



Document 2024 1075

Book 2024 Page 1075 Type 06 044 Pages 20
Date 5/17/2024 Time 11:11:14AM
Rec Amt \$102.00 Aud Amt \$5.00

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Type of Document

Whitetail Acres Subdivision

PREPARER INFORMATION:

Zoning Office for Whitetail Acres Subdivision, Rebecca Knight, (515) 707-3446

Contact: Mark Smith, attorney for Whitetail Acres Subdivision, Rebecca Knight (515) 462- 3731

TAXPAYER INFORMATION:

Gary & Rebecca Knight

3212 278th Ln.

St. Charles, IA 50240

RETURN DOCUMENT TO:

Gary & Rebecca Knight

3212 278th Ln.

St. Charles, IA 50240

Or

Jordan, Oliver, Walters & Smith P.C.

c/o Mark Smith

101 ½ W. Jefferson St.

Winterset, IA 50273

GRANTOR:

GRANTEE:

**PLAT AND CERTIFICATE
FOR WHITETAIL ACRES SUBDIVISION,
MADISON COUNTY, IOWA**

I, Ryan Hobart, 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 Whitetail Acres Subdivision, and that the real estate comprising said plat is described as follows:


A tract of land located in the Northwest Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-seven (27), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the West Quarter corner of said Section Twenty-seven (27); thence South 00°05'16" West, 78.58 feet along the West line of said Northwest Quarter (¼) of the Southwest Quarter (¼) to the Point of Beginning; thence South 00°05'16" West 848.08 feet along said West line to a corner of Parcel C, recorded in Book 2023, Page 2298; thence North 85°55'43" East, 45.60 feet to a corner of said Parcel C; thence North 69°15'53" East, 708.94 feet to a corner of said Parcel C; thence North 49°58'48" West, 923.47 feet to the Point of Beginning, having an area of 7.00 acres, including 0.82 acres of Road Easement.

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

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

11. Consent of Lender.




Ryan Hobart

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 2nd day of April, 2024, by Ryan Hobart.





Notary Public in and for said State of Iowa

**DEDICATION OF PLAT
OF
WHITETAIL ACRES SUBDIVISION
MADISON COUNTY, IOWA**

KNOW ALL MEN BY THESE PRESENTS:

That, we do hereby certify that we are the sole owners and proprietors of the following-described real state:

A tract of land located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-seven (27), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the West Quarter corner of said Section Twenty-seven (27); thence South 00°05'16" West, 78.58 feet along the West line of said Northwest Quarter (1/4) of the Southwest Quarter (1/4) to the Point of Beginning; thence South 00°05'16" West 848.08 feet along said West line to a corner of Parcel C, recorded in Book 2023, Page 2298; thence North 85°55'43" East, 45.60 feet to a corner of said Parcel C; thence North 69°15'53" East, 708.94 feet to a corner of said Parcel C; thence North 49°58'48" West, 923.47 feet to the Point of Beginning, having an area of 7.00 acres, including 0.82 acres of Road Easement.

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

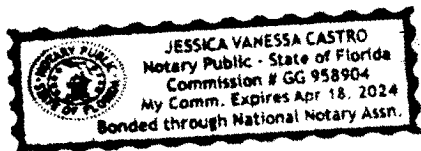
DATED this 23 day of January, 2024.

Rebecca Knight
Rebecca Knight
Gary Knight
Gary Knight

STATE OF Florida, COUNTY OF Lee

This instrument was acknowledged before me on this 23 day of January, 2024, by Rebecca Knight and Gary Knight.

[Signature]
Notary Public in and for said State



**ATTORNEY'S OPINION FOR FINAL PLAT
WHITETAIL ACRES SUBDIVISION
MADISON COUNTY, IOWA**

I, Mark L. Smith, 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 January 7, 2024, 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, Whitetail Acres Subdivision, Madison County, Iowa.

A tract of land located in the Northwest Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-seven (27), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the West Quarter corner of said Section Twenty-seven (27); thence South 00°05'16" West, 78.58 feet along the West line of said Northwest Quarter (¼) of the Southwest Quarter (¼) to the Point of Beginning; thence South 00°05'16" West 848.08 feet along said West line to a corner of Parcel C, recorded in Book 2023, Page 2298; thence North 85°55'43" East, 45.60 feet to a corner of said Parcel C; thence North 69°15'53" East, 708.94 feet to a corner of said Parcel C; thence North 49°58'48" West, 923.47 feet to the Point of Beginning, having an area of 7.00 acres, including 0.82 acres of Road Easement.

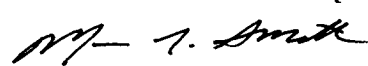
In my opinion, merchantable title to the above-described property is in the name of the Gary Knight and Rebecca Knight, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, free and clear of all liens and encumbrances, except:

1. Entry No. 65 shows an Open-End Mortgage (with Future Advance Clause) from Gary Knight and Rebecca Knight, Husband and Wife, to Farmers & Merchants State Bank, dated and filed September 11, 2023, in Book 2023, Page 2193, in the Recorder's Office of Madison County, Iowa, which secures credit in the amount of \$424,000.00. This Mortgage is a first lien against the real estate under examination.
2. Entry No. 36 shows an Easement in favor of Warren Water District, its successors and assigns, dated May 20, 2011, filed June 16, 2011, in Book 2011, Page 1589,

in the Recorder's Office of Madison County, Iowa, for purposes of constructing, operating, and maintaining waterlines and appurtenances thereto. You should familiarize yourself with this Easement as it may to some extent affect the use of the real estate under examination.

Respectfully submitted,

JORDAN, OLIVER & WALTERS, P.C.

A handwritten signature in black ink, appearing to read "M. L. Smith". The signature is written in a cursive style with a horizontal line under the first name.

Mark L. Smith, Title Guaranty No. 10074

Prepared by: Mark L. Smith, PO BOX 230, Winterset, IA 50273 515/462-3731
Return to: Mark L. Smith, PO BOX 230, Winterset, IA 50273 515/462-3731

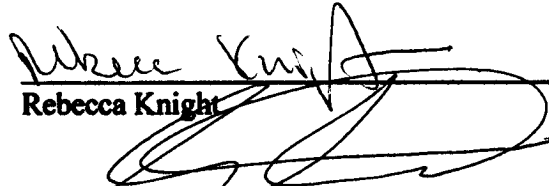
AFFIDAVIT


STATE OF Florida :
Lee COUNTY : ss
:

We, Rebecca Knight and Gary Knight, first being duly sworn on oath state that this Affidavit concerns the chain of title to the following described real estate:

A tract of land located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-seven (27), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the West Quarter corner of said Section Twenty-seven (27); thence South 00°05'16" West, 78.58 feet along the West line of said Northwest Quarter (1/4) of the Southwest Quarter (1/4) to the Point of Beginning; thence South 00°05'16" West 848.08 feet along said West line to a corner of Parcel C, recorded in Book 2023, Page 2298; thence North 85°55'43" East, 45.60 feet to a corner of said Parcel C; thence North 69°15'53" East, 708.94 feet to a corner of said Parcel C; thence North 49°58'48" West, 923.47 feet to the Point of Beginning, having an area of 7.00 acres, including 0.82 acres of Road Easement.

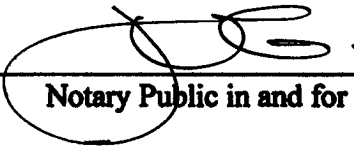
We further state that there is a lawful fence surrounding the boundary lines of the above described real estate.



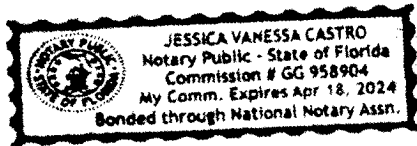
Rebecca Knight


Gary Knight

Subscribed and sworn to before me on this 23 day of January, 2024.



Notary Public in and for said State



CERTIFICATE OF THE COUNTY TREASURER OF MADISON COUNTY, IOWA

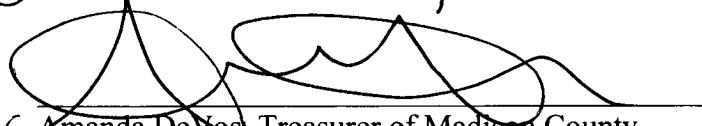
I, Amanda DeVos, do hereby certify that I am the duly elected and acting Treasurer of Madison County, Iowa; that I have examined the records in my office, and that there are no unpaid taxes forming a lien against the following-described real estate, to-wit:

A tract of land located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-seven (27), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the West Quarter corner of said Section Twenty-seven (27); thence South 00°05'16" West, 78.58 feet along the West line of said Northwest Quarter (1/4) of the Southwest Quarter (1/4) to the Point of Beginning; thence South 00°05'16" West 848.08 feet along said West line to a corner of Parcel C, recorded in Book 2023, Page 2298; thence North 85°55'43" East, 45.60 feet to a corner of said Parcel C; thence North 69°15'53" East, 708.94 feet to a corner of said Parcel C; thence North 49°58'48" West, 923.47 feet to the Point of Beginning, having an area of 7.00 acres, including 0.82 acres of Road Easement.

Subdivision Name: Whitetail Acres Subdivision

Owned by: Rebecca Knight and Gary Knight

DATED at Winterset, Iowa, this 30th day of January, 2024.


Amanda DeVos, Treasurer of Madison County,
Iowa

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

WHITETAIL ACRES SUBDIVISION

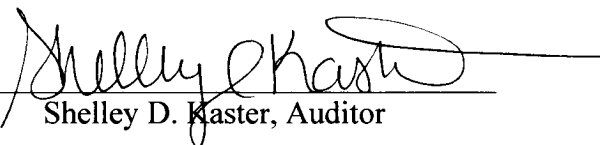
For property located at:

A tract of land located in the Northwest Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-seven (27), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the West Quarter corner of said Section Twenty-seven (27); thence South 00°05'16" West, 78.58 feet along the West line of said Northwest Quarter (¼) of the Southwest Quarter (¼) to the Point of Beginning; thence South 00°05'16" West 848.08 feet along said West line to a corner of Parcel C, recorded in Book 2023, Page 2298; thence North 85°55'43" East, 45.60 feet to a corner of said Parcel C; thence North 69°15'53" East, 708.94 feet to a corner of said Parcel C; thence North 49°58'48" West, 923.47 feet to the Point of Beginning, having an area of 7.00 acres, including 0.82 acres of Road Easement.

And owned by: Rebecca Knight and Gary Knight

Has been approved on the 29th day of January, 2024.

Auditor, Madison County, Iowa.

By 
Shelley D. Kaster, Auditor

AGREEMENT

This Agreement made and entered into, by and between, the proprietors of Whitetail Acres Subdivision and Mike Hackett, Madison County Engineer.

NOW THEREFORE IT IS AGREED AS FOLLOWS:


The proprietors of Whitetail Acres Subdivision, a Plat of the following described real estate:

A tract of land located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-seven (27), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the West Quarter corner of said Section Twenty-seven (27); thence South 00°05'16" West, 78.58 feet along the West line of said Northwest Quarter (1/4) of the Southwest Quarter (1/4) to the Point of Beginning; thence South 00°05'16" West 848.08 feet along said West line to a corner of Parcel C, recorded in Book 2023, Page 2298; thence North 85°55'43" East, 45.60 feet to a corner of said Parcel C; thence North 69°15'53" East, 708.94 feet to a corner of said Parcel C; thence North 49°58'48" West, 923.47 feet to the Point of Beginning, having an area of 7.00 acres, including 0.82 acres of Road Easement,


hereby agree that all private roads located within Whitetail Acres Subdivision 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.

Date: 2/29/, 2024.


PROPRIETORS OF WHITETAIL ACRES



Rebecca Knight



Gary Knight



Mike Hackett, Madison County Engineer

**LAND DISTURBING ACTIVITIES
AFFIDAVIT**

STATE OF Florida :
Lee : ss
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 we make herein, we, Rebecca Knight and Gary Knight, being first duly sworn on oath, do solemnly swear to affirm that:

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

A tract of land located in the Northwest Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-seven (27), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the West Quarter corner of said Section Twenty-seven (27); thence South 00°05'16" West, 78.58 feet along the West line of said Northwest Quarter (¼) of the Southwest Quarter (¼) to the Point of Beginning; thence South 00°05'16" West 848.08 feet along said West line to a corner of Parcel C, recorded in Book 2023, Page 2298; thence North 85°55'43" East, 45.60 feet to a corner of said Parcel C; thence North 69°15'53" East, 708.94 feet to a corner of said Parcel C; thence North 49°58'48" West, 923.47 feet to the Point of Beginning, having an area of 7.00 acres, including 0.82 acres of Road Easement.

As owners or occupants of the land described above, we are aware that we must establish and maintain soil conservation practices as necessary to meet the soil loss limits established by the Madison County Soil and Water Conservation District, pursuant to sections 161A.43, and 161A.44, Code of Iowa.

We 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.

We 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.

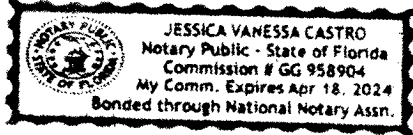
We are the owners of the land, and have full authority to enter into this agreement.

Rebecca Knight
Rebecca Knight

Gary Knight
Gary Knight

Subscribed to and sworn before me on this 23 day of January, 2024.

Jessica Vanessa Castro
Notary Public in and for said State



Resolution 2024-3

RESOLUTION APPROVING FINAL PLAT OF WHITETAIL ACRES SUBDIVISION MADISON COUNTY, IOWA

WHEREAS, there was filed in the Office of the City Clerk of the City of Truro, Madison County, Iowa, a registered land surveyor's plat of a proposed subdivision known as Whitetail Acres Subdivision; and

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

A tract of land located in the Northwest Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-seven (27), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the West Quarter corner of said Section Twenty-seven (27); thence South 00°05'16" West, 78.58 feet along the West line of said Northwest Quarter (¼) of the Southwest Quarter (¼) to the Point of Beginning; thence South 00°05'16" West 848.08 feet along said West line to a corner of Parcel C, recorded in Book 2023, Page 2298; thence North 85°55'43" East, 45.60 feet to a corner of said Parcel C; thence North 69°15'53" East, 708.94 feet to a corner of said Parcel C; thence North 49°58'48" West, 923.47 feet to the Point of Beginning, having an area of 7.00 acres, including 0.82 acres of Road Easement.

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, Rebecca Knight and Gary Knight.

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 proprietor and that the platted land is free from encumbrance and a Certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes.

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

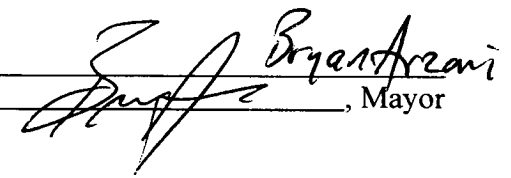
NOW, THEREFORE, BE IT RESOLVED by the City of Council of the City of Truro, Madison County, Iowa:

1. That said plat, known as Whitetail Acres Subdivision, prepared in connection with said plat and subdivision is hereby approved.

Council Member	Voting Aye	Voting Nay	Absent
PHILLIPS, JASON	X		
MASTERS, MATT	X		
KENNEDY, ANCEL	X		
CANNOY, LYND SAY	X		
MCMICHAEL, JULIE			X

DATED at Truro, Iowa, this 4 day of March, 2024.

CITY OF TRURO, IOWA

By , Mayor

ATTEST:

Rebecca Morris Rebecca Morris
City Clerk

ZO - Resolution -05-14-24 C
RESOLUTION APPROVING FINAL PLAT
OF WHITETAIL ACRES 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 Whitetail Acres Subdivision; and

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

A tract of land located in the Northwest Quarter(¼) of the Southwest Quarter(¼) of Section Twenty-seven (27), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the West Quarter corner of said Section Twenty-seven (27); thence South 00°05'16" West, 78.58 feet along the West line of said Northwest Quarter(¼) of the Southwest Quarter(¼) to the Point of Beginning; thence South 00°05'16" West 848.08 feet along said West line to a corner of Parcel C, recorded in Book 2023, Page 2298; thence North 85°55'43" East, 45.60 feet to a corner of said Parcel C; thence North 69°15'53" East, 708.94 feet to a corner of said Parcel C; thence North 49°58'48" West, 923.47 feet to the Point of Beginning, having an area of 7.00 acres, including 0.82 acres of Road Easement.

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, Rebecca Knight and Gary Knight.

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 proprietor and that the platted land is free from encumbrance, and a Certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes.

WHEREAS the Board of Supervisors, Madison County, Iowa, finds that said plat conforms to the provisions of the Zoning Ordinance of Madison County, Iowa, and that the plat, papers and documents presented therewith should be approved by the Board of Supervisors, and that said plat, known Whitetail Acres 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 Whitetail Acres Subdivision, 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 14th day of May 2024.

MADISON COUNTY BOARD OF SUPERVISORS

By [Signature]
Phil Clifton, Chairman

Aye Nay

By ~~Diane Fitch~~ Diane Fitch
Diane Fitch, Supervisor *in marking*

Aye Nay

By [Signature]
Heather Stancil, Supervisor

Aye Nay

ATTEST:

[Signature]
Shelley D. Kaster, Madison County Auditor

**CONSENT TO PLATTING
BY FARMERS & MERCHANTS STATE BANK**

Farmers & Merchants State Bank does consent to the platting and subdivision of the following-described real estate:

A tract of land located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-seven (27), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the West Quarter corner of said Section Twenty-seven (27); thence South 00°05'16" West, 78.58 feet along the West line of said Northwest Quarter (1/4) of the Southwest Quarter (1/4) to the Point of Beginning; thence South 00°05'16" West 848.08 feet along said West line to a corner of Parcel C, recorded in Book 2023, Page 2298; thence North 85°55'43" East, 45.60 feet to a corner of said Parcel C; thence North 69°15'53" East, 708.94 feet to a corner of said Parcel C; thence North 49°58'48" West, 923.47 feet to the Point of Beginning, having an area of 7.00 acres, including 0.82 acres of Road Easement,

in accordance with the ordinances of Madison County, Iowa, and the laws of the State of Iowa.

The undersigned holds a mortgage against said real estate as follows:

Entry No. 65 shows an Open-End Mortgage (with Future Advance Clause) from Gary Knight and Rebecca Knight, Husband and Wife, to Farmers & Merchants State Bank, dated and filed September 11, 2023, in Book 2023, Page 2193, in the Recorder's Office of Madison County, Iowa, which secures credit in the amount of \$424,000.00. This Mortgage is a first lien against the real estate under examination.

Dated this 30th day of January, 2024.


FARMERS & MERCHANTS STATE BANK

By  President

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 30th day of January, 2024 by Shane Pasher as President of Farmers & Merchants State Bank




Notary Public in and for said State



Document 2024 1075

Book 2024 Page 1075 Type 06 044 Pages 20

Date 5/17/2024 Time 11:11:14AM

Rec Amt \$102.00 Aud Amt \$5.00

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

WHITETAIL ACRES - FINAL PLAT

INDEX LEGEND

LOCATION: NW 1/4 OF SW 1/4 OF SECTION 27
T 74N, R 26W, MADISON COUNTY, IOWA

OWNER: GARY & REBECCA KNIGHT
3212 278TH LN., ST. CHARLES IA 50240

SURVEY FOR: GARY & REBECCA KNIGHT
3212 278TH LN., ST. CHARLES IA 50240

PREPARED BY CHAD A. DANIELS
RETURN TO: DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210
515-577-2583

SURVEY LEGEND

- () - Recorded Distance/Bearing
- Road Easement
- - - Section line
- *-* Fence line
- ⊠ Proposed Entrance

Monuments

- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Set 12" spike w/ brass washer, #17532
- - Found 1/2" red cr #17532

BASIS OF BEARINGS IS IA RCS ZONE 8

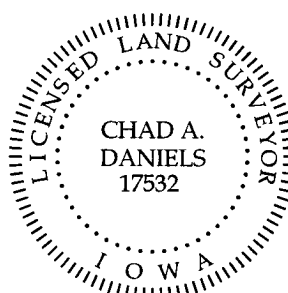
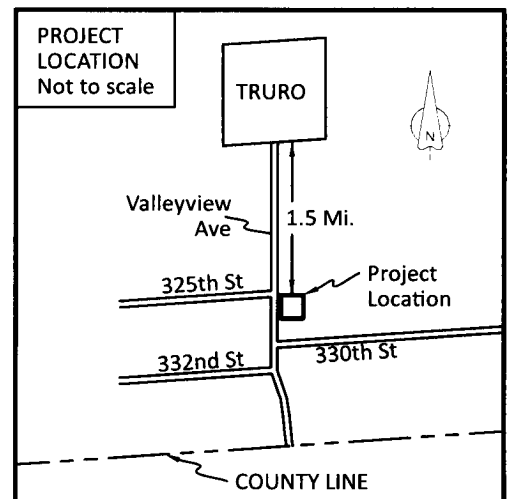
DESCRIPTION:

That part of the Northwest Quarter of the Southwest Quarter of Section 27, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows;
Commencing at the West Quarter corner of said Section 27; thence South 00 degrees 05 minutes 16 seconds West, 78.58 feet along the West line of said Northwest Quarter of the Southwest Quarter to the Point of Beginning; thence South 00 degrees 05 minutes 16 seconds West, 848.08 feet along said West line to a corner of Parcel C, recorded in Book 2023 Page 2298; thence North 85 degrees 55 minutes 43 seconds East, 45.60 feet to a corner of said Parcel C; thence North 69 degrees 15 minutes 53 seconds East, 708.94 feet to a corner of said Parcel C; thence North 49 degrees 58 minutes 48 seconds West, 923.47 feet to the Point of Beginning, having an area of 7.00 Acres including 0.82 Acres of Road Easement.

ADJACENT LANDOWNERS (NUMBERS IN A BOX):

- 1 - Gary & Rebecca Knight, 3212 278th Ln., St. Charles IA 50240
- 2 - Robin Sobotka, 3268 Valleyview Ave., Truro IA 50257
- 3 - Michael Kruse, 3297 Valleyview Ave., Truro IA 50257

CURRENT ZONING - A-1(AGRICULTURE)
PROPOSED WATER - WARREN WATER
PROPOSED SEWER - INDIVIDUAL SYSTEMS



I hereby certify that this surveying document was prepared by me 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.

Signed Date 29 Mar 24
Chad A. Daniels Date

Iowa License No. 17532
My license renewal date is 12-31-2024
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