



Document 2018 103

Book 2018 Page 103 Type 06 044 Pages 17

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INDX  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

Type of Document

SUBDIVISION

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

Zoning Office for Kenny Kauzlarich 515-402-0769

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

Elizabeth Reels  
24725 V Ave  
Dallas Center, IA 50063

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

Elizabeth Reels  
24725 V Ave  
Dallas Center, IA 50063

**GRANTOR:** (name)

**GRANTEE:** (name)

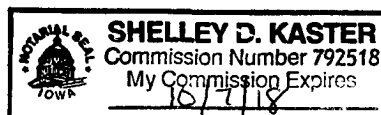
**LEGAL DESCRIPTION:** (if applicable)

See page:

**Document or instrument of associated documents previously recorded:**

(if applicable)

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



**PLAT AND CERTIFICATE  
FOR CIDER RIDGE 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 Cider Ridge Subdivision, and that the real estate comprising said plat is as follows:

**Parcel "Q" located in the Southwest Fractional Quarter (¼) of the Northwest Quarter (¼) and in the Northwest Fractional Quarter (¼) of the Southwest Quarter (¼) of Section Six (6), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa containing 17.27 acres, as shown in Plat of Survey filed in Book 2017, Page 2695 on August 28, 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:

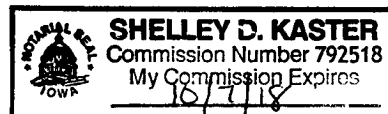
1. Consent to Plat;
  2. Lenders Consent to Plat;
  3. Attorney's Opinion;
  4. Certificate from County Treasurer;
  5. Resolution of the Board of Supervisors of Madison County, Iowa, approving said plat;
  6. Agreement between Developer & County Engineer;
  7. Ground Water Statement;
  8. Madison County 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 9<sup>th</sup> day of January, 2018, by C. J. Nicholl.

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

Preparer Information: Wasker, Dorr, Wimmer & Marcouiller, PC, Matthew M. Hurn, 4201 Westown Pkwy #250 West Des Moines, IA 50266, 515-283-1801

2825RE

**OWNER'S CONSENT TO PLAT  
CIDER RIDGE**

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, Elizabeth S. Reels, hereby states, acknowledges and certifies that I am the proprietor and record title owner of the real estate described below which is to be subdivided and platted as Cider Ridge, which plat is being done and completed with the free consent and in accordance with the desire of said proprietor and record title owner::

**Parcel "Q" located in the Southwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) and in the Northwest Fractional Quarter (1/4) of the Southwest Quarter (1/4) of Section Six (6), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 17.27 acres, as shown in Plat of Survey filed in Book 2017, Page 2695 on August 28, 2017, in the Office of the Recorder of Madison County, Iowa**

Grantor further dedicates to the County of Madison for public use all lots designated as streets as shown on said plat.

DATED this 6 day of December, 2017

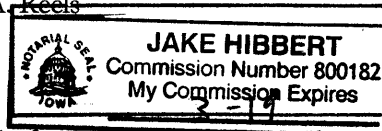
Elizabeth S. Reels  
Elizabeth S. Reels

Jason A. Reels  
Jason A. Reels

STATE OF IOWA

COUNTY OF

) ss:  
)



On this 6 day of December, 2017, before me, the undersigned, a Notary Public in and for said county and state, personally appeared Elizabeth S. Reels and Jason A. Reels, wife and husband.

[Signature]  
Notary Public in and for said State.

**Consent of Mortgagee, James G. Tigges and Phyllis C. Tigges as Trustees of the James G. Tigges and Phyllis C. Tigges Trust, to Plat Cider Ridge**

James G. Tigges and Phyllis C. Tigges as Trustees of the James G. Tigges and Phyllis C. Tigges Trust is the holder of a mortgage lien against the real estate described as follows:

**Parcel "Q" located in the Southwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) and in the Northwest Fractional Quarter (1/4) of the Southwest Quarter (1/4) of Section Six (6), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 17.27 acres, as shown in Plat of Survey filed in Book 2017, Page 2695 on August 28, 2017, in the Office of the Recorder of Madison County, Iowa.**

to be known as Cider Ridge. Said lien is evidenced by the mortgage recorded in Book 2016 at Page 83 in the office of the Madison County Recorder. James G. Tigges and Phyllis C. Tigges as Trustees of the James G. Tigges and Phyllis C. Tigges Trust does hereby consent and approve of said real estate being subdivided and platted as Cider Ridge, said consent being given in accordance with Iowa Code Section 354.11.

James G. Tigges and Phyllis C. Tigges Trust

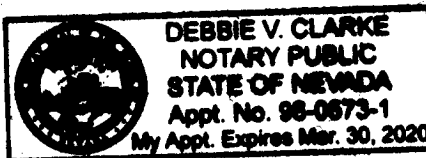
By *James G. Tigges*  
James G. Tigges, Trustee

By *Phyllis C. Tigges*  
Phyllis C. Tigges, Trustee

STATE OF IOWA                    )  
  ) ss:  
COUNTY OF                        )

On this 5<sup>th</sup> day of December, 2017, before me, the undersigned, a Notary Public in and for said county and state, personally appeared James G. Tigges and Phyllis C. Tigges as Trustees of the James G. Tigges and Phyllis C. Tigges Trust.

*Debbie V. Clarke*  
Notary Public in and for said State



LAW OFFICES

**WASKER, DORR, WIMMER & MARCOUILLER, P.C.**

FRED L. DORR  
WILLIAM J. WIMMER  
D. MARK MARCOUILLER  
MATTHEW D. KERN  
MARK R. ADAMS  
DAVID C. PULLIAM  
MATTHEW M. HURN  
ZORICA ILIC BURCH  
JOSEPH W. COPPOLA III

HIGHLAND BUILDING – THREE FOUNTAINS OFFICE PARK

4201 WESTOWN PARKWAY – SUITE 250

WEST DES MOINES, IOWA 50266-6720

(515) 283-1801

FAX (515) 283-1802

Email: [lawfirm@wdwm.net](mailto:lawfirm@wdwm.net)



Proud Iowa Lawyers

RUSSELL (RUSTY) H. LAIRD  
01/16/27 – 06/05/15

CHARLES F. WASKER  
02/04/1926 – 12/09/2016

SHANNON L. SOBEK  
JASON R. SANDEGREN  
SETH D. DODGE

December 1, 2017

**PLAT OPINION**

City of Winterset  
Attn: City Council  
Winterset City Hall  
1242 W. Court Avenue  
Winterset, IA 50273

TITLE GUARANTY DIVISION  
Member No. 3302  
Our File No. 2825RE

Re: Cider Ridge

Ladies and Gentlemen:

Pursuant to the requirements of Iowa Code Section 354.11 (2013), we hereby certify that we have examined the Abstract of Title (# 06762755) prepared by Madison County Abstract, to the following described real estate:

**Parcel "Q" located in the Southwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) and in the Northwest Fractional Quarter (1/4) of the Southwest Quarter (1/4) of Section Six (6), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 17.27 acres, as shown in Plat of Survey filed in Book 2017, Page 2695 on August 28, 2017, in the Office of the Recorder of Madison County, Iowa.**

The Abstract of Title has been certified as full and complete from the dated of the Root of Title to November 26, 2017 at 8:00 AM.

On December 1, 2017, I find title to the property described on Exhibit A to be vested in:

**Elizabeth Reels, by virtue of Warranty Deed dated January 11, 2016 and filed January 11, 2016 in Book 2016 at Page 82,**

Subject to the Special Exceptions and Standard Exceptions noted on the attached schedules. Pursuant to Iowa Code Section 354.11(1)(c), utility easements affecting the examined real estate are not considered encumbrances and are not shown in this opinion.

WASKER, DORR, WIMMER & MARCOUILLER, P.C.

Matthew M. Hurn

MMH:cer

SPECIAL EXCEPTIONS

1. This opinion is rendered for platting purposes in accordance with the laws of the State of Iowa and for no other purpose.
2. Entry No. 75 of the Abstract shows real estate taxes for fiscal year 2016/2017 in the amount of \$282.00 per installment. The first installment is shown as paid; the second installment is shown as paid. The property is referenced as Parcel No. 400070664012000. You must contact the Madison County Treasurer to confirm the exact amount of annual taxes, as well as their current status.
3. Entry No. 61 in the Abstract shows a mortgage from Elizabeth S. Reels and Jason A. Reels, wife and husband, to James G. Tigges and Phyllis C. Tigges as Trustees of the James G. Tigges and Phyllis C. Tigges Trust in the original principal amount of \$270,000.00 dated December 28, 2015 and filed January 11, 2016 in Book 2016 at Page 83.
4. Entry No. 50 in the Abstract shows a Fencing Agreement filed December 13, 2013 in Book 2013 at Page 3723.
5. The following easements are shown in the Abstract:
  - a. Easement in favor of the State of Iowa filed April 19, 1944 in Deed Record 80 at Page 306;
  - b. Easement in favor of the State of Iowa filed December 1, 1989 in Deed Record 121 at Page 666; and
  - c. Private Utility Easement filed October 16, 2017 in Book 2017 at Page 3254.
6. The following permits are shown in the Abstract:
  - a. Entrance Permit filed October 13, 1972 in Deed Record 100 at Page 426; and
  - b. Entrance Permit filed August 10, 1998 in Misc. Record 45 at Page 252.
7. Entry No. 72 in the Abstract shows a Plat of Survey filed August 28, 2017 in Book 2017 at Page 2695.
8. The Abstract shows a copy of the final plat of the examined property. We note all building setback lines and easements shown on said plat.
9. This property is subject to the zoning ordinances for Madison County, Iowa.
10. Searches have been made against Elizabeth Reels for the past ten years to November 26, 2017 at 8:00 AM. Searches have been limited to Madison County, Iowa. Searches should be continued to the date and time of filing your interest to obtain a complete examination of title.

STANDARD EXCEPTIONS

1. This opinion has been prepared for the person(s) or entities identified as the addressees above and it shall not be relied upon by any other person or entity.
2. Effective July 1, 2009, any property served by a private sewage disposal system (septic system) must have the system inspected by a certified inspector prior to any transfer of ownership of the property by deed or contract, unless certain exemptions apply. See Iowa Code Section 455B.172(11).
3. You should note that assessment liens are created by the filing of certain documents in the office of the County Treasurer.
4. There has been no visual inspection of the property described herein. You should be aware of the following items which relate to the subject property, which are not necessarily determinable from the Abstract of Title:
  - a. Zoning compliance;
  - b. Housing code compliance;
  - c. Rights of parties in possession of the property besides the titleholders described above;
  - d. The rights of any unknown spouses;
  - e. Claims of materialmen, suppliers, laborers, and contractors arising during the last ninety days;
  - f. The accuracy of any boundary and lot lines of the property or any encroachments;
  - g. Unidentified bankruptcy proceedings;
  - h. Easements;
  - i. Leases;
  - j. Forged or altered instruments;
  - k. Unrecorded purchase money mortgages;
  - l. The procuring of adequate insurance coverage;
  - m. You should be aware that certain activities that may result in environmental liability are not determinable from examining the Abstract of Title. Certain local, state and federal laws may require remedial and other action as well as impose civil and criminal liability. The violation of said laws could result in liens against the real estate related to certain activities and thus you should satisfy yourself that there are no potential environmentally hazardous substances on the real estate under examination that would subject you to liability for any environmental clean-up;
  - n. You should be aware of federal and state laws and regulations regarding issues such as eminent domain and forfeiture. This opinion is subject to any such laws and/or regulations and the power exercised by any governmental entity pursuant to their enforcement;

If you desire any assistance in resolving any of the above matters, please feel free to contact us.

4. If the buyer(s) desire(s) a drawn survey, it should be obtained prior to closing.
5. This is only a preliminary title opinion based, in part at least, on the Abstractor's Pencil Notes. This opinion is made subject to exceptions reserved by the abstractor in preparing the abstract referenced herein. Once your transaction has closed and the documents have been recorded, you should have the entire Abstract continued in final form to show that, and have it returned to us for final examination, so we can render an Attorney's Certificate of Title for you.

**MADISON COUNTY TREASURER'S CERTIFICATE**

STATE OF IOWA            )  
  ) ss:  
COUNTY OF MADISON    )

The undersigned, on behalf of the Madison County Treasurer's Office, hereby certifies that I have examined the records of this office and have determined that Elizabeth Reels is the present fee simple titleholder to the following-described real estate:

**Parcel "Q" located in the Southwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) and in the Northwest Fractional Quarter (1/4) of the Southwest Quarter (1/4) of Section Six (6), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 17.27 acres, as shown in Plat of Survey filed in Book 2017, Page 2695 on August 28, 2017, in the Office of the Recorder of Madison County, Iowa**

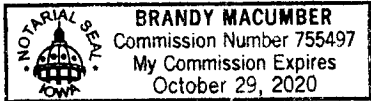
I further certify that the above-described real estate is free from all certified property taxes and that said property is free from all special assessments, special rates and charges, nor are there any taxes due for Monies and Credits, Bushels of Grain, Industrial Machinery, Data Processing Equipment, Utilities or Buildings on leased land against Elizabeth Reels, who is the record titleholder of the above-described real estate.

Dated this 4 day of Dec., 2017.

MADISON COUNTY TREASURER

By James C. [Signature]

SUBSCRIBED AND SWORN to before me, a Notary Public in and for the State of Iowa, on this 4 day of Dec., 2017.



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



**MADISON COUNTY AUDITOR'S CERTIFICATE**

**Approval of Subdivision Plat Name**

STATE OF IOWA            )  
                                  ) ss:  
COUNTY OF MADISON    )

For the property located at:

**Parcel "Q" located in the Southwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) and in the Northwest Fractional Quarter (1/4) of the Southwest Quarter (1/4) of Section Six (6), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 17.27 acres, as shown in Plat of Survey filed in Book 2017, Page 2695 on August 28, 2017, in the Office of the Recorder of Madison County, Iowa**

The undersigned, on behalf of the MADISON County Auditor's Office, hereby certifies that I have reviewed the final plat of

**CIDER RIDGE**

I further certify that the pursuant to Iowa Code §354.6(2) and §354.11 (1)(e), we approve of the Subdivision name or title and no objections to the subdivision plat being recorded.

Owned by: Elizabeth S. Reels

Dated this 5<sup>th</sup> day of December, 2017.

MADISON COUNTY AUDITOR

By   
County Auditor of MADISON County, Iowa

(SEAL)

**AGREEMENT**

STATE OF IOWA                    )  
  ) ss:  
COUNTY OF MADISON         )

This agreement, made and entered into, by and entered into, by and between, the proprietors of Cider Ridge and TODD R. HALLMAN, Madison County Engineer.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

1. The proprietors of Cider Ridge, a Plat of the following described real estate:  
**Parcel "Q" located in the Southwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) and in the Northwest Fractional Quarter (1/4) of the Southwest Quarter (1/4) of Section Six (6), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 17.27 acres, as shown in Plat of Survey filed in Book 2017, Page 2695 on August 28, 2017, in the Office of the Recorder of Madison County, Iowa.**

Hereby agree that all private roads located within Cider Ridge are private roads and are not being dedicated to Madison County, Iowa. Said proprietors consent and agree that such roads shall not be maintained in any manner by Madison County, Iowa. Or Madison County Engineer's Department.

DATED this 11<sup>th</sup> day of December, 2017

Elizabeth S. Reels  
Elizabeth S. Reels

Jason A. Reels  
Jason A. Reels

Todd R. Hallman 12/11/2017  
TODD R. HALLMAN Madison County Engineer

**ZO-RESOLUTION-01-09-18A**  
**RESOLUTION APPROVING FINAL PLAT**  
**KRAFT SUBDIVISION**  
**MADISON COUNTY, IOWA**

**WHEREAS**, there was filed in the Office of the Zoning Administrator of Madison County, Iowa, a registered land surveyor's plat of a proposed subdivision known as Kraft Subdivision; and

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

A tract of land located in the Southwest Quarter (¼) of the Northwest Quarter (¼) of Section Sixteen (16), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as follows, to-wit: Commencing at the Southwest corner of the Northwest Quarter (¼) of said Section Sixteen (16), thence East along the South line of the Northwest Quarter (¼) of said Section Sixteen (16) 923.4 feet, thence North 0°0' East 330.1 feet, thence West to the West line of said Northwest Quarter (¼), thence South 330.1 feet to the point of beginning.

**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, Dennis G. Kraft and Linda D. Kraft.

**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 Kraft Subdivision should be approved by the Board of Supervisors, Madison County, Iowa.

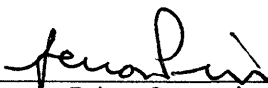
**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors, Madison County, Iowa:

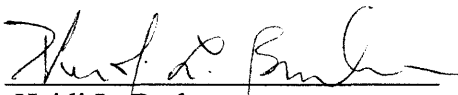
1. That said plat, known *as* Kraft Subdivision prepared in connection with said plat and subdivision is hereby approved.
2. The Zoning Administrator of Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder of Madison County, Iowa, 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 9<sup>th</sup> day of January, 2018.

  
\_\_\_\_\_  
Phillip Clifton, Chairman

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

  
\_\_\_\_\_  
Aaron Price, Supervisor

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

# CIDER RIDGE FINAL PLAT

**INDEX LEGEND**

LOCATION: PARCEL "O" (BOOK 2017 PAGE 2695)  
 SW. FRAC. 1/4-NW. 1/4  
 NW. FRAC. 1/4-SW. 1/4  
 SEC. 6 T76N R27W  
 MADISON COUNTY IOWA

REQUESTOR: JASON REELS  
 PROPRIETOR: ELIZABETH REELS  
 719 W. FLMORE STREET  
 WINTERSSET IOWA 50273

SURVEYOR: JOEL R. ROMEY  
 COMPANY & RACCOON VALLEY LAND SURVEYING LLC  
 33235 L AVENUE  
 ADEL IOWA 50003  
 PHONE: 515-493-8317

**PROPERTY DESCRIPTIONS:**

PARCEL "O" IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 6, TOWNSHIP 76 NORTH, RANGE 27 WEST, OF THE 5th P.M., MADISON COUNTY, IOWA AS SHOWN IN BOOK 2017 AT PAGE 2695 IN THE OFFICE OF THE MADISON COUNTY RECORDER.

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

SAID TRACT OF LAND CONTAINS 17.25 ACRES INCLUDING 4.64 ACRES FOR PUBLIC HIGHWAY EASEMENT.

**NOTES:**

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

SAID TRACT OF LAND CONTAINS 39.24 ACRES INCLUDING 4.64 ACRES FOR PUBLIC HIGHWAY EASEMENT.

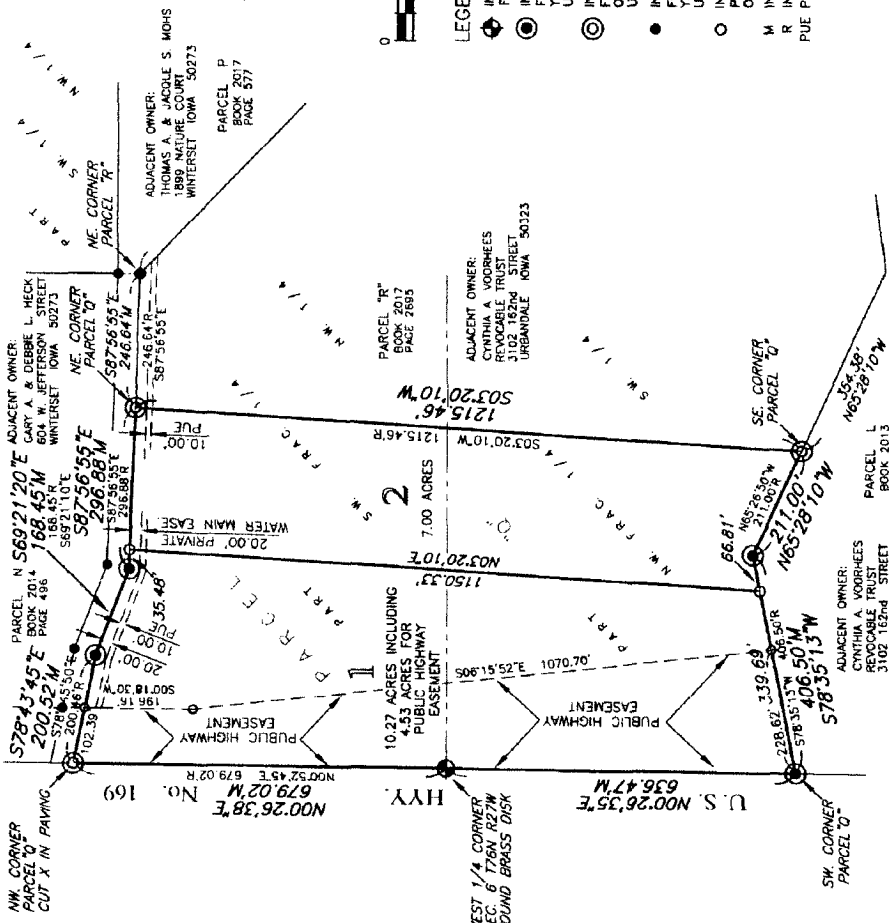
**AREAS:**

LOT 1  
 SW. FRAC. 1/4-NW. 1/4  
 SEC. 6 T76N R27W  
 5.48 ACRES INCLUDING 1.84 ACRES FOR PUBLIC HIGHWAY EASEMENT

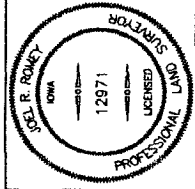
NW. FRAC. 1/4-SW. 1/4  
 SEC. 6 T76N R27W  
 4.78 ACRES INCLUDING 2.69 ACRES FOR PUBLIC HIGHWAY EASEMENT

LOT 2  
 SW. FRAC. 1/4-NW. 1/4  
 SEC. 6 T76N R27W  
 3.45 ACRES

NW. FRAC. 1/4-SW. 1/4  
 SEC. 6 T76N R27W  
 3.55 ACRES



- LEGEND:**
- ⊕ INDICATES USPLSS CORNER FOUND OR PLACED AS NOTED
  - ⊙ INDICATES PLAT CORNER FOUND 5/8" IRON ROD WITH YELLOW PLASTIC ID #6808 UNLESS OTHERWISE NOTED
  - ⊙ INDICATES PLAT CORNER FOUND 3/4" IRON PIPE WITH ORANGE PLASTIC ID #12871 UNLESS OTHERWISE NOTED
  - INDICATES PARCEL CORNER FOUND 5/8" IRON ROD WITH YELLOW PLASTIC ID #6808 UNLESS OTHERWISE NOTED
  - INDICATES LOT OR ROW CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12871
  - M INDICATES MEASURED DISTANCE
  - R INDICATES RECORDED DISTANCE
  - PUE PUBLIC UTILITY EASEMENT



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

**PRELIMINARY**

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

JOEL R. ROMEY P.L.S. 12971

**Raccoon—Valley  
Land Surveying**

33235 L Avenue Adel Iowa 50003 515.493.8317



RESOLUTION NO. 2017-154

RESOLUTION APPROVING PLAT OF SURVEY

**WHEREAS** there was filed in the office of the Zoning Administrator of the City of Winterset, Iowa, a plat of survey called the Cider Ridge Final Plat; and

**WHEREAS** the parcel of land comprising said plat of survey is described as follows:

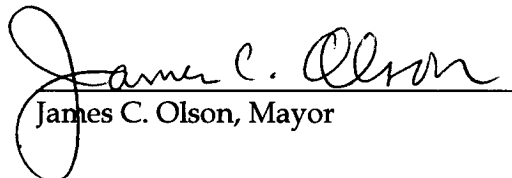
Parcel "Q" in the Southwest Fractional Quarter of the Northwest Quarter and the Northwest Fractional Quarter of the Southwest Quarter, all in Section 6, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, as shown in Book 2017 at Page 2695 in the Office of the Madison County Recorder.

**WHEREAS** the Planning & Zoning Commission of the City of Winterset, Iowa, has reviewed said plat of survey and finds that the plat of survey conforms to the provisions of the land use plan and is in compliance with the Ordinances of the City of Winterset, Madison County, Iowa, and recommends that the plat of survey should be approved by the City Council of the City of Winterset, Iowa.

**NOW THEREFORE BE IT RESOLVED** by the City Council of the City of Winterset, Iowa:

1. The plat of survey known as Cider Ridge Final Plat as described above is hereby approved.
2. The requirement of the Subdivision Ordinance of the City of Winterset, Iowa that certain improvements be constructed within said plat of survey is hereby waived.
3. The Zoning Administrator of the City of Winterset, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder which should be filed and recorded in connection therewith.

Passed and approved this 18th day of December, 2017.

  
James C. Olson, Mayor

ATTEST:

  
Mark Nitchals, City Administrator

**LAND DISTURBING ACTIVITIES  
AFFIDAVIT**

STATE OF IOWA                    )  
  ) ss:  
COUNTY OF MADISON         )

Pursuant to Section 161A.64, Code of Iowa in consideration for permission to engage in a land disturbing activities as defined in that statute, and recognizing that the agency authorized by that statute to receive and file this affidavit will rely on the statements we make herein, I, Elizabeth S. Reels, being first duly sworn on oath, do solemnly swear to affirm that:

We do not plan to engage in land disturbing activities upon the following described real estate:

**Parcel “Q” located in the Southwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) and in the Northwest Fractional Quarter (1/4) of the Southwest Quarter (1/4) of Section Six (6), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 17.27 acres, as shown in Plat of Survey filed in Book 2017, Page 2695 on August 28, 2017, in the Office of the Recorder of Madison County, Iowa.**

As owners and occupants of the land described above, I am 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.

I am 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.

I assume responsibility for all land disturbing activities conducted on this property by us or other people entities I represent. This authority covers only the land and land disturbing activities described above.

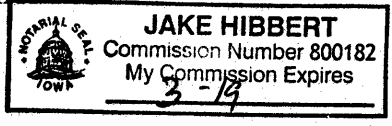
I am the owner of the land, and have full authority to enter into this agreement.

DATED this 6 day of December, 2017

Elizabeth S Reels  
Elizabeth S. Reels

Jason A Reels  
Jason A. Reels

STATE OF IOWA )  
) ss:  
COUNTY OF )



On this 6 day of December, 2017, before me, the undersigned, a Notary Public in and for said county and state, personally appeared Elizabeth S. Reels and Jason A. Reels, wife and husband.

[Signature]  
Notary Public in and for said State



**INDEX LEGEND**

**LOCATION:** PARCEL "Q" (BOOK 2017 PAGE 2695)  
 SW. FRAC. 1/4-NW. 1/4  
 NW. FRAC. 1/4-SW. 1/4  
 SEC 6 T76N R27W  
 MADISON COUNTY IOWA

**REQUESTOR:** JASON REELS

**PROPRIETOR:** ELIZABETH REELS  
 719 W. FILMORE STREET  
 WINTERSSET IOWA 50273

**SURVEYOR:** JOEL R. ROMNEY

**COMPANY & RACCOON VALLEY LAND SURVEYING LLC**  
 RETURN TO: 33235 L AVENUE  
 ADEL IOWA 50003  
 PHONE: 515.493.8317

**PROPERTY DESCRIPTIONS:**

PARCEL "Q" IN THE SOUTHWEST FRACTIONAL QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 6, TOWNSHIP 76 NORTH, RANGE 27 WEST OF THE 5th P.M., MADISON COUNTY, IOWA AS SHOWN IN BOOK 2017 AT PAGE 2695 IN THE OFFICE OF THE MADISON COUNTY RECORDER.

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

SAID TRACT OF LAND CONTAINS 17.25 ACRES INCLUDING 4.64 ACRES FOR PUBLIC HIGHWAY EASEMENT.

**NOTES:**

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

SAID TRACT OF LAND CONTAINS 39.24 ACRES INCLUDING 4.64 ACRES FOR PUBLIC HIGHWAY EASEMENT.

**AREAS:**

LOT 1  
 SW. FRAC. 1/4-NW. 1/4  
 SEC. 6 T76N R27W  
 5.48 ACRES INCLUDING 1.84 ACRES FOR PUBLIC HIGHWAY EASEMENT

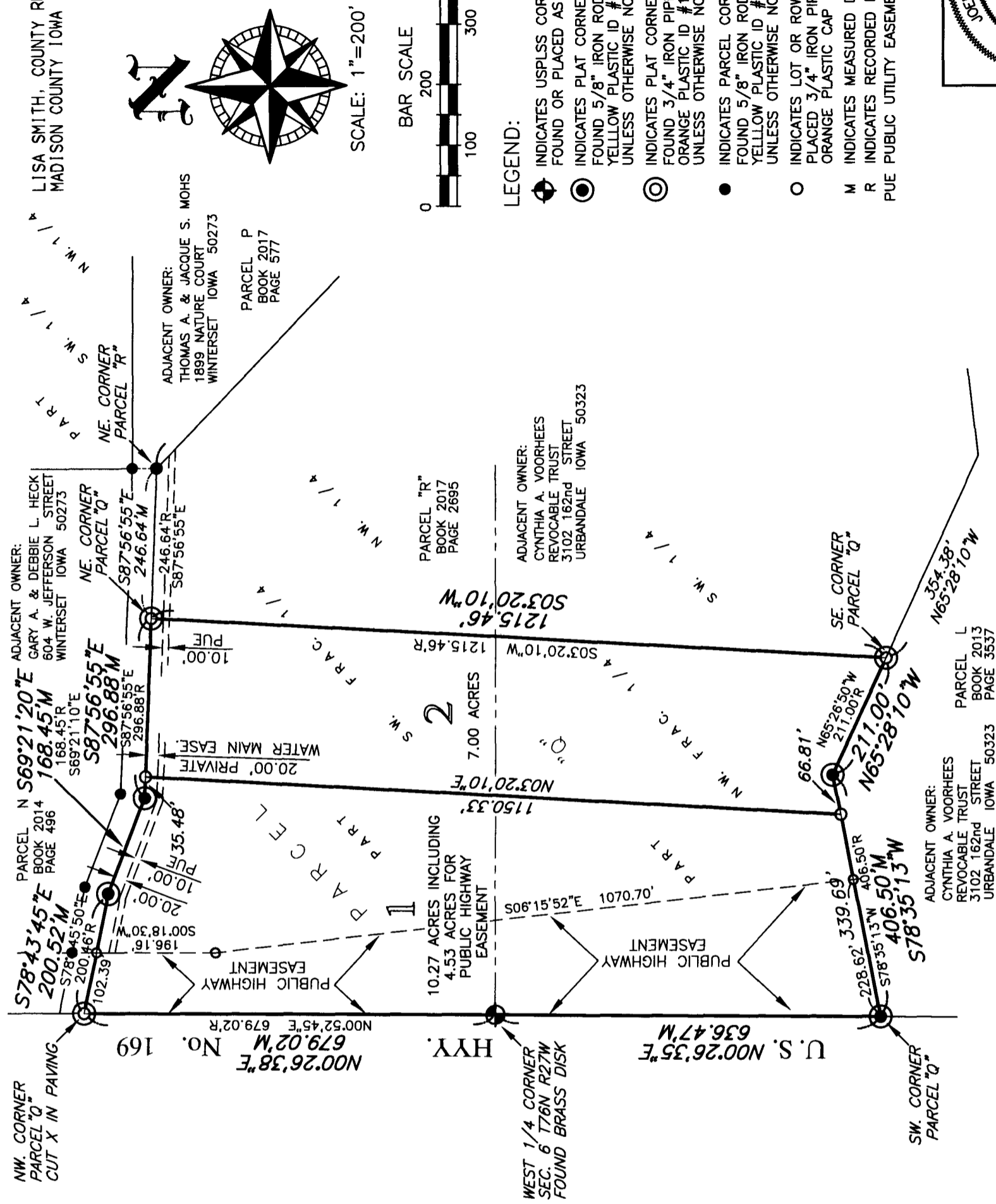
NW. FRAC. 1/4-SW. 1/4  
 SEC. 6 T76N R27W  
 4.79 ACRES INCLUDING 2.69 ACRES FOR PUBLIC HIGHWAY EASEMENT

LOT 2  
 SW. FRAC. 1/4-NW. 1/4  
 SEC. 6 T76N R27W  
 3.45 ACRES

NW. FRAC. 1/4-SW. 1/4  
 SEC. 6 T76N R27W  
 3.55 ACRES

# CIDER RIDGE

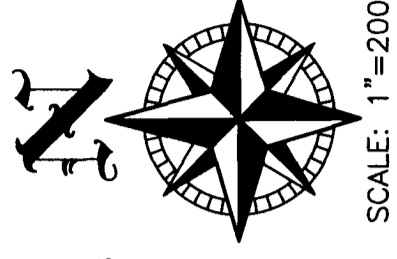
## FINAL PLAT



Document 2018 103  
 Book 2018 Page 103 Type 06 044 Pages 17  
 Date 1/09/2018 Time 10:08:44AM  
 Rec Amt \$87.00 Aud Amt \$5.00

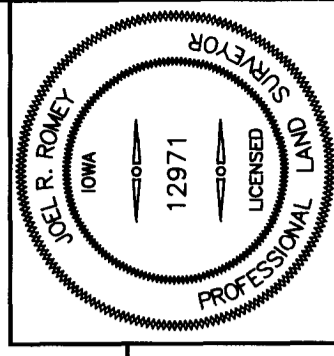
INDX  
 ANNO  
 SCAN  
 CHEK

LISA SMITH, COUNTY RECORDER  
 MADISON COUNTY IOWA



**LEGEND:**

- ⊙ INDICATES USPLSS CORNER FOUND OR PLACED AS NOTED
- ⊙ INDICATES PLAT CORNER FOUND 5/8" IRON ROD WITH YELLOW PLASTIC ID #6808 UNLESS OTHERWISE NOTED
- ⊙ INDICATES PLAT CORNER FOUND 3/4" IRON PIPE WITH ORANGE PLASTIC ID #12971 UNLESS OTHERWISE NOTED
- INDICATES PARCEL CORNER FOUND 5/8" IRON ROD WITH YELLOW PLASTIC ID #6808 UNLESS OTHERWISE NOTED
- INDICATES LOT OR ROW CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971
- M INDICATES MEASURED DISTANCE
- R INDICATES RECORDED DISTANCE
- PUE PUBLIC UTILITY EASEMENT



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

SIGNED: Joel R. Romney DATE: 12/15/2017

JOEL R. ROMNEY P.L.S. 12971

**Raccoon Valley Land Surveying**

33235 L Avenue Adel Iowa 50003 515.493.8317

P.N:17071