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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**AMENDMENT TO PLAT AND CERTIFICATE FOR WELSHONS, MADISON  
COUNTY, IOWA  
Recorder's Cover Sheet**

**Preparer Information:** Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:  
515-462-3731

**Taxpayer Information:** Jan Welshons and James Welshons, 3221 220<sup>th</sup> Street, St. Charles, IA  
50273

**Return Document To:** Jan Welshons and James Welshons, 3221 220th Street, St. Charles, IA  
50273

**Grantors:** Jan Welshons and James Welshons

**Grantees:**

Jan Welshons and James Welshons

**Legal Description:**

See Attached

**Document or instrument number if applicable:**

**Amendment to Plat and Certificate for Welshons Woods,  
Madison County, Iowa**

Jan Welshons and James Welshons, wife and husband, hereby amend The Plat and Certificate for Welshons Woods, Madison County, Iowa filed in Book 2015 Page 3342, as follows:

1. The Access Easement on the plat of survey is hereby amended to read as follows:  
Commencing at the Southwest Corner of Lot 1 of Welshons Woods which is also the Southeast Corner of existing Parcel "A" thence North 06°21'04" West 32.03 feet along the East line of existing Parcel "A" to the easement Point of Beginning; thence North 06°21'04" West 269.23 feet to the Northeast Corner of existing Parcel "A"; thence North 05°11'18" East along the west line of Lot 1 to the Northwest Corner of Lot 1; thence easterly along the North line of Lot 1 50 feet; thence in a Southerly direction on a line parallel and Easterly of the West line of Lot 1 to the County Road right-of way; thence South 84°34'18" West 50 feet to the Southwest corner of Lot 1; thence North 06°21'04" West 32.03 feet to the Point of Beginning.

This easement shall be used for access purposes for ingress and egress and utility purposes, including, but not limited to, water, electric and internet service lines whether above or below ground

2. An Easement for Utility purposes is hereby added as follows:  
An Easement 50 feet in width from the transformer on lot 1 of Welshons Woods Addition, thence in a westerly direction to the transformer on Lot "E" of Welshons Woods Addition, for utility purposes, including, but not limited to, water, electric and internet service lines whether above or below ground.
2. The owners of Lot 1 shall maintain such Access Easement and Utility Easement in a proper state of repair.

Date: 2/20/24

Jan Welshons  
Jan Welshons  
James Welshons  
James Welshons

STATE OF IOWA , COUNTY OF Madison

This instrument was acknowledged before me on this 20 day of June, 2024. by Jan Welshons and James Welshons.

Natalie Perkins  
Notary Public in and for said State

