



Document 2020 2043

Book 2020 Page 2043 Type 06 044 Pages 18

Date 6/11/2020 Time 8:59:44AM

Rec Amt \$92.00 Aud Amt \$10.00

INDX
ANNO
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

MINOR SUBDIVISION

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067
(515) 462-4912

Taxpayer Information: (name and complete address)

Jackson Subdivision, c/o Twyla J. Jackson, 322 S. 10th Avenue, Winterset, IA 50273

Return Document To: (name and complete address)

Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Twyla J. Jackson

Grantees:

Jackson Subdivision

Legal Description: Page -2-

Document or instrument number of previously recorded documents: N/A

Prepared By: Jane E. Rosien, ICIS# AT0006681, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,
Phone: (515) 462-4912
Return To: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067

**PLAT AND CERTIFICATE
FOR JACKSON SUBDIVISION**

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 designated as Jackson Subdivision, and that the real estate comprising said plat is described as follows:

Part of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) lying East and South of presently established County highway in Section 7 and Part of Lot 8 (Eight) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section Eighteen (18), all in Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows:

Commencing at the Northwest corner of said Section 18; thence N 89°43'01" E, along the North line thereof, a distance of 2312.61' to the Northwest Corner of said Lot 8; thence S 00°18'40" E, along the West line of said Lot 8 a distance of 487.58' to a point on the present Easterly right of way line of Clark Tower Road; thence Northeasterly along a 1201.00' radius curve, concave Northwesterly, an arc distance of 21.67', with a radius of 1201.00', thence N 62°47'13" W a distance of 5.00'; thence Northeasterly along a 1196.00' radius curve, concave Northwesterly, an arc distance of 354.74; thence N 10°12'00" E a distance of 289.96'; thence N 90°00'00" E a distance of 320.17'; thence S 31°26'41" W a distance of 938.72'; thence N 00°18'40" W a distance of 159.27' to the point of beginning.

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. Dedication of Plat (w/ Final Plat attached);
2. Attorney's Title Opinion for Final Plat;
3. Certificate of the Madison County Treasurer;

4. Madison County Board of Supervisors Resolution Approving Final Plat;
5. Agreement with County Engineer;
6. Groundwater Hazard Statement (w/ certified inspector's report attached);
7. City of Winterset, Madison Country, Iowa, Resolution Approving Final Plat;
8. Madison County Soil and Water Conservation District Land Disturbing Activity Affidavit; and,
9. Certificate of County Auditor approving subdivision name,

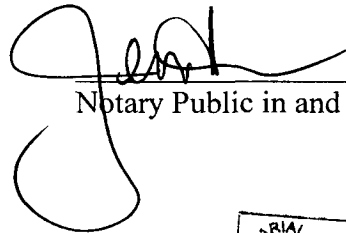
all of which are duly certified in accordance with the Madison County Zoning Ordinance.



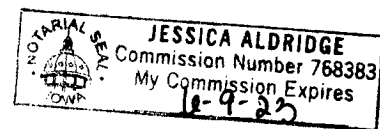
C.J. Nicholl, Zoning Administrator of
Madison County, Iowa

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 10 day of June, 2020 by C.J. Nicholl as Zoning Administrator of Madison County, Iowa.



Notary Public in and for the State of Iowa



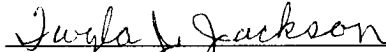
**DEDICATION OF PLAT
OF
JACKSON SUBDIVISION**

I, Twyla J. Jackson, a single person, hereby certify that I am the sole owner and proprietor of the real property described below and that the subdivision of such property, as shown by the accompanying Final Plat for Jackson Subdivision is in accordance with my free consent and in accordance with my desire as the owner and proprietor of the real estate. The real property covered by this Dedication of Plat is described as follows:

Part of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) lying East and South of presently established County highway in Section 7 and Part of Lot 8 (Eight) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Eighteen (18), all in Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows:

Commencing at the Northwest corner of said Section 18; thence N 89°43'01" E, along the North line thereof, a distance of 2312.61' to the Northwest Corner of said Lot 8; thence S 00°18'40" E, along the West line of said Lot 8 a distance of 487.58' to a point on the present Easterly right of way line of Clark Tower Road; thence Northeasterly along a 1201.00' radius curve, concave Northwesterly, an arc distance of 21.67', with a radius of 1201.00', thence N 62°47'13" W a distance of 5.00'; thence Northeasterly along a 1196.00' radius curve, concave Northwesterly, an arc distance of 354.74; thence N 10°12'00" E a distance of 289.96'; thence N 90°00'00" E a distance of 320.17'; thence S 31°26'41" W a distance of 938.72'; thence N 00°18'40" W a distance of 159.27' to the point of beginning.

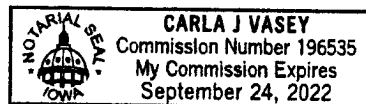
Dated this 5th day of May 2020.

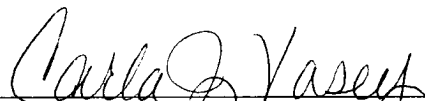


Twyla J. Jackson

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me by Twyla J. Jackson on this 5th day of May 2020.





Notary Public in and for the State of Iowa.

FLANDER ROSIEN, P.C.

LEONARD M. FLANDER
(1934-2002)

JANE E. ROSIEN
jrosien@flanderrosienlaw.com

ATTORNEYS AT LAW
114 EAST JEFFERSON STREET
P.O. BOX 67
WINTERSET, IOWA 50273-0067

Telephone: (515) 462-4912
Fax: (515) 462-3392
attorneys@flanderrosienlaw.com

Attorney's Title Opinion for Final Plat Jackson Subdivision

I, Jane E. Rosien, an attorney at law licensed to practice under the laws of the State of Iowa, have examined the Abstract of Title for the following-described property, last continued by Madison County Abstract Company to April 26, 2020 at 8:00 o'clock a.m.:

The Southwest Quarter (1/4) of the Southeast Quarter (1/4), and the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Seven (7), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "C" located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Seven (7), containing 18.634 acres, as shown in Plat of Survey filed in Book 2001, Page 135, on January 15, 2001, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT a tract of land located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Seven (7) and more particularly described as follows, to-wit: Beginning at the Northeast Corner of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Seven (7), thence South 1°53' West, 493.3 feet, thence South 89°33' West, 1052 feet, thence South 0°28' East, 168.2 feet, thence North 82°27' West, 533.7 feet, thence North 10°20' East, 608.45 feet, thence East, 1485.7 feet to the Point of Beginning (containing 18.97 acres including the present established highway); AND a tract of land located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Seven (7) and more particularly described as follows, to-wit: Beginning at the Northeast Corner of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Seven (7), running thence South 35.63 rods, thence West 19 rods, thence North 14.38 rods, thence West to the West line of said Section Seven (7), thence North 21.25 rods to the Northwest Corner of said Southwest Quarter (1/4) of the Southwest Quarter (1/4), thence East to the Point of Beginning (Except that part of the North 21.25 rods of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Seven (7) that lies North and West of Middle River); AND all that part of the South Half (1/2) of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Seven (7) lying East and South of Middle River; AND the Northwest Quarter (1/4) of the Northeast Quarter (1/4), AND Lot Eight (8) of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Eighteen (18), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; EXCEPT from said tracts that part thereof deeded to Madison County, Iowa, for highway purposes.

On the date and time last mentioned above, I find merchantable title to be in:

Twyla J. Jackson.

Said real estate includes the real estate described in an unrecorded "Final Plat of Jackson Subdivision", and more particularly described as follows, to-wit:

Part of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) lying East and South of presently established County highway in Section 7 and Part of Lot 8 (Eight) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section Eighteen (18), all in Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows:

Commencing at the Northwest corner of said Section 18; thence N 89°43'01" E, along the North line thereof, a distance of 2312.61' to the Northwest Corner of said Lot 8; thence S 00°18'40" E, along the West line of said Lot 8 a distance of 487.58' to a point on the present Easterly right of way line of Clark Tower Road; thence Northeasterly along a 1201.00' radius curve, concave Northwesterly, an arc distance of 21.67', with a radius of 1201.00', thence N 62°47'13" W a distance of 5.00'; thence Northeasterly along a 1196.00' radius curve, concave Northwesterly, an arc distance of 354.74; thence N 10°12'00" E a distance of 289.96'; thence N 90°00'00" E a distance of 320.17'; thence S 31°26'41" W a distance of 938.72'; thence N 00°18'40" W a distance of 159.27' to the point of beginning,

is free and clear of all liens and encumbrances; and, is subject to the following easements:

1. Entry number 218 discloses an Easement in favor of Standard Oil Company for a petroleum pipeline and all necessary appurtenances thereto, which Easement was filed August 11, 1941 in the Madison County Recorder's Office in Deed Record Book 75 at Page 432. Entries number 317, 318, 319, 322 and 323 relate to the assignment of the rights contained in the Easement shown at entry number 218.
2. Entry number 237 discloses an Easement in favor of Iowa Power and Light Company for underground wire and all necessary appurtenances thereto; which Easement was filed December 5, 1957 in the Madison County Recorder's Office in Deed Record Book 88 at Page 540.
3. Entry number 257 discloses an Easement in favor of Northwestern Bell Telephone Company for communication systems and all necessary appurtenances thereto; which Easement was filed August 17, 1978 in the Madison County Recorder's Office in Deed Record Book 112 at Page 442.

4. Entry number 290 discloses an Easement in favor of Warren Water, Inc. for waterlines and all necessary appurtenances thereto, which Easement was filed February 27, 1998 in the Madison County Recorder's Office in Deed Record Book 138 at Page 614.

5. Entries number 291 and 292 disclose wastewater agreements with Madison County, Iowa for wastewater obligations upon the land owner, which Agreements were filed August 4, 2000 in the Madison County Recorder's Office in Miscellaneous Record Book 46 at Page 472; and, filed September 28, 2000 in the Madison County Recorder's Office in Miscellaneous Record Book 46 at Page 536, respectively.

Dated this 5th day of May 2020.

Respectfully submitted,
FLANDER ROSIEN, P.C.

A handwritten signature in black ink that reads "Jane E. Rosien". The signature is written in a cursive style with a large, stylized initial "J".

Jane E. Rosien
JER/cjv

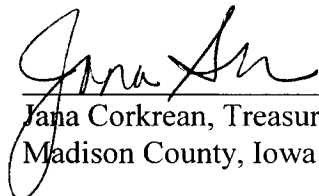
**CERTIFICATE OF THE COUNTY TREASURER
OF MADISON COUNTY, IOWA**

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 the Office of the Madison County, Iowa, Treasurer; and, that there are no certified taxes and no certified special assessments forming a lien against the following described real estate:

Part of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) lying East and South of presently established County highway in Section 7 and Part of Lot 8 (Eight) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Eighteen (18), all in Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows:

Commencing at the Northwest corner of said Section 18; thence N 89°43'01" E, along the North line thereof, a distance of 2312.61' to the Northwest Corner of said Lot 8; thence S 00°18'40" E, along the West line of said Lot 8 a distance of 487.58' to a point on the present Easterly right of way line of Clark Tower Road; thence Northeasterly along a 1201.00' radius curve, concave Northwesterly, an arc distance of 21.67', with a radius of 1201.00', thence N 62°47'13" W a distance of 5.00'; thence Northeasterly along a 1196.00' radius curve, concave Northwesterly, an arc distance of 354.74; thence N 10°12'00" E a distance of 289.96'; thence N 90°00'00" E a distance of 320.17'; thence S 31°26'41" W a distance of 938.72'; thence N 00°18'40" W a distance of 159.27' to the point of beginning.

Dated at Winterset, Iowa this 20 day of May, 2020.



Jana Corkrean, Treasurer of
Madison County, Iowa

CERTIFICATE OF AUDITOR

I, Shelley Kaster, do hereby certify that I am the duly elected and acting Auditor of Madison County, Iowa; and , that, pursuant to Iowa Code Section 354.11 I do hereby approve the following proposed Subdivision name:

Jackson Subdivision

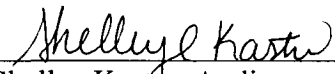
for the real estate being subdivided which is legally described as follows:

Part of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) lying East and South of presently established County highway in Section 7 and Part of Lot 8 (Eight) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section Eighteen (18), all in Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows:

Commencing at the Northwest corner of said Section 18; thence N 89°43'01" E, along the North line thereof, a distance of 2312.61' to the Northwest Corner of said Lot 8; thence S 00°18'40" E, along the West line of said Lot 8 a distance of 487.58' to a point on the present Easterly right of way line of Clark Tower Road; thence Northeasterly along a 1201.00' radius curve, concave Northwesterly, an arc distance of 21.67', with a radius of 1201.00', thence N 62°47'13" W a distance of 5.00'; thence Northeasterly along a 1196.00' radius curve, concave Northwesterly, an arc distance of 354.74; thence N 10°12'00" E a distance of 289.96'; thence N 90°00'00" E a distance of 320.17'; thence S 31°26'41" W a distance of 938.72'; thence N 00°18'40" W a distance of 159.27' to the point of beginning.

and is owned by Twyla J. Jackson.

Dated at Winterset, Iowa this 6th day of May, 2020.



Shelley Kaster, Auditor

**RESOLUTION 2020-15 APPROVING
FINAL PLAT OF JACKSON SUBDIVISION
IN MADISON COUNTY, IOWA**

WHEREAS, there was filed in the Office of the City Zoning Administrator of the City of Winterset, Madison County, Iowa, a registered land surveyor's Final Plat of a proposed subdivision known as Jackson Subdivision; and,

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

Part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) lying East and South of presently established County highway in Section 7 and Part of Lot 8 (Eight) of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Eighteen (18), all in Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows:

Commencing at the Northwest corner of said Section 18; thence N 89°43'01" E, along the North line thereof, a distance of 2312.61' to the Northwest Corner of said Lot 8; thence S 00°18'40" E, along the West line of said Lot 8 a distance of 487.58' to a point on the present Easterly right of way line of Clark Tower Road; thence Northeasterly along a 1201.00' radius curve, concave Northwesterly, an arc distance of 21.67', with a radius of 1201.00' thence N 62°47'13" W a distance of 5.00'; thence Northeasterly along a 1196.00' radius curve, concave Northwesterly, an arc distance of 354.74'; thence N 10°12'00" E a distance of 289.96'; thence N 90°00'00" E a distance of 320.17'; thence S 31°26'41" W a distance of 938.72'; thence N 00°18'40" W a distance of 159.27' to the point of beginning.

WHEREAS, there was also filed with said plat a Dedication of 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, Twyla J. Jackson; and,

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,

WHEREAS, attached is a statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes; and,

WHEREAS, the City of Winterset, Planning and Zoning Commission has reviewed said plat and the papers and documents presented therewith and recommends that the same be approved; and,

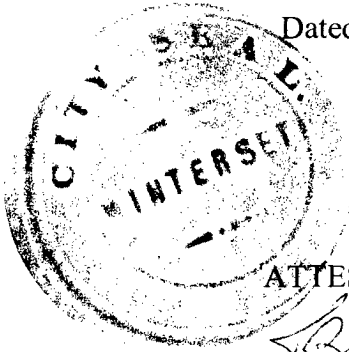
WHEREAS, the City Council of the City of Winterset, Madison County, Iowa, finds that said plat conforms to the provisions of the Ordinances of the City of Winterset, Madison County, Iowa, and that the plat, papers and documents presented therewith should be approved by the City Council of the City of Winterset, Madison County, Iowa.

WHEREAS, the City Council of the City of Winterset, Madison County, Iowa, finds that said plat should be approved by the City Council of the City of Winterset, Madison County, Iowa,


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

1. This Subdivision, known as Jackson Subdivision, prepared in connection with this plat and subdivision is hereby approved.
2. The requirement of the Subdivision Ordinance of the City of Winterset, Madison County, Iowa, that certain improvements be constructed in connection with said plat is hereby waived.
3. The City of Winterset, Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County documents which should be filed and recorded in connection therewith,

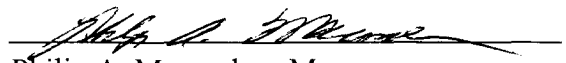
Dated at Winterset, Iowa this 18th day of May 2020.



ATTEST:



Kelley Brown, City Administrator



Philip A. Macumber, Mayor

ZO-RESOLUTION-060920
APPROVING FINAL PLAT
JACKSON SUBDIVISION

Whereas, a Final Plat has been filed in the Office of the Zoning Administrator of Madison County, Iowa, for a proposed subdivision to be known as Jackson Subdivision in Madison County, Iowa;

Whereas, the Final Plat comprises the real estate legally described as:

Part of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) lying East and South of presently established County highway in Section 7 and Part of Lot 8 (Eight) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section Eighteen (18), all in Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows:

Commencing at the Northwest corner of said Section 18; thence N 89°43'01" E, along the North line thereof, a distance of 2312.61' to the Northwest Corner of said Lot 8; thence S 00°18'40" E, along the West line of said Lot 8 a distance of 487.58' to a point on the present Easterly right of way line of Clark Tower Road; thence Northeasterly along a 1201.00' radius curve, concave Northwesterly, an arc distance of 21.67', with a radius of 1201.00', thence N 62°47'13" W a distance of 5.00'; thence Northeasterly along a 1196.00' radius curve, concave Northwesterly, an arc distance of 354.74; thence N 10°12'00" E a distance of 289.96'; thence N 90°00'00" E a distance of 320.17'; thence S 31°26'41" W a distance of 938.72'; thence N 00°18'40" W a distance of 159.27' to the point of beginning.

Whereas, the Final Plat has been duly approved by the Zoning Administrator and/or the Planning and Zoning Commission in accordance with the County Subdivision Ordinance and the laws of the State of Iowa;

Whereas, the Final Plat is accompanied by all the documents required by law including, but not limited to, the Dedication of Plat executed by the proprietor, including a statement that the subdivision of this property is her desire and done with her consent; a certificate executed by the Madison County Treasurer certifying that the property has no unpaid taxes or unpaid special assessments; and, a title opinion of the attorney certifying that fee simple title of the property is in the name of the proprietor and that the property is free from any encumbrance;

Whereas, the Madison County Board of Supervisors finds that this rural subdivision is within two (2) miles of the City of Winterset, Iowa and is thereby subject to concurrent jurisdiction of this City's subdivision laws or ordinances and that the City of Winterset, Iowa has approved this subdivision; and,


Whereas, the Madison County Board of Supervisors finds that this plat conforms in all respects to the provisions of the Subdivision Ordinance of Madison County and to the laws of the State of Iowa and should now be approved in all respects.

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

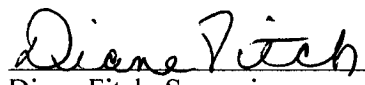
1. That the subdivision plat known as Jackson Subdivision in Madison County, Iowa be and is hereby approved in all respects; and,
2. That the Madison County Zoning Administrator be and is hereby directed to certify this Resolution, the Subdivision Plat and all other accompanying documents to the Office of the Madison County Recorder for recording in the manner provided by law.

Passed and approved by the Board of Supervisors on this 9th day of June, 2020, at Winterset, Iowa.

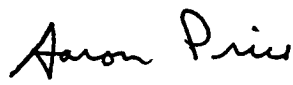
Madison County Board of Supervisors



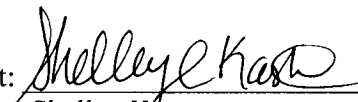
Phillip Clifton, Chairman Aye Nay



Diane Fitch, Supervisor Aye Nay



Aaron Price, Supervisor Aye Nay

Attest: 

Shelley Kaster
Madison County Auditor

AGREEMENT

This Agreement, made and entered into, by and between, Twyla J. Jackson, as the proprietor of Jackson Subdivision, and Todd Hagan, Madison County Engineer.

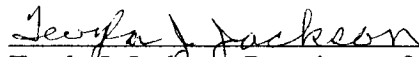
NOW THEREFORE IT IS AGREED AS FOLLOWS:


1. The proprietor of Jackson Subdivision, a plat of the following described real estate:

Part of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) lying East and South of presently established County highway in Section 7 and Part of Lot 8 (Eight) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section Eighteen (18), all in Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows:

Commencing at the Northwest corner of said Section 18; thence N 89°43'01" E, along the North line thereof, a distance of 2312.61' to the Northwest Corner of said Lot 8; thence S 00°18'40" E, along the West line of said Lot 8 a distance of 487.58' to a point on the present Easterly right of way line of Clark Tower Road; thence Northeasterly along a 1201.00' radius curve, concave Northwesterly, an arc distance of 21.67', with a radius of 1201.00', thence N 62°47'13" W a distance of 5.00'; thence Northeasterly along a 1196.00' radius curve, concave Northwesterly, an arc distance of 354.74; thence N 10°12'00" E a distance of 289.96'; thence N 90°00'00" E a distance of 320.17'; thence S 31°26'41" W a distance of 938.72'; thence N 00°18'40" W a distance of 159.27' to the point of beginning,

hereby agrees that all private roads located within Jackson Subdivision are private roads and are not being dedicated to Madison County, Iowa. Said proprietor consents and agrees that such roads shall not be maintained in any manner by Madison County, Iowa, or the Madison County Engineer's Department.


Twyla J. Jackson, Proprietor of
Jackson Subdivision


Todd Hagan, Madison County Engineer

**LAND DISTURBING ACTIVITIES
AFFIDAVIT**

STATE OF IOWA :
 : ss
MADISON COUNTY :

Pursuant to Section 161A.64, Code of Iowa, in consideration for permission to engage in 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, Twyla J. Jackson, a Single Person, 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:

Part of the Southeast Quarter (SE¹/₄) of the Southwest Quarter (SW¹/₄) lying East and South of presently established County highway in Section 7 and Part of Lot 8 (Eight) of the Northeast Quarter (NE¹/₄) of the Northwest Quarter (NW¹/₄) of Section Eighteen (18), all in Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows:

Commencing at the Northwest corner of said Section 18; thence N 89°43'01" E, along the North line thereof, a distance of 2312.61' to the Northwest Corner of said Lot 8; thence S 00°18'40" E, along the West line of said Lot 8 a distance of 487.58' to a point on the present Easterly right of way line of Clark Tower Road; thence Northeasterly along a 1201.00' radius curve, concave Northwesterly, an arc distance of 21.67', with a radius of 1201.00', thence N 62°47'13" W a distance of 5.00'; thence Northeasterly along a 1196.00' radius curve, concave Northwesterly, an arc distance of 354.74; thence N 10°12'00" E a distance of 289.96'; thence N 90°00'00" E a distance of 320.17'; thence S 31°26'41" W a distance of 938.72'; thence N 00°18'40" W a distance of 159.27' to the point of beginning.

As owner or occupant 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

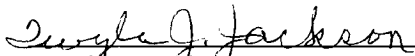
Madison County Soil and Water Conservation District, pursuant to Sections 161A.43 and 161A.44, Code of Iowa.

I am aware that loss limit regulations prohibit sediment from leaving the site in excess of 5 tons per acre per year. Any land disturbing activities upon the real estate described above will be conducted in a manner that will ensure compliance with the soil limit regulations.

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

I am the owner of the land, and have full authority to execute this Affidavit.

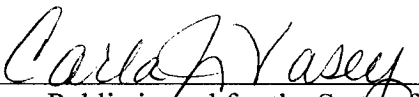
Dated this 5th day of May 2020.


Twyla J. Jackson

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me by Twyla J. Jackson on this 5th day of May 2020.




Notary Public in and for the State of Iowa

INDEX LEGEND



Document 2020 2043

Book 2020 Page 2043 Type 06 044 Pages 18
 Date 6/11/2020 Time 8:59:44AM
 Rec Amt \$92.00 Aud Amt \$10.00

INDX
 ANNO
 SCAN
 CHEK

LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

Location:: S18- T75N-R27W of the 5th P.M.
 Requestor: Twyla Jackson
 Proprietor: Twyla Jackson
 Project: 19047 Date of Survey: 8/30/19
 Surveyor Co: Boldman Surveying Consultants
 Prepared by/Return to: Craig S.Boldman
 521 West Green Street, Winterset, Ia 50273
 Phone/fax: 515-462-9242

FINAL PLAT OF JACKSON SUBDIVISION

Legal Description

Part of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) lying East and South of presently established County highway in Section 7 and Part of Lot 8 (Eight) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Eighteen (18), all in Township 75 North, Range 27 West of the 5th.P.M., Madison County, Iowa, described as follows:

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Containing 3.014 acres of land

Owner/Developer

Twyla Jackson
 2408 Clark Tower Road
 Winterset,Iowa 50273
 (515)462-3424

Agent

Robert Duff
 Covered Bridge Realty
 (515)468-0682

Surveyor:

Craig S. Boldman
 Boldman Surveying
 Consultants LLC
 521 West Green Street
 Winterset, Iowa 50273
 (515)462-9242

Lot Area:

3.014 Acres

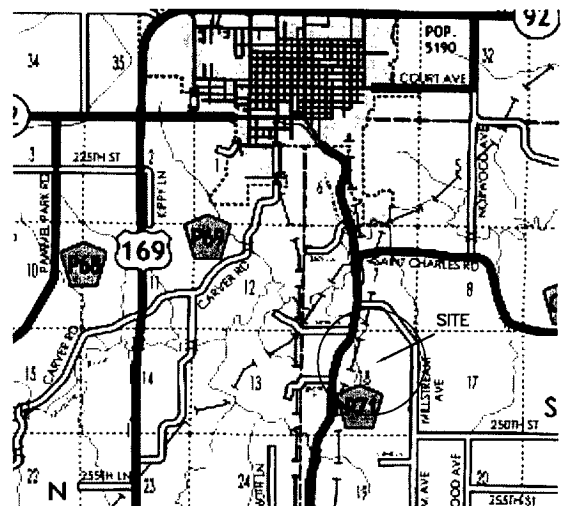
Zoning: Ag

Setbacks:

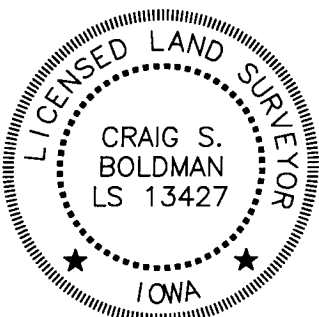
Front-50'
 Rear-50'
 Sides-25'

Utilities:

Water- Warren Water
 Sewer-Septic
 Electric-REC
 Heat- Geothermal



- ▲ SPT15
- FOUND 1/2"IR YELLOW CAP #6808
- R.O.W. RAIL
- SET 1/2"IRON ROD (IR) ORANGE CAP #13427



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa

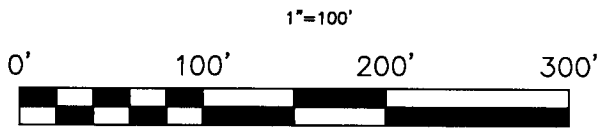
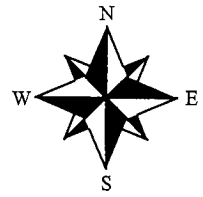
Signature Craig S. Boldman Date 5/4/2020

Name Craig S. Boldman P.L.S No. 13427

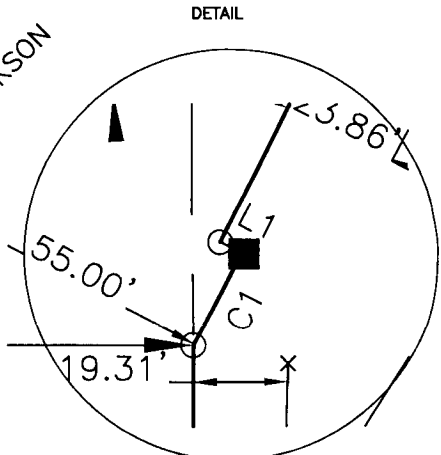
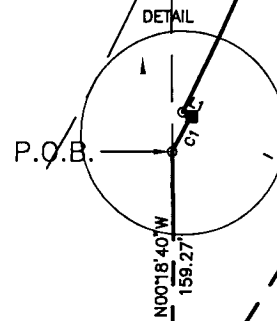
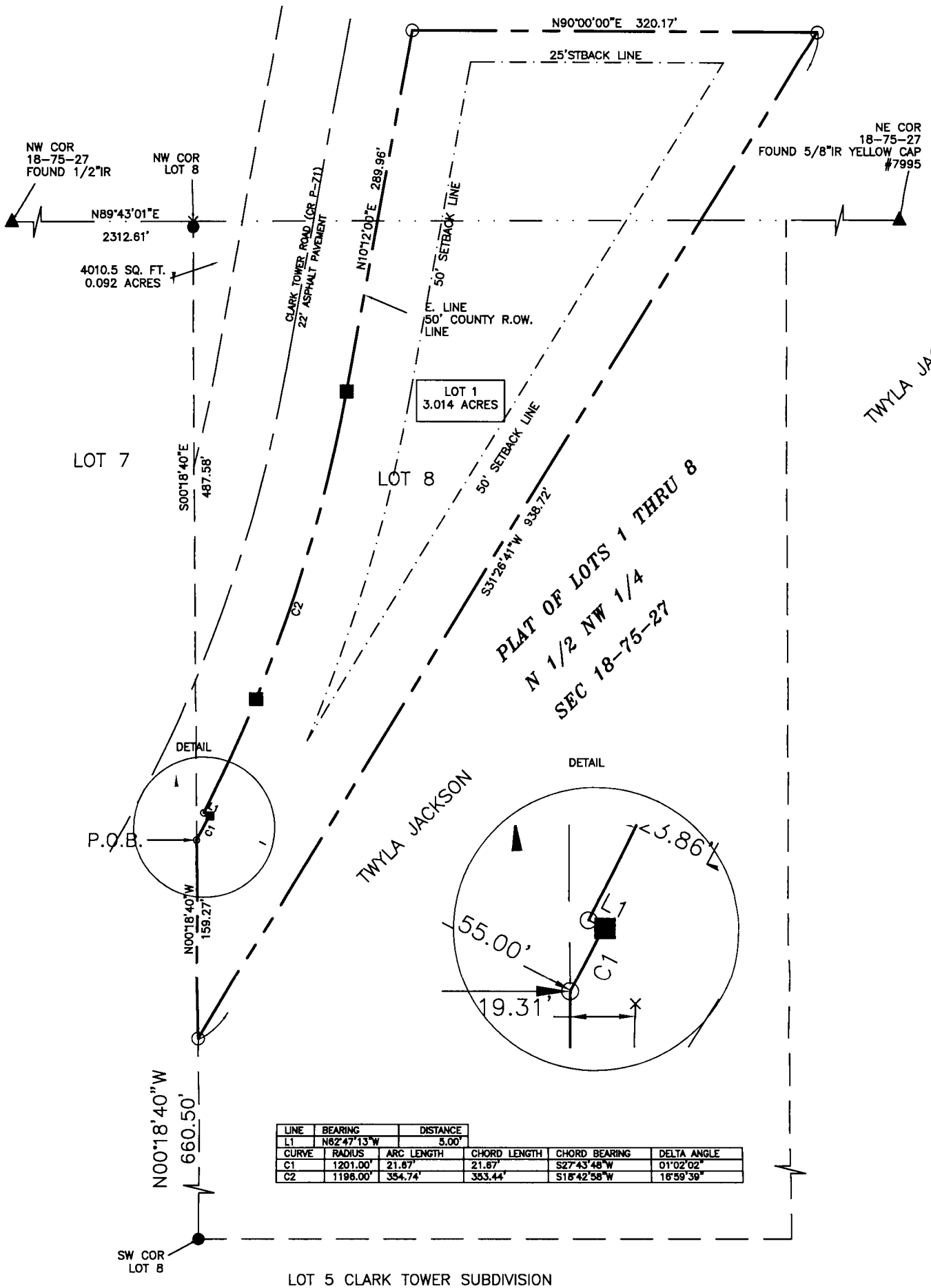
Renewal date is December 31, 2020

Pages or sheets covered by this seal All

FINAL PLAT JACKSON SUBDIVISION



TWYLA JACKSON
SE 1/4 SW 1/4
SEC 7-75-27



LINE	BEARING	DISTANCE				
L1	N82°47'13"W	5.00'				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	
C1	1201.00'	21.67'	21.67'	S27°43'48"W	01°02'02"	
C2	1198.00'	354.74'	353.44'	S18°42'58"W	16°59'39"	

SW COR
LOT 8

LOT 5 CLARK TOWER SUBDIVISION