

Document 2018 180

Book 2018 Page 180 Type 06 044 Pages 17
Date 1/17/2018 Time 9:32:05AM
Rec Amt \$.00

INDX
ANNO
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



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

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK ✓

Re-recorded to remove incorrect resolution & insert correct
Type of Document

CF 1-16-18

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)

**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 (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 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.

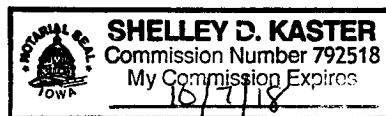


C. J. Nicholl, Zoning Administrator of Madison
County, Iowa

STATE OF IOWA, COUNTY OF MADISON:

This record was acknowledged before me on this 9th 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 Westtown 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

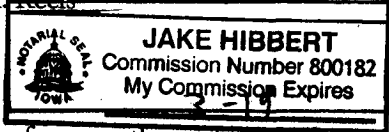
Elizabeth S. Reels
Elizabeth S. Reels

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

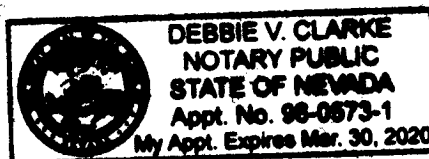
By James G. Tigges
James G. Tigges, Trustee

By Phyllis C. Tigges
Phyllis C. Tigges, Trustee

STATE OF IOWA)
) ss:
COUNTY OF)

On this 5th 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



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

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 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

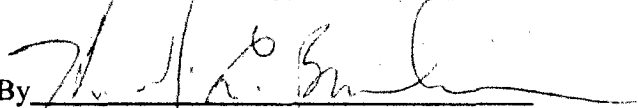
CIDER RIDGE

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 5th 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. HANON, 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 11th day of December, 2017

Elizabeth S. Reels
Elizabeth S. Reels

Jason A. Reels
Jason A. Reels

Todd R. Hanon 12/11/2017
TODD R. HANON Madison County Engineer

ZO-RESOLUTION-01-09-18B
APPROVING FINAL PLAT OF CIDER RIDGE
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 Cider Ridge, prepared by a Licensed Professional Land Surveyor; and

WHEREAS, the real estate comprising said plat is legally described 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 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.

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, Elizabeth S. Reels and Jason A. Reels; 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 James G. Tigges and Phyllis C. Tigges as Trustees of the James G. Tigges and Phyllis C. Tigges Trust; and

WHEREAS, said plat was also accompanied by a consent from James G. Tigges and Phyllis C. Tigges as Trustees of the James G. Tigges and Phyllis C. Tigges Trust 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 Cider Ridge should be approved by the Board of Supervisors, Madison County, Iowa.

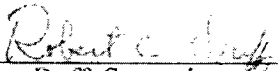
NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors, Madison County, Iowa:

1. That said plat, known as Cider Ridge, 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.

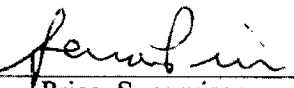
DATED at Winterset, Iowa, this 14 day of August, 2018.



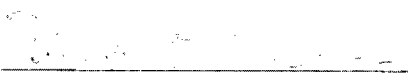
Phillip Clifton, Chairman



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
 200 W. WILSON STREET
 WINTERSSET IOWA 50273

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

PROPERTY DESCRIPTIONS:

PARCEL "O" IN THE SOUTHWEST FRACTIONAL QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST FRACTIONAL QUARTER OF THE SOUTHWEST QUARTER A.L. 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.

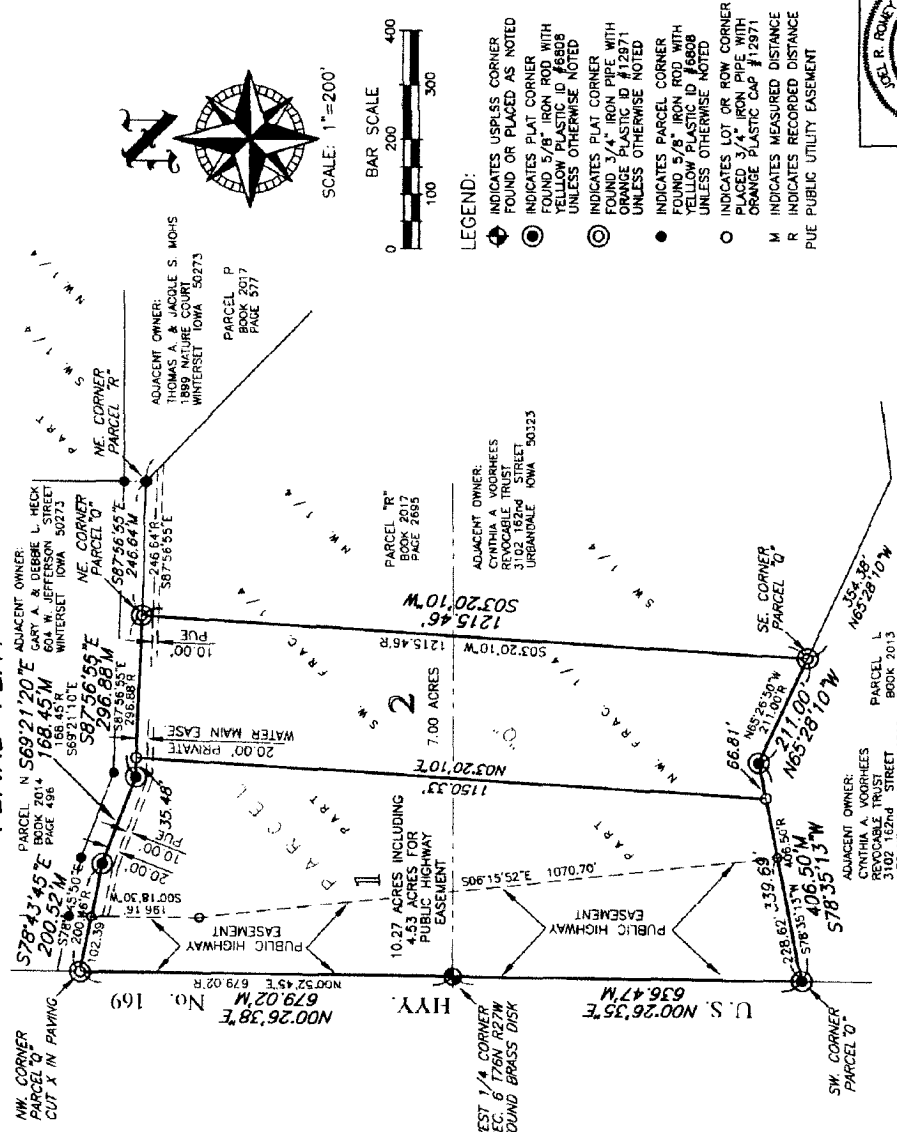
AREAS:

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



PLAT NO: 17071

DATE: _____

SIGNED: _____

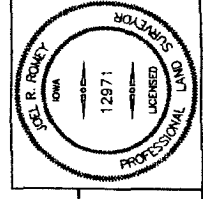
JOEL R. ROMNEY P.L.S. 12971

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED IN ACCORDANCE WITH THE SURVEYING ACT AND THE LAWS OF THE STATE OF IOWA. LICENSE RENEWAL DATE: 31 DEC. 2017. PAGES COVERED BY THIS SEAL: THIS PAGE ONLY.

PRELIMINARY

Raccoon Valley
 Land Surveying

33235 L Avenue Adel Iowa 50003 515.493.8317



- LEGEND:**
- ⊕ INDICATES USPLSS CORNER FOUND OR PLACED AS NOTED
 - ⊙ INDICATES PLAT CORNER FOUND 5/8" IRON ROD WITH YELLOW PLASTIC ID #6806 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 #6806 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

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:

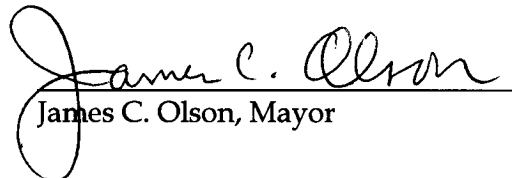
Parcel "Q" in the Southwest Fractional Quarter of the Northwest Quarter and the Northwest Fractional Quarter of the Southwest Quarter, all in Section 6, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, as shown in Book 2017 at Page 2695 in the Office of the Madison County Recorder.

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

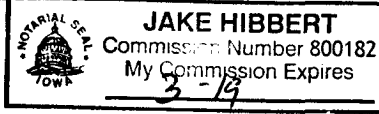
Elizabeth S. Reels

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.

Jake Hibbert
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
 WINTERSET 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.

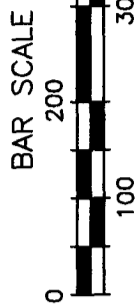
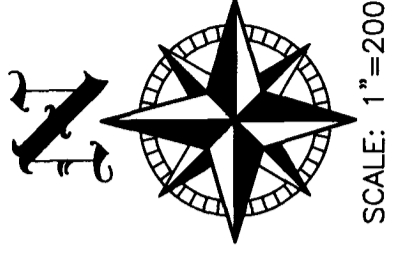
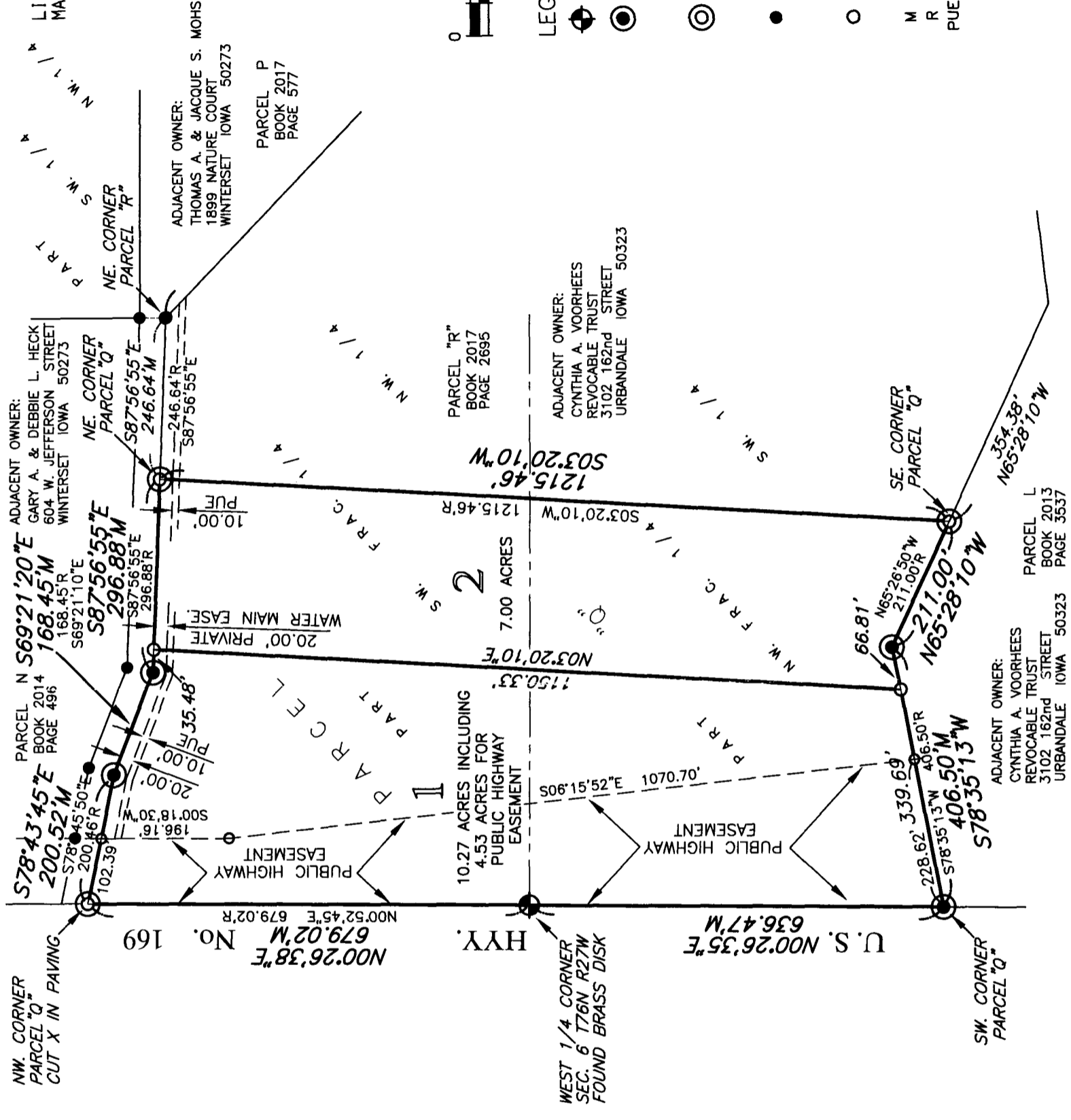
SAID TRACT OF LAND CONTAINS 39.24 ACRES INCLUDING 4.64 ACRES FOR PUBLIC HIGHWAY EASEMENT.

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

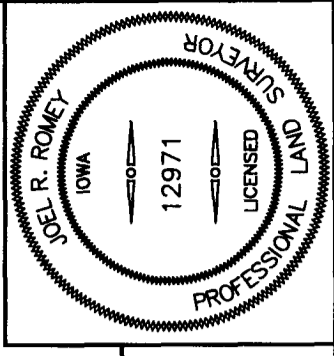
CIDER RIDGE

FINAL PLAT



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
- INDICATES MEASURED DISTANCE
- 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

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

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INDX ANNO SCAN CHEK

LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

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LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

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