



Document 2018 3277

Book 2018 Page 3277 Type 06 044 Pages 16  
Date 10/10/2018 Time 9:30:46AM  
Rec Amt \$82.00 Aud Amt \$5.00

INDX  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

Type of Document

SUBDIVISION

**PREPARER INFORMATION:**

Zoning Office for IB Trading, LLC  
Jerold Oliver Attorney 515-462-3731

**TAXPAYER INFORMATION:**

IB Trading, LLC  
409 W Court  
Winterset, IA 50273

**RETURN DOCUMENT TO:**

IB Trading, LLC  
409 W Court  
Winterset, IA 50273

**GRANTOR:**

**GRANTEE:**

**LEGAL DESCRIPTION:**

All that part of the North Half (N 1/2) of the Southeast Quarter (1/4) of Section Eight (8), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, lying West of the highway, the West line of which commences 1,081 feet East of the center of said Section Eight (8) and runs South 15°20' East, 790.5 feet, thence Southerly 599.6 feet along a 3,853 foot radius curve with central angle of 8°55', thence South 24°15' East, to a point on the South line of said 80-acres tract approximately 1,175 feet West of the Southeast corner thereof.

EXCEPT Parcel "M" as filed in Book 2017 Page 3207 of the records of the Madison County Recorder's Office.

AND

EXCEPT Parcel "E" as filed in Book 2017 Page 3464 of the records of the Madison County Recorder's Office.

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

# **PLAT AND CERTIFICATE FOR CONNELLEY HILL, 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 as Connelley Hill Subdivision, and that the real estate comprising said plat is described as follows:

All that part of the North Half (N ½ ) of the Southeast Quarter ( ¼ ) of Section Eight (8), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, lying West of the highway, the West line of which commences 1,081 feet East of the center of said Section Eight (8) and runs South 15°20' East, 790.5 feet, thence Southerly 599.6 feet along a 3,853 foot radius curve with central angle of 8°55', thence South 24°15' East, to a point on the South line of said 80-acres tract approximately 1,175 feet West of the Southeast corner thereof.

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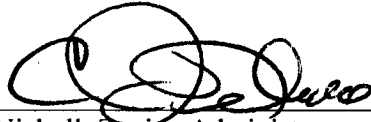
AND

EXCEPT Parcel "E" as filed in Book 2017 Page 3464 of the records of the Madison County Recorder's Office.

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

1. Attorney's Opinion;
2. Consent to Plat;
3. Certificate from County Treasurer;
4. Resolution of the Board of Supervisors of Madison County, Iowa, approving said plat;
5. Resolution of the City of Winterset, Iowa, approving said plat;
6. Agreement with County Engineer; and
7. Ground Water Statement;
8. Madison County Soil and Water Conservation District Land Disturbing Activity Affidavit;
9. Consent of County Auditor to subdivision name;

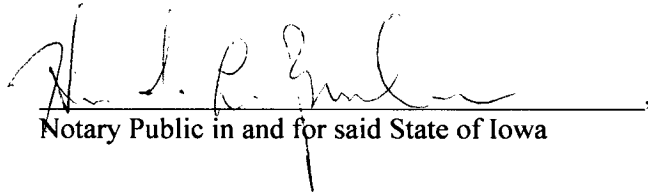
all of which are duly certified in accordance with the Madison County Zoning Ordinance.



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

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 9<sup>th</sup> day of October, 2018, by  
C.J. Nicholl.



Notary Public in and for said State of Iowa



**DEDICATION OF PLAT  
OF  
CONNELLEY HILL**

KNOW ALL MEN BY THESE PRESENTS:

That IB Trading, LLC, does hereby certify that they are the sole owners and proprietors of the following-described real state:

All that part of the North Half (N½) of the Southeast Quarter (¼) of Section Eight (8), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, lying West of the highway, the West line of which commences 1,081 feet East of the center of said Section Eight (8) and runs South 15°20' East, 790.5 feet, thence Southerly 599.6 feet along a 3,853 foot radius curve with central angle of 8°55', thence South 24°15' East, to a point on the South line of said 80-acres tract approximately 1,175 feet West of the Southeast corner thereof.

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AND

EXCEPT Parcel "E" as filed in Book 2017 Page 3464 of the records of the Madison County Recorder's Office.

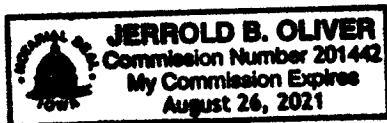
That the subdivision of the above-described real estate as shown by the final plat of Connelley Hill is with the free consent and in accordance with the owners' desire as owners of said real estate.

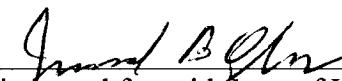
DATED this 24 day of August, 2018.

  
Rachel Eller, Manager of IB Trading, LLC

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 24 day of August, 2018, by Rachel Eller, Manager of IB Trading, LLC.



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

## ATTORNEY'S OPINION FOR FINAL PLAT, CONNELLEY HILL

I, Jerrold B. Oliver, an attorney at law licensed to practice under the laws of the State of Iowa, have examined the abstract of title in one (1) part, last certified to August 7, 2018, at 8:00 a.m., by Madison County Abstract Co., purporting to show the chain of title to the following described real estate, which is the real property contained in Final Plat, Connelley Hill, Madison County, Iowa:

All that part of the North Half (N $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Eight (8), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, lying West of the highway, the West line of which commences 1,081 feet East of the center of said Section Eight (8) and runs South 15°20' East, 790.5 feet, thence Southerly 599.6 feet along a 3,853 foot radius curve with central angle of 8°55', thence South 24°15' East, to a point on the South line of said 80-acres tract approximately 1,175 feet West of the Southeast corner thereof. EXCEPT Parcel "M" as filed in Book 2017 Page 3207 of the records of the Madison County Recorder's Office.

AND

EXCEPT Parcel "E" as filed in Book 2017 Page 3464 of the records of the Madison County Recorder's Office.

In my opinion, merchantable title to the above described property is in the name of IB Trading, LLC, free and clear of all liens and encumbrances.

The abstract does show the following easements:

- a. Entry No. 69 shows an Easement to Madison County, Iowa, for road purposes dated and filed October 21, 1968, in Deed Record 97, Page 389 of the Recorder's Office of Madison County, Iowa.
- b. Entry No. 73 shows a Right-of-Way Easement to Central Iowa Power Cooperative, its successors and assigns, dated February 24, 1977, and filed March 7, 1977, in Book 112, Page 130 of the Recorder's Office of Madison County, Iowa, granting a perpetual easement to construct, reconstruct, operate and maintain an electric transmission line and distribution line over and upon the real estate under examination. The Easement also provides that there are two

groupings of three anchors each and associated downguys on the above described real estate.

- c. Entry No. 102 shows a Limited Easement from IB Trading, LLC, to IB Trading, LLC, dated January 17, 2018, and filed January 23, 2018, in Book 2018, Page 255 of the Recorder's Office of Madison County, Iowa. This Easement grants a limited easement across the East portion of the real estate under examination for access purposes.

JORDAN, OLIVER, WALTERS & SMITH, P.C.

By   
Jerrold B. Oliver  
Farmers & Merchants Bank Bldg.  
P.O. Box 230  
Winterset, Iowa 50273  
Telephone: (515) 462-3731  
IB TRADING, LLC

**CERTIFICATE OF THE COUNTY TREASURER  
OF MADISON COUNTY, IOWA**

---

I, Jana Corkrean, do hereby certify that I am the duly elected and acting Treasurer of Madison County, Iowa; that I have examined the records in my office, and that there are no unpaid taxes forming a lien against the following-described real estate, to-wit:

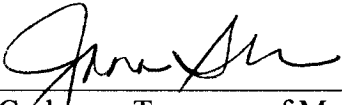
All that part of the North Half (N½) of the Southeast Quarter (¼) of Section Eight (8), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, lying West of the highway, the West line of which commences 1,081 feet East of the center of said Section Eight (8) and runs South 15°20' East, 790.5 feet, thence Southerly 599.6 feet along a 3,853 foot radius curve with central angle of 8°55', thence South 24°15' East, to a point on the South line of said 80-acres tract approximately 1,175 feet West of the Southeast corner thereof.

EXCEPT Parcel "M" as filed in Book 2017 Page 3207 of the records of the Madison County Recorder's Office.

AND

EXCEPT Parcel "E" as filed in Book 2017 Page 3464 of the records of the Madison County Recorder's Office.

DATED at Winterset, Iowa, this 31 day of Aug., 2018.

  
\_\_\_\_\_  
Jana Corkrean, Treasurer of Madison County,  
Iowa

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

Connelley Hill

For property located at: All that part of the North Half (N½) of the Southeast Quarter (¼) of Section Eight (8), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, lying West of the highway, the West line of which commences 1,081 feet East of the center of said Section Eight (8) and runs South 15°20' East, 790.5 feet, thence Southerly 599.6 feet along a 3,853 foot radius curve with central angle of 8°55', thence South 24°15' East, to a point on the South line of said 80-acres tract approximately 1,175 feet West of the Southeast corner thereof.  
EXCEPT Parcel "M" as filed in Book 2017 Page 3207 of the records of the Madison County Recorder's Office.  
AND  
EXCEPT Parcel "E" as filed in Book 2017 Page 3464 of the records of the Madison County Recorder's Office.

And owned by: IB Trading, LLC

Has been approved on the 24<sup>th</sup> day of August, 2018.

By the Auditor, Madison County, Iowa.

Heidi Burhans by Shelley O Kasta <sup>1st</sup> Deputy  
Heidi Burhans, Auditor



RESOLUTION NO. 2018-106

RESOLUTION APPROVING FINAL PLAT OF  
CONNELLEY HILL SUBDIVISION

**WHEREAS** there was filed in the office of the Zoning Administrator of the City of Winterset, Iowa, a registered land surveyor's plat of a proposed subdivision plat known as Connelley Hill; and

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

All that part of the North Half (N 1/2) of the Southeast Quarter (¼) of Section Eight (8), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, lying West of the highway, the West line of which commences 1,081 feet East of the center of said Section Eight (8) and runs South 15°20' East, 790.5 feet, thence Southerly 599.6 feet along a 3,853 foot radius curve with a central angle of 8°55', thence South 24°15' East, to a point on the South line of said 80-acres tract approximately 1,175 feet West of the Southeast corner thereof,

EXCEPT Parcel "M" as filed in Book 2017 Page 3207 of the records of the Madison County Recorder's Office.

AND

EXCEPT Parcel "E" as filed in Book 2017 Page 3464 of the records of the Madison County Recorder's Office.

Subject to easements of record.

**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, IB Trading LLC; and

**WHEREAS**, said plat was accompanied by an opinion from an attorney at law showing that title in fee simple is in said proprietors and that the platted land is free from encumbrance, except as noted therein and certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes; and


**WHEREAS** the Planning & Zoning Commission of the City of Winterset, Iowa, has reviewed said subdivision plat and finds that the plat 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, papers and documents presented therewith 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. Said subdivision plat, known as Connelley Hill, owned by IB Trading LLC, 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 subdivision plat 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 1st day of October, 2018.

  
James C. Olson, Mayor

ATTEST:

  
Mark Nitchals, City Administrator

**AGREEMENT**

This Agreement, made and entered into, by and between, the proprietors of IB Trading, LLC, and Todd Hagan, Madison County Engineer.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

1. The proprietors of IB Trading, LLC, a Plat of the following described real estate:

All that part of the North Half (N½) of the Southeast Quarter (¼) of Section Eight (8), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, lying West of the highway, the West line of which commences 1,081 feet East of the center of said Section Eight (8) and runs South 15°20' East, 790.5 feet, thence Southerly 599.6 feet along a 3,853 foot radius curve with central angle of 8°55', thence South 24°15' East, to a point on the South line of said 80-acres tract approximately 1,175 feet West of the Southeast corner thereof.

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AND

EXCEPT Parcel "E" as filed in Book 2017 Page 3464 of the records of the Madison County Recorder's Office.

hereby agree that all private roads located within Connelley Hill 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.

PROPRIETORS OF CONNELLEY HILL

  
\_\_\_\_\_  
Rachel Eller, Manager of IB Trading, LLC

  
\_\_\_\_\_  
Todd Hagan, Madison County Engineer 8-28-2018

**LAND DISTURBING ACTIVITIES  
AFFIDAVIT**

**STATE OF IOWA** :  
: **ss**  
**MADISON COUNTY :**

Pursuant to section 161 A.64, Code of Iowa in consideration for permission to engage in a land disturbing activity 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 I make herein, I, Rachel Eller, as Manager of IB Trading, LLC, being first duly sworn on oath, do solemnly swear to affirm that:

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

All that part of the North Half (N½) of the Southeast Quarter (¼) of Section Eight (8), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, lying West of the highway, the West line of which commences 1,081 feet East of the center of said Section Eight (8) and runs South 15°20' East, 790.5 feet, thence Southerly 599.6 feet along a 3,853 foot radius curve with central angle of 8°55', thence South 24°15' East, to a point on the South line of said 80-acres tract approximately 1,175 feet West of the Southeast corner thereof.

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AND

EXCEPT Parcel "E" as filed in Book 2017 Page 3464 of the records of the Madison County Recorder's Office.

As owners or occupants of the land described above, I am aware that I 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 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.

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

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

IB TRADING, LLC

By Rachel Eller  
Rachel Eller, Manager

Subscribed and sworn to before me on this 24 day of August, 2018, by Rachel Eller as  
Manager of IB Trading, LLC.

Jerrold B. Oliver  
Notary Public in and for the State of Iowa



**ZO-RESOLUTION-091818A  
APPROVING FINAL PLAT  
CONNELLEY HILL 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 Connelley Hill; and

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

All that part of the North Half (N 1/2) of the Southeast Quarter (1/4) of Section Eight (8), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, lying West of the highway, the West line of which commences 1,081 feet East of the center of said Section Eight (8) and runs South 15°20' East, 790.5 feet, thence Southerly 599.6 feet along a 3,853 foot radius curve with central angle of 8°55', thence South 24°15' East, to a point on the South line of said 80-acres tract approximately 1,175 feet West of the Southeast corner thereof.

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AND

EXCEPT Parcel "E" as filed in Book 2017 Page 3464 of the records of the Madison County Recorder's Office.

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, IB Trading, LLC; and

WHEREAS, said plat was accompanied by a complete abstract of title and an opinion from an attorney at law showing that title in fee simple is in said proprietors and that the platted land is free from encumbrance, and 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 said plat, known as Gentry 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 Connelley Hill, prepared in connection with said plat and


subdivision is hereby approved.

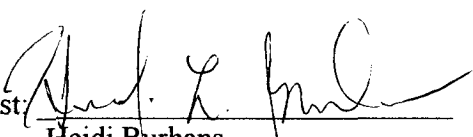
2. The Zoning Administrator of Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder of Madison County, Iowa, and attend to the filing and recording of the plat, papers and documents which should be filed and recorded in connection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

DATED at Winterset, Iowa, this 9<sup>th</sup> day of OCTOBER, 2018.

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

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

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

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

COUNTY: Madison  
 SITE ADDRESS: St Charles Road  
 CITY: Winterset  
 SECTION: 8 TOWNSHIP: 75 RANGE: 27  
 ALIQUOT PART: N1/2 SE1/4  
 SUBDIVISION NAME: Connelley Hill  
 PROPRIETOR: Ib Trading LLC  
 REQUESTED BY: Jennifer Slover  
 SURVEYOR NAME: Vincent E. Piagentini

**Owner Information**  
 Ib Trading LLC  
 409 W Court  
 Winterset, Iowa 50273

**Final Plat**  
**Connelley Hill**

Legal Description  
 All that part of the North Half (N1/2) of the Southeast Quarter (1/4) of Section Eight (8), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, lying West of the highway, the West line of which commences 1,081 feet East of the center of said Section Eight (8) and runs South 15°20' East, 790.5 feet, thence Southerly 599.6 feet along a 3,853 foot radius curve with central angle of 8°55', thence South 24°15' East, to a point on the South line of said 80-acre tract approximately 1,175 feet West of the Southeast corner thereof.  
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 Date 10/10/2018 Time 9:30:46AM  
 Rec Amt \$82.00 Aud Amt \$5.00  
 LISA SMITH, COUNTY RECORDER  
 MADISON COUNTY IOWA  
 INDX ANNO  
 SCAN  
 CHECK

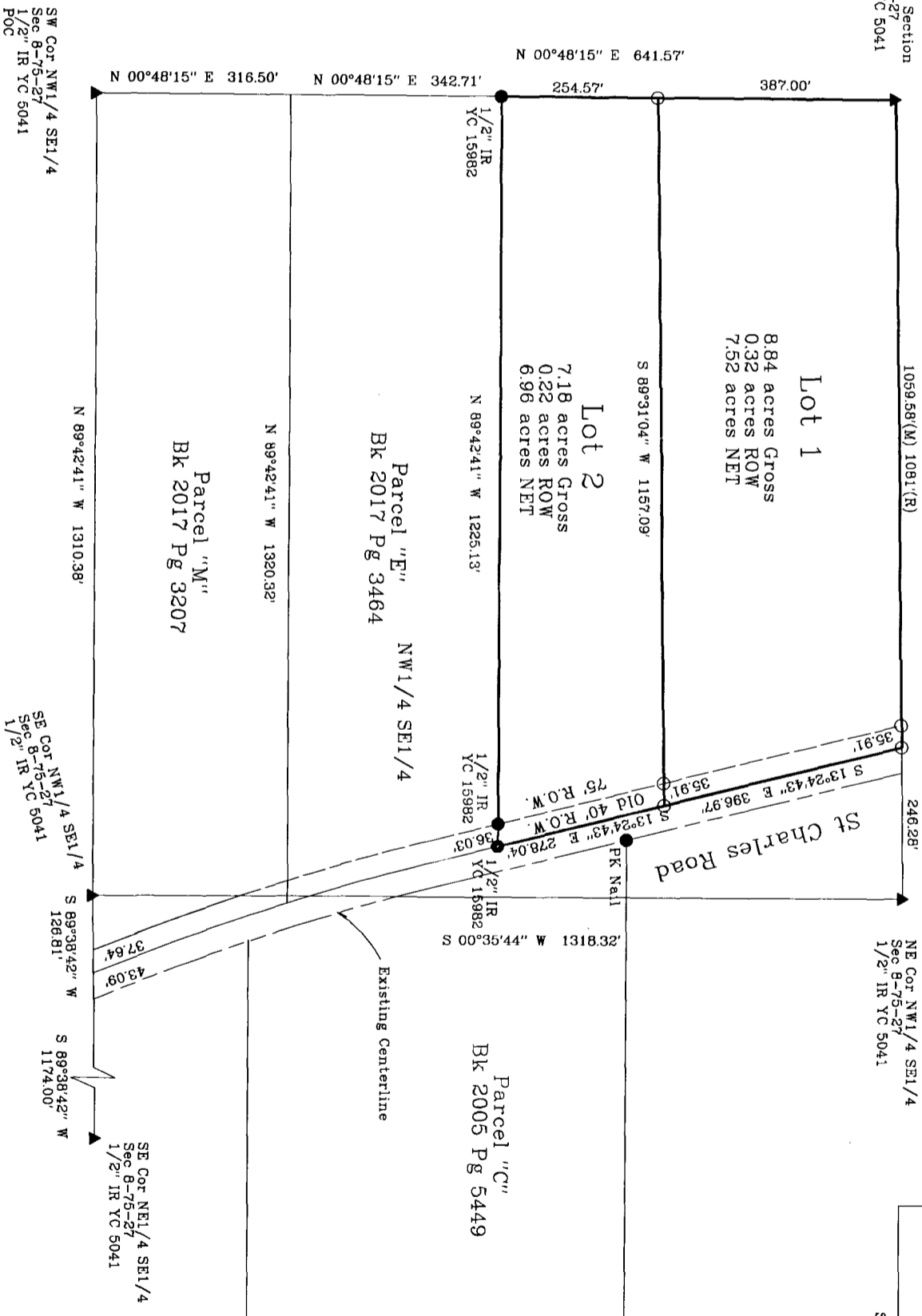
Center of Section  
 Sec 8-75-27  
 1/2" IR YC 5041

1059.58(M) 1091(R)

NE Cor NW1/4 SE1/4  
 Sec 8-75-27  
 1/2" IR YC 5041

SPACE ABOVE FOR USE BY RECORDER OFFICE

- Notes
1. Building setbacks to be 50 feet front and rear yard and 25 feet side yard.
  2. Sewer to be individual septic tank and laterals.
  3. Water to be rural water.
  4. Power to be Midamerican Energy.
  5. Property is zoned residential.
  6. Any new driveway entrances shall have a 24 foot minimum width.



DATE OF SURVEY FIELDWORK: 7/20/18 DRAWING DATE: 8/2/18 DRAFTER: VP PROJECT NO: 18239

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

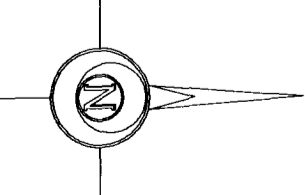
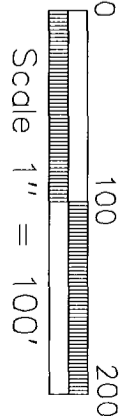
VINCENT E. PIAAGENTINI, IOWA LIC. NO 15982 DATE 8/13/18

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018.  
 ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)



**SYMBOLS LEGEND:**  
 R RECORDED DISTANCE  
 M MEASURED DISTANCE  
 C CALCULATED DISTANCE  
 ● CORNER MONUMENT FOUND  
 ○ UNLESS NOTED  
 SECTION CORNER FOUND  
 ▲ SECTION CORNER SET  
 1/2" IR YC 15982  
 UNLESS NOTED  
 POB POINT OF BEGINNING  
 POC POINT OF COMMENCEMENT  
 YC YELLOW CAP

IR IRON ROD  
 IP IRON PIPE



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