



Document 2017 1721

Book 2017 Page 1721 Type 06 044 Pages 21

Date 6/02/2017 Time 2:16:53PM

Rec Amt \$107.00 Aud Amt \$5.00

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Type of Document

SCAR ESTATES SUBDIVISION

PREPARER INFORMATION:

Zoning Office for Nicholas & Valeri Scar developers
Dustin Noble, developer's attorney 515-993-4545
Joel Romey, Surveyor 515-493-8317

TAXPAYER INFORMATION:

Nicholas & Valerie Scar
465 NE Fox Run Trl
Waukee, Iowa 50263

RETURN DOCUMENT TO:

Nicholas & Valerie Scar
465 NE Fox Run Trl
Waukee, Iowa 50263

GRANTOR:

GRANTEE:

LEGAL DESCRIPTION:

Parcels "C" and "D" of the North one-half (N ½) of the Southwest Quarter (SW ¼) of Section Fifteen (15) Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, containing 24.35 acres, more or less, and containing 1.22 acres, more or less, respectively, both as shown in Book 2017 at Page 582 on February 21, 2017, in the Office of the Recorder of Madison County, Iowa.

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

**PLAT AND CERTIFICATE
FOR SCAR ESTATES 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 the Scar Estates Subdivision, and that the real estate comprising said plat is as follows:

Parcels "C" and "D" of the North one-half (N ½) of the Southwest Quarter (SW ¼) of Section Fifteen (15) Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, containing 24.35 acres, more or less, and containing 1.22 acres, more or less, respectively, both as shown in Book 2017 at Page 582 on February 21, 2017, 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. Lenders Consent to Plat;
4. Certificate from County Treasurer;
5. Resolution of the Board of Supervisors of Madison County, Iowa, approving said plat;
6. Ground Water Hazard Statement;
7. Agreement With County Engineer Regarding Roads;
8. Consent of County Auditor to subdivision name; and

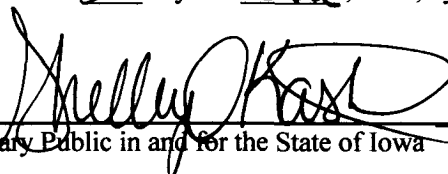
all of which are duly certified in accordance with the Madison County Zoning Ordinance and Madison County Subdivision Regulations.



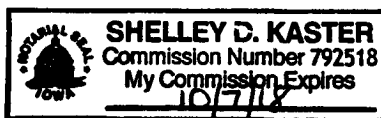
C.J. Nicholl, Zoning Administrator of Madison County Iowa

STATE OF IOWA, COUNTY OF MADISON:

This record was acknowledged before me on this 2nd day of June, 2017, by C. J. Nicholl.



Notary Public in and for the State of Iowa



Prepared by: Dustin Noble, 1009 Main, Adel, IA 50003; (515) 697-4296

CONSENT TO PLAT – OWNER

The undersigned, Nicholas J. Scar and Valerie L. Scar, are the owners and titleholders of the real estate covered by the plat which is attached hereto, which property is described as follows:

Parcels “C” and “D” of the North one-half (N ½) of the Southwest Quarter (SW ¼) of Section 15, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, as shown in Book 2017 at Page 582 in the Office of the Madison County Recorder.

The platting of the real estate as shown on the attached plat, Scar Estates, an Official Plat in Madison County, Iowa, is made with a free consent and in accordance with the desires of Nicholas J. Scar and Valerie L. Scar, and that the final plat shall be known as Scar Estates, an Official Plat in Madison County, Iowa.

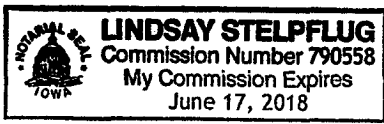
DATED this 19th day of April, 2017

By: [Signature]
Nicholas J. Scar

By: [Signature]
Valerie L. Scar

STATE OF IOWA, COUNTY OF Dallas, ss,

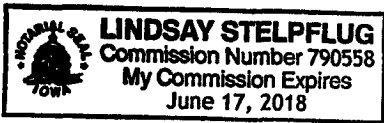
On this 19 day of April, 2017, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Nicholas J. Scar.



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

STATE OF IOWA, COUNTY OF Dallas, ss,

On this 19 day of April, 2017, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Valerie L. Scar.



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

Prepared by: Dustin Noble, 1009 Main, Adel, IA 50003; (515) 697-4296

CONSENT TO PLAT – LENDER

The undersigned, Farmers & Merchants State Bank, is the holder of a mortgage, dated March 10, 2017 and filed March 13, 2017 in Book 2017, Page 802, encumbering the real estate covered by the plat which is attached hereto, which property is described as follows:

Parcels "C" and "D" of the North one-half (N ½) of the Southwest Quarter (SW ¼) of Section 15, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, as shown in Book 2017 at Page 582 in the Office of the Madison County Recorder.

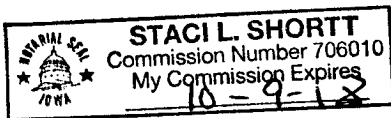
The platting of the real estate as shown on the attached plat, Scar Estates, an Official Plat in Madison County, Iowa, is made with a free consent and in accordance with the desires of Farmers & Merchants State Bank, and that the final plat shall be known as Scar Estates, an Official Plat in Madison County, Iowa.

DATED this 22nd day of May, 2017

By: Bill Dickey
Bill Dickey as Vice President
Farmers & Merchants State Bank

STATE OF IOWA, COUNTY OF Madison, ss,

On this 22 day of May, 2017, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Bill Dickey as Vice President of Farmers & Merchants State Bank.



Staci Shortt
Notary Public in and for the State of Iowa

Prepared by: Dustin Noble, 1009 Main, Adel, IA 50003; (515) 697-4296

ATTORNEY'S TITLE OPINION

STATE OF IOWA)
) ss:
COUNTY OF DALLAS)

I, the undersigned attorney, have examined the abstract of title prepared by Madison County Abstract Company, showing a continuation of entries from root of title to March 13, 2017 at 10:28 a.m. relating to the following described real property:

Parcels "C" and "D" of the North one-half (N ½) of the Southwest Quarter (SW ¼) of Section 15, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, as shown in Book 2017 at Page 582 in the Office of the Madison County Recorder.

Said real estate is also described in the attached plat, to be known as Scar Estates, an Official Plat in Madison County, Iowa; I am of the opinion that record merchantable fee simple title to the real estate is vested in Nicholas J. Scar and Valerie L. Scar, subject to the following specific objections:

1. **OPEN-END MORTGAGE:** Entry No. 42 of the Abstract shows a mortgage from Nicholas James Scar and Valerie L. Scar, husband and wife, to Farmers & Merchants State Bank in the amount of \$92,000 dated March 10, 2017 and filed March 13, 2017 in Book 2017, Page 802 of the Madison County, Iowa records. This mortgage remains unsatisfied of record, and I find it to be a first and paramount lien against the subject property.

2. **COST-SHARING AGREEMENT:** Entry No. 36 of the Abstract shows a notice to landowners that the real estate may be subject to a cost-sharing agreement for the maintenance of permanent soil conservation practices, dated April 21, 1981 and filed April 21, 1981 in Miscellaneous Record 33, Page 488 of the Madison County, Iowa records.

3. **LAND DISTURBING ACTIVITIES REGULATION:** Entry No. 37 of the Abstract shows a land disturbing activities regulation resolution providing that erosion control

plans are required for certain projects, dated February 23, 1981 and filed August 23, 2004 in Book 2004, Page 3908 of the Madison County, Iowa records.

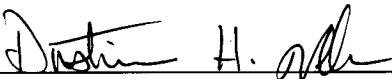
*The Final Plat to be known as Scar Estates is completely within the parcels legally described above. The legal description of Scar Estates is:

DN

Parcels "C" and "D" of the North one-half (N ½) of the Southwest Quarter (SW ¼) of Section 17, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, as shown in Book 2017 at Page 582 in the Office of the Madison County Recorder.

This title opinion is being provided pursuant to Iowa Code §354.8 for platting purposes. Third parties shall not be entitled to rely on this title opinion for any other purpose.

Dated this 19th day of May, 2017

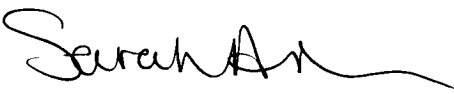


Dustin H. Noble

STATE OF IOWA, DALLAS COUNTY, ss:

On this 19th day of May, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Dustin H. Noble, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.





Notary Public in and for said County and State

Prepared by: Dustin Noble, 1009 Main, Adel, IA 50003; (515) 697-4296

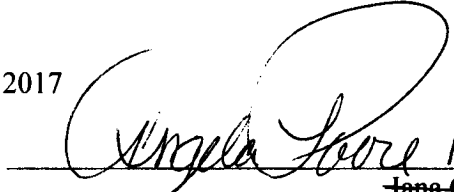
TREASURER'S CERTIFICATE

STATE OF IOWA)
) ss:
COUNTY OF MADISON)

I, Jana Corkrean, being first duly sworn on oath, do hereby certify that I am the duly elected, qualified, and acting County Treasurer of the County of Madison, State of Iowa, and that as such I have in my possession, or have access to, the complete property tax records and special assessment records of Madison County, including all property tax and special assessment records relating to the property described as:

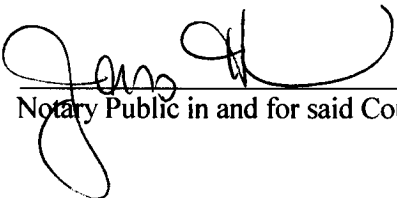
Parcels "C" and "D" of the North one-half (N ½) of the Southwest Quarter (SW ¼) of Section 15, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, as shown in Book 2017 at Page 582 in the Office of the Madison County Recorder.

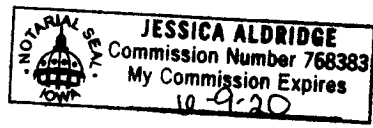
I further certify that the above described property is free from certified taxes and is free from certified special assessments.

Dated this 22 day of May, 2017 
Argela Poore 1st Deputy Treasurer
~~Jana Corkrean~~
Argela Poore

STATE OF IOWA, MADISON COUNTY, ss:

On this 22 day of May, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jana Corkrean, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.


Notary Public in and for said County and State

 JESSICA ALDRIDGE
Commission Number 768383
My Commission Expires 10-9-20

Prepared by: Dustin Noble, 1009 Main, Adel, IA 50003; (515) 697-4296

AUDITOR'S CERTIFICATE

STATE OF IOWA)
) ss:
COUNTY OF MADISON)

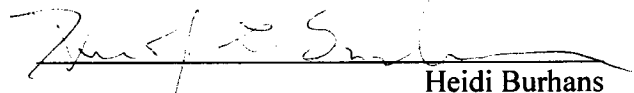
I, Heidi Burhans, being first duly sworn on oath, do hereby certify that I am the duly elected, qualified, and acting County Auditor of the County of Madison, State of Iowa.

The following parcels are owned by Nicholas J. Scar and Valerie L. Scar:

Parcels "C" and "D" of the North one-half (N ½) of the Southwest Quarter (SW ¼) of Section 15, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, as shown in Book 2017 at Page 582 in the Office of the Madison County Recorder.

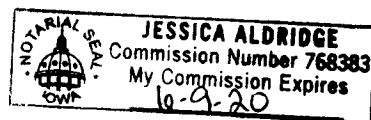
Nicholas J. Scar and Valerie L. Scar filed in the Office of the Recorder of Madison County, Iowa a plat of real estate owned by them and of the real estate described above.

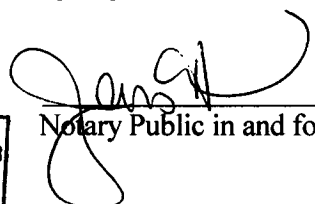
Now, therefore, I, Heidi Burhans, Auditor of Madison County, Iowa, do hereby certify that said plat shall be known as Scar Estates, an Official Plat in Madison County, Iowa, and said plat, including the certificate, shall thereby be filed with the Recorder of Madison County, Iowa.


Heidi Burhans

STATE OF IOWA, MADISON COUNTY, ss:

On this 22 day of May, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Heidi Burhans, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.




Notary Public in and for said County and State

**DECLARATION OF
COVENANTS AND RESTRICTIONS**

Recorder's Cover Sheet

Preparer Information: (name, address, and phone number)

Dustin H. Noble, 1009 Main Street, Adel, IA 50003, Phone: (515) 697-4296

Taxpayer Information: (name and complete address)

Nicholas J. Scar and Valerie L. Scar, 465 NE Fox Run Trail, Waukee, IA 50263

Return Document To: (name and complete address)

Dustin H. Noble, 1009 Main Street, Adel, IA 50003

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

**DECLARATION OF
COVENANTS AND RESTRICTIONS**

THIS DECLARATION, made on the date hereinafter set forth by Nicholas J. Scar and Valerie L. Scar, hereinafter referred to as “Declarants”, who are owners of the lots in THE PLAT OF SCAR ESTATES, said lots filed of record in the office of the Madison County Recorder, Winterset, Iowa, acknowledge their approval of this instrument by attaching their signatures hereto.

NOW THEREFORE, Declarants hereby declare that all of the properties described above shall be held, sold, and conveyed subject to these Covenants and Restrictions, all of which are for the purpose of enhancing and protecting the value, desirability, and attractiveness of the real property. These covenants, restrictions, and conditions shall run with the real property and shall be binding on all parties having or acquiring any right, title, or interest in the described properties or any part thereof, and shall inure to the benefit of each owner thereof.

**ARTICLE I
DEFINITIONS**

Section 1. “Property” or “Properties” shall mean and refer to that certain real property legally described as Lots 1, 1-A, 2, and 2-A of Scar Estates, Madison County, Iowa, and such additions thereto as may hereafter be brought.

Section 2. “Lot” shall mean any lot numbered 1, 1-A, 2, or 2-A of the PLAT OF SCAR ESTATES, and any additional lots placed under these covenants and restrictions by Declarants.

Section 3. “Owner” shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties hereinbefore and hereinafter described, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

**ARTICLE II
RESTRICTIVE COVENANTS ON USE AND SPECIFIC PROVISIONS**

Section 1. Prospective plans and specifications shall be approved by Declarants.

Section 2. **Reasons for Architectural Control:**

(A) The primary purpose of Architectural Control, properly exercised, is to protect the value of homes on the Properties. This control is not to be viewed as a means for suppressing expressions of individuality.

(B) Secondary purposes of Architectural Control are:

- (1) To protect the investments in unsold Lots.
- (2) To give the Owners essential information regarding the development.
- (3) To offer advice to insure the best possible solution of the design problems for all concerned.
- (4) To help insure the neighborhood that nothing shall be done on any Lot which would impair the attractiveness of any other Lot.

Section 3. Procedure: Prior to construction, Owner must submit to Declarants a complete set of professionally rendered building plans which show foundation, floor plan for each floor, elevation from four sides, building materials, formal site plan displaying the location of the home on the lot, all exterior colors and materials, details as to landscaping, and any changes in contour. Declarants will, within thirty (30) days of receipt of plans from Owner, review the plans and issue in writing a decision approving or rejecting the plans. Failure by Declarants to issue an approval or rejection within thirty (30) days shall not be deemed an approval of the plans and/or list, but shall instead be deemed to be a rejection of said plans.

Section 4. The zoning ordinances of Madison County, Iowa shall apply to Lots in this subdivision. In the event of a conflict between these Declarations of Covenants and Restrictions and any zoning ordinance or regulation, the more restrictive shall apply. Notwithstanding anything in this section to the contrary, only dwellings of single-family residence shall be allowed on the lots and multiple-family dwellings, including but not limited to duplexes, apartments, and town homes, shall not be allowed on any Lot.

Section 5. No residential lots shall be re-subdivided without the approval of Declarants and such approval shall be subject to the Madison County Zoning and Subdivision Ordinances.

Section 6. No trailer, tent, shack, garage, barn, or other outbuilding shall be constructed, erected, or otherwise placed on any Property prior to the construction of a primary residence on said Property.

Section 7. No detached garage, outbuilding, fence, or other structure shall be constructed, erected, or otherwise placed on any Lot unless the design and location is in harmony with existing structures and locations. Plans of proposed structures, the direction in which they shall front, and their locations on the Properties shall be submitted to the Declarants for their written approval before commencement of construction. The procedure shall be as set forth in Section 3, except that Declarants may in their discretion waive the requirement of professionally drawn plans for construction deemed by Declarants to be minor.

Section 8. Any residence constructed, erected, or otherwise placed on any lot after the date of recording of this instrument shall have a minimum square footage of finished living space as set forth below:

(A) **One-Story Structure:** A one-story structure shall have a finished square-foot living space on the main floor of not less than 1,700 square feet.

(B) **Two-Story Structure:** A two-story structure shall have a total finished square-foot living space on the ground floor and second floor of not less than 2,000 square feet.

(C) **Areas Excluded from Calculation of Finished Living Space:** Garages, breezeways, porches, and terraces shall not be deemed included in finished living space, irrespective of whether or not there may be living areas located above such non-living areas.

Section 9. No manufactured home shall be constructed, erected, or otherwise placed on any Lot. Subject to the above Sections of this Article, modular homes are permitted but must have a permanent foundation.

Section 10. Boats, RVs, trailers, and any similar vehicle or piece of equipment shall not be left outside, without shelter, for more than thirty (30) days in any calendar year.

Section 11. Animals.

(A) No animals shall be kept or maintained on any Property unless a residential structure is in existence on the respective Property.

(B) Customary household pets are permitted in reasonable numbers.

(C) Commercial kennels are not allowed.

(D) Pigs are not allowed on the Properties under any circumstances.

(E) No more than five (5) large animals (i.e. horse, cow, sheep, goat) shall be kept or maintained on any Property at any one time.

(F) No more than eighteen (18) chickens may be allowed on any Property at any one time.

Section 12. Non-Operative Vehicles. Non-operative vehicles are not permitted on the Properties.

**ARTICLE III
GENERAL PROVISIONS**

Section 1. Enforcement: Declarants and any Owner shall have the right to enforce, by a proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens, and charges now or hereafter imposed by the provisions of this Declaration. The party bringing such action, if such party prevails, shall be entitled to recover the costs of bringing such action, including reasonable attorney fees. Each Owner consents to the issuance of temporary injunction, without notice and hearing as required by Rule 1.1507 of the Iowa Rules of Civil Procedure, or its successor, to restrain any act in violation of or otherwise contrary to these covenants and restrictions, and such waiver extends to any application for temporary injunction to stop the erection of a building or other work. The waiver of notice and hearing does not constitute waiver of bond as may be required under Rule 1.1508 of the Iowa Rules of Civil Procedure, or its successor. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so hereafter.

Any act or omission that would result in construction of a residence or structure, the plans for which were not approved pursuant to Article II, Section 3 or Section 7, or any act or omission that would result in construction of a residence or structure that does not conform to plans approved pursuant to Article II, Section 3 or Section 7, is and shall be considered a violation of these covenants and restrictions, and shall be subject to all rights of enforcement herein.


Section 2. Severability: Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 3. Amendment: The covenants and restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by Declarants and the Owner of any Lot subject to this Declaration, their respective legal representatives, heirs, successors, and assigns. The covenants and restrictions of this Declaration may be amended by an instrument signed by Declarants.

Section 4. Notices: Any notice required to be sent to any Owner under the provisions of this Declaration shall be deemed to have been properly sent when mailed, postpaid, to the last known address of the Owner.

Section 5. Excepted Lots: Notwithstanding the foregoing provisions of these Covenants and Restrictions, Lots 2 and 2-A shall not be subject to this Declaration of Covenants and Restrictions until such time as Declarants voluntarily remove this exception to each respective lot. Declarants' act of selling Lots 2 and 2-A shall make such lots subject to these Covenants and Restrictions.

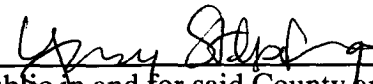
IN WITNESS WHEREOF, the undersigned, Declarants, hereby execute this this agreement this 25 day of April, 2017.



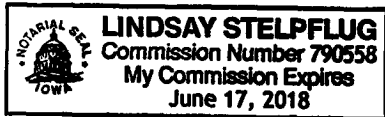
Nicholas J. Scar

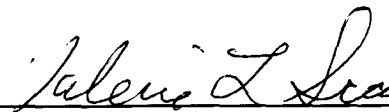
STATE OF IOWA, Dallas COUNTY, ss:

On this 25 day of April, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared Nicholas J. Scar.



Notary Public in and for said County and State

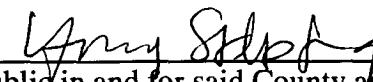




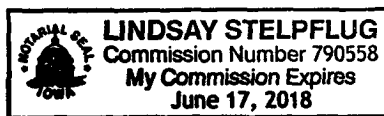
Valerie L. Scar

STATE OF IOWA, Dallas COUNTY, ss:

On this 25 day of April, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared Valerie L. Scar.



Notary Public in and for said County and State



ZO-RESOLUTION-05-30-17
APPROVING FINAL PLAT OF SCAR ESTATES
MADISON COUNTY, IOWA

WHEREAS, there was filed in the Office of the Zoning Administrator of Madison County, Iowa, a Final Plat of the proposed Subdivision known as Scar Estates, prepared by a Licensed Professional Land Surveyor; and

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

Parcels "C" and "D" of the North one-half (N ½) of the Southwest Quarter (SW ¼) of Section 15, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, as shown in Book 2017 at Page 582 in the Office of the Madison County Recorder.

WHEREAS, there is also filed with said plat a dedication of said plat containing a statement to the effect the subdivision as it appears on the plat is with free consent and in accordance with the desire of the proprietors, Nicholas Scar and Valerie Scar; and

WHEREAS, said plat was accompanied by an opinion from an attorney at law showing that title is in fee simple in said proprietor and that the platted land is encumbered by a mortgage held by Farmers & Merchants State Bank; and

WHEREAS, said plat was accompanied was also accompanied by a consent from Farmer's & Merchants State Bank and a certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes.

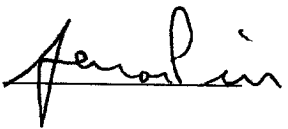
WHEREAS, the Board of Supervisors, Madison County, Iowa, finds that said plat conforms to the provisions of the Zoning Ordinance of Madison County, Iowa, and that the plat, papers, and documents presented therewith should be approved by the Board of Supervisors, and that the plat, known as Scar Estates should be approved by the Board of Supervisors, Madison County, Iowa.

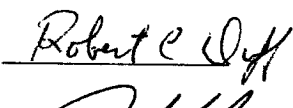
NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors, Madison County, Iowa:

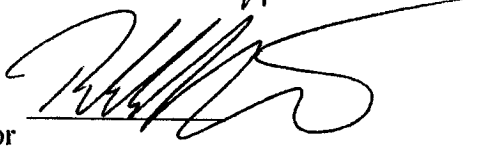
1. That said plat, known as Scar Estates, prepared in connection with said plat and subdivision is hereby approved.

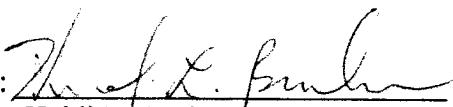
2. The Zoning Administrator of Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder of Madison County, Iowa, and attend to the filing and recording of the plat, papers, and documents which should be filed and recorded in connection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

DATED at Winterset, Iowa, this 30th day of May, 2017.

Aaron Price, Chairman 

Robert Duff, Supervisor 

Phillip Clifton, Supervisor 

Attest: 
Heidi L. Burhans,
Madison County Auditor

AGREEMENT

This Agreement is made and entered into by and between the proprietors of Scar Estates and Todd Hagan, Madison County Engineer.

NOW THEREFORE IT IS AGREED AS FOLLOWS:


The proprietors of Scar Estates, a Plat of the following described real property:

Parcels "C" and "D" of the North one-half (N ½) of the Southwest Quarter (SW ¼) of Section 15, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, as shown in Book 2017 at Page 582 in the Office of the Madison County Recorder,


and the Madison County Engineer hereby agree that all private roads located within Scar Estates 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 May 5, 2017, 2017


PROPRIETORS OF SCAR ESTATES



Nicholas J. Scar



Valerie L. Scar



Todd Hagan, Madison County Engineer

LAND DISTURBING ACTIVITIES AFFIDAVIT

STATE OF IOWA :
 : ss
MADISON COUNTY :

Pursuant to section 161A.64, Code of Iowa, in consideration for permission to engage in land disturbing activities as defined in that statute, and recognizing that the agency authorized by that statute to receive and file this affidavit will rely on the statement we make herein, we, Nicholas J. Scar and Valerie L. Scar, 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:

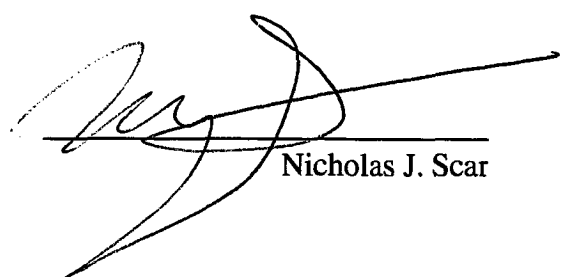
Parcels "C" and "D" of the North one-half (N ½) of the Southwest Quarter (SW ¼) of Section 15, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, as shown in Book 2017 at Page 582 in the Office of the Madison County Recorder.

As owners and 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 while said property is in our ownership. This authority covers only the land and land disturbing activity described above.

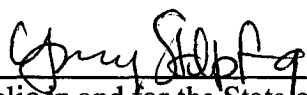
We are the owners of the land and have full authority to enter into this agreement.



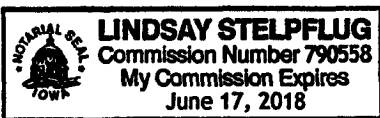
Nicholas J. Scar

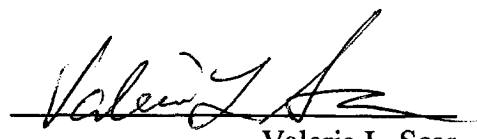
STATE OF IOWA, COUNTY OF Dallas

This instrument was acknowledged before me by Nicholas J. Scar on this 5 day of May, 2017.



Notary Public in and for the State of Iowa

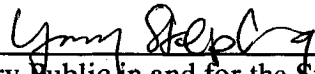




Valerie L. Scar

STATE OF IOWA, COUNTY OF Dallas

This instrument was acknowledged before me by Valerie L. Scar on this 5 day of May, 2017.



Notary Public in and for the State of Iowa



INDEX LEGEND

LOCATION: PART SW. FRAC. 1/4 SECTION 15 T77N R29W MADISON COUNTY IOWA

REQUESTOR: NICHOLAS & VALERIE SCAR
 PROPRIETOR: NICHOLAS JAMES SCAR & VALERIE L. SCAR
 465 FOX RUN TRAIL WAUKEE IOWA 50263

SURVEYOR: JOEL R. ROMEY
 RETURN TO: RACCOON VALLEY LAND SURVEYING LLC
 COMPANY 33235 L AVENUE ADEL IOWA 50003
 PHONE: 515.493.8317

SCAR ESTATES

FINAL PLAT

PART N.1/2-SW.1/4 SEC 15 T77N R29W
 MADISON COUNTY IOWA

Document 2017 1721
 Book 2017 Page 1721 Type 06 044 Pages 21
 Date 6/02/2017 Time 2:16:53PM
 Rec Amt \$107.00 Aud Amt \$5.00

INDEX ANNO SCAN CHEK

LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

PROPERTY DESCRIPTION:

PARCELS "C" AND "D" OF THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 77 NORTH, RANGE 29 WEST OF THE 5th P.M., MADISON COUNTY, IOWA AS SHOWN IN BOOK 2017 AT PAGE 582 IN THE OFFICE OF THE MADISON COUNTY RECORDER.

SAID TRACT OF LAND BEING SUBJECT TO AND TOGETHER WITH ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.

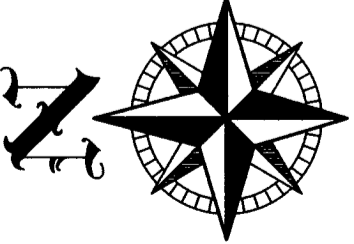
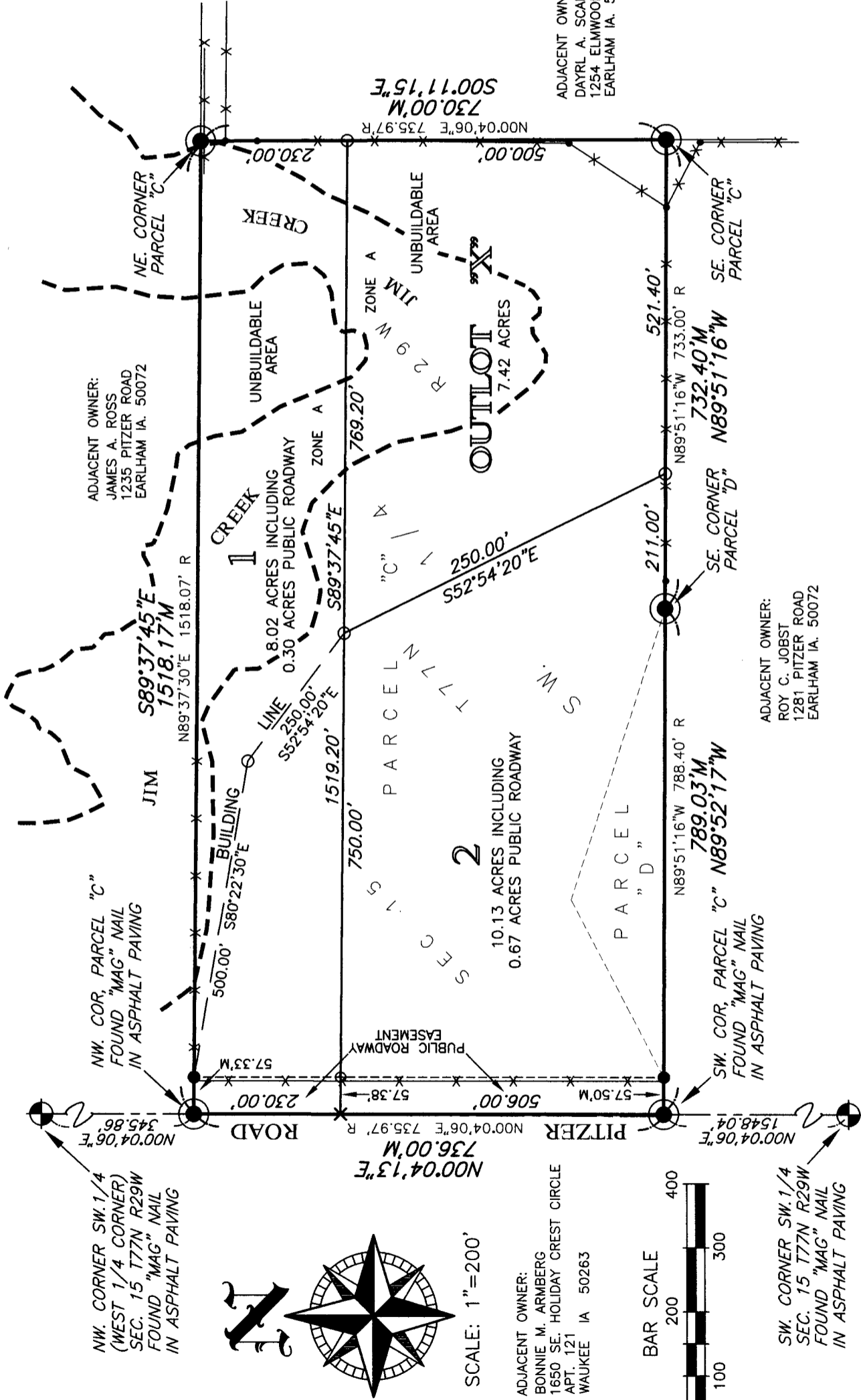
SAID TRACT OF LAND CONTAINS 25.57 ACRES INCLUDING 0.97 ACRES FOR PUBLIC ROADWAY EASEMENT.

NOTES:

THIS PLAT HAS AN ERROR COLSURE 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.

LEGEND:

- INDICATES USPLSS CORNER FOUND OR PLACED AS NOTED
- INDICATES PLAT CORNER FOUND 5/8" IRON ROD WITH YELLOW PLASTIC ID #15982 UNLESS OTHERWISE NOTED
- INDICATES PARCEL CORNER FOUND 5/8" IRON ROD WITH YELLOW PLASTIC ID #15982
- INDICATES LOT CORNER PLACED "MAG" NAIL & CUT "X" IN ASPHALT PAVING
- INDICATES LOT OR ROW CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971
- M INDICATES MEASURED DISTANCE
- R INDICATES RECORDED DISTANCE
- X- INDICATES EXISTING FENCE LINE



SCALE: 1" = 200'

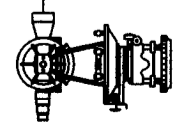
ADJACENT OWNER:
 BONNIE M. ARMBERG
 1650 SE. HOLIDAY CREST CIRCLE
 APT. 121
 WAUKEE IA 50263



SW. CORNER SW.1/4 SEC. 15 T77N R29W FOUND "MAG" NAIL IN ASPHALT PAVING

ADJACENT OWNER:
 ROY C. JOBST
 1281 PITZER ROAD
 EARLHAM IA. 50072

ADJACENT OWNER:
 DAYRL A. SCAR
 1254 ELMWOOD AVENUE
 EARLHAM IA. 50072



Raccoon Valley
 Land Surveying

33235 L Avenue Adel Iowa 515.493.8317

SIGNED: *Joel R. Romey*
 JOEL R. ROMEY P.L.S. 12971

DATE: 06/30/17

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

