
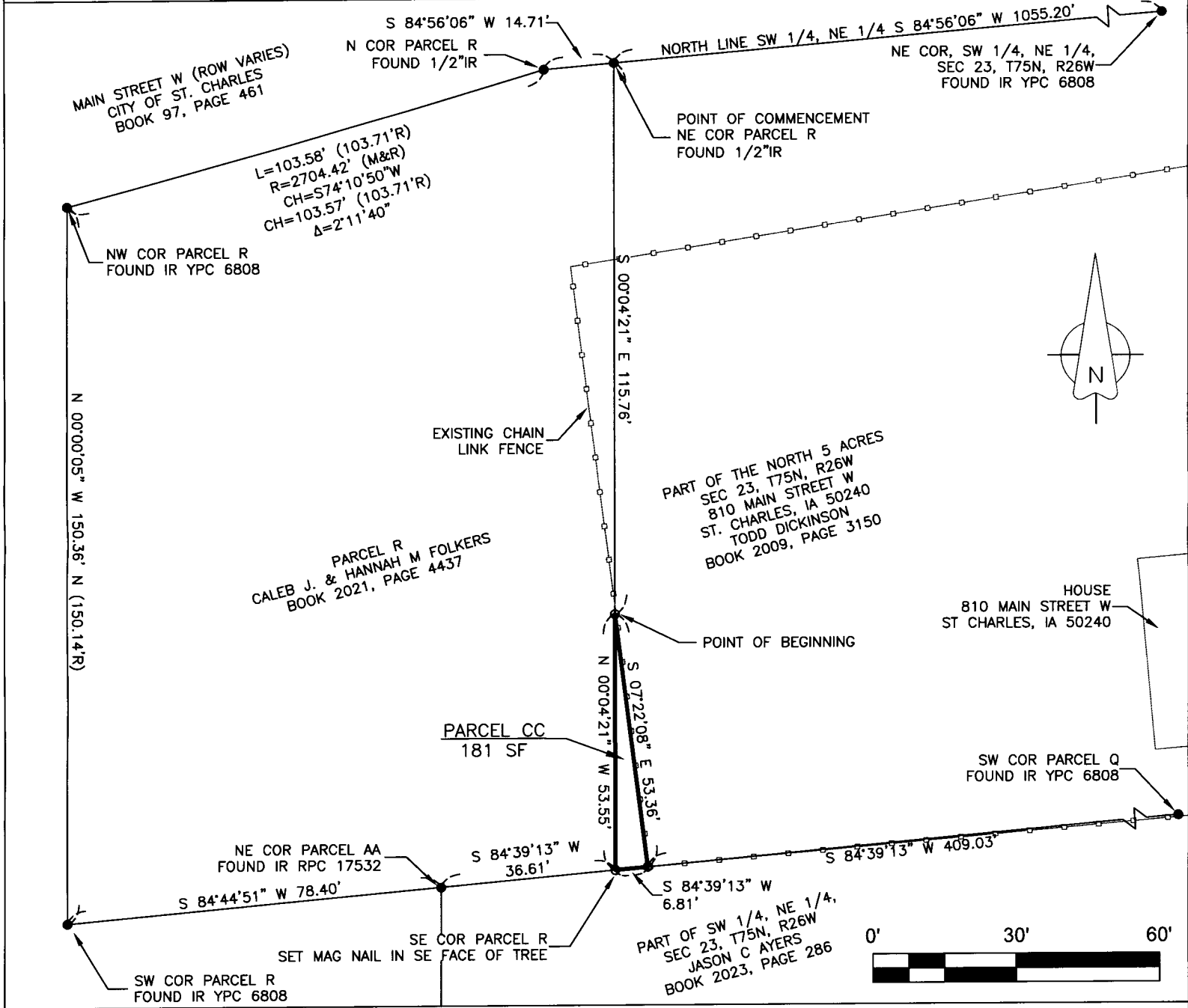


INDEX LEGEND	 Document 2024 262 Book 2024 Page 262 Type 06 026 Pages 2 Date 2/05/2024 Time 11:07:59AM Rec Amt \$12.00
LOCATION: SW 1/4, NE 1/4, SEC 23, T75N, R26W, CITY OF ST. CHARLES, MADISON COUNTY, IOWA PROPRIETOR AND REQUESTOR: TODD DICKINSON 810 MAIN STREET WEST ST CHARLES, IA 50240 SURVEYOR COMPANY & RETURN TO: NICHOLAS F. CARTER CARTER SURVEYING & CONSTRUCTION SERVICES 8755 NE 27TH AVE ALTOONA, IA 50009 515-343-6756	BRANDY MACUMBER, COUNTY RECORDER MADISON COUNTY IOWA INDX ANNO SCAN CHEK

PREPARED BY: CARTER SURVEYING & CONSTRUCTION SERVICES, LLC - 8755 NE 27TH AVE - ALTOONA, IA 50009 515-343-6756


CORRECTED PLAT OF SURVEY
 CORRECTING THE PLAT OF SURVEY RECORDED IN DOCUMENT 2023-3192 IN 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 CC TO BE COMBINED WITH SAID PARCEL R CREATING AN EASTERLY LOT LINE 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 R, BOOK 2013, PAGE 2619, 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 2023-3192 OF THE MADISON COUNTY RECORDER.

PARCEL DESCRIPTION:
 AN IRREGULAR SHAPED TRACT OF LAND LOCATED IN 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:
 COMMENCING AT A 1/2" IRON ROD, SAID MONUMENT BEING THE NORTHEAST CORNER OF PARCEL R OF SAID SW 1/4, NE 1/4, 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 TO THE POINT OF BEGINNING; THENCE S07°22'08"E, A DISTANCE OF 55.36 FEET TO THE SOUTH LINE OF THE NORTH 5 ACRES OF SAID SW 1/4, NE 1/4; THENCE S84°39'13"W ALONG THE SOUTH LINE OF SAID NORTH 5 ACRES, A DISTANCE OF 6.81 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL R; THENCE N00°04'21"W ALONG THE EAST LINE OF SAID PARCEL R, A DISTANCE OF 53.55 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 181 SQUARE FEET.

DRAWN DATE: 1/26/2024 REV DATE: - DRAWN BY: N CARTER SCALE: 1" = 30' PAGE 1 OF 2 PROJECT #23-169A	 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. <i>N. Carter</i> 2-5-24 NICHOLAS F. CARTER, P.L.S. - IA LIC. NO. 20757 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024 ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE)	SYMBOLS LEGEND: ○ SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP #20757 ● SET PK NAIL IN ASPHALT ● FOUND MONUMENT AS NOTED M MEASURED DISTANCE R RECORDED DISTANCE C CALCULATED DISTANCE YPC YELLOW PLASTIC CAP PI POINT OF INTERSECTION C.M. CONCRETE MONUMENT ROW RIGHT-OF-WAY IR IRON ROD IP IRON PIPE CL CENTERLINE
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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 CC as surveyed herein and described below and are presently titleholders to existing Parcel R, as described below, all being land located in the City of St. Charles, Madison County, Iowa;

Newly created surveyed parcel:

Parcel CC:
AN IRREGULAR SHAPED TRACT OF LAND LOCATED IN 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:
COMMENCING AT A 1/2" IRON ROD, SAID MONUMENT BEING THE NORTHEAST CORNER OF PARCEL R OF SAID SW 1/4, NE 1/4, 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 TO THE POINT OF BEGINNING;
THENCE S07°22'08"E, A DISTANCE OF 55.36 FEET TO THE SOUTH LINE OF THE NORTH 5 ACRES OF SAID SW 1/4, NE 1/4;
THENCE S84°39'13"W ALONG THE SOUTH LINE OF SAID NORTH 5 ACRES, A DISTANCE OF 6.81 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL R; THENCE N00°04'21"W ALONG THE EAST LINE OF SAID PARCEL R, A DISTANCE OF 53.55 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 181 SQUARE FEET.

Existing tax parcel: (Parcel R PER AMENDED PLAT OF SURVEY, BOOK 2013, PAGE 2619):

PARCEL "R" LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 75 NORTH, RANGE 26 WEST OF THE 5TH P.M., LOCATED IN & FORMING A PART OF THE CITY OF ST. CHARLES, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 75 NORTH, RANGE 26 WEST OF THE 5TH P.M., LOCATED IN & FORMING A PART OF THE CITY OF ST. CHARLES, MADISON COUNTY, IOWA; THENCE NORTH 84°43'39" EAST, 267.08 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23 TO THE POINT OF BEGINNING; THENCE NORTH 84°43'39" EAST, 14.84 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTH 00°12'06" EAST, 169.06 FEET; THENCE SOUTH 84°26'56" WEST, 115.00 FEET; THENCE NORTH 00°13'08" WEST, 150.14 FEET; THENCE NORTHEASTERLY 103.71 FEET ALONG A 2704.42 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY WITH A 103.71 FOOT CHORD BEARING NORTH 73°56'38" EAST TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.43 ACRES.

The undersigned do hereby agree and covenant with Madison County, Iowa, after acquiring and recording said Parcel CC, to hold title to Parcel CC and Parcel R, 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.

Caleb J. Folkers
Titleholder's Name (please print)
Caleb Folkers
Titleholder's Signature

Hannah M. Folkers
Additional Titleholder's Name (please print)
Hannah Folkers
Additional Titleholder's Signature



STATE OF IOWA)
) SS
COUNTY OF Madison)

Logan Losh
Notary Public

Subscribed in my presence and sworn to before me by the said Caleb and Hannah Folkers 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
Ryan Hobart
Zoning Administrator

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