

INDEX LEGEND

LOCATION: PARCEL R, SW 1/4, NE 1/4, SEC 23, T75N, R26W, CITY OF ST. CHARLES, MADISON COUNTY, IOWA

PROPRIETOR: CALEB J. AND HANNAH M. FOLKERS
914 MAIN STREET WEST
ST CHARLES, IA 50240

REQUESTER: TODD DICKINSON
810 MAIN STREET WEST
ST CHARLES, IA 50240

SURVEYOR COMPANY & RETURN TO: NICHOLAS F. CARTER
CARTER SURVEYING & CONSTRUCTION SERVICES
8755 NE 27TH AVE
ALTONNA, IA 50009
515-343-6756



Document 2023 3191
Book 2023 Page 3191 Type 06 026 Pages 2
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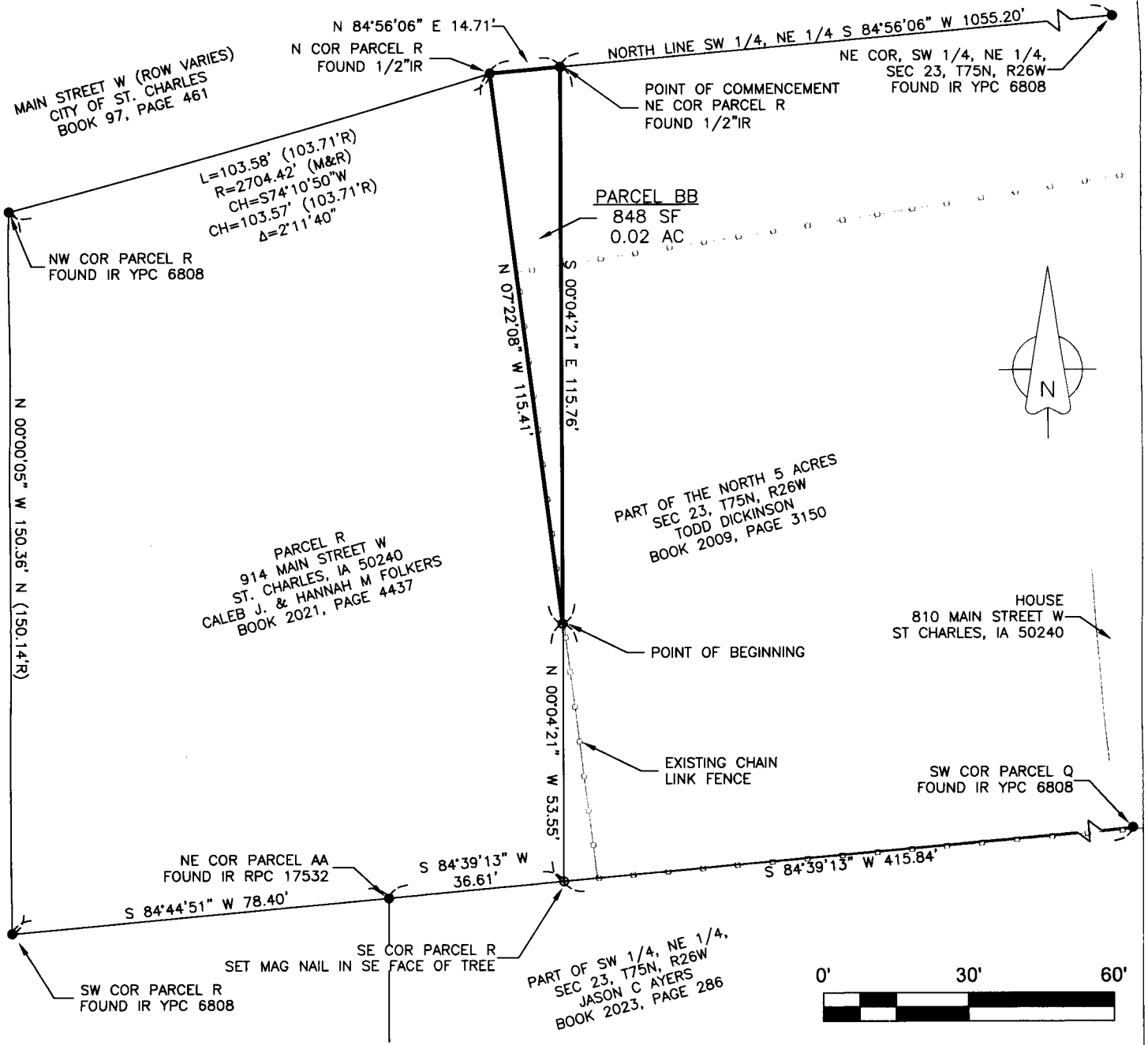
INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

PREPARED BY: CARTER SURVEYING & CONSTRUCTION SERVICES, LLC - 8755 NE 27TH AVE - ALTONNA, IA 50009 515-343-6756

PLAT OF SURVEY

IN PARCEL R OF THE SW 1/4, NE 1/4, SEC 23, T75N R26W, 5TH P.M., CITY OF ST CHARLES, MADISON COUNTY, IOWA



SURVEY NOTES:

- SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
- DATE OF FIELD WORK: NOVEMBER 10, 2023.
- BASIS OF BEARING FOR THE SURVEY IS THE IOWA RTN - IOWA SOUTH STATE PLANE COORDINATE SYSTEM.
- CHAIN LINK FENCE WAS CONSTRUCTED ACROSS THE EAST LINE OF PARCEL R. THE PURPOSE OF THIS PLAT OF SURVEY IS TO ESTABLISH PARCEL BB TO BE CONVEYED TO OWNER OF ADJOINING PARCEL TO THE EAST AND COMBINED WITH ADJOINING PARCEL TO THE EAST CREATING A LOT BOUNDARY THAT FOLLOWS THE EXISTING FENCE.
- RECORDED DOCUMENTS REFERENCED IN THIS SURVEY INCLUDE THE FOLLOWING:
- PLAT OF SURVEY - PARCEL Q, BOOK 2005, PAGE 3969, PLAT OF SURVEY - PARCEL R, BOOK 2013, PAGE 2619, PLAT OF SURVEY - PARCEL AA, BOOK 2022, PAGE 2703, WATER TOWER SUBDIVISION PLAT - BOOK 2003, PAGE 4017, DEED - FAUST TO MADISON COUNTY, BOOK 97, PAGE 461, DEED - MADISON COUNTY TO READ, BOOK 108, PAGE 549, DEED - READ TO DICKINSON, BOOK 2009, PAGE 3150.

PARCEL DESCRIPTION:

AN IRREGULAR SHAPED TRACT OF LAND LOCATED IN PARCEL R OF THE SOUTHWEST 1/4 (SW 1/4) OF THE NORTHEAST 1/4 (NE 1/4) OF SECTION 23, TOWNSHIP 75 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF ST. CHARLES, MADISON COUNTY IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2" IRON ROD, SAID MONUMENT BEING THE NORTHEAST CORNER OF SAID PARCEL R, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2013, PAGE 2619 OF THE MADISON COUNTY RECORDER; THENCE S00°04'21"E ALONG THE EAST LINE OF SAID PARCEL R, A DISTANCE OF 115.76 FEET; THENCE N07°22'08"W, A DISTANCE OF 115.41 FEET TO A NORTHERLY CORNER OF SAID PARCEL R; THENCE N84°56'06"E ALONG THE NORTH LINE OF SAID PARCEL R, A DISTANCE OF 14.71 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 848 SQUARE FEET, OR 0.02 ACRES.

DRAWN DATE: 11/13/2023

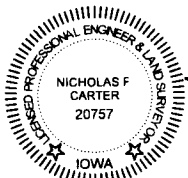
REV DATE: -

DRAWN BY: N CARTER

SCALE: 1" = 30'

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PROJECT #23-169



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY 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

NICHOLAS F. CARTER PLS. LIC. NO. 20757 DATE 12-26-23
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024

ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE) - PAGE 1 AND PAGE 2

SYMBOLS LEGEND:

- SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP #20757
 - SET PK NAIL IN ASPHALT
 - FOUND MONUMENT AS NOTED
 - M MEASURED DISTANCE
 - R RECORDED DISTANCE
 - C CALCULATED DISTANCE
 - YPC YELLOW PLASTIC CAP
 - PI POINT OF INTERSECTION
 - C.M. CONCRETE MONUMENT
- ROW RIGHT-OF-WAY
IR IRON ROD
IP IRON PIPE
CL CENTERLINE

LOT TIE AGREEMENT

For Land in the City of St. Charles, Madison County

On this 22 day of December, 2023, the undersigned state that they are to be the buyer(s) of Parcel BB as surveyed and described below and are presently titleholders to existing Parcel R, as described below, all being land located in the City of St. Charles, Madison County, Iowa;

Newly created surveyed parcel:

Parcel BB:

AN IRREGULAR SHAPED TRACT OF LAND LOCATED IN PARCEL R OF THE SOUTHWEST 1/4 (SW 1/4) OF THE NORTHEAST 1/4 (NE 1/4) OF SECTION 23, TOWNSHIP 75 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF ST. CHARLES, MADISON COUNTY IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2" IRON ROD, SAID MONUMENT BEING THE NORTHEAST CORNER OF SAID PARCEL R, AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2013, PAGE 2619 OF THE MADISON COUNTY RECORDER; THENCE S00°04'21"E ALONG THE EAST LINE OF SAID PARCEL R, A DISTANCE OF 115.76 FEET; THENCE N07°22'08"W, A DISTANCE OF 115.41 FEET TO A NORTHERLY CORNER OF SAID PARCEL R; THENCE N84°56'06"E ALONG THE NORTH LINE OF SAID PARCEL R, A DISTANCE OF 14.71 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 848 SQUARE FEET, OR 0.02 ACRES.

Existing tax parcel:

Parcel R (PER AMENDED PLAT OF SURVEY, BOOK 2013, PAGE 2619):

PARCEL "R" LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 75 NORTH, RANGE 26 WEST OF THE 5TH P.M., LOCATED IN & FORMING A PART OF THE CITY OF ST. CHARLES, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 75 NORTH, RANGE 26 WEST OF THE 5TH P.M., LOCATED IN & FORMING A PART OF THE CITY OF ST. CHARLES, MADISON COUNTY, IOWA; THENCE NORTH 84°43'39" EAST, 267.08 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23 TO THE POINT OF BEGINNING; THENCE NORTH 84°43'39" EAST, 14.84 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTH 00°12'06" EAST, 169.06 FEET; THENCE SOUTH 84°26'56" WEST, 115.00 FEET; THENCE NORTH 00°13'08" WEST, 150.14 FEET; THENCE NORTHEASTERLY 103.71 FEET ALONG A 2704.42 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY WITH A 103.71 FOOT CHORD BEARING NORTH 73°56'38" EAST TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.43 ACRES.

The undersigned do hereby agree and covenant with Madison County, Iowa, after acquiring and recording said Parcel BB, to hold title to Parcel BB and Parcel R, described above, under common ownership and to legally combine/join said parcels into one single tax parcel with no portion being sold separately. We hereby request that the Madison County Auditor's Office combine the identified parcels as shown, into one tax parcel.

Said undersigned owners do agree and state that said combined parcels will be held as one tax parcel and do further covenant with Madison County that no alteration of the boundaries of said combined tax parcels will be undertaken without the express approval of Madison County, Iowa or other appropriate governing jurisdiction, if annexed.

This "Lot Tie Agreement" shall be made a part of and shall run with the above-described land and be binding on all owners and their successors, heirs and assigns.

Caleb J. Folkers
Titleholder's Name (please print)
Caleb Folkers
Titleholder's Signature

Hannah M. Folkers
Additional Titleholder's Name (please print)
Hannah Folkers
Additional Titleholder's Signature



STATE OF IOWA)
) SS
COUNTY OF Madison)

[Signature]
Notary Public

Subscribed in my presence and sworn to before me by the said Caleb and Hannah Folkers this instrument was acknowledged before me, this 22 day of December 2023.

ACCEPTANCE BY THE COUNTY
I, Ryan Hobart, of the Madison County Planning and Zoning Department do hereby certify that the above and foregoing Lot Tie Agreement was duly approved and accepted by the Planning and Zoning Department of Madison County, Iowa on the 27 day of DECEMBER, 2023.
Ryan Hobart
Zoning Administrator

Table with 3 columns: DRAWN DATE: 11/13/2023, REV DATE: -, DRAWN BY: N CARTER, SCALE: -, PAGE 2 OF 2, PROJECT #23-169