



Document 2018 3468

Book 2018 Page 3468 Type 06 044 Pages 20

Date 10/26/2018 Time 10:53:21AM

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INDX
ANNO
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

SUBDIVISION - Valyria Plat 1

Type of Document

PREPARER INFORMATION: (name, address, phone number)

Zoning For Badger Creek Land Co. LLC

TAXPAYER INFORMATION: (name and mailing address)

Badger Creek Land Co LLC

RETURN DOCUMENT TO: (name and mailing address)

Dickinson Law - C. Meyer 515-246-4553

GRANTOR: (name)

GRANTEE: (name)

LEGAL DESCRIPTION: (if applicable)

See page:

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

**PLAT AND CERTIFICATE
FOR VALYRIA PLAT 1,
MADISON COUNTY, IOWA**

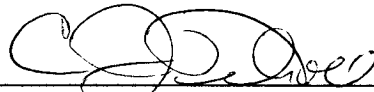
I, C.J. Nicholl, Zoning Administrator of Madison County, Iowa, do hereby certify that the plat to which this certificate is attached is a plat of a subdivision known and designed as Valyria Plat 1, and that the real estate comprising said plat is as follows:

PARCEL 'B', OF THE SE ¼ SE ¼, SECTION 24, TOWNSHIP 77 NORTH, RANGE 27 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN BOOK 2, PAGE 480 AT THE MADISON COUNTY RECORDER'S OFFICE EXCEPTING THEREFROM PARCEL 'G', OF THE SE ¼ SE ¼, SECTION 24, TOWNSHIP 77 NORTH, RANGE 27 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN BOOK 2018, PAGE 2206 AT THE MADISON COUNTY RECORDER'S OFFICE, MADISON COUNTY, IOWA, AND CONTAINING 16.49 ACRES INCLUDING 1.27 ACRES OF PUBLIC RIGHT-OF-WAY EASEMENT MORE OR LESS.

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. Attorney's Opinion;
3. Certificate from County Treasurer;
4. Certificate from Auditor approving subdivision name;
5. Resolution of the Board of Supervisors of Madison County, Iowa, approving said plat;
6. Groundwater Hazard Statement;
7. Agreement with the Engineer of Madison County, Iowa, regarding roads and driveways; and
8. Madison County Soil and Water Conservation District Land Disturbing Activity Affidavit

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 the 23 day of October, 2018, by C.J. Nicholl.



Signature of Notary Public



Prepared By/Return To: Benjamin D. Bruner, 699 Walnut St., Ste. 1600, Des Moines, IA 50309 (515) 244-2600

CONSENT TO PLAT

STATE OF IOWA)
) ss:
COUNTY OF POLK)

KNOW ALL MEN BY THESE PRESENTS:

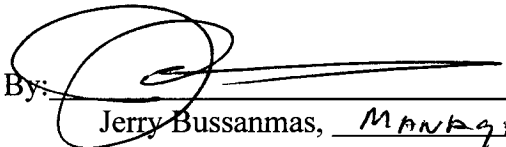
That the undersigned hereby states, acknowledges and certifies that Badger Creek Land Co., LLC is the proprietor and the record fee title owner of the real estate described as follows, to wit:

PARCEL 'B', OF THE SE ¼ SE ¼, SECTION 24, TOWNSHIP 77 NORTH, RANGE 27 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN BOOK 2, PAGE 480 AT THE MADISON COUNTY RECORDER'S OFFICE EXCEPTING THEREFROM PARCEL 'G', OF THE SE ¼ SE ¼, SECTION 24, TOWNSHIP 77 NORTH, RANGE 27 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN BOOK 2018, PAGE 2206 AT THE MADISON COUNTY RECORDER'S OFFICE, MADISON COUNTY, IOWA, AND CONTAINING 16.49 ACRES INCLUDING 1.27 ACRES OF PUBLIC RIGHT-OF-WAY EASEMENT MORE OR LESS

to be subdivided and platted as **Valyria Plat 1** as it appears on the accompanying plat and is done so with the free consent and in accordance with the desire of said owner.

Dated this 15 day of October, 2018.

Badger Creek Land Co., LLC

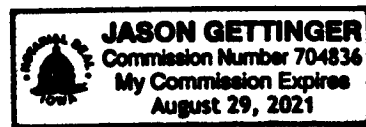
By: 
Jerry Bussanmas, MANAGER

STATE OF IOWA)
) ss:
COUNTY OF POLK)

This record was acknowledged before me on October 15, 2018, by
Jerry Bussanmas as Manager of Badger Creek Land Co., LLC.



Signature of Notary Public



Prepared By/Return To: Benjamin D. Bruner, 699 Walnut St., Ste. 1600, Des Moines, IA 50309 (515) 244-2600

August 13, 2018

**ATTORNEY'S TITLE OPINION
PURSUANT TO CHAPTER 354, CODE OF IOWA**

Re: Platting Title Opinion
Parcel "B" located in the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 19.51 acres, as shown in Plat of Survey filed in Book 2, Page 480 on July 5, 1994, in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "G" located therein, containing 5.00 acres, as shown in Plat of Survey filed in Book 2018, Page 2206 on July 12, 2018, in the Office of the Recorder of Madison County, Iowa.

To the General Public:

The undersigned attorney at law hereby certifies that I have made an examination of the Abstract of Title to the real estate described above which is to be re-platted and known as "VALYRIA PLAT 1", which has been last continued by Madison County Abstract Co. as its abstract number 24772716 to August 7, 2018 at 8:00 a.m., and, as of that date, record fee title to said real estate is in:

Badger Creek Land Co., LLC

Said title is subject to the standard exceptions set forth on Schedule A and is further subject to the following liens and encumbrances which appear within the abstract:

1. **SURVEY.** Parcel "B" in the Southeast Quarter of the Southeast Quarter of Section 24-77-27 is depicted on a Plat of Survey filed July 5, 1994, and recorded in Book 2 at Page 480.

2. **SURVEY.** Parcel "G", a parcel of land in Parcel "B" in the Southeast Quarter of the Southeast Quarter of Section 24-77-27 is depicted on a Plat of Survey filed July 12, 2018, and recorded in Book 2018 at Page 2206.

3. **CORNER CERTIFICATES.** The following Corner Certificates are shown in the abstract:

a. Land Survey Corner Certificate of the S ¼ Corner and the W ¼ Corner of Section 24-77-27 filed November 13, 2002, and recorded in Book 2002 at Page 5557.

b. Land Survey Corner Certificate of the SE Corner and the SW ¼ of the SE ¼ of Section 24-77-27 filed October 12, 2012, and recorded in Book 2012 at Page 3082.

4. **WATERSHED SUBDISTRICT.** A Declaration of Establishment of Badger Creek Watershed Soil Conservation District adopted by the Madison, Dallas and Warren County Soil Conservation Districts, and filed July 1, 1960 in Miscellaneous Record 26 at Page 549 organized, established, and created the Badger Creek Watershed Subdistrict, which includes Section 24-77-27.

5. **SETBACK REQUIREMENTS.** On March 5, 2018, the Madison County Soil & Water Conservation District approved an Amendment to Clarify Setback Requirements. This Amendment is filed March 23, 2018, and recorded in Book 2018, Page 888.

6. **LAND DISTURBING ACTIVITIES REGULATION.** The Madison County Soil Conservation District adopted a Resolution on February 23, 181 requiring erosion control plans for certain projects. The Resolution was filed August 23, 2004, and recorded in Book 2004 at Page 3908.

7. **FIRE PROTECTION.** Pursuant to an Agreement for Fire Protection dated June 6, 1995, filed June 16, 1995, and recorded in Miscellaneous Record 43 at Page 87, fire protection for property located within Section 24-77-27 is provided by the City of Van Meter.

8. **EASEMENTS.** The following easements may affect the property:

a. Easement to Warren Water, Inc., its successors and assigns, dated March 14, 2003, filed April 10, 2003, and recorded in Book 2003 at Page 2046.

b. Grant of Right of Way to Iowa Power and Light Company, its successors, assigns and lessees dated August 27, 1941, filed November 22, 1941, and recorded in Deed Record 78 at Page 167.

9. **ZONING.** The property is subject to the zoning ordinance of Madison County, Iowa and all other lawfully enacted ordinances of that county.

10. **REAL ESTATE TAXES.** Real estate taxes are shown as paid through the 2016-2017 fiscal year.

11. **SEARCHES.** The abstract reflects that searches have been conducted against George S. Sperry and Badger Creek Land Co., LLC and none are shown except as may be listed above.

12. As with all real estate, title to the property may be affected by matters which need not appear of record. Included among these things are the rights of parties in possession, facts which would be disclosed by an accurate survey, the possibility of easements being in actual use but not of record and the possibility of laborers and material men filing liens within the time permitted by law for work performed on or materials delivered to the property. You should also determine whether any solid wastes, hazardous substances, pollutants, above or below ground storage tanks, drainage wells, water wells, landfill sites or other environmentally regulated conditions exist on the property. Such conditions are not ordinarily shown in the abstract, but they may result in injunctions, fines, required cleanup, or other remedial actions under federal, state or local laws. These laws may impose liens against the property and personal liability against the owner, even though the owner did nothing to create the condition, and acquired the property without knowing about it.

Very truly yours,

A handwritten signature in black ink, appearing to read 'B. Bruner', with a horizontal line extending to the right.

Benjamin D. Bruner

BDB
00994613-1

**SCHEDULE A
STANDARD EXCEPTIONS**

The foregoing Title Opinion is further subject to the following:

1. Rights or claims of parties in possession not shown by the public records and reflected in the Abstract of Title.
2. Easements, or claims of easements, not shown by the public records and reflected in the Abstract of Title.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished imposed by the laws of the State of Iowa and not reflected in the public records and the Abstract of Title. The Abstract Company has indicated that it made a search on the Mechanic's Notice and Lien Registry maintained by the Iowa Secretary of State for Madison County, Iowa. The search did not reflect any filings unless noted otherwise in the Title Opinion.
5. Zoning limitations and compliance with the zoning classification for the property, including but not limited to any flood plain zoning.
6. Special assessments that may exist by virtue of a resolution of necessity having been adopted by the taxing authority but not certified to the County Treasurer wherein the property is located.
7. Liens not appearing of record and in the Abstract of Title granting certain rights to creditors upon fixtures such as furnaces, dishwashers, and other removable property in the improvements on the real estate covered by this Opinion.
8. Any lien or right to a lien, or a liability for environmental liens/liability not reflected in the public records where the real estate is located or that would be disclosed by a proper environmental audit. You should determine whether any solid wastes, hazardous substances, pollutants, above or below ground storage tanks, drainage wells, water wells, landfill sites or other environmentally regulated conditions exist on the property. Such conditions are not ordinarily shown in the Abstract of Title, but they may result in injunctions, fines, required cleanup, or other remedial actions under federal, state or local laws. These laws may impose liens against the property and personal liability against the owner, even though the owner did nothing to create the condition, and acquired the property without knowing about such conditions.
9. For any sale, transfer or conveyance of ownership of a building where a person resides, congregates, or is employed, that is served by a private sewage disposal system, (and where no exception applies), we require that prior to any title transfer, the sewage disposal system serving the building shall be inspected by a certified inspector pursuant to Iowa's Time of Transfer Inspection Program.

Prepared By/Return To: Benjamin D. Bruner, 699 Walnut St., Ste. 1600, Des Moines, IA 50309 (515) 244-2600

CERTIFICATE OF THE TREASURER OF MADISON COUNTY, IOWA

I, Jana S. Corkrean, Treasurer of Madison County, having examined the records of my office, in accordance with the provisions of Section 354.11 of the Code of Iowa pertaining to real property, described as follows, to-wit:

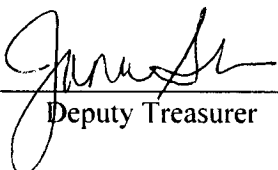
PARCEL 'B', OF THE SE ¼ SE ¼, SECTION 24, TOWNSHIP 77 NORTH, RANGE 27 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN BOOK 2, PAGE 480 AT THE MADISON COUNTY RECORDER'S OFFICE EXCEPTING THEREFROM PARCEL 'G', OF THE SE ¼ SE ¼, SECTION 24, TOWNSHIP 77 NORTH, RANGE 27 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN BOOK 2018, PAGE 2206 AT THE MADISON COUNTY RECORDER'S OFFICE, MADISON COUNTY, IOWA, AND CONTAINING 16.49 ACRES INCLUDING 1.27 ACRES OF PUBLIC RIGHT-OF-WAY EASEMENT MORE OR LESS

to be hereinafter designated as **Valyria Plat 1**, do hereby certify that the same is free from certified taxes, special assessments and special rates and charges. Taxes for fiscal year 2017-2018, payable 2018-2019, are paid through this date.

Nor are there any taxes due for Moneys and Credits, Bushels of Grain, Industrial Machinery, Date Processing Equipment, Utilities or Buildings on Leased Land against: **BADGER CREEK LAND CO., LLC** who is the record titleholder of said real estate.

Dated this 16 day of OCT, 2018.

JANA S. CORKREAN
MADISON COUNTY TREASURER

By: 
Deputy Treasurer

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on October 16, 2018, by
Jana S. Corkran as _____ of the Madison
County Treasurer.



Jana S. Aldridge
Signature of Notary Public

Prepared By/Return To: Benjamin D. Bruner, 699 Walnut St., Ste. 1600, Des Moines, IA 50309 (515) 244-2600

CERTIFICATE OF THE AUDITOR OF MADISON COUNTY, IOWA

STATE OF IOWA)
) ss
COUNTY OF MADISON)

I, Heidi Burhans, Auditor of Madison County, Iowa, having examined the records of my office, in accordance with the provisions of §354.11 of the Code of Iowa, pertaining to the real property described as:

PARCEL 'B', OF THE SE ¼ SE ¼, SECTION 24, TOWNSHIP 77 NORTH, RANGE 27 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN BOOK 2, PAGE 480 AT THE MADISON COUNTY RECORDER'S OFFICE EXCEPTING THEREFROM PARCEL 'G', OF THE SE ¼ SE ¼, SECTION 24, TOWNSHIP 77 NORTH, RANGE 27 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN BOOK 2018, PAGE 2206 AT THE MADISON COUNTY RECORDER'S OFFICE, MADISON COUNTY, IOWA, AND CONTAINING 16.49 ACRES INCLUDING 1.27 ACRES OF PUBLIC RIGHT-OF-WAY EASEMENT MORE OR LESS

to be known and platted as:


Valyria Plat 1, an Official Plat, Madison County, Iowa;

do hereby certify that the name **Valyria Plat 1** is available in Madison County, Iowa and that **Valyria Plat 1** is hereby approved by the Auditor's Office of Madison County, Iowa.

I further certify that Badger Creek Land Co., LLC is the record titleholder of said real estate to be converted to **Valyria Plat 1**.

Dated this 19th day of October, 2018.

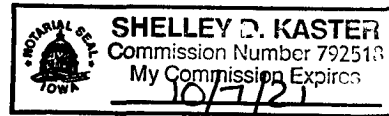
HEIDI BURHANS
MADISON COUNTY AUDITOR

By: 
Name: Heidi L. Burhans

STATE OF IOWA, COUNTY OF MADISON

Subscribed and sworn to before me this 19th day of October, 2018.


Signature of Notary Public



ZO-RESOLUTION-102318
RESOLUTION APPROVING FINAL PLAT
VALYRIA 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 Valyria Plat 1; and

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

PARCEL 'B', OF THE SE ¼ SE ¼, SECTION 24, TOWNSHIP 77 NORTH, RANGE 27 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN BOOK 2, PAGE 480 AT THE MADISON COUNTY RECORDER'S OFFICE EXCEPTING THEREFROM PARCEL 'G', OF THE SE ¼ SE ¼, SECTION 24, TOWNSHIP 77 NORTH, RANGE 27 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN BOOK 2018, PAGE 2206 AT THE MADISON COUNTY RECORDER'S OFFICE, MADISON COUNTY, IOWA, AND CONTAINING 16.49 ACRES INCLUDING 1.27 ACRES OF PUBLIC RIGHT-OF-WAY EASEMENT MORE OR LESS

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 proprietor, Badger Creek Land Co., LLC.


WHEREAS, said plat was accompanied by an opinion from an attorney at law showing that title in fee simple is in said proprietor 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 of Madison County, Iowa finds that said plat conforms with 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 Valyria Plat 1, should be approved by the Board of Supervisors of Madison County, Iowa.

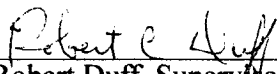
NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Madison County, Iowa:

1. That said plat, known as Valyria Plat 1, 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.

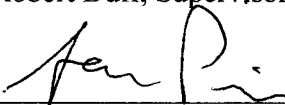
DATED at Winterset, Iowa, this 23rd day of October, 2018.



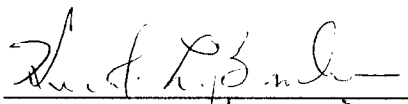
Phillip Clifton, Chairman



Robert Duff, Supervisor



Aaron Price, Supervisor

Attest: 

~~Heidi Burhans~~ Heidi L. Burhans
Madison County Auditor

Prepared By/Return To: Benjamin D. Bruner, 699 Walnut St., Ste. 1600, Des Moines, IA 50309 (515) 244-2600

AGREEMENT RE: ROADS AND DRIVEWAYS

This Agreement dated 10-15, 2018, by and between Badger Creek Land Co., LLC, the proprietor of VALYRIA PLAT 1, and Todd Hagan, Madison County Engineer.

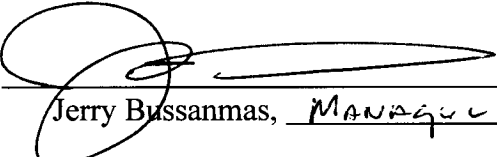
NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

Badger Creek Land Co., LLC, the proprietor of VALYRIA PLAT 1, a Plat of the following described real estate:

PARCEL 'B', OF THE SE ¼ SE ¼, SECTION 24, TOWNSHIP 77 NORTH, RANGE 27 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN BOOK 2, PAGE 480 AT THE MADISON COUNTY RECORDER'S OFFICE EXCEPTING THEREFROM PARCEL 'G', OF THE SE ¼ SE ¼, SECTION 24, TOWNSHIP 77 NORTH, RANGE 27 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN BOOK 2018, PAGE 2206 AT THE MADISON COUNTY RECORDER'S OFFICE, MADISON COUNTY, IOWA, AND CONTAINING 16.49 ACRES INCLUDING 1.27 ACRES OF PUBLIC RIGHT-OF-WAY EASEMENT MORE OR LESS

hereby agrees that all private roads located within VALYRIA PLAT 1 are private roads and are not being dedicated to Madison County, Iowa. Badger Creek Land Co., LLC consents and agrees that such roads shall not be maintained in any manner by Madison County, Iowa, or the Madison County Engineer's Department.

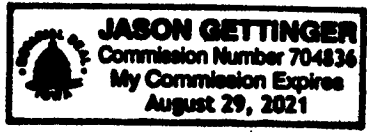
Badger Creek Land Co., LLC

By: 
Jerry Bussanmas, MANAGER


Todd Hagan, Madison County Engineer

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on October 15, 2018 by Jerry Bussanmas as Manager of Badger Creek Land Co., LLC.



[Handwritten Signature]
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on October, 23, 2018 by Todd Hagan, the Engineer for Madison County, Iowa.



[Handwritten Signature]
Signature of Notary Public

Prepared By/Return To: Benjamin D. Bruner, 699 Walnut St., Ste. 1600, Des Moines, IA 50309 (515) 244-2600

LAND DISTURBING ACTIVITIES AFFIDAVIT

STATE OF IOWA, COUNTY OF POLK, ss

Pursuant to § 161A.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 statements made herein, Badger Creek Land Co., LLC being first duly sworn on oath does solemnly swear to affirm that:

Badger Creek Land Co., LLC does not plan to engage in land disturbing activities upon the following described real estate:

PARCEL 'B', OF THE SE ¼ SE ¼, SECTION 24, TOWNSHIP 77 NORTH, RANGE 27 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN BOOK 2, PAGE 480 AT THE MADISON COUNTY RECORDER'S OFFICE EXCEPTING THEREFROM PARCEL 'G', OF THE SE ¼ SE ¼, SECTION 24, TOWNSHIP 77 NORTH, RANGE 27 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN BOOK 2018, PAGE 2206 AT THE MADISON COUNTY RECORDER'S OFFICE, MADISON COUNTY, IOWA, AND CONTAINING 16.49 ACRES INCLUDING 1.27 ACRES OF PUBLIC RIGHT-OF-WAY EASEMENT MORE OR LESS.

As owners or occupants of the land described above, Badger Creek Land Co., LLC is aware that it 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.

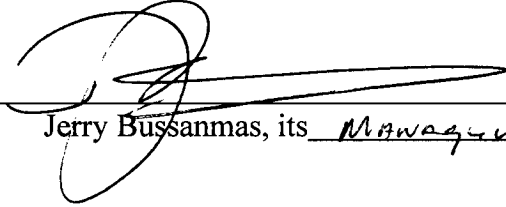
Badger Creek Land Co., LLC is aware that loss limit regulations prohibits sediment from leaving the site in excess of 5 tons per acre per year. The land disturbing activities described above will be conducted in a manner that will insure compliance with the soil loss limit regulations.

Badger Creek Land Co., LLC assumes responsibility for all land disturbing activities conducted on this property by it or other people or entities it represents. This authority covers only the land and land disturbing activity described above.

Badger Creek Land Co., LLC is the owner of the land and has full authority to enter into this agreement.

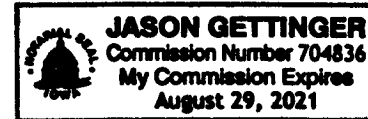
Dated this 15 day of October, 2018.

Badger Creek Land Co., LLC

By: 
Jerry Bussanmas, its Manager

This instrument was acknowledged before me on October 15, 2018 by Jerry Bussanmas, as Manager of Badger Creek Land Co., LLC.


Signature of Notary Public



FINAL PLAT

VALYRIA PLAT I

MADISON COUNTY, IOWA

JERRY BUSSANMAS, P.O. BOX 71038, CLIVE, IA 50235

Document 2018 3468

Book 2018 Page 3468 Type 06 044 Pages 20
 Date 10/26/2018 Time 10:53:21AM
 Rec Amt \$102.00 Aud Amt \$5.00

LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA
 INDEX ANNO SCAN
 CHECK

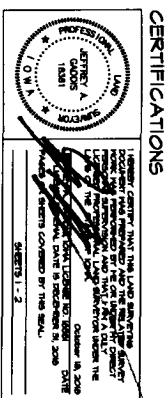
Sheet List Table	Sheet Number	Sheet Title
1	COVER SHEET	
2	FINAL PLAT	

PROPERTY OWNER:
 JERRY BUSSANMAS
 P.O. BOX 71038
 CLIVE, IOWA 50235
 PH: 515-776-5192

DEVELOPER:
 JERRY BUSSANMAS
 P.O. BOX 71038
 CLIVE, IOWA 50235
 PH: 515-776-5192

PROJECT MANAGER:
 PAUL CLAUSEN PE
 CIVIL ENGINEERING CONSULTANTS
 2400 86TH STREET, #12
 DES MOINES, IOWA 50322
 515-276-4884
 CLAUSEN@CECLAC.COM

PROFESSIONAL LANDSURVEYOR:
 JEFFERY A. GARDIS, P.L.S.
 CIVIL ENGINEERING CONSULTANTS
 2400 86TH STREET, #12
 DES MOINES, IOWA 50322
 515-276-4884
 JAG@CECLAC.COM



CERTIFICATIONS

LEGEND

- ▲ SET SECTION CORNERS
- FOUND SECTION CORNERS
- FOUND CORNERS
- SET PROPERTY CORNER (DIP 1/8" W/UBLE CAP #1036) (UNLESS OTHERWISE NOTED)
- PROPERTY BOUNDARY LINES
- SECTION LINES
- EXISTING LOT OR TAX PARCEL LINES
- ORIGINAL PLAT LOT LINES
- EASEMENT LINES
- D DEDDED BEARING & DISTANCE
- P PREVIOUSLY RECORDED BEARING & DISTANCE
- M MEASURED BEARING & DISTANCE
- IR IRON ROD
- IP IRON PIPE
- BC, XXX, P6, XXX COUNTY RECORDERS INDEXING BOOK
- P.U.E. PUBLIC UTILITY EASEMENT
- ROAD RIGHT-OF-WAY
- POB POINT OF BEGINNING

INDEX LEGEND

COUNTY	SECTION	TOWNSHIP	RANGE	1/4	1/4
MADISON	24	T1	21	SE4	SE4

ALLOT PART. PARCEL BY: _____

PROFFER (S): JERRY BUSSANMAS

REQUESTED BY: JERRY BUSSANMAS

PROFESSIONAL LAND SURVEYOR: JEFFERY A. GARDIS, P.L.S.

CIVIL ENGINEERING CONSULTANTS, INC.
 2400 86TH STREET, SUITE #12
 DES MOINES, IOWA 50322
 PHONE: 515-276-4884

- NOTES**
1. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PROVIDED TO THIS SURVEYOR.
 2. THE PLAT OF SURVEY BEARINGS ARE BASED ON THE SOUTH LINE OF SE1/4, SE1/4, SEC. 24, TOWNSHIP 21 NORTH, RANGE 21 WEST, MADISON COUNTY, IOWA.
 3. THE UNADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN 1:10,000 FOR THE BOUNDARY AND 1:5000 FOR INDIVIDUAL LOTS.
 4. NO DEVELOPMENT SHALL OCCUR ON ANY PARCEL WITHOUT THE FORMAL DEVELOPMENT APPLICATION PROCEDURES AS REQUIRED BY THE MADISON COUNTY DEVELOPMENT APPLICATION PROCEDURES.
 5. PROPOSED DRIVEWAY LOCATIONS MUST BE APPROVED BY THE MADISON COUNTY ENGINEERING DEPARTMENT.

EASEMENT NOTES:
 THIS PARCEL IS SUBJECT TO A 32' WIDE WATER MAIN EASEMENT THAT IS NOT PLATTABLE AND IS SHOWN ON THE PLAT OF SURVEY. THE EASEMENT IS CENTERED ON THE WATER MAIN LINE & APPLICABLE AS CONSTRUCTED.

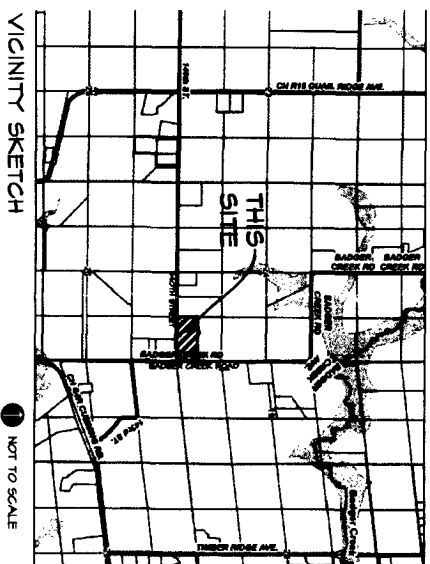
ZONING / LAND USE:
 AGRICULTURAL DISTRICT

- BULK REGULATIONS**
- MINIMUM AREA = 3 ACRES
 - MINIMUM LOT WIDTH = 100 FEET (80 FEET WITH PUBLIC WATER AVAILABLE)
 - FRONT YARD SETBACK = 25 FEET FROM R.O.W. EASEMENT
 - SLIDE YARD SETBACK = 25 FEET
 - REAR YARD SETBACK = 35 FEET (SEE CODE)
 - MAXIMUM HEIGHT = 2 1/2 STORIES (SEE CODE)

LEGAL DESCRIPTION:
 PART OF THE SE 1/4, SEC. 24, TOWNSHIP 21 NORTH, RANGE 21 WEST, MADISON COUNTY, IOWA, BEING THE UNADJUSTED ERROR OF CLOSURE OF THE SE 1/4, SEC. 24, TOWNSHIP 21 NORTH, RANGE 21 WEST OF THE 5TH P.M. AN OFFICIAL PARCEL, RECORDED IN BOOK 2018, PAGE 2206 AT THE MADISON COUNTY RECORDERS OFFICE, MADISON COUNTY, IOWA, AND CONTAINING 16.44 ACRES INCLUDING 1.21 ACRES OF PUBLIC RIGHT-OF-WAY EASEMENT MORE OR LESS.

LAND AREA:
 16.247 SQ. FT. / 16.44 ACRES GROSS
 15.442 SQ. FT. / 15.21 ACRES R.O.W. EASEMENT
 662.755 SQ. FT. / 15.22 ACRES NET

PURPOSE OF SURVEY:
 A SUBDIVISION OF FOR RESIDENTIAL HOMES.



VALYRIA PLAT I
 MADISON COUNTY, IOWA

COVER SHEET

DATE:	JULY 26, 2018	REVISIONS	COMMENTS
1		AUG 6, 2018	
2		OCT 4, 2018	
3			
4			
5			
6			

DATE OF SURVEY: JUNE 26, 2018
 DESIGNED BY: PC
 DRAWN BY: JAG

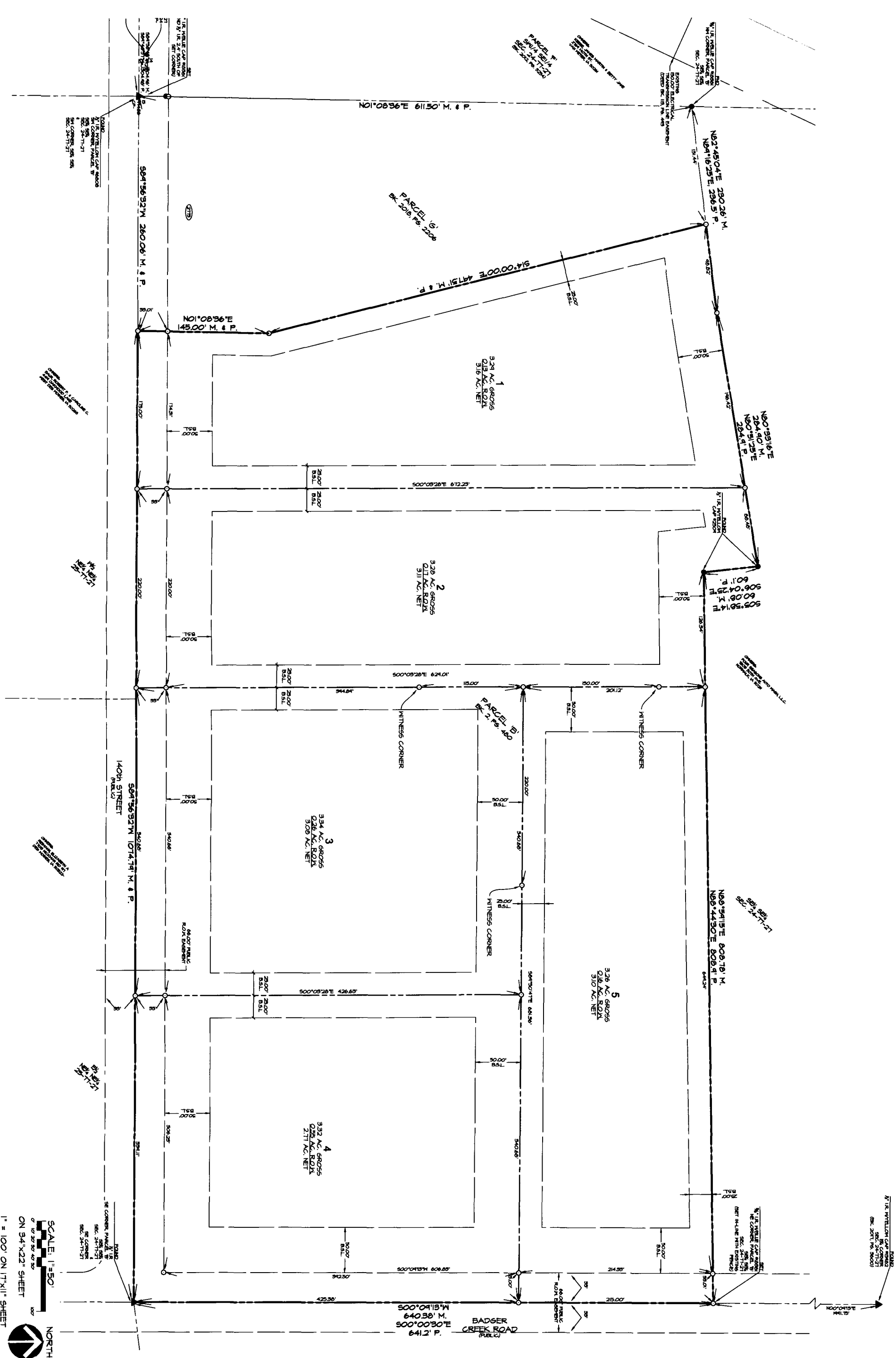


Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12, Des Moines, Iowa 50322
 515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com



1-800-373-4949



SCALE: 1"=50'
 0' 20' 40' 60'
 ON 34"x22" SHEET
 1" = 100' ON 17"x11" SHEET



VALYRIA PLAT I
 MADISON COUNTY, IOWA
 FINAL PLAT

DATE:	JULY 26, 2010	REVISIONS	COMMENTS
		1	AUG 6, 2010
		2	OCT 4, 2010
		3	
		4	
DATE OF SURVEY:	JUNE 26, 2010	5	
DESIGNED BY:	PC	6	
DRAWN BY:	JAS		

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