook Subdivision 96.05 feet to the centerline of a Madison County Highway; thence southwesterly 117.17 feet along said centerline and the southeasterly line of said Guye Woods Overlook Subdivision and a curve concave southeasterly and not tangent with the last described line, said curve has a radius of 178.85 feet, a central angle of 37 degrees 32 minutes 10 seconds, and a chord 115.09 feet in length bearing South 71 degrees 28 minutes 35 seconds West to the southeast corner of lot 2 of said Guye Woods Overlook Subdivision; thence North 29 degrees 46 minutes 45 seconds West along the northeasterly line of said Lot 2 a distance of 33.22 feet to the northerly line of a Madison County Highway; thence North 43 degrees 52 minutes 26 seconds West along said northeasterly line 102.96 feet; thence North 42 degrees 05 minutes 34 seconds West along said northeasterly line 115.06 feet; thence North 60 degrees 50 minutes 00 seconds West along said northeasterly line 171.87 feet; thence North 39 degrees 39 minutes 27 seconds West along said northeasterly line 79.14 feet to the northeast corner of said Lot 2; thence South 67 degrees 43 minutes 03 seconds West along the northerly line of said Lot 2 a distance of 120.92 feet; thence North 90 degrees 00 minutes 00 seconds West along the said northerly line 119.43 feet to the westerly line of the Southwest Quarter of the Northwest Quarter of said Section 3; thence North 90 degrees 00 minutes 00 seconds West along said northerly line 540.81 feet to the northwest corner of said Lot 2; thence South 00 degrees 00 minutes 00 seconds East along the easterly line of said Lot 2 a distance of 237.07 feet to the southwest corner of said Lot 2 and the point of beginning;

Said tract contains 50.72 acres and is subject to a Madison County Highway Easement over the southerly 0.05 acres thereof.

FINAL PLAT
REPLAT OF GUYE WOODS OVERLOOK SUBDIVISION PLAT
 The Replat of Lot 1, Lot 3, & Lot 4 of Guye Woods Overlook Subdivision, located in the SW 1/4 of the NW 1/4, & NW 1/4 of the SW 1/4, SEC. 3 & SE 1/4 of the NE 1/4, & SW 1/4 of the NE 1/4 SEC. 4, T-76N, R-27W
MADISON COUNTY, IOWA

AREA OF LOT 1

SW 1/4, NW 1/4, SEC. 3 = 7.55 Acres
NW 1/4, SW 1/4, SEC. 3 = 0.06 Acres (R.O.W. 0.05 Acres)
TOTAL ACRES LOT 1 = 7.61 Acres (R.O.W. 0.05 Acres)

AREA OF LOT 4

SW 1/4, NW 1/4, SEC. 3 = 1.86 Acres
SE 1/4, NE 1/4, SEC. 4 = 2.64 Acres
TOTAL ACRES LOT 4 = 4.50 Acres

AREA OF LOT 3

SW 1/4, NW 1/4, SEC. 3 = 1.21 Acres
SE 1/4, NE 1/4, SEC. 4 = 32.40 Acres
SW 1/4, NE 1/4, SEC. 4 = 5.00 Acres
TOTAL ACRES LOT 3 = 38.61 Acres

NOTES

SETBACKS:	UTILITIES:	ZONED:
LOT 1 SETBACK: FRONT 50 FEET SIDES 50 FEET BACK 50 FEET	WATER: WARREN RURAL WATER. ELECTRICITY: MID-AMERICAN ENERGY. SEWAGE DISPOSAL: INDIVIDUAL SYSTEM GAS: INDIVIDUAL PROPANE.	AGRICULTURAL.
LOT 2 SETBACK: FRONT 50 FEET SIDES 25 FEET BACK 50 FEET		
LOT 3 SETBACK: FRONT 50 FEET SIDES 50 FEET BACK 50 FEET		
LOT 4 SETBACK: FRONT 50 FEET SIDES 24 FEET BACK 50 FEET		

ALL LOTS: SETBACK OF 600 FEET FROM ALL DOROTHY GUYE FOREST PROPERTY LINES.

THE PRIVATE WATER LINE EASEMENT WAS LOCATED BY VERBAL COMMUNICATION FROM THE OWNER, FIELD LOCATED FROM EXCAVATION SCARS, AND FROM THE SURVEY OF PARCEL A RECORDED IN LAND PLAT BOOK 2 PAGE 788 AND 789.