

**PLAT AND CERTIFICATE
FOR LINDSEY FARM PLAT 2 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 Lindsey Farm Plat 2 Subdivision, and that the real estate comprising said plat is as follows:

Lot 3 in Lindsey Farm Plat One (1), an Official Plat located in the Northwest Quarter (¼) of the Northwest Fractional Quarter (¼) of Section (5), Township Seventy-Seven (77) North, Range Twenty-Six (26) West of the 5th PM, Madison County Iowa.

I do further certify that attached hereto are true and correct copies of the following documents which have been submitted in connection with said plat:

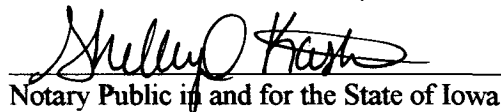
1. Consent to Plat;
 2. Lenders Consent to Plat;
 3. Attorney's Opinion;
 4. Certificate from County Treasurer;
 5. Resolution of the Board of Supervisors of Madison County, Iowa, approving said plat;
 6. Agreement between Developer & County Engineer;
 7. Ground Water Statement;
 8. Madison County Soil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



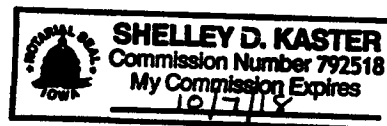
C. J. Nicholl, Zoning Administrator of Madison County, Iowa

STATE OF IOWA, COUNTY OF MADISON:

This record was acknowledged before me on this 26th day of January 2017, by C. J. Nicholl.



Notary Public in and for the State of Iowa



Prepared by: Clifford S. Swartz, 6701 Westown Pkwy., Ste. 100, West Des Moines, IA 50266 (515) 274-1450
Return to: Clifford S. Swartz, 6701 Westown Parkway, Ste. 100, West Des Moines, IA 50266

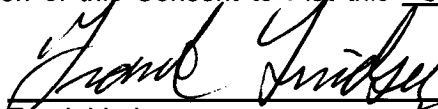
CONSENT OF RECORD TITLEHOLDER

The undersigned, Frank Lindsey and Stephanie Lindsey, husband and wife, first duly sworn, depose and state that we are the legal fee titleholders to that property hereinafter legally described in Exhibit "A" attached hereto, and by this reference incorporated and made a part hereof, to be a part of the preliminary and final plat entitled "Lindsey Farm Plat Two" to become, subsequent to recording of the same, an Official Plat, included in and forming a part of the City of West Des Moines, Madison County, Iowa.

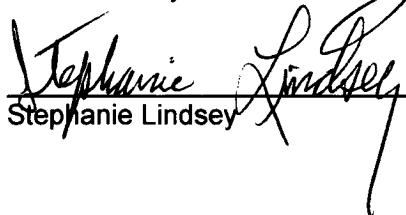
The undersigned voluntarily executed this consent to platting, to be received, filed, and made a part of the permanent record pursuant to the subdivision and zoning ordinances of the City of West Des Moines, Iowa, as well as records of Madison County, Iowa, to evidence the consent of the undersigned to the preliminary and final plat of Lindsey Farm Plat Two, an Official Plat, now included in and forming a part of Madison County, Iowa.

The undersigned state that this Plat has been prepared with their free consent and in accordance with their desire.

The undersigned acknowledge the execution of this Consent to Plat this 20 day of November, 2016.



Frank Lindsey



Stephanie Lindsey

STATE OF IOWA, COUNTY OF POLK) ss:

On this 20th day of November, 2016, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Frank Lindsey and Stephanie Lindsey, husband and wife, to me personally known, who acknowledged the execution of the instrument to be their voluntary act and by them voluntarily executed.

Tami Swaim

Notary Public in and for the State of Iowa



Exhibit "A"

**Legal Description
Lindsey Farm Plat Two**

Lot 3 in Lindsey Farm Plat One(1), an Official Plat located in the Northwest Quarter
(1/4) of the Northwest Fractional Quarter (1/4) of Section Five (5), Township
SeventySeven (77) North, Range Twenty-Six (26) West of the 5th PM , Madison County,
Iowa

Prepared by: Clifford S. Swartz, 6701 Westown Pkwy., Ste. 100, West Des Moines, IA 50266 (515) 274-1450
Return to: Clifford S. Swartz, 6701 Westown Parkway, Ste. 100, West Des Moines, IA 50266

CONSENT OF RECORD TITLEHOLDER

The undersigned, Frank J. Lindsey and Kathryn M. Lindsey, first duly sworn, depose and state that we are the legal fee titleholders to that property hereinafter legally described in Exhibit "A" attached hereto, and by this reference incorporated and made a part hereof, to be a part of the preliminary and final plat entitled "Lindsey Farm Plat Two" to become, subsequent to recording of the same, an Official Plat, included in and forming a part of the City of West Des Moines, Madison County, Iowa.


The undersigned voluntarily executed this consent to platting, to be received, filed, and made a part of the permanent record pursuant to the subdivision and zoning ordinances of the City of West Des Moines, Iowa, as well as records of Madison County, Iowa, to evidence the consent of the undersigned to the preliminary and final plat of Lindsey Farm Plat Two, an Official Plat, now included in and forming a part of Madison County, Iowa.

The undersigned state that this Plat has been prepared with their free consent and in accordance with their desire.

The undersigned acknowledge the execution of this Consent to Plat this 17 day of November, 2016.



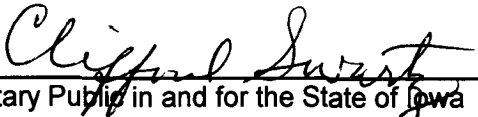
Frank J. Lindsey



Kathryn M. Lindsey

STATE OF IOWA, COUNTY OF POLK) ss:

On this 17th day of November, 2016, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Frank J. Lindsey and Kathryn M. Lindsey, husband and wife, to me personally known, who acknowledged the execution of the instrument to be their voluntary act and by them voluntarily executed.


Notary Public in and for the State of Iowa

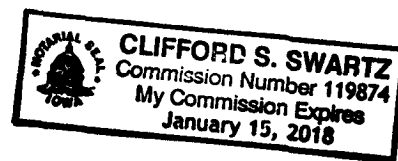


Exhibit "A"

**Legal Description
Lindsey Farm Plat Two**

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(1/4) of the Northwest Fractional Quarter (1/4) of Section Five (5), Township
SeventySeven (77) North, Range Twenty-Six (26) West of the 5th PM , Madison County,
Iowa

Prepared by: Clifford S. Swartz, 6701 Westown Pkwy, Ste. 100, West Des Moines, IA 50266(515) 274-1460
Return to: Clifford S. Swartz, 6701 Westown Pkwy, Ste. 100, West Des Moines, IA 50266

CONSENT TO PLAT BY MORTGAGEE

As legal holder and owner of all the notes and other evidence of indebtedness secured by a mortgage recorded on November 19, 2015 in Book 2015 Page 3515 in the records of the office of the Madison County Recorder, Madison County, Iowa, the undersigned, Luana Savings Bank and by its duly authorized officers, hereby consents to the preliminary and final plat to be entitled as Lindsey Farm Plat Two, to become an Official Plat, included in and forming a part of the City of West Des Moines, Iowa, said plat being more particularly described in Exhibit "A" attached hereto and by this reference incorporated and made a part hereof.

The undersigned Mortgagee consents to the preliminary and final platting procedure of said property in Exhibit "A", pursuant to the subdivision and zoning ordinance of the City of West Des Moines and Madison County, Iowa, and requests that this Consent to Plat, as to the said Exhibit "A", be received, filed, and made a part of the permanent records of the Madison County, Iowa, as to any and all present and/or subsequent plats, now or hereafter filed, as to said property more fully and legally described in Exhibit "A".

The undersigned Mortgagee states that this Plat has been prepared with its full

consent and in accordance with its desire.

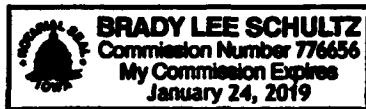
DATED this 20 day of April, 2016, in the City of Clive,
Dallas County, State of Iowa.

MORTGAGEE
Luana Savings Bank

By [Signature] - Blake Schultz
Its Senior Vice President

STATE OF IOWA, Dallas COUNTY, ss:

On this 20 day of April, 2016, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Blake Schultz to me personally known, who being by me duly sworn, did say that he/she is the Senior Vice President of Luana Savings Bank; that said instrument was signed on behalf of the corporation by authority of its Board of Directors; and that _____ as such officer acknowledged the executive of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by him/her voluntarily executed.



[Signature]
Notary Public in and for the State of Iowa

Exhibit A

Legal Description Lindsey Farm Plat Two

Lot 3 in Lindsey Farm Plat One(1), an Official Plat located in the Northwest Quarter (1/4) of the Northwest Fractional Quarter (1/4) of Section Five (5), Township Seventy-Seven (77) North, Range Twenty-Six (26) West of the 5th PM , Madison County, Iowa



BRICK GENTRY PC.

ATTORNEYS & COUNSELORS at LAW

CLIFFORD S. SWARTZ
ATTORNEY

TELEPHONE: 515-274-1450

FACSIMILE: 515-274-1488

E-MAIL: cliff.swartz@brickgentrylaw.com

ATTORNEY'S PLATTING OPINION

November 10, 2016

Madison County Board of Supervisors
Madison County Courthouse – First Floor
112 N. John Wayne Drive Winterset,
IA 50273

RE: Lindsey Farm Plat Two
Abstract # 7600203 by Madison County Abstract Company

Dear Sir or Madam:

This will certify that on this date, I have examined the Abstract of Title for the following described real property:

See Exhibit "A" attached hereto.

This opinion is prepared for use in connection with the platting of property described above, said property to be known as Lindsey Farm Plat Two, an Official Plat, Madison County, Iowa. Said opinion may be relied upon by all parties intending to benefit from this opinion, as prescribed in Iowa Code Chapter 354 (2015).

For purposes of rendering this opinion, we have examined the Abstract of Title for the real estate described above as prepared by Iowa Title Company from October 17, 2013, at 8:00 a.m. to the date of October 24, 2016, at 8:00 a.m. Our opinion covers only matters applying herein to that date based on the Iowa Title Standards and the laws of the State of Iowa.

Based on our examination of the Abstract of Title and the records of Madison County, we find good and merchantable title to be vested of record in **Frank J. Lindsey and Kathryn M. Lindsey, a Married Couple, as joint tenants with full rights of survivorship and not as tenants in common**, and **Frank Jones Eugene Lindsey and Kathryn Markey Lindsey, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common**, subject, however, to the following comments and objections:

1. At Entry No. 46 of Abstract No. 05772630 appears a Mortgage, filed November 19 2015, in Book 2015 at Page 3515, in the Madison County Recorder's Office from Frank J. Lindsey and Kathryn M. Lindsey, husband and wife, to Luana Savings Bank. This Mortgage remains unsatisfied of record and constitutes a first and paramount lien on the

Brick, Gentry, Bowers, Swartz & Lewis, P.C.

6701 Westown Parkway, Suite 100 • West Des Moines, Iowa 50266 • T. 515-274-1450 • F. 515-274-1488 • www.brickgentrylaw.com

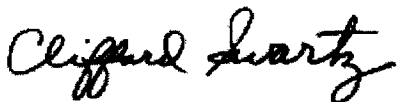
BRICK GENTRY PC.

property under examination. This mortgage was amended by agreement filed on February 8, 2016 in Book 2016 at Page 351 in the Madison County Recorder's Office.

2. You are advised that the real estate taxes are paid in full up to and including the 2014/2015 fiscal year as to Parcel No. 040010544014000 are paid.
3. You are advised that the abstractor has conducted all necessary searches against the titleholder and all prior titleholders to the date of the latest continuation of the Abstract and finds nothing except as otherwise shown in this opinion.
4. The property is under examination is subject to the zoning ordinances of the City of West Des Moines and Madison County, Iowa. You should contact the Planning and Zoning Office of that city to determine the exact specification for zoning purposes and to determine whether or not your proposed use is in compliance with said zoning ordinances.
5. An examination of the index in the Madison County Recorder's Office for federal tax liens, income tax liens, retail sales liens, and unemployment contribution liens reveals that there are no such liens affecting the above-described real estate.
6. You are advised that an examination of the personal property tax files in the Madison County Recorder's Office have revealed that there are no personal property tax liens affecting the property under examination.
7. We hereby certify that the property described herein is free from encumbrances, other than set forth in this opinion and that this opinion may be relied upon by the City of West Des Moines, Iowa and other governmental agencies, such as Madison County, for purposes of submittal of Lindsey Farm Plat Two, an Official Plat, Madison County, Iowa.

Respectfully Submitted,

Brick, Gentry, Bowers, Swartz,
& Levis, P.C.



Clifford S. Swartz

Exhibit "A"

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Iowa

Prepared by: Clifford S. Swartz, 6701 Westown Pkwy., Ste. 100, West Des Moines, IA 50266 (515) 274-1450
Return to: Clifford S. Swartz, 6701 Westown Parkway, Ste. 100, West Des Moines, IA 50266

CERTIFICATE OF TREASURER OF MADISON COUNTY, IOWA


STATE OF IOWA, COUNTY OF MADISON) ss:

I, Jana Corkrean, Treasurer of Madison County, having examined the records of my office, in accordance with the provision of Section 354 I.C.A., 2015, pertaining to real estate as specifically set forth in Exhibit "A" attached hereto and made a part hereof, which is to be known as Lindsey Farm Plat Two, do hereby certify that same is free from real estate taxes;

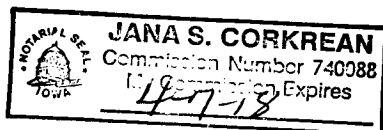
Nor, are there any personal taxes due and payable against Frank J. Lindsey or Kathryn M. Lindsey, husband and wife, and Frank Jones Eugene Lindsey and Kathryn Markey Lindsey, husband and wife, the record titleholders of said real estate, and that the above real estate is free from all taxes and special assessments so far as the records of the Madison County Treasurer, Madison County, Iowa, so reveal.


DATED this 14 day of November, 2016.

TREASURER, MADISON COUNTY


By: Deputy Treasurer

Subscribed and sworn to before me this 14 day of Nov., 2016.




Notary Public in and for the State of Iowa

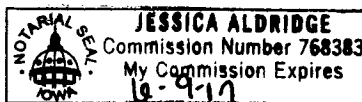


Exhibit "A"

**Legal Description
Lindsey Farm Plat Two**


Lot 3 in Lindsey Farm Plat One(1), an Official Plat located in the Northwest Quarter
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SeventySeven (77) North, Range Twenty-Six (26) West of the 5th PM , Madison County,
Iowa

**APPROVAL
OF SUBDIVISION PLAT NAME
BY MADISON COUNTY AUDITOR**

Date: 16 November 2016

LINDSEY FARM PLAT TWO

Pursuant to State of Iowa Code Chapter 3454.6(2) and 354.11(6), we approve of the subdivision name or title and have no objections to this subdivision plat being recorded.

Signed: 
HEIDI L. BURHANS, MADISON COUNTY AUDITOR



ZO-RESOLUTION-01-17-17-A
RESOLUTION APPROVING FINAL PLAT
LINDSEY FARM PLAT 2
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 Lindsey Farm Plat 2; and

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

Lot 3 in Lindsey Farm Plat One (1), an Official Plat located in the Northwest Quarter (¼) of the Northwest Fractional Quarter (¼) of Section (5), Township Seventy-Seven (77) North, Range Twenty-Six (26) West of the 5th PM, Madison County Iowa

WHEREAS, there was also filed with said plat a dedication of said plat containing a statement to the effect that the subdivision as it appears on the plat is with the free consent and in accordance with the desire of the proprietors, Frank & Stephanie Lindsey, and Frank J. & Kathryn Lindsey; 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.

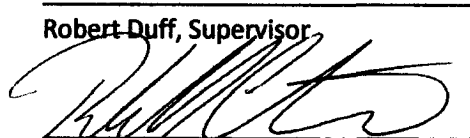
WHEREAS, the Board of Supervisors, Madison County, Iowa, finds that said plat conforms to the provisions of the Zoning Ordinance of Madison County, Iowa, and that the plat, papers and documents presented therewith should be approved by the Board of Supervisors, and that said plat, known as Scenic Meadows 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 Lindsey Farm Plat 2 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


Phil Clifton, Supervisor

Attest: 
Heidi L. Burhans, Madison County Auditor

AGREEMENT

This Agreement, made and entered into, by and between, the proprietors of Lindsey Farm Plat 2 and Todd Hagan, Madison County Engineer.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

1. The proprietors of Lindsey Farm Plat 2 a Plat of the following described real estate:

Lot 3 in Lindsey Farm Plat One (1), an Official Plat located in the Northwest Quarter (1/4) of the Northwest Fractional Quarter (1/4) of Section (5), Township Seventy Seven (77) North, Range Twenty-Six (26) West of the 5th PM, Madison County Iowa

hereby agree that all private roads located within Lindsey Farm Plat 2 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.

Dated: January 17, 2017

PROPRIETORS OF LINDSEY FARM PLAT 2

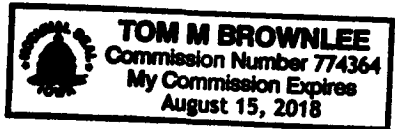
[Signature]
Frank J. Lindsey

[Signature]
Kathryn M. Lindsey

[Signature]
Frank Lindsey

[Signature]
Stephanie Lindsey

[Signature]



[Signature]
Todd Hagan, Madison County Engineer



Document 2016 1268

Book 2016 Page 1268 Type 06 024 Pages 16
Date 5/13/2016 Time 1:16:07PM
Rec Amt \$82.00 Aud Amt \$5.00

✓ INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Prepared by: KTragesser, City of West Des Moines Development Services, P.O. Box 65320, West Des Moines, IA 50265-0320, 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, P.O. Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING AND RELEASING THE FINAL PLAT, LINDSEY FARM PLAT 2 (FP-003018-2065) FOR THE PURPOSE OF PLATTING PROPERTY INTO TWO LOTS FOR SINGLE FAMILY DEVELOPMENT

WHEREAS, pursuant to the provisions of Title 10, Subdivision Regulations and Title 9, Zoning Chapter 1 et seq, of the West Des Moines Municipal Code, Frank Lindsey, has requested approval for a Final Plat (FP-003018-2016) for that 10.00 acres located at 1027 Timber Brook Avenue for the purpose of subdividing the property into two lots for single family development;

Legal Description

See Exhibit B

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which are made a part of this record and herein incorporated by reference;

WHEREAS, the West Des Moines Plan and Zoning Commission has reviewed the Preliminary Plat for Lindsey Farm Plat 1 and recommended approval on April 27, 2015;

WHEREAS, the Final Plat that was submitted for review was determined to be generally consistent with the Preliminary Plat for Lindsey Farm Plat 1 that was reviewed and approved by the City Council on May 4, 2015;

WHEREAS, on April 4, 2016, this City Council held a duly-noticed meeting to consider the application for Lindsey Farm Plat 2 Final Plat;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings of consistency with the Comprehensive Plan as stated in the staff report, or as amended orally at the City Council meeting, are adopted.

SECTION 2. Final Plat, Lindsey Farm Plat 1 is approved, subject to compliance with all the conditions in the staff report, including conditions added at the meeting, if any, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

16-04-04-19

SECTION 3. This resolution does release the Lindsey Farm Plat 2 Final Plat for recordation. The City Council of West Des Moines directs the City Clerk to release said plat for recordation in accordance with said City Council approval of the final plat on April 4, 2016, and Roll Call No. 16-113.

CERTIFICATE

I, Ryan T. Jacobson, City Clerk for said City, hereby certify that at a meeting of the City Council of said City of West Des Moines, held on April 4, 2016, among other proceedings, Roll Call No. 16-113 approved said plat on April 4, 2016, and released said Final Plat for recordation.

Ryan T. Jacobson
 Ryan T. Jacobson
 City Clerk

IN WITNESS WHEREOF, I have hereunto set my hand this 4th day of April 2016.

Steven K. Gaer
 Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson
 Ryan T. Jacobson
 City Clerk

| COUNCIL ACTION | YEAS | NAYS | ABST. | ABSENT |
|---------------------------------|------|------|-------|--------|
| TREVILLYAN | ✓ | | | |
| MICKELSON | | | | ✓ |
| TRIMBLE | ✓ | | | |
| MESSERSCHMIDT | ✓ | | | |
| SANDAGER | ✓ | | | |
| MOTION BY <u>Trimble</u> | | | | |
| SECOND BY: <u>Messerschmidt</u> | | | | |
| ROLL CALL # <u>16-113</u> | | | | |

EXHIBIT A
Conditions of Approval

1. That the City Council waive the requirement for an agreement and waiver for public improvements including but not limited to the reconstruction of Timberbrook Avenue, the installation of public sidewalks, and the installation of street lights along public streets adjacent to this development.
2. That the west roadway be allowed which exceeds the City's maximum dead end length until such time that the roadway can be extended to connect to a secondary roadway as shown on the City's Ultimate Streets Plan. In the interim, access roads should be 20 feet in width, constructed and surfaced with materials that will withstand 75,000 pounds of gross vehicle weight, and maintain a vertical clearance of 14 feet.
3. That the City Council waive the requirement for the installation of dry sewers and the requirements for sanitary sewer easements.
4. That the property owner acknowledge that Lindsey Farm Plat 2 will be the last plat approved for the Lindsey Farm Plat 1 subdivision with waivers of subdivision requirements.

EXHIBIT B

PROPERTY DESCRIPTION:

AN OFFICIAL REPLAT OF LOT 3 IN LINDSEY FARM PLAT ONE, AN OFFICIAL PLAT, MADISON COUNTY, IOWA; CONTAINING 10.00 ACRES INCLUDING 0.12 ACRES FOR PUBLIC ROADWAY EASEMENT.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.

SAID TRACT OF LAND CONTAINING 10.00 ACRES INCLUDING 0.12 ACRES FOR PUBLIC ROAD RIGHT-OF-WAY EASEMENT.

LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA
 INDEX ANNO SCAN
 CHECK

LINDSEY FARM PLAT TWO

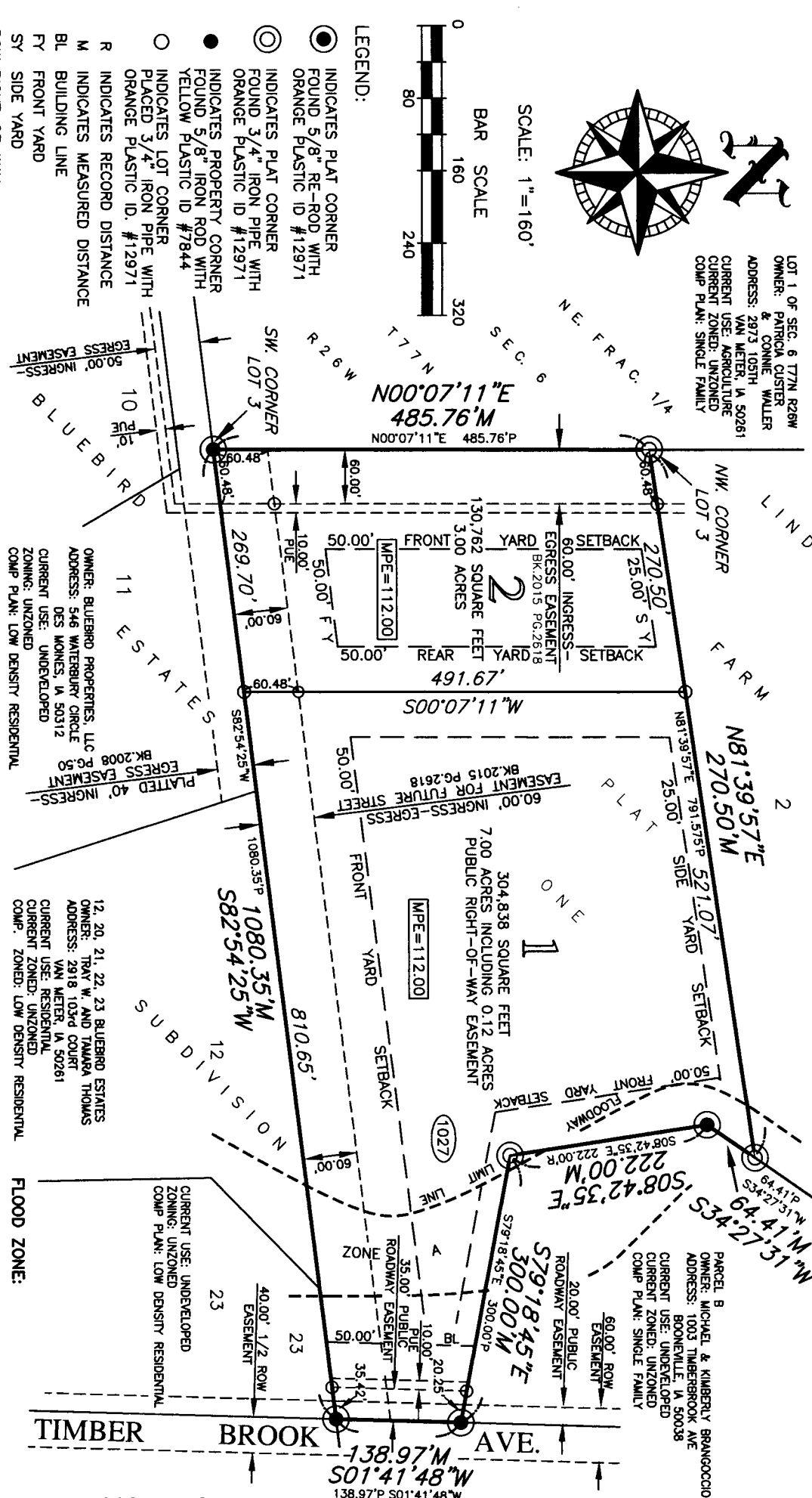
PROPERTY FINAL PLAT

PROPERTY DESCRIPTION:
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 SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS OF RECORD.
 SAID TRACT OF LAND CONTAINING 10.00 ACRES INCLUDING 0.12 ACRES FOR PUBLIC ROAD RIGHT-OF-WAY EASEMENT.

LOT 1 OF SEC. 6 T77N R28W
 OWNER: PATRICK CUSTER & CONNIE WALLER
 ADDRESS: 2973 105TH VAN METER, IA 50261
 CURRENT USE: AGRICULTURE
 CURRENT ZONED: UNZONED
 COMP PLAN: SINGLE FAMILY

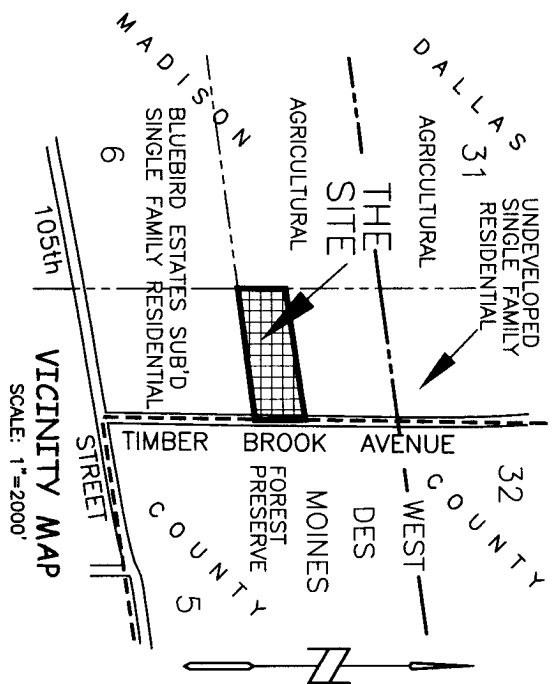
OWNER: FRANK LINDSEY
 ADDRESS: 1007 TIMBER BROOK AVENUE VAN METER, IA 50261
 CURRENT USE: RESIDENTIAL
 CURRENT ZONED: UNZONED
 COMP. ZONED: LOW DENSITY RESIDENTIAL

PARCEL B
 OWNER: MICHAEL & KIMBERLY BRANCOCCIO
 ADDRESS: 003 TIMBERBROOK AVE BONEVILLE, IA 50038
 CURRENT USE: UNDEVELOPED
 CURRENT ZONED: UNZONED
 COMP PLAN: SINGLE FAMILY



NOTES:

THIS PLAT HAS AN ERROR CLOSURE OF LESS THAN 1 FOOT IN 10,000 FEET AND EACH LOT WITHIN THIS PLAT HAS AN ERROR CLOSURE OF LESS THAN 1 FOOT IN 5,000 FEET. ALL MONUMENTS PLACED ARE A 3/4 INCH DIAMETER IRON PIPE WITH AN ORANGE PLASTIC IDENTIFICATION CAP NO. 12971.
 LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO FUTURE ASSESSMENTS IMPOSED BY THE CITY OF WEST DES MOINES FOR PUBLIC INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO SANITARY SEWER, WATER MAIN, AND STREET EXTENSIONS AND IMPROVEMENTS.
 FIRE HYDRANTS SHALL BE INSTALLED ONCE WARREN WATER DISTRICT CAN PROVIDE FLOWS ADEQUATE TO SERVE FIRE HYDRANTS AND WHEN THE DEVELOPMENT IS ANNEXED INTO THE CITY OF WEST DES MOINES.
 OWNERS OF 8,000 SQUARE FEET OR LARGER INCLUDING THE GARAGE AREA SHALL REQUIRE FIRE SPRINKLER SYSTEMS.
 SIGNING, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES ON THE STREET SYSTEM SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FEDERAL HIGHWAY ADMINISTRATION.
 UPON NOTICE BY THE CITY OF WEST DES MOINES IF THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF WEST DES MOINES AND TIMBER BROOK AVENUE IS TO BE RECONSTRUCTED, OWNERS WITHIN THE DEVELOPMENT MAY BE ASSESSED FOR PUBLIC STREET PAVING, PUBLIC STORM SEWER AND SANITARY SEWER, PUBLIC SIDEWALKS OR TRAILS AND STREET LIGHTING.
 BASIS OF BEARINGS FOR THIS SUBDIVISION ARE IN ACCORDANCE WITH A PLAT OF SURVEY FILED IN THE MADISON COUNTY RECORDER'S OFFICE IN BOOK 2001 AT PAGE 1985.
 THE EXISTING 20 FEET WIDE PUBLIC ROADWAY EASEMENT FOR TIMBER BROOK AVENUE IS SHOWN IN ACCORDANCE WITH THE RECORDS INCLUDED IN THE MADISON COUNTY ENGINEER'S RIGHT-OF-WAY BOOK AND IS NOT RECORDED OTHERWISE.
 THE EXISTING HOUSE STRUCTURE ON LOT 1 IS LOCATED ABOVE THE MINIMUM PROTECTION AS PROVIDED BY THE IOWA DEPARTMENT OF NATURAL RESOURCES.



OWNER: BLUEBIRD PROPERTIES, LLC
 ADDRESS: 548 WATERBURY CIRCLE DES MOINES, IA 50312
 CURRENT USE: UNDEVELOPED
 ZONING: UNZONED
 COMP. PLAN: LOW DENSITY RESIDENTIAL

OWNER: TRAY W. AND TAMARA THOMAS
 ADDRESS: 2918 103RD COURT VAN METER, IA 50261
 CURRENT USE: RESIDENTIAL
 CURRENT ZONED: UNZONED
 COMP. ZONED: LOW DENSITY RESIDENTIAL

OWNER: RACCON RIVER LAND CO LLC
 ADDRESS: C/O KNAPP PROPERTIES INC. 5000 WESTOWN PARKWAY SUITE 400 WEST DES MOINES, IA 50266
 CURRENT USE: AGRICULTURE
 CURRENT ZONED: UNZONED
 COMP PLAN: SINGLE FAMILY

WEST DES MOINES COMPREHENSIVE PLAN: SINGLE FAMILY RESIDENTIAL
 MADISON COUNTY ZONING: AGRICULTURAL
 BULK REGULATIONS: MADISON COUNTY
 LOT SIZE = 40,000 SQUARE FEET
 LOT WIDTH = 150 FEET
 FRONT YARD SETBACK = 50 FEET
 REAR YARD SETBACK = 50 FEET
 SIDE YARD SETBACK 25 FEET
 NOTE: MADISON COUNTY SETBACK REQUIREMENTS EITHER MATCH OR EXCEED THE CITY OF WEST DES MOINES SETBACK REQUIREMENTS FOR RESIDENTIAL ESTATE DISTRICT

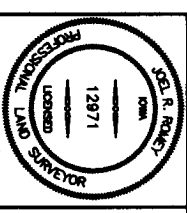
- LEGEND:**
- INDICATES PLAT CORNER FOUND 5/8" RE-ROD WITH ORANGE PLASTIC ID #12971
 - INDICATES PLAT CORNER FOUND 3/4" IRON PIPE WITH ORANGE PLASTIC ID #12971
 - INDICATES PROPERTY CORNER FOUND 5/8" IRON ROD WITH YELLOW PLASTIC ID #78444
 - INDICATES LOT CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC ID. #12971
 - R INDICATES RECORD DISTANCE
 - M INDICATES MEASURED DISTANCE
 - BL BUILDING LINE
 - FY FRONT YARD
 - SY SIDE YARD
 - ROW RIGHT-OF-WAY
 - EASE EASEMENT
 - MPE MINIMUM PROTECTION ELEVATION
 - INDICATES LOT ADDRESS

BENCH MARKS:
 CITY OF WEST DES MOINES BENCHMARK No. 106 INTERSECTION OF 106TH STREET AND WILDROSE LANE, SOUTH OF THE INTERSECTION, 4 FEET EAST OF THE CENTERLINE OF WILDROSE LANE EXTENDED, 2.5 FEET NORTH OF THE EAST/WEST FENCE
 ELEVATION=189.95 (CITY OF WEST DES MOINES DATUM)

CITY OF WEST DES MOINES BENCHMARK No. 107 INTERSECTION OF 106TH STREET AND WOODLAND LANE, NORTH OF THE INTERSECTION, 21 FEET WEST OF THE CENTERLINE OF WOODLAND AVENUE EXTENDED, 2.5 FEET SOUTH OF THE EAST/WEST FENCE
 ELEVATION=221.26 (CITY OF WEST DES MOINES DATUM)

FLOOD ZONE:
 A PORTION OF THIS PROPERTY LIES WITHIN ZONE "A", SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP FOR MADISON COUNTY, IOWA, PANEL 75 OF 400 MAP NUMBER 19121C00075C, WITH AN EFFECTIVE DATE OF OCTOBER 6, 2010 AND IS SHOWN ON THE PLAT. THE MAJORITY OF THE PROPERTY IS OUTSIDE THE SPECIAL FLOOD HAZARD AREA.

PROPRIETOR/SURVEY FOR:
 FRANK JAMES LINDSEY
 3700 BEISSER DRIVE
 SUITE A
 GRIMES, IOWA 50111
 PHONE: 515.986.5566



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. LICENSE RENEWAL DATE: 31 DEC. 2017
 PAGES COVERED BY THIS SEAL: THIS PAGE ONLY
 SIGNED: *Joel R. Rowley*
 JOEL R. ROWLEY P.S. 2971 DATE: *1/26/17*

Raccoon Valley Land Surveying
 33235 L Avenue Adel Iowa
 Phone: 515.493.8317