



Document 2024 1570

Book 2024 Page 1570 Type 06 044 Pages 20

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INDX

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SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

Type of Document

Re-Plat of Frame Subdivision

PREPARER INFORMATION:

Zoning Office for Frame Subdivision, Steven D. Frame and Sandra Jo Frame, (515) 249-7473
Contact: Adam Doll, attorney for Steven D. Frame and Sandra Jo Frame, (515) 697-4282

TAXPAYER INFORMATION:

Steven D. Frame and Sandra Jo Frame
34599 Maple Ridge Dr.
Adel, IA 50003

RETURN DOCUMENT TO:

Steven D. and Sandra Jo Frame
34599 Maple Ridge Dr.
Adel, IA 50003

Or

Hopkins & Huebner, P.C.
c/o Adam Doll
1009 Main St.
Adel, IA 50003

GRANTOR:

GRANTEE:

**Document or instrument number of previously recorded documents:
Madison County Recorder; Book 2024, Page 180 – Frame Subdivision**

**PLAT AND CERTIFICATE
FOR
FRAME SUBDIVISION**

I, Ryan Hobart, Zoning Administrator of Madison County, Iowa, do hereby certify that the Re-Plat to which this certificate is attached is a re-plat of a subdivision known and designated as the Re-Plat of Frame Subdivision; and, that the real estate comprising said re-plat is described as follows:

All that part of the Northeast Quarter of the Southwest Quarter (NE1/4 of the SW1/4) and a part of the Southeast Quarter of the Southwest Quarter (SE1/4 of the SW1/4) all in Section 27, Township 77 North, Range 28 West of the 5th PM, Madison County, Iowa, more particularly described as follow:

Beginning at the Southwest Corner of the NE1/4 of the SW1/4 of said Section 27; thence North 01°32'17" East along the West line of the NE1/4 of the SW1/4 of said Section 27, a distance of 364.39 feet; thence North 89°58'07" East, a distance of 313.59 feet; thence North 00°44'39" East, a distance of 261.50 feet; thence South 89°15'21" East, a distance of 1008.29 feet to the east line of the NE1/4 of the SW1/4; thence South 00°44'39" West, along said line, a distance of 625.89 feet to the Southeast Corner of the NE1/4 of the SW1/4, said point also being the centerline of Juniper Trail, as it is presently established; thence South 87°23'34" West, along said centerline, a distance of 1330.89 feet; thence North 02°04'22" East, a distance of 73.61 feet to the point of beginning, containing 18.30 acres, more or less, and subject to a public road easement, containing 1.00 acres, more or less, and subject to any other easements or restrictions of record.

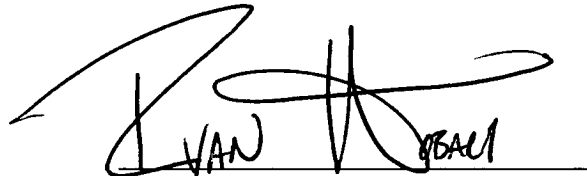
I do further certify that attached hereto are true and correct copies of the following documents that have been submitted in connection with said plat.

- 1) Dedication of Re-Plat of Frame Subdivision;**
- 2) Attorney's Opinion;**
- 3) Certificate of Treasurer;**
- 4) Auditor's Approval;**
- 5) Ground Water Hazard Statement;**

- 6) Agreement with County Engineer
- 7) Land Disturbing Activity;
- 8) Resolution of Board of Supervisors;
- 9) Fence Affidavit

All of which are duly certified in accordance with the Madison County Subdivision Ordinances.

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

Prepared by: Adam Doll, 1009 Main, Adel, IA 50003; (515) 993-4545

CONSENT TO RE-PLAT – OWNER


The undersigned, Steven D. Frame and Sandra Jo Frame, are the owners and titleholders of the real estate covered by the re-plat, which is attached hereto, which property is described as follows:

All that part of the Northeast Quarter of the Southwest Quarter (NE1/4 of the SW1/4) and a part of the Southeast Quarter of the Southwest Quarter (SE1/4 of the SW1/4) all in Section 27, Township 77 North, Range 28 West of the 5th PM, Madison County, Iowa, more particularly described as follow:

Beginning at the Southwest Corner of the NE1/4 of the SW1/4 of said Section 27; thence North 01°32'17" East along the West line of the NE1/4 of the SW1/4 of said Section 27, a distance of 364.39 feet; thence North 89°58'07" East, a distance of 313.59 feet; thence North 00°44'39" East, a distance of 261.50 feet; thence South 89°15'21" East, a distance of 1008.29 feet to the east line of the NE1/4 of the SW1/4; thence South 00°44'39" West, along said line, a distance of 625.89 feet to the Southeast Corner of the NE1/4 of the SW1/4, said point also being the centerline of Juniper Trail, as it is presently established; thence South 87°23'34" West, along said centerline, a distance of 1330.89 feet; thence North 02°04'22" East, a distance of 73.61 feet to the point of beginning, containing 18.30 acres, more or less, and subject to a public road easement, containing 1.00 acres, more or less, and subject to any other easements or restrictions of record.

The re-platting of the real estate as shown on the attached re-plat, an Official Re-Plat in Madison County, Iowa is made with a free consent and in accordance with the desires of Steven D. Frame and Sandra Jo Frame and that the final re-plat shall be known as Frame Subdivision, an Official Re-Plat in Madison County, Iowa.

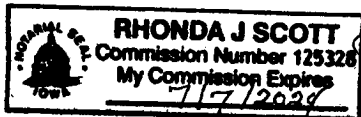
DATED this 21 day of May, 2024.

By: 
Steven D. Frame

By: Sandra Jo Frame
Sandra Jo Frame

STATE OF IOWA, COUNTY OF Dallas, ss,

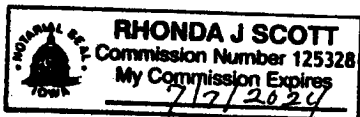
On this 21 day of May, 2024, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Steven D. Frame.



Rhonda J. Scott
Notary Public in and for the State of Iowa

STATE OF IOWA, COUNTY OF Dallas, ss,

On this 21 day of May, 2024, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Sandra Jo Frame.



Rhonda J. Scott
Notary Public in and for the State of Iowa

ATTORNEY'S TITLE OPINION

STATE OF IOWA)
) ss:
COUNTY OF DALLAS)

At your request, we have examined the abstract of title prepared by Madison County Abstract, showing a continuation of entries from root of title to March 24, 2024 at 8:00 a.m., relating to the following described real property:

All that part of the Northeast Quarter of the Southwest Quarter (NE1/4 of the SW1/4) and a part of the Southeast Quarter of the Southwest Quarter (SE1/4 of the SW1/4) all in Section 27, Township 77 North, Range 28 West of the 5th PM, Madison County, Iowa, more particularly described as follow:

Beginning at the Southwest Corner of the NE1/4 of the SW1/4 of said Section 27; thence North 01°32'17" East along the West line of the NE1/4 of the SW1/4 of said Section 27, a distance of 364.39 feet; thence North 89°58'07" East, a distance of 313.59 feet; thence North 00°44'39" East, a distance of 261.50 feet; thence South 89°15'21" East, a distance of 1008.29 feet to the east line of the NE1/4 of the SW1/4; thence South 00°44'39" West, along said line, a distance of 625.89 feet to the Southeast Corner of the NE1/4 of the SW1/4, said point also being the centerline of Juniper Trail, as it is presently established; thence South 87°23'34" West, along said centerline, a distance of 1330.89 feet; thence North 02°04'22" East, a distance of 73.61 feet to the point of beginning, containing 18.30 acres, more or less, and subject to a public road easement, containing 1.00 acres, more or less, and subject to any other easements or restrictions of record.

Steven D. Frame and Sandra Jo Frame are the owners of the above real estate and there are no mortgages or encumbrances on the real estate.

The Final Plat to be known as Re-Plat of Frame Subdivision is completely within the parcels legally described above. See attached for Re-Plat of Frame Subdivision Plat.

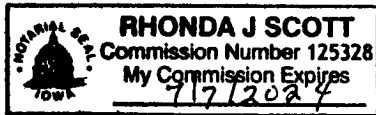
Dated this 30 day of April, 2024.

AD
Adam Doll

STATE OF IOWA, DALLAS COUNTY, ss:

On this 30 day of April 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Adam Doll, 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.

Rhonda J. Scott
Notary Public in and for said County and State



Prepared by: Adam Doll, 1009 Main, Adel, IA 50003; (515) 993-4545

TREASURER'S CERTIFICATE

STATE OF IOWA)
) ss:
COUNTY OF MADISON)

I, Amanda DeVos, being first duly sworn on oath, do hereby certify that I am the duly elected, qualified and acting County Treasurer of the County of Madison, State of Iowa, and that as such I have in my possession, or have access to, the complete property tax records and special assessment records of Madison County, including all property tax and special assessment records relating to the property described as:

All that part of the Northeast Quarter of the Southwest Quarter (NE1/4 of the SW1/4) and a part of the Southeast Quarter of the Southwest Quarter (SE1/4 of the SW1/4) all in Section 27, Township 77 North, Range 28 West of the 5th PM, Madison County, Iowa, more particularly described as follow:

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AUDITOR'S CERTIFICATE

STATE OF IOWA)
) ss:
COUNTY OF MADISON)

I, Shelley D. Kaster, being first duly sworn on oath, do hereby certify that I am the duly elected, qualified and acting County Auditor of the County of Madison, State of Iowa.

The following parcel is owned by Steven D. Frame and Sandra Jo Frame

All that part of the Northeast Quarter of the Southwest Quarter (NE1/4 of the SW1/4) and a part of the Southeast Quarter of the Southwest Quarter (SE1/4 of the SW1/4) all in Section 27, Township 77 North, Range 28 West of the 5th PM, Madison County, Iowa, more particularly described as follow:

Beginning at the Southwest Corner of the NE1/4 of the SW1/4 of said Section 27; thence North 01°32'17" East along the West line of the NE1/4 of the SW1/4 of said Section 27, a distance of 364.39 feet; thence North 89°58'07" East, a distance of 313.59 feet; thence North 00°44'39" East, a distance of 261.50 feet; thence South 89°15'21" East, a distance of 1008.29 feet to the east line of the NE1/4 of the SW1/4; thence South 00°44'39" West, along said line, a distance of 625.89 feet to the Southeast Corner of the NE1/4 of the SW1/4, said point also being the centerline of Juniper Trail, as it is presently established; thence South 87°23'34" West, along said centerline, a distance of 1330.89 feet; thence North 02°04'22" East, a distance of 73.61 feet to the point of beginning, containing 18.30 acres, more or less, and subject to a public road easement, containing 1.00 acres, more or less, and subject to any other easements or restrictions of record.

Steven D. Frame and Sandra Jo Frame filed in the Office of the Recorder of Madison County, Iowa a re-plat of real estate owned by them and of the real estate described above.


Now, therefore, I Shelley D. Kaster, Auditor of Madison County, Iowa do hereby certify that the said re-plat shall be known as Re-Plat of Frame Subdivision, an Official Re-Plat in Madison County, Iowa, and said re-plat, including the certificate shall thereby be filed with the Recorder of Madison County, Iowa.


Shelley D. Kaster

STATE OF IOWA, MADISON COUNTY, ss:

On this 2nd day of May, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Shelley D. Kaster, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.




Notary Public in and for said County and State

AGREEMENT

This Agreement made and entered into by and between the proprietor of Frame Subdivision, Steven D. Frame and Sandra Jo Frame, and Mike Hackett, Madison County Engineer.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

1. The Owners of Frame Subdivision, a Re-Plat of the following described real estate:

All that part of the Northeast Quarter of the Southwest Quarter (NE1/4 of the SW1/4) and a part of the Southeast Quarter of the Southwest Quarter (SE1/4 of the SW1/4) all in Section 27, Township 77 North, Range 28 West of the 5th PM, Madison County, Iowa, more particularly described as follow:

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hereby agree that all private roads located within the Re-Plat of Frame 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.

Steven D. Frame
Steven D. Frame

Date: 5-10-24

Sandra Jo Frame
Sandra Jo Frame

Date: 4-30-24

Mike Hackett
Mike Hackett, Madison County Engineer

Date: 6/27/2024

LAND DISTURBING ACTIVITIES AFFIDAVIT

Pursuant to Iowa Code section 161A.64, 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, Steven D. Frame and Sandra Jo Frame, owners of the Re-Plat of Frame Subdivision, being first duly sworn under oath, do solemnly swear to affirm that:

Steven D. Frame and Sandra Jo Frame plans to engage in land disturbing activities upon the following described real estate:

All that part of the Northeast Quarter of the Southwest Quarter (NE1/4 of the SW1/4) and a part of the Southeast Quarter of the Southwest Quarter (SE1/4 of the SW1/4) all in Section 27, Township 77 North, Range 28 West of the 5th PM, Madison County, Iowa, more particularly described as follow:


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As owner or occupant of 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 Iowa Code section 161A.44.

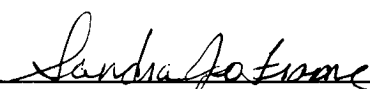
I am aware that the soil loss limit regulations prohibit sediment from leaving the site in excess of five (5) tons per acre per year. The land disturbing activities described above will be conducted in a manner that will ensure compliance with the soil loss limit regulations.

I assume responsibility for all land disturbing activities conducted on this property by us or other people or entitles I 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.

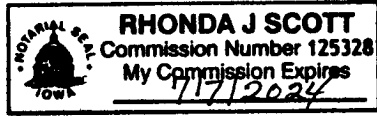


Steven D. Frame, Owner



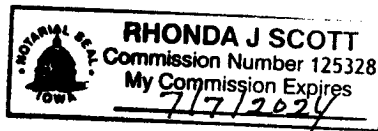
Sandra Jo Frame, Owner

Subscribed and sworn to before me Steven D. Frame on this 30 day of April, 2024.



Rhonda J. Scott
Notary Public in and for State of Iowa

Subscribed and sworn to before me Sandra Jo Frame on this 30 day of April, 2024.



Rhonda J. Scott
Notary Public in and for State of Iowa

ZO-RESOLUTION- 06-25-24A

APPROVING FINAL RE-PLAT

WHEREAS, there was filed in the Office of the Zoning Administrator of Madison County, Iowa, a registered and surveyor's re-plat of a proposed subdivision known as the Re-Plat of Frame Subdivision; and

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

All that part of the Northeast Quarter of the Southwest Quarter (NE1/4 of the SW1/4) and a part of the Southeast Quarter of the Southwest Quarter (SE1/4 of the SW1/4) all in Section 27, Township 77 North, Range 28 West of the 5th PM, Madison County, Iowa, more particularly described as follow:

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WHEREAS, there was also filed with said re-plat a dedication of said re-plat containing a statement to the effect that the subdivision as it appears on the re-plat is with the free consent and in accordance with the desire of the proprietor, Steven D. and Sandra Jo Frame.

WHEREAS, said re-plat was accompanied by an opinion from an attorney at law showing that title is fee simple is in said proprietor and that the re-platted land is free from encumbrance, and a Certified statement from the Treasurer of Madison County, Iowa, that said re-platted land is free from taxes.

WHEREAS, the Board of Supervisors, Madison County, Iowa, finds that said re-plat conforms to the provisions of the Zoning Ordinance of Madison County, Iowa, and that the re-plat, papers and documents presented therewith should be approved by the Board of Supervisors, and Supervisors, Madison County, Iowa.


NOW THEFORE, BE IT RESOLVED by the Board of Supervisors, Madison County, Iowa:

1. That said re-plat, known as the Re-Plat of Frame Subdivision, prepared in connection with said re-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 re-plat to the County Recorder of


Madison County, Iowa, and attend to the filing and recording of the re-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


_____ Aye ___ Nay


Phil Clifton, Supervisor, Chairman


_____ Aye ___ Nay

Diane Fitch, Supervisor


_____ Aye ___ Nay

Heather Stancil, Supervisor

Attest: 
_____ Shelley D. Kaster, Madison County Auditor

Prepared by: Adam Doll, 1009 Main Street, Adel, IA 50003 (515) 697-4282

Return to: Adam Doll, 1009 Main Street, Adel, IA 50003 (515) 697-4282

MADISON COUNTY FENCING REQUIREMENTS ACKNOWLEDGEMENT

Madison County Zoning Ordinance 51.09 "Fencing Requirements" requires that at the time of approval of the preliminary plat, the subdivider shall agree to be responsible for the construction and maintenance of a fence (to certain standards listed in 51.09(A)(a-f) on all land between the subdivision and any land adjoining the subdivision now owned by, or part of the subdivision.

We, Steven D. Frame and Sandra Jo Frame, owners the Re-Plat of Frame Subdivision, first being duly sworn on oath state that this Affidavit concerns the following described real estate:

All that part of the Northeast Quarter of the Southwest Quarter (NE1/4 of the SW1/4) and a part of the Southeast Quarter of the Southwest Quarter (SE1/4 of the SW1/4) all in Section 27, Township 77 North, Range 28 West of the 5th PM, Madison County, Iowa, more particularly described as follow:

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The undersigned agrees to be responsible for the construction and maintenance of such a fence on the real estate described above.

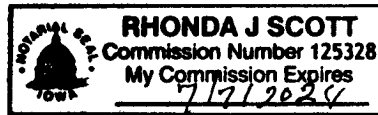
OR

The real estate described above already has compliant fencing already in place.

St D Frame
Steven D. Frame, Owner

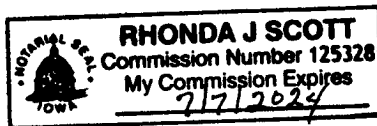
Sandra Jo Frame
Sandra Jo Frame, Owner

Subscribed and sworn to before me Steven D. Frame on this 30 day of April, 2024.



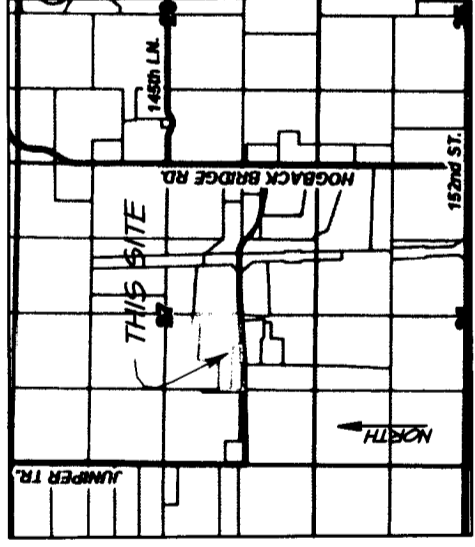
Rhonda J. Scott
Notary Public in and for State of Iowa

Subscribed and sworn to before me Sandra Jo Frame on this 30 day of April, 2024.



Rhonda J. Scott
Notary Public in and for State of Iowa

INDEX LEGEND	
LOCATION:	MADISON COUNTY, IOWA SECTION 27-77-28 NESW SESW
REQUESTOR:	STEVEN D. AND SANDRA JO FRAME
PROPRIETOR:	STEVEN D. AND SANDRA JO FRAME 34599 MAPLE RIDGE DRIVE ADEL, IA 50072
SURVEYOR:	GREGORY L ROSS, IA PLS NO. 13286
COMPANY:	ROSS LAND SURVEYING, INC PO BOX 336, JOHNSTON, IA 50131
RETURN TO:	ROSS LAND SURVEYING, INC PO BOX 336, JOHNSTON, IA 50131



Document 2024 1570
Book 2024 Page 1570 Type 06 044 Pages 20
Date 7/03/2024 Time 8:42:37AM
Rec Amt \$102.00 Aud Amt \$5.00
INDEX ANNO SCAN CHECK
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

OWNER INFO:

STEVEN D. AND SANDRA JO
FRAME
34599 MAPLE RIDGE DRIVE
ADEL, IA 50072
PH: 515-249-7473

SITE ADDRESS:

JUNIPER TRAIL
EARLHAM, IOWA

ZONING:

A-AGRICULTURE

BULK REGULATIONS:

50' MIN SETBACK FRONT AND BACK
25' MIN SIDE YARD SETBACK

REPLAT-FRAME SUBDIVISION

PART OF NE1/4 OF THE SW1/4 -SE1/4 OF THE SW1/4 SECTION 27, TOWNSHIP 77 NORTH, RANGE 28 WEST

LEGAL DESCRIPTION:

ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 OF THE SW1/4) AND A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4 OF THE SW1/4) ALL IN SECTION 27, TOWNSHIP 77 NORTH, RANGE 28 WEST OF THE 5TH PM, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NE1/4 OF SAID SECTION 27; THENCE NORTH 01°32'17" EAST ALONG THE WEST LINE OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 27, A DISTANCE OF 364.39 FEET; THENCE NORTH 89°58'07" EAST, A DISTANCE OF 313.59 FEET; THENCE NORTH 00°44'39" EAST, A DISTANCE OF 261.50 FEET; THENCE SOUTH 89°15'21" EAST, A DISTANCE OF 1008.29 FEET TO THE EAST LINE OF THE NE1/4 OF THE SW1/4; THENCE SOUTH 00°44'39" WEST, ALONG SAID LINE, A DISTANCE OF 625.89 FEET TO THE SOUTHEAST CORNER OF THE NE1/4 OF THE SW1/4, SAID POINT ALSO BEING THE CENTERLINE OF JUNIPER TRAIL, AS IT IS PRESENTLY ESTABLISHED; THENCE SOUTH 87°23'34" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 1330.89 FEET; THENCE NORTH 02°04'22" EAST, A DISTANCE OF 13.61 FEET TO THE POINT OF BEGINNING, CONTAINING 18.30 ACRES, MORE OR LESS, AND SUBJECT TO A PUBLIC ROAD EASEMENT, CONTAINING 1.00 ACRES, MORE OR LESS, AND SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD.

ABOVE AREA FOR RECORDATION ONLY

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Johnston, Iowa 50131
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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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Signed: Date: 6/17/24
GREGORY L. ROSS, PLS
Iowa License. No. 13286
My license renewal date is
December 31, 2024

PAGES COVERED: 2

<ul style="list-style-type: none"> ● FOUND CORNER ○ SET 1/2" IR with orange plastic cap #13286 □ CALCULATED CORNER ONLY ⊗ CUT "X" ▲ SECTION CORNER IP/GP IRON PIPE/GAS PIPE IR IRON ROD M MEASURED DISTANCE R RECORDED DISTANCE W(Y)Pc [#] WITH [COLOR ABBREVIATION] PLASTIC CAP [SURVEYOR LICENSE NUMBER] 	<p>NOTES:</p> <ol style="list-style-type: none"> 1) WATER SOURCE - "WARREN RURAL WATER", LOCATED ON SOUTH SIDE OF COUNTY ROAD 2) ELECTRICITY - "REC", OVERHEAD POWER LOCATED IN NORTH ROW 3) WASTE WATER - ON SITE SEPTIC, EACH LOT. 4) THE EXISTING GARAGE ON LOT 1, IS ENCRANCHING OVER WEST LINE OF LOT. THE GARAGE WILL BE MOVED OR REMOVED PRIOR TO THE CURRENT OCCUPANT (CAROL J O'BRIEN), NO LONGER RESIDING ON THIS LOT. A NEW GARAGE OR ACCESSORY BUILDING WILL HAVE TO CONFORM TO CURRENT ZONING REQUIREMENTS. 5) DRIVE APPROACHES HAVE NOT CHANGED FROM APPROVED LOCATIONS.
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<p>FIELD WORK: MAR 2024</p> <p>BEARINGS: SPCS IA SOUTH</p> <p>JOB NUMBER: 8542 RP 24</p> <p>SHEET 1 OF 2</p>
