
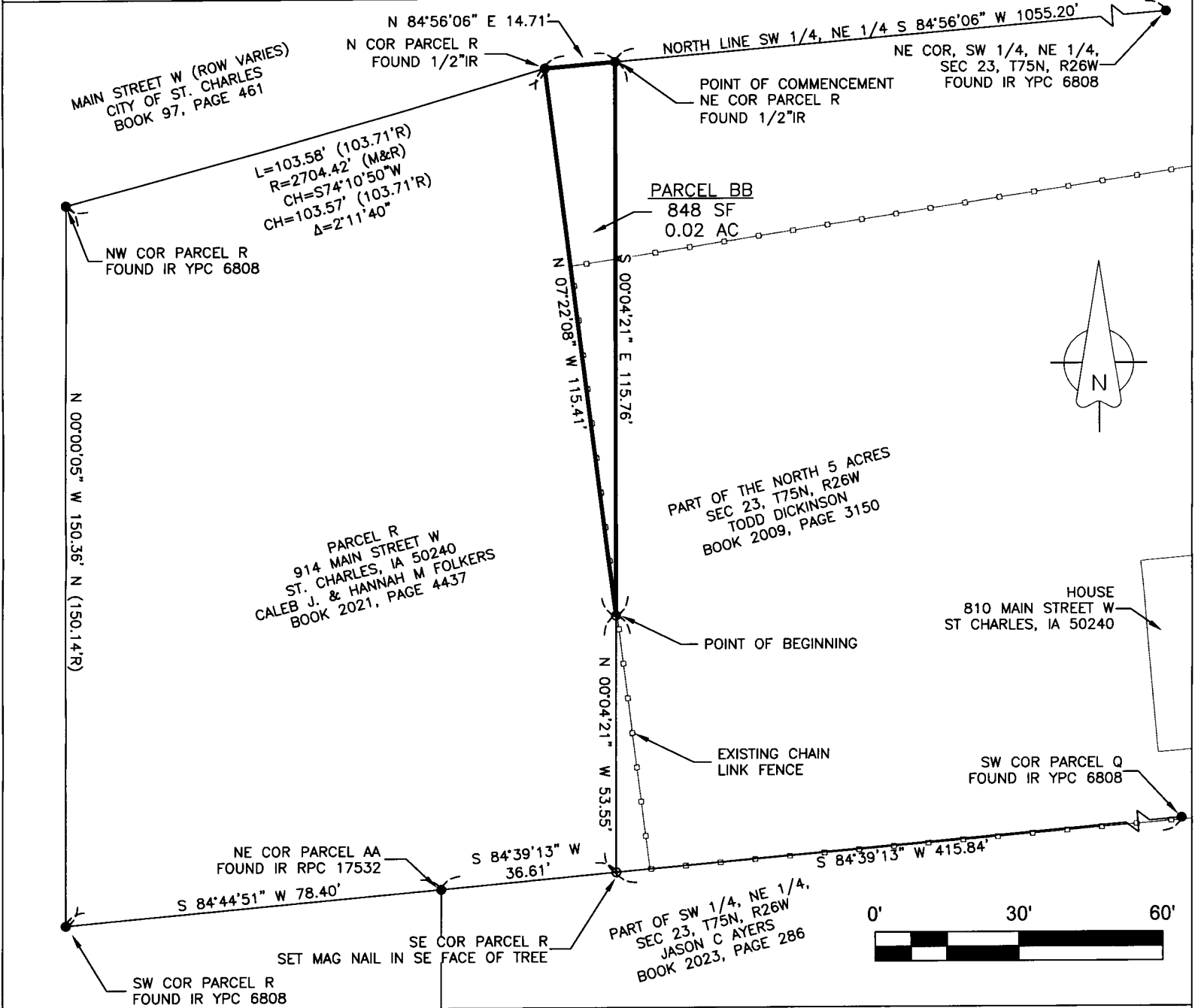


INDEX LEGEND

<p>LOCATION: PARCEL R, SW 1/4, NE 1/4, SEC 23, T75N, R26W, CITY OF ST. CHARLES, MADISON COUNTY, IOWA</p> <p>PROPRIETOR: CALEB J. AND HANNAH M. FOLKERS 914 MAIN STREET WEST ST CHARLES, IA 50240</p> <p>REQUESTER: TODD DICKINSON 810 MAIN STREET WEST ST CHARLES, IA 50240</p> <p>SURVEYOR COMPANY & RETURN TO: NICHOLAS F. CARTER CARTER SURVEYING & CONSTRUCTION SERVICES 8755 NE 27TH AVE ALTONNA, IA 50009 515-343-6756</p>	 <p>Document 2024 261</p> <p>Book 2024 Page 261 Type 06 026 Pages 2 Date 2/05/2024 Time 11:07:59AM Rec Amt \$12.00</p> <p style="text-align: right;">INDX ANNO SCAN CHK</p> <p>BRANDY MACUMBER, COUNTY RECORDER MADISON COUNTY IOWA</p>
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PREPARED BY: CARTER SURVEYING & CONSTRUCTION SERVICES, LLC - 8755 NE 27TH AVE - ALTONNA, IA 50009 515-343-6756

CORRECTED PLAT OF SURVEY
CORRECTING THE PLAT OF SURVEY IN DOCUMENT 2023-3191 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 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.
- THIS CORRECTED PLAT OF SURVEY CORRECTS THE LOT TIE AGREEMENT ON PAGE 2 OF THE ORIGINAL PLAT OF SURVEY FILED IN DOCUMENT 2023-3191 OF THE MADISON COUNTY RECORDER.

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: 1/26/2024
REV DATE: -
DRAWN BY: N CARTER
SCALE: 1" = 30'
PAGE 1 OF 2
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, P.L.S. IA, LIC. NO. 20757 DATE 2-5-24
 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	ROW RIGHT-OF-WAY
● SET PK NAIL IN ASPHALT	IR IRON ROD
● FOUND MONUMENT AS NOTED	IP IRON PIPE
M MEASURED DISTANCE	CL CENTERLINE
R RECORDED DISTANCE	
C CALCULATED DISTANCE	
YPC YELLOW PLASTIC CAP	
PI POINT OF INTERSECTION	
C.M. CONCRETE MONUMENT	

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

On this 31 day of January, 2024, the undersigned state that they are to be the buyer(s) of Parcel BB as surveyed herein and described below and are presently titleholders to the existing tax parcel, 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 (PER DEED, BOOK 2009, PAGE 3150):

The North Five (5) Acres of the Southwest Quarter(1/4) of the Northeast Quarter(1/4) of Section Twenty-three (23), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, EXCEPT the following five tracts:

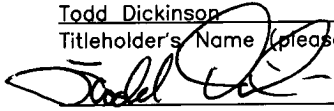
1. A tract of land commencing at a point 1170 feet West of the Northeast corner of the said North 5 acres of the Southwest Quarter(1/4) of the Northeast Quarter(1/4), thence West 150 feet, more or less, to the Northwest corner of said 40 acre tract, thence South along the West line of said 40 acre tract 165 feet, thence East 150 feet, more or less, to a point directly South of the point of beginning, thence North 165 feet to the point of beginning;
2. The East 224 feet of the said North 5 acres of the Southwest Quarter(1/4) of the Northeast Quarter(1/4);
3. That part of Parcel "P" located in the said North 5 acres of the Southwest Quarter (1/4) of the Northeast Quarter(1/4), located in and forming a part of the City of St. Charles, Madison County, Iowa, containing 1.243 acres, as shown in Plat of Survey filed in Book 2, Page 453 on August 18, 2000, in the Office of the Recorder of Madison County, Iowa;
4. Parcel "R" located in the said North 5 acres of Southwest Quarter(1/4) of the Northeast Quarter(1/4), located in and forming a part of the City of St. Charles, Madison County, Iowa, containing 0.43 acres, as shown in the Amended Plat of Survey filed in Book 2005, Page 3968, on August 18, 2005, in the Office of the Recorder of Madison County, Iowa;
5. That part of Parcel "Q" located in the said North 5 acres of the Southwest Quarter (1/4) of the Northeast Quarter(1/4), located in and forming a part of the City of St. Charles, Madison County, Iowa, as shown in the Amended Plat of Survey filed in Book 2005, Page 3969, on August 18, 2005, in the Office of the Recorder of Madison County, Iowa.

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 the "Existing Tax Parcel", 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.

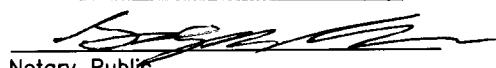
This "Lot Tie Agreement" shall be made a part of and shall run with the above-described land and be binding on all owners and their successors, heirs and assigns.

Todd Dickinson _____
Titleholder's Name (please print) Additional Titleholder's Name (please print)


Titleholder's Signature

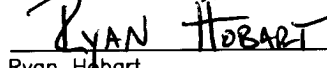


STATE OF IOWA)
) SS
COUNTY OF Madison)


Notary Public

Subscribed in my presence and sworn to before me by the said Todd Dickinson; this instrument was acknowledged before me, this 31 day of January 2024.

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 5TH day of FEBRUARY, 2024.


Ryan Hobart
Zoning Administrator

DRAWN DATE: 1/26/2024 REV DATE: - DRAWN BY: N CARTER SCALE: - PAGE 2 OF 2 PROJECT #23-169	
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