



Document 2017 1494

Book 2017 Page 1494 Type 06 044 Pages 17

Date 5/12/2017 Time 10:29:39AM

Rec Amt \$87.00 Aud Amt \$5.00

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

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Type of Document

SUBDIVISION

**PREPARER INFORMATION:** (name, address, phone number)

Zoning Office for J. Everett Decker developer 641-728-4457 - *SAME AS TAXPAYER*  
Kathleen Law, developer's attorney 515-283-3116

**TAXPAYER INFORMATION:** (name and mailing address)

J. Everett Decker  
2508 305<sup>th</sup> St  
Peru, Iowa 50222

**RETURN DOCUMENT TO:** (name and mailing address)

J. Everett Decker  
2508 305<sup>th</sup> St  
Peru, Iowa 50222

**GRANTOR:** (name)

**GRANTEE:** (name)

**LEGAL DESCRIPTION:** (if applicable)

See page:

**Document or instrument of associated documents previously recorded:**  
(if applicable)

**PLAT AND CERTIFICATE  
FOR EVERETT DECKER 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 Everett Decker Subdivision, and that the real estate comprising said plat is as follows:

The Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, **EXCEPT** that part of Parcel "B" located therein, containing 10.20 acres, as shown in Plat of Survey filed in Book 3, Page 507 on November 2, 1999, in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** Parcel "C" located therein, containing 10.00 acres, as shown in Plat of Survey filed in Book 2002, Page 2845 on June 12, 2002, in the Office of the Recorder of Madison County, Iowa

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

1. 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. Ground Water Statement;
6. Madison County Soil and Water Conservation District Land Disturbing Activity Affidavit;
7. Consent of County Auditor to subdivision name; and
8. Affidavit concerning fences,


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 5<sup>th</sup> day of MAY, 2017, by C. J. Nicholl.

  
\_\_\_\_\_  
Notary Public in and for the State of Iowa

**DEDICATION OF PLAT  
OF  
EVERETT DECKER SUBDIVISION**


**KNOW ALL MEN BY THESE PRESENTS:**

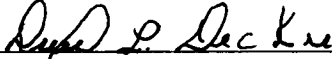
That J. Everett Decker and Dixie Decker, husband and wife, do hereby certify that they are the owners and proprietors of the following-described real estate:

The Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fifteen (15), Township Seventy- four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, **EXCEPT** that part of Parcel "B" located therein, containing 10.20 acres, as shown in Plat of Survey filed in Book 3, Page 507 on November 2, 1999, in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** Parcel "C" located therein, containing 10.00 acres, as shown in Plat of Survey filed in Book 2002, Page 2845 on June 12, 2002, in the Office of the Recorder of Madison County, Iowa

That the subdivision of the above-described real estate as shown by the Final Plat of the Everett Decker Subdivision is with the free consent and in accordance with the owners' desire as owners of said real estate. The Final Plat is subject to the provision of the "notes" set forth in the Final Plat.

Dated this 3 day of February, 2017.

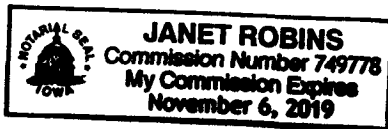
  
\_\_\_\_\_  
J. Everett Decker

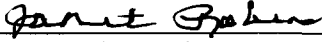
  
\_\_\_\_\_  
Dixie L. Decker

STATE OF IOWA, COUNTY OF MADISON:

This record was acknowledged before me on this 3 day of February, 2017, by J. Everett Decker and Dixie L. Decker, husband and wife.

5251736\_1



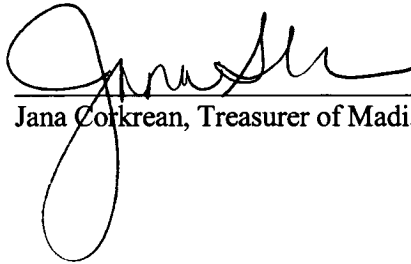
  
\_\_\_\_\_  
Notary Public in and for the State of Iowa

**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:

The Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fifteen (15), Township Seventy- four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, **EXCEPT** that part of Parcel "B" located therein, containing 10.20 acres, as shown in Plat of Survey filed in Book 3, Page 507 on November 2, 1999, in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** Parcel "C" located therein, containing 10.00 acres, as shown in Plat of Survey filed in Book 2002, Page 2845 on June 12, 2002, in the Office of the Recorder of Madison County, Iowa

Dated at Winterset, Iowa, on this 31 day of March, 2017.



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Jana Corkrean, Treasurer of Madison County, Iowa

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

Everett Decker Subdivision

for property located at:

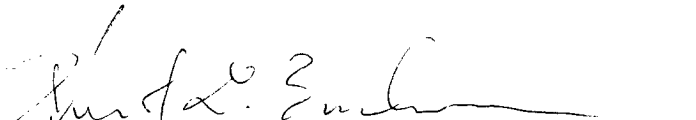
The Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fifteen (15), Township Seventy- four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, **EXCEPT** that part of Parcel "B" located therein, containing 10.20 acres, as shown in Plat of Survey filed in Book 3, Page 507 on November 2, 1999, in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** Parcel "C" located therein, containing 10.00 acres, as shown in Plat of Survey filed in Book 2002, Page 2845 on June 12, 2002, in the Office of the Recorder of Madison County, Iowa,

and owned by:

J. Everett Decker and Dixie L. Decker, husband and wife,

has been approved on the 2<sup>nd</sup> day of March, 2017.

By the Auditor, Madison County, Iowa.

  
Heidi Burhans, Auditor of Madison County, Iowa



**ZO-RESOLUTION-04-25-17-A**  
**RESOLUTION APPROVING FINAL PLAT**  
**EVERETT DECKER SUBDISION**  
**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 Everett Decker Subdivision; and

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

The Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fifteen (15), Township Seventy- four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, **EXCEPT** that part of Parcel "B" located therein, containing 10.20 acres, as shown in Plat of Survey filed in Book 3, Page 507 on November 2, 1999, in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** Parcel "C" located therein, containing 10.00 acres, as shown in Plat of Survey filed in Book 2002, Page 2845 on June 12, 2002, in the Office of the Recorder of Madison County, Iowa

WHEREAS, there was also filed with said plat a dedication of said plat containing a statement to the effect that the subdivision as it appears on the plat is with the free consent and in accordance with the desire of the proprietors, J. Everett Decker & Dixie Decker; 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 Everett Decker Subdivision should be approved by the Board of Supervisors, Madison County, Iowa.

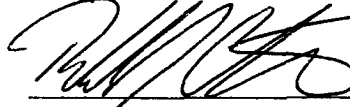
NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors, Madison County, Iowa:

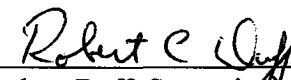
1. That said plat, known as Everett Decker Subdivision prepared in connection with said plat and subdivision is hereby approved.

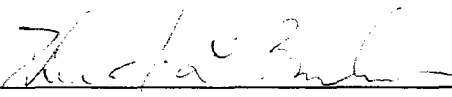
2. The Zoning Administrator of Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder of Madison County, Iowa, and attend to the filing and recording of the plat, papers and documents which should be filed and recorded in connection therewith.

DATED at Winterset, Iowa, this 25 day of April, 2017

  
\_\_\_\_\_  
Aaron Price, Chairman

  
\_\_\_\_\_  
Phil Clifton, Supervisor

  
\_\_\_\_\_  
Robert Duff, Supervisor

Attest:   
\_\_\_\_\_  
Heidi L. Burhans, Madison County Auditor

# NYEMASTER

NYEMASTER GOODE PC

Robert A. VanOrsdel  
Richard J. Sapp  
G. R. Neumann  
Gregory P. Page  
Bradford L. Austin  
Hayward L. Draper  
Michael W. Thrall  
Mark C. Dickinson  
Gregory B. Wilcox  
John F. Lorentzen  
Rod Kubat  
Frank B. Harty  
James C. Wine  
Bruce W. Baker  
Anthony A. Longnecker  
Kevin H. Collins  
Joseph A. Quinn  
Wade H. Schut  
Mark D. Aljets  
G. Thomas Sullivan  
Thomas H. Walton

Willard L. Boyd III  
Jeffrey W. Courter  
Hallie E. Still-Caris  
David W. Benson  
Brian J. Humke  
Paula S. Dierenfeld  
Coreen K. Sweeney  
Angel A. West  
Mary E. Funk  
Randall D. Armentrout  
Thomas M. Cunningham  
Robert D. Andeweg  
Debra L. Hulett  
Mark A. Schultheis  
Neal K. Westin  
Stephanie L. Maret  
Stephanie G. Techau  
Brad C. Epperly  
Angela C. Brick  
Benjamin P. Roach  
Victoria A. Feilmeyer

Jason L. Giles  
K. Dwayne Vande Krol  
Kathleen K. Law  
Mitchell R. Kunert  
Michael J. Dayton  
Matthew R. Eslick  
Kristina M. Stanger  
David T. Bower  
Stacey L. Cormican  
Christian P. Walk  
Ryan G. Koopmans  
Frances M. Haas  
Jess W. Vilsack  
Jay P. Syverson  
Michael C. Joyce  
Neal A. Coleman  
Katie L. Graham  
Jonathan H.P. Foley  
Keith P. Duffy  
Dustin J. Miller  
Paige M. Thorson

Rebecca A. Moore  
Colleen R. MacRae  
Michael D. Currie  
Ryan J. Stefani  
Leslie C. Behaunek  
Spencer S. Cady  
Eric N. Fischer  
Shyam M. Goswami

REGISTERED PATENT ATTORNEYS

Glenn Johnson  
Robert W. Hoke  
Jeffrey D. Harty  
Wendy K. Marsh  
Todd A. Van Thomme  
Ryan N. Carter  
Sarah J. Gayer  
Daniel M. Blakeslee  
Stuart S. Levy

OF COUNSEL  
James B. West  
Edgar F. Hansell  
Steven J. Roy  
Jay Eaton  
R. Craig Shives  
Terry C. Hancock  
Steven H. Lytle  
Jill M. Stevenson  
Sara J. Sersland  
John W. Blyth

February 27, 2017

**VIA U.S. MAIL AND EMAIL (jnicholl@madisoncoia.us)**

Madison County Board of Supervisors

Attn: Jeff Nicholl

112 N. 1<sup>st</sup> Street

Winterset, IA 50273

RE: The Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, **EXCEPT** that part of Parcel "B" located therein, containing 10.20 acres, as shown in Plat of Survey filed in Book 3, Page 507 on November 2, 1999, in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** Parcel "C" located therein, containing 10.00 acres, as shown in Plat of Survey filed in Book 2002, Page 2845 on June 12, 2002, in the Office of the Recorder of Madison County, Iowa

To be platted and known as Everett Decker Subdivision

We have examined the abstract of title to the above-described real property last continued by Madison County Abstract Co. as Abstract No. 15742725 down to February 7, 2017 at 8:00 A.M. We find prevailing record title to said property is shown by said abstract to be in

**J. Everett Decker and Dixie L. Decker, as joint tenants with full right of ownership in the survivor, and not as tenants in common**

subject to the Special Exceptions and Standard Exceptions noted on the attached schedules. This opinion is given for platting purposes pursuant to the requirements of Iowa Code Section 354.11(c).

KATHLEEN K. LAW

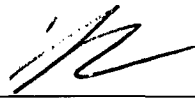
Direct Number: (515) 283-3116 | Facsimile: (515) 283-3108 | E-Mail: kklaw@nyemaster.com  
700 Walnut, Suite 1600 | Des Moines, IA 50309-3899 | (515) 283-3100

With offices in Des Moines, Ames and Cedar Rapids

www.nyemaster.com



Nyemaster Goode, P.C.

By:   
Kathleen K. Law  
Iowa Title Guaranty No. 3847

KKL/jab

cc: Frederick C. James (via email only; fritzj@lbsbind.com)

**SPECIAL EXCEPTIONS**

1. Real estate taxes for fiscal year 2014/2015 and all prior years show paid in full. Real estate taxes for fiscal year 2016/2017 show as follows:

Parcel No. 741151566003000

1 <sup>st</sup> Installment	\$577.00 Paid
2 <sup>nd</sup> Installment	\$577.00 Unpaid

2. Searches for personal liens are shown against the current record titleholders and Frederick C. James and show clear.

3. At Entry No. 14 appears a Limited Easement from the current record titleholders to Southern Iowa Rural Water Association dated July 24, 2000, filed October 5, 2000, and recorded in Book 144, Page 239 of the Madison County Records. This easement is for water pipeline and necessary appurtenances thereto and includes rights of ingress and egress. This easement affects the SW1/4 SW1/4 of Section 15, T74N, R27W, except the South 336.58'. The precise location of the water line is not shown, but the scope of the easement was automatically reduced to a 30' wide strip, the centerline of which is the water pipeline. For further particulars, you should review the recorded document.

4. At Entry No. 19 appears a Notice to Landowners from Madison County dated April 21, 1981, filed April 21, 1981, and recorded in Misc. Record 33, Page 488 of the Madison County Records. This notice states Madison County real estate may be subject to a cost-sharing agreement for the maintenance of permanent soil conservation practices under Section 467A.7(16) of the Iowa Code. An amended and substituted notice dated August 12, 1981 was filed on August 14, 1981, and recorded in Misc. Record 33, Page 665 of the Madison County Records. A Notice dated August 4, 1992, filed August 5, 1992, and recorded in Misc. Record 41, Page 68, states the district has adopted a soil and water resource conservation plan that was approved by the State Soil Conservation Committee. The current status of the district must be determined by reference to the records of the administrator.

5. At Entry No. 20 appears a Land Disturbing Activities Regulation Resolution from the Madison County Soil Conservation District, dated February 23, 1981, filed August 23, 2004, and recorded in Book 2004, page 3908 of the Madison County Records. The resolution provides that erosion control plans are required for certain projects that involve land-disturbing activities. For further particulars, you should review the recorded document or consult with the appropriate officials with Madison County, Iowa.

6. The following plats of survey are shown in the Abstract:

a. At Entry No. 12 appears the Plat of Survey of Parcel "B" (an exception from the caption legal description) filed November 2, 1999, and recorded in Book 3, Page 507 of the Madison County Records.

b. At Entry No. 15 appears the Plat of Survey of Parcel "C" (an exception from the caption legal description) filed June 12, 2002 and recorded in Book 2002, Page 2845 of the Madison County Records.

You are bound to take notice of any easements, setbacks, restrictive covenants, notes and the like and the boundaries of the property under examination shown on the documents.

7. The property under examination is located in Madison County, Iowa. Proper classification thereunder may be determined by contacting the appropriate officials with Madison County.

**STANDARD EXCEPTIONS**

Parties in possession, if other than the titleholder(s), may have rights of which you must take notice not appearing in the abstract.

Easements, or claims of easements, may exist which are not shown of record and do not appear in the abstract.

Liens may exist for labor and materials furnished in the improvement of the property for a period of ninety days after the furnishing thereof without being placed of record so as to show in the abstract.

Special assessments may subsequently be filed of record against the property: i) for municipal services rendered prior to closing, and ii) by virtue of a resolution of necessity having been adopted by the taxing authority where the property is located but not certified to the County Treasurer.

No survey has been furnished. An accurate survey may show encroachments, overlappings or shortages not shown in the abstract. You must satisfy yourself as to the boundaries of the property and as to the location of any improvements thereon.

The abstract of title does not disclose the existence of environmental deficiencies such as underground storage tanks, wells, solid waste, hazardous wastes, asbestos or radon gas. Liability for removal and remediation may be imposed by virtue of ownership of the property even though one may not have been responsible for deficiency.

You are advised that if the real estate uses a sewage disposal system or a well system, or both, you may be subject to State Department of Natural Resources and County Board of Health rules. The state law, section 455b.172 of the Iowa Code requires all such systems be inspected for compliance upon a transfer of ownership by a DNR certified inspector, and that a copy of the certified inspector's report be presented to the county recorder with any conveyance document. State law and DNR rules do not specifically place this burden on either seller or buyer. You should determine for yourself if the proposed real estate transfer is subject to these requirements. If so, you should be certain they are met, since failure to meet them may prevent the recording of the deed or contract.

This title opinion is directed to the addressee. No other person or entity is entitled to rely thereon without our express written consent.

**Resolution  
Everett Decker Subdivision  
City of Peru**

**Resolution Approving Final Plat of Everett Decker Subdivision  
Madison County, Iowa**

**WHEREAS**, there was filed in the Office of the City Clerk of the City of Peru, Madison County, Iowa, a registered land surveyor's plat of a proposed subdivision known as Everett Decker Subdivision; and

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

The Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, **EXCEPT** that part of Parcel "B" located therein, containing 10.20 acres, as shown in Plat of Survey filed in Book 3, Page 507 on November 2, 1999, in the Office of the Recorder of Madison County, Iowa; **AND EXCEPT** Parcel "C" located therein, containing 10.00 acres, as shown in Plat of Survey filed in Book 2002, Page 2845 on June 12, 2002, in the Office of the Recorder of Madison County, Iowa; and

**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, J. Everett Decker and Dixie Decker, husband and wife; 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 a 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 Peru, Madison County, Iowa, finds that said plat conforms to the provisions of the Ordinances of the City of Peru, Madison County, Iowa, and that the plat, papers and documents presented therewith should be approved by the City Council of the City of Peru, Madison County, Iowa.


**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Peru, Madison County, Iowa;

1. Said plat, known as Everett Decker Subdivision, prepared in connection with said plat and subdivision, is hereby approved.


2. The requirement of the Subdivision Ordinance of the City of Peru, Madison County, Iowa, that certain improvements be constructed in connection with said plat is hereby waived.

3. The City of Peru, Madison County, Iowa, is hereby directed to certify this Resolution, which shall be affixed to said plat to the County documents, which should be filed and recorded in connection therewith.

Passed and approved, this 6<sup>th</sup> day of March, 2017.

  
\_\_\_\_\_  
Dan Luke, Mayor  
Torija Porter

Attest:

  
\_\_\_\_\_  
Jennifer Porter, City Clerk

5313145




Prepared by/Return to: Kathleen K. Law, 700 Walnut, Suite 1600, Des Moines, IA 50309; 515-283-3116

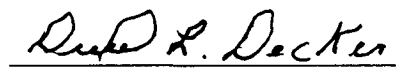
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**AFFIDAVIT**

STATE OF IOWA, COUNTY OF MADISON, ss:

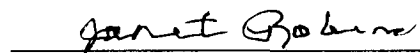
We, J. Everett Decker and Dixie L. Decker, husband and wife, first being duly sworn on oath, state that this Affidavit concerns Everett Decker Subdivision, Madison County, Iowa. We further state that we know of our own personal knowledge that there is a lawful fence on the east boundary line of Lot 2 located within the subdivision.

  
\_\_\_\_\_  
J. Everett Decker

  
\_\_\_\_\_  
Dixie L. Decker

Subscribed and sworn to before me on this 3 day of February, 2017, by J. Everett Decker and Dixie L. Decker, husband and wife.



  
\_\_\_\_\_  
Notary Public in and for the State of Iowa



**SUBDIVISION PLAT**

SURVEY PREPARED FOR:		DRAFTER: VP
J. Everett Decker		DATE: 5/31/16
ADDRESS:	REVISION	
2508 305th Street	DATE:	
Peru, Iowa	PROJECT NO: 16121	
PROPRIETORS		
J. Everett & Dixie L. Decker		
DATE OF SURVEY FIELDWORK: 4/1/16		

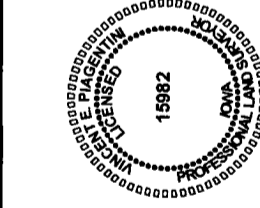
**Legal Description**  
 The Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT that part of Parcel "B" located therein, containing 10.20 acres, as shown in Plat of Survey filed in Book 3, Page 507 on November 2, 1999, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "C", located therein, containing 10.00 acres, as shown in Plat of Survey filed in Book 2002, Page 2845 on June 12, 2002, in the Office of the Recorder of Madison County, Iowa.

NOTE: RIGHT-OF-WAY FOR 305TH STREET AND CLANTON CREEK ROAD, WAS SET USING THE CROWN OF THE DITCH AS IT ROSE AWAY FROM THE ROAD. NO RIGHT-OF-WAY INFORMATION WAS FOUND FOR THIS PARCEL.

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

*Vincent E. Piagentini*  
 VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE 7/18/16

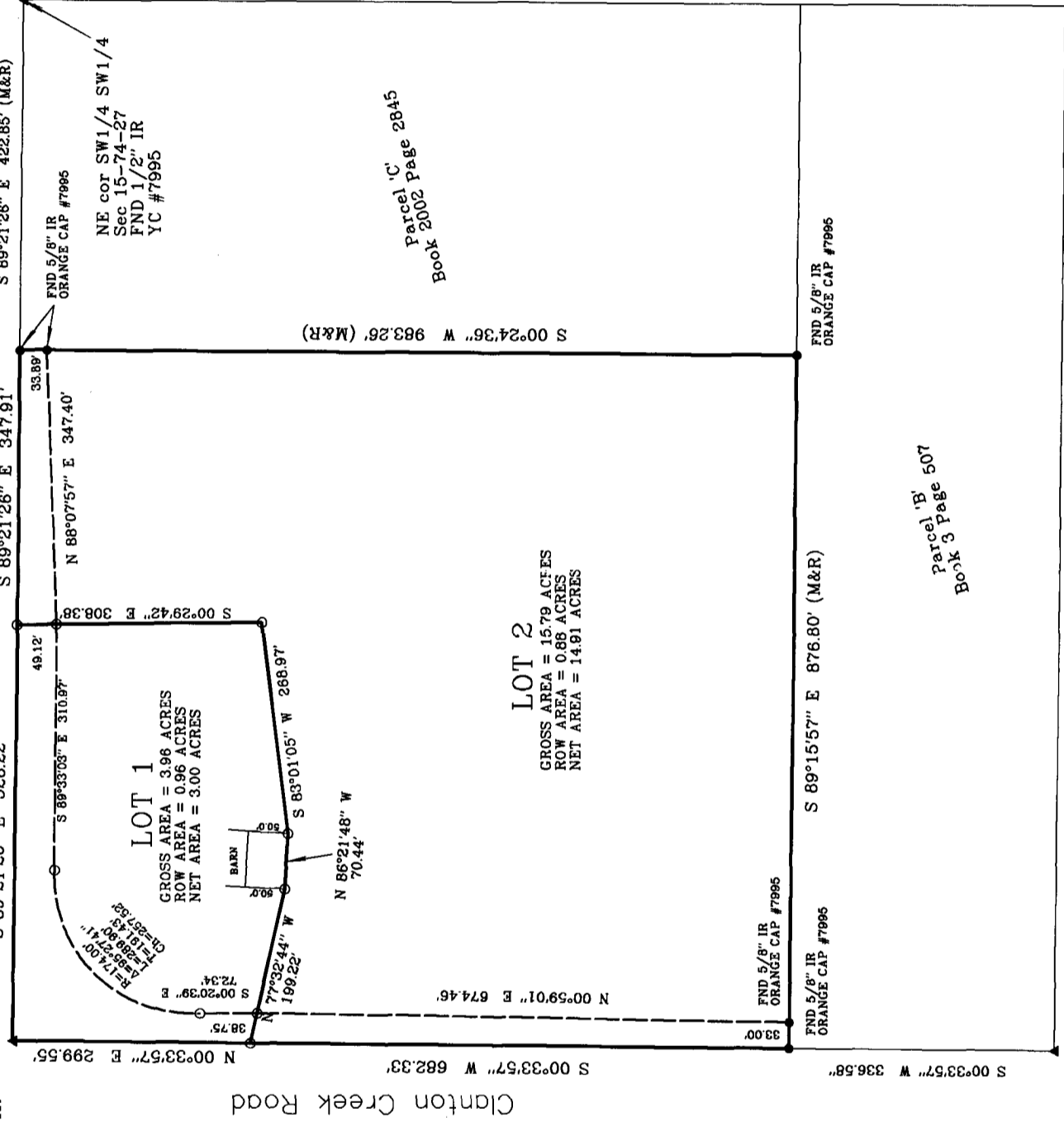
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016.  
 ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)



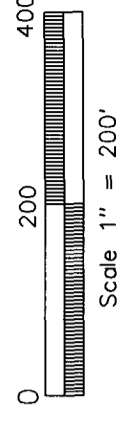
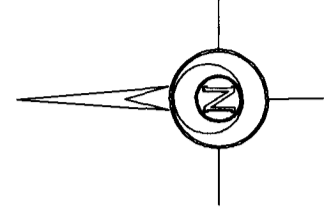
**SYMBOLS LEGEND:**  
 R. RECORDED DISTANCE  
 M. MEASURED DISTANCE  
 CORNER MONUMENT FOUND\*  
 SET 1/2" IR YC 15982  
 UNLESS NOTED  
 SECTION CORNER FOUND  
 SECTION CORNER SET  
 1/2" IR YC 15982  
 UNLESS NOTED

\* ALL CAPS ARE YELLOW PLASTIC UNLESS OTHERWISE INDICATED.

**Notes:**  
 1. Building setbacks to be 50 feet front and rear yard and 25 feet side yard.  
 2. Sewer to be individual septic tank and laterals.  
 3. Water to be rural water.  
 4. Property is zoned Agricultural.  
 5. Any new driveway entrance shall have a 24 foot minimum width.



SW cor  
 Sec 15-74-27  
 FND 1/2" IR  
 YC #7995



Document 2017 1494  
 Book 2017 Page 1494 Type 06 044 Pages 17  
 Date 5/12/2017 Time 10:29:39AM  
 Rec Amt \$87.00 Aud Amt \$5.00  
 ANNO  
 SCAN  
 CHEK

LISA SMITH, COUNTY RECORDER  
 MADISON COUNTY IOWA

THIS SPACE ABOVE RESERVED FOR USE OF  
 COUNTY RECORDER'S OFFICE

Final Plat  
 EVERETT DECKER SUBDIVISION

**ABACI CONSULTING, INC.**  
 CIVIL ENGINEERING - LAND SURVEYING  
 101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048