



Document 2024 1497

Book 2024 Page 1497 Type 06 044 Pages 24

Date 6/27/2024 Time 8:01:39AM

Rec Amt \$122.00 Aud Amt \$5.00

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SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Type of Document

Timber Creek Estates Subdivision

PREPARER INFORMATION:

Zoning Office for Timber Creek Estates Subdivision, Becky Knight Realty, LLC,
(515) 707-3446

Contact: Kyle A. Weber, attorney for Timber Creek Estates Subdivision, (515) 462-3731

TAXPAYER INFORMATION:

Becky Knight Realty, LLC
3320 Peru Rd.
Truro, IA 50257

RETURN DOCUMENT TO:

Becky Knight Realty, LLC
3320 Peru Rd.
Truro, IA 50257

Or

Jordan, Oliver, Walters & Smith
c/o Kyle A. Weber
101 ½ W. Jefferson
PO Box 230
Winterset, IA 50273

GRANTOR:

GRANTEE:

**PLAT AND CERTIFICATE
FOR
TIMBER CREEK ESTATES SUBDIVISION**

I, Ryan Hobart, Zoning Administrator of the 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 Timber Creek Estates Subdivision; and, that the real estate comprising said plat is described as follows:

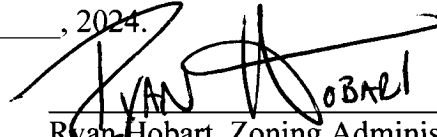
The Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

I do further certify that attached hereto are true and correct copies of the following documents that have been submitted in connection with said plat.

- 1) Dedication of Plat of Timber Creek Estates Subdivision;
- 2) Attorney's Opinion;
- 3) Declaration of Covenants, Conditions, and Restrictions
- 4) Certificate of Treasurer;
- 5) Auditor's Approval;
- 6) Ground Water Statement;
- 7) Agreement with County Engineer;
- 8) Land Disturbing Activity;
- 9) Resolution of Board of Supervisors;
- 10) Resolution of City of St. Charles
- 11) Fence Affidavit;
- 12) Lender's Consent to Plat

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

Dated this 24th day of JUNE, 2024.



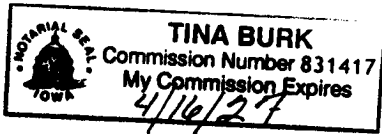
Ryan Hobart, Zoning Administrator

STATE OF IOWA, MADISON COUNTY, ss:

On this 24th day of June, 2024, before me, the undersigned, a Notary Public in and for the said State, personally appeared, Ryan Hobart, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.



Notary Public in and for the State of Iowa



**DEDICATION OF PLAT
OF
TIMBER CREEK ESTATES SUBDIVISION**

KNOW ALL MEN BY THESE PRESENT:

That Becky Knight Realty, LLC, does hereby certify that they are the sole owners and proprietors of the following-described real estate:

The Southwest Quarter (¼) of the Northeast Quarter (¼) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

That the subdivision of the above described real estate, as shown by the Final Plat of Timber Creek Estates Subdivision is with the free consent and in accordance with the owners' desire as owners of said real estate.

Dated this 10 day of May, 2024.

Becky Knight Realty, LLC

By Rebecca Knight
Rebecca Knight, Member/Manager

**ATTORNEY'S OPINION FOR FINAL PLAT
TIMBER CREEK ESTATES
MADISON COUNTY, IOWA**

I, Kyle A. Weber, 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 April 30, 2024, at 8:00 A.M., by Madison County Abstract Company purporting to show the chain of title to the following described real estate, which is the real property contained in Final Plat, Timber Creek Estates Subdivision, Madison County, Iowa.

The Southwest Quarter (¼) of the Northeast Quarter (¼) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

In my opinion, merchantable title to the above-described property is in the name of Becky Knight Realty, LLC, free and clear of all liens and encumbrances, except:

1. Entry No. 112 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 December 15, 2023, in Book 2023, Page 3065 of the Recorder's Office of Madison County, Iowa, which secures credit in the amount of \$300,800. This Mortgage is a first lien against the above described real estate.

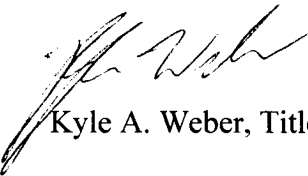
2. Entry No. 82 shows an Easement from Theodore Andersen and Mabel Andersen, husband and wife, to Milton Young and Helen Young, their successors and assigns, dated October 25, 1969, filed October 31, 1969, in Deed Rec. 96, Page 443, in the Recorder's Office of Madison County, Iowa, which grants and conveys a permanent and perpetual easement over the North 450 feet of the East 480 feet of the SW ¼ NE ¼ of Section 25-75-26 for the purposes of constructing, operating, and maintaining a permanent water basin by the grantees to allow for the flowage and storage of water. You should familiarize yourself with this Easement as it may to some extent

affect the use of the real estate under examination.

3. Entry No. 104 shows an Easement in favor of Warren Water District, its successors and assigns, dated October 30, 2019, filed January 6, 2020, in Book 2020, Page 57, in the Recorder's Office of Madison County, Iowa, for the purposes of constructing, operating, and maintaining water pipelines and any necessary 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 "K. A. Weber", is written over the typed name.

Kyle A. Weber, Title Guaranty No. 10987

Prepared By

Return to: Mark L. Smith, PO Box 230, Winterset, IA 50273; (515) 462-3731

**DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS**

THIS DECLARATION is made on the date set forth below by **Becky Knight Realty, LLC**, hereinafter referred to as **Declarant**;

WITNESSETH:

WHEREAS, Declarants are the owners of certain real estate in Madison County, Iowa: Timber Creek Estates: The Southwest of the Northwest Quarter of section 25, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa. Said tract contains 40.10 acres including 1.99 acres of Road Easement.

NOW THEREFORE, Declarants hereby declare that all properties within the above described real estate shall be held, sold and conveyed subject to the following conditions, covenants and restrictions which are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

**ARTICLE I
Definitions**

Section 1.

“Owner” shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any parcel which is a part of the property, except that a vendee in possession under a recorded contract of sale of any parcel shall be considered the owner rather than the contract seller being the owner. Those having an interest merely as security for the performance of an obligation shall not be considered an owner.

Section 2.

“Properties” shall mean and refer to that certain real property hereinbefore described.

Section 3.

“Parcels” shall mean and refer to the numbered Parcels as shown upon the plat described as Country View Estates, a subdivision in Madison County, Iowa.

ARTICLE II
Use Restrictions.

Section 1. **Subjection of the Property to Certain Provisions.**

The ownership, use, occupation and enjoyment of each parcel shall be subject to the Use Restrictions provided in this Article.

Section 2. **Use of Properties.**

- (a) All parcels in said plat shall be used only for single-family residential purposes. No structure shall be erected on any parcel except the residential dwelling structure, permitted accessory buildings and garages. No mobile homes or manufactured homes shall be erected or placed on any of the parcels. No hog confinement, nursery or finishing structure, cattle finishing structure, poultry laying or raising houses shall be erected on any of the parcels.
- (b) The requirements contained in the Madison County Zoning Ordinance as to parcel area, width and yard requirements shall apply to all parcels within the subdivision.
- (c) No parcel in the plat shall be further subdivided, except that a parcel may be divided and sold to or with adjoining parcels to increase their size.
- (d) No trailer, tent, shack, garage, recreational vehicle (RV), barn or other accessory building in the tract shall at any time be used as a residence permanently. Owners can live temporarily on the land in one of the above listed non-permitted living structures.
- (e) No semi-trailers, storage containers, or shipping containers are permitted on any parcel.
- (f) The titleholder of each parcel, vacant or improved, shall keep his parcel or parcels free of junk, non-working cars and trucks, equipment, machinery and debris, and shall not engage in any activity which is a nuisance. A working tractor, flatbed trailer, camper, RV, Boat, and mowers can be left outside that are in working condition.
- (g) If any person shall violate or attempt to violate any of the covenants, conditions or restrictions contained herein, it shall be lawful for any owner of any parcel or parcels in the subdivision to institute proceedings in law or in equity against the person or persons

violation or attempting to violate any such covenants, conditions or restrictions, and to prevent or enjoying him or them from so doing or recover damages for such violation.

(h) If any parcel owner decides to erect a fence upon the owner's parcel, the total cost of installation of such fence shall be borne by said parcel owner as well as the cost of all future maintenance of the fence. No adjoining parcel owner shall be required to participate in the cost of the erection or maintenance of any fence. Any fence erected shall be the sole property of the parcel owner and can be removed by such parcel owner at his discretion. Nothing in this paragraph shall be deemed to preclude a fencing agreement between adjoining parcel owners for erection and maintenance of a common fence; however, for any such common fence agreement to be enforceable upon future parcel owners, such fencing agreement must be in writing and filed on record in the Madison County Recorder's office in order to apprise prospective purchasers of their obligations with respect to such fencing.

(i) Hunting shall be allowed during hunting season.

(j) There is no common sewage system available for use within the property, and it shall be the responsibility of each of the owners of the respective parcels to provide a septic tank for use with the residence constructed upon each parcel.

(k) Ordinary household pets, horses, cows, goats, sheep, chickens are allowed. 10 or less cows are allowed on parcels larger than 10 acres. Parcels under 10 acres, no more than 3 cows are allowed. Outside dog kennel is acceptable for the owners' dogs. No raising or breeding dogs with dog runs.

(L) ATV, UTV can be used for pleasure and for work as long as they are not a nuisance to any neighboring parcels. No racetracks allowed.

(n) All houses and outbuildings must be completed after the start of construction of such houses and outbuildings.

(m) Invalidation of any one of these covenants by judgment or court order shall not affect any of the other provisions which shall remain in full force and effect.

ARTICLE III General Provisions

Section 1. **Enforcement.**

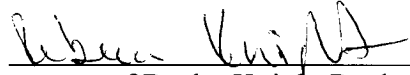
Any Owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. **Severability.**

Invalidation of any of these covenants or restrictions by judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.

Section 3. Amendment.

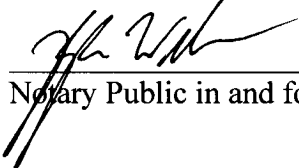
The covenants and restrictions of this Declaration shall run with and bind the land as long as Declarant are the owners of any of the Parcels. Any amendment must be recorded. During such time as Declarant is the owner of any of the Parcels, this Declaration may be amended by Declarant without the approval of the other owners.



Rebecca Knight owner and operator of Becky Knight Realty LLC

STATE OF IOWA :
:SS
COUNTY OF Madison :

On this 10 day of May, 2024, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Rebecca Knight owner and operator of Becky Knight Realty, LLC, to me known to me personally known, who being by me duly sworn, did say that they are the persons named in the within and foregoing instrument, and that the instrument was executed by them as their voluntary act and deed.



Notary Public in and for the State of Iowa



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

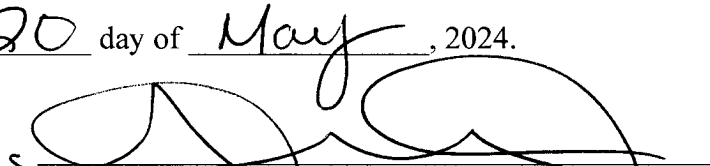
I, Amanda DeVos, do hereby certify that I am the duly elected and acting Treasurer of Madison County, Iowa; that I have examined the records in my office, and that there are no unpaid taxes forming a lien against the following-described real estate, to-wit:

TIMBER CREEK ESTATES SUBDIVISION

The Southwest Quarter (¼) of the Northeast Quarter (¼) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Owned by: Becky Knight Realty, LLC

DATED at Winterset, Iowa, this 20 day of May, 2024.



Amanda DeVos, Treasurer of Madison County,
Iowa

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

TIMBER CREEK ESTATES SUBDIVISION

For property located at:

The Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

And owned by: Becky Knight Realty, LLC

Has been approved on the 14th day of May, 2024.

Auditor, Madison County, Iowa.

By Shelley D. Kaster
Shelley D. Kaster, Auditor

AGREEMENT

This Agreement made and entered into, by and between, the proprietors of Timber Creek Estates Subdivision and Mike Hackett, Madison County Engineer.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

1. The proprietors of Timber Creek Estate Subdivision, a Plat of the following described real estate:

The Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

hereby agree that all private roads located within Timber Creek Estates 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: May 14, 2024.

PROPRIETORS OF TIMBERCREEK ESTATES SUBDIVISION

Becky Knight Realty, LLC

By Rebecca Knight
Rebecca Knight, Member/Manager

Mike Hackett
Mike Hackett, Madison County Engineer

**LAND DISTURBING ACTIVITIES
AFFIDAVIT**

STATE OF IOWA :
 :
 :
MADISON 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, Member/Manager of Becky Knight Realty, LLC, 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:

The Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

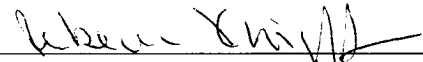
As owners or occupants of the land described above, we are aware that we must establish and maintain soil conservation practices as necessary to meet the soil loss limits established by the Madison County Soil and Water Conservation District, pursuant to sections 161A.43, and 161A.44, Code of Iowa.

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.

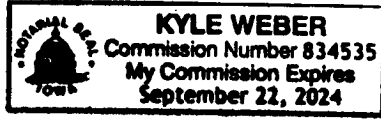
We are the owners of the land, and have full authority to enter into this agreement.

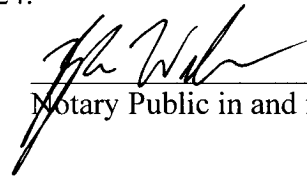
Becky Knight Realty, LLC

By 

Rebecca Knight, Member/Manager

Subscribed and sworn to before me by Rebecca Knight, Member/Manager of Becky Knight Realty, LLC, on this 10 day of May, 2024.





Notary Public in and for the State of Iowa

ZO – Resolution 06-25-24B
RESOLUTION APPROVING FINAL PLAT
OF TIMBER CREEK ESTATES 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 Timber Creek Estates Subdivision and

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

The Southwest Quarter (¼) of the Northeast Quarter (¼) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

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, Becky Knight Realty, LLC.

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 Ironwood 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:

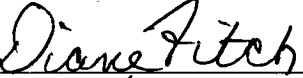
1. That said plat, known as Ironwood Acres Subdivision, prepared in connection with said plat and subdivision is hereby approved.
2. The Zoning Administrator of Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder of Madison County, 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 25th day of June, 2024.

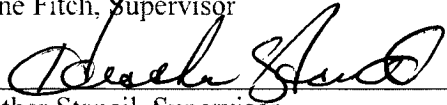
MADISON COUNTY BOARD OF SUPERVISORS

By 
Phil Clifton, Chairman

Aye Nay

By 
Diane Fitch, Supervisor

~~Aye~~ Nay

By 
Heather Stancil, Supervisor

Aye Nay

ATTEST:


Shelley D. Kaster, Madison County Auditor

**RESOLUTION APPROVING FINAL PLAT
OF THAT TIMBER CREEK ESTATES SUBDIVISION
MADISON COUNTY, IOWA**

WHEREAS, there was filed in the Office of the City Clerk of the City of St. Charles, Madison County, Iowa, a registered land surveyor's plat of a proposed subdivision known as Timber Creek Estates Subdivision; and

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

The Southwest Quarter (¼) of the Northeast Quarter (¼) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

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, Becky Knight Realty, LLC.

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

NOW, THEREFORE, BE IT RESOLVED by the City of Council of the City of St. Charles, Madison County, Iowa:

1. That said plat, known as Timber Creek Estates Subdivision, prepared in connection with said plat and subdivision is hereby approved.

DATED at St. Charles, Iowa, this 21 day of May, 2024.

CITY OF ST. CHARLES, IOWA

By Dennis E. Smith
Dennis E. Smith, Mayor

ATTEST:

Tracy Kopf
City Clerk

Prepared by: Kyle A. Weber, PO BOX 230, Winterset, IA 50273 515/462-3731
Return to: Kyle A. Weber, PO BOX 230, Winterset, IA 50273 515/462-3731

AFFIDAVIT

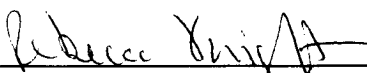
STATE OF IOWA :
: ss
MADISON COUNTY :

I, Rebecca Knight, Member/Manager of Becky Knight Realty, LLC first being duly sworn on oath state that this Affidavit concerns the chain of title to the following described real estate:

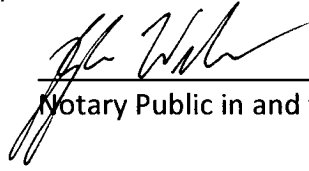
The Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

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

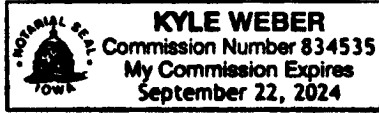
Becky Knight Realty, LLC

By 
Rebecca Knight, Member/Manager

Subscribed and sworn to before me on this 10 day of May, 2024, by Rebecca Knight,
Member/Manager of Becky Knight Realty, LLC



Notary Public in and for the State of Iowa



**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:

The Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

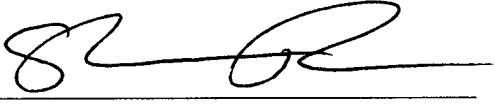
in accordance with the ordinances of Madison County, Iowa, and the laws of the State of Iowa.

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

A Mortgage from Gary Knight and Rebecca Knight, Husband and Wife, to Farmers & Merchants State Bank, dated and filed December 15, 2023, in Book 2023, Page 3065, in the Recorder's Office of Madison County, Iowa, which secures credit in the amount of \$300,800.00

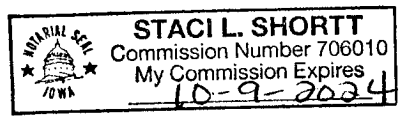
Dated this 3 day of June, 2024.

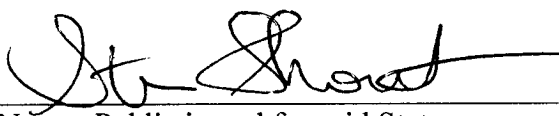
FARMERS & MERCHANTS STATE BANK

By 

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 3rd day of June, 2024 by Shane Pashek as President of Farmers & Merchants State Bank.




Notary Public in and for said State



Document 2024 1497

Book 2024 Page 1497 Type 06 044 Pages 24

Date 6/27/2024 Time 8:01:39AM

Rec Amt \$122.00 Aud Amt \$5.00

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

TIMBER CREEK ESTATES - FINAL PLAT

INDEX LEGEND

LOCATION: All of the SW 1/4 of NE 1/4 of Section 25
T 75N, R 26W, Madison County, Iowa

OWNER: Gary & Rebecca Knight

SUBDIVIDER: 3212 278th Lane, St Charles IA 50240

SURVEY FOR: Gary & Rebecca Knight

ASSOCIATED DOCUMENT: Trustee Warranty Deed: Book 2023 Page 3062

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

SURVEY LEGEND

- () - Recorded Distance/Bearing
- 33' Road Easement
- . - . - Section line
- Building Setback line (50' Front/Back, 25' side)
- ▶ Proposed/Existing Entrance

Monuments

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

BASIS OF BEARINGS IS IA RCS ZONE 8

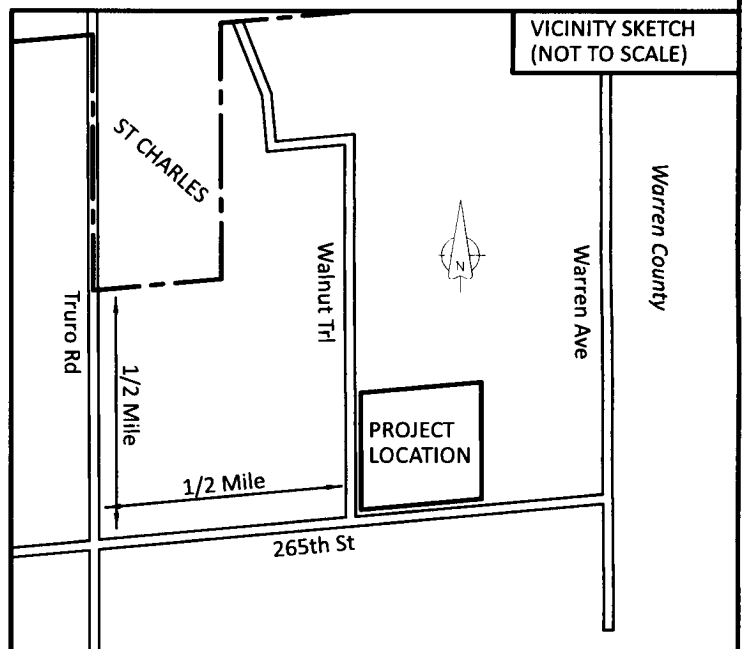
DESCRIPTION - TIMBER CREEK ESTATES:

The Southwest Quarter of the Northeast Quarter of Section 25, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa. Said tract contains 40.10 acres including 1.99 acres of Road Easement.

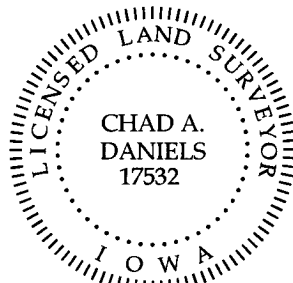
Current Zoning: A-1 (Agriculture)

Proposed Water: Warren Water

Proposed Sewer: Individual Systems



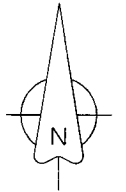
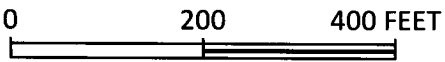
TRACT:	AREA BY TRACT:		
	NET (AC):	R.O.W. (AC):	TOTAL (AC):
LOT 1	13.86	1.14	15.00
LOT 2	4.90	0.34	5.24
LOT 3	6.01	0.38	6.39
LOT 4	13.34	0.13	13.47
TOTAL	38.11	1.99	40.10



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 *Chad A. Daniels* 16 Apr 24
Chad A. Daniels Date

Iowa License No. 17532
My license renewal date is 12-31-2024
Page No.'s covered by this seal: 1 and 2



ADJACENT LAND OWNERS (NUMBERS IN A BOX):

- 1 - Dean Bartelt Revocable Farm Trust, 14148 10th Place, St Charles IA 50240
- 2 - Larry G Young Revocable Trust, ETAL, 2552 Walnut Trail, St Charles IA 50240
- 3 - Joseph Edwards & Jane Hutton-Edwards, 3381 265th Street, St Charles IA 50240
- 4 - Howard P Downs Trust, 207 Dickens Road, Northfield IL 60093
- 5 - James S & Theresa M Anderson, 3356 265th Street, St Charles IA 50240

