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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

Type of Document

Willow Haven Plat 1 Subdivision

PREPARER INFORMATION:

Mark Smith, 101½ W. Jefferson St., P.O. Box 230, Winterset, IA 50273
Phone: (515)-462-3731, on behalf of Shannon & Lana R. Jackson

TAXPAYER INFORMATION:

Shannon & Lana R. Jackson
2871 Nature Lane
Peru, IA 50222

RETURN DOCUMENT TO:

Shannon & Lana R. Jackson
2871 Nature Lane
Peru, IA 50222

Or

Jordan, Oliver, Walters & Smith, P.C.
C/O Mark Smith
101½ W. Jefferson St., P.O. Box 230
Winterset, IA 50273

LEGAL DESCRIPTION:

A part of Parcel "E" located in the West Half (1/2) of the Southwest Quarter (1/4) of Section Five (5), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2010, Page 1897 on August 16, 2010, in the Office of the Recorder of Madison County, Iowa and a part of Parcel "K" located in

the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Five (5), as shown in Plat of Survey filed in Book 2024, Page 1060 on May 16, 2024, in the Office of the Recorder of Madison County, Iowa, and more particularly described as follows, to-wit: Beginning at the Northwest corner of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Five (5); thence North 00°23'32" East along the West line of said Southwest Quarter (1/4) 56.99 feet; thence North 89°49'58" East, 303.78 feet; thence South 00°24'54" West, 507.84 feet to the South line of said Parcel "K"; thence North 89°44'13" West along the South line of said Parcel "K", 303.74 feet to the Southwest corner of said Parcel "K"; thence North 00°24'54" East along the West line of said Parcel "K" and West line of said Parcel "E", 448.86 feet to the point of beginning and containing 3.53 acres (153,905 square feet).

**PLAT AND CERTIFICATE
FOR
WILLOW HAVEN 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 Willow Haven Subdivision; and, that the real estate comprising said plat is described as follows:

A part of parcel "E" located in the West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Five (5), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2010, Page 1897 on August 16, 2010, in the Office of the Recorder of Madison County, Iowa, and a part of Parcel "K" located in the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Five (5), as shown in Plat of Survey filed in Book 2024, Page 1060 on May 16, 2024, in the Office of the Recorder of Madison County, Iowa, and more particularly described as follows, to-wit: Beginning at the Northwest corner of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Five (5); thence North $00^{\circ}23'32''$ East along the West line of said Southwest Quarter ($\frac{1}{4}$) 56.69 feet; thence North $89^{\circ}49'58''$ East, 303.78 feet; thence South $00^{\circ}24'54''$ West, 507.84 feet to the South line of said Parcel "K"; thence North $89^{\circ}44'13''$ West along the South line of said Parcel "K", 303.74 feet to the Southwest corner of said Parcel "K"; thence North $00^{\circ}24'54''$ East along the West line of said parcel "K" and the West line of said parcel "E", 448.86 feet to the point of beginning and containing 3.53 acres (153,905 square feet).

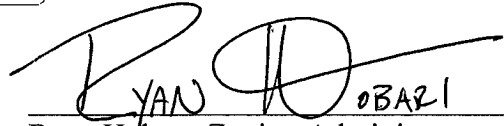
I do further certify that attached hereto are true and correct copies of the following documents that have been submitted in connection with said plat.

- 1) Dedication of Plat of Willow Haven Subdivision;
- 2) Attorney's Opinion;
- 3) Certificate of Treasurer;
- 4) Auditor's Approval;
- 5) Ground Water 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 Zoning Ordinance.

Dated this 10 day of NOVEMBER, 2025.



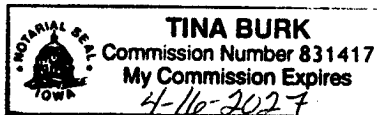
Ryan Hobart, Zoning Administrator

STATE OF IOWA, MADISON COUNTY, ss:

On this 10th day of November, 2025, 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
WILLOW HAVEN SUBDIVISION**

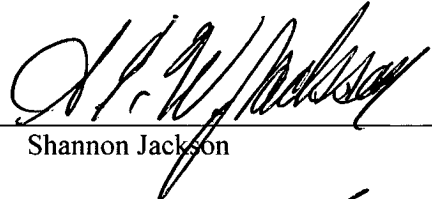
KNOW ALL MEN BY THESE PRESENT:

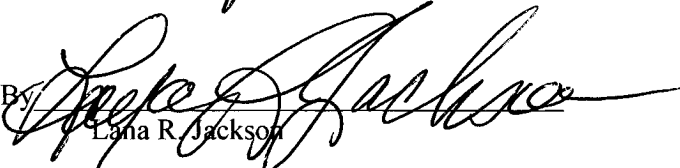
That Shannon Jackson and Lana R. Jackson do hereby certify that they are the sole owners and proprietors of the following-described real estate:

A part of parcel "E" located in the West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Five (5), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2010, Page 1897 on August 16, 2010, in the Office of the Recorder of Madison County, Iowa, and a part of Parcel "K" located in the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Five (5), as shown in Plat of Survey filed in Book 2024, Page 1060 on May 16, 2024, in the Office of the Recorder of Madison County, Iowa, and more particularly described as follows, to-wit: Beginning at the Northwest corner of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Five (5); thence North $00^{\circ}23'32''$ East along the West line of said Southwest Quarter ($\frac{1}{4}$) 56.69 feet; thence North $89^{\circ}49'58''$ East, 303.78 feet; thence South $00^{\circ}24'54''$ West, 507.84 feet to the South line of said Parcel "K"; thence North $89^{\circ}44'13''$ West along the South line of said Parcel "K", 303.74 feet to the Southwest corner of said Parcel "K"; thence North $00^{\circ}24'54''$ East along the West line of said parcel "K" and the West line of said parcel "E", 448.86 feet to the point of beginning and containing 3.53 acres (153,905 square feet).

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

Dated this 23rd day of October, 2025

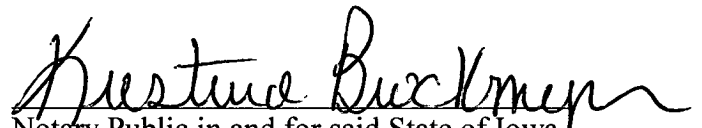
By 
Shannon Jackson

By 
Lana R. Jackson

STATE OF IOWA, COUNTY OF Madison

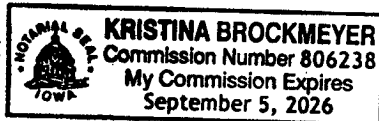
This instrument was acknowledged before me on this 23rd day of October, 2025,
by, Shannon Jackson.




Notary Public in and for said State of Iowa

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on this 23rd day of October,
2025, by Lana R. Jackson.




Notary Public in and for said State of Iowa

**ATTORNEY'S OPINION FOR FINAL PLAT OF
WILLOW HAVEN SUBDIVISION
MADISON COUNTY, IOWA**

I, Mark L. Smith, 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 May 4, 2025, at 8:00 A.M., by Madison County Abstract Co., purporting to show the chain of title to the following described real estate, which is the real property contained in Final Plat, Willow Haven Subdivision, Madison County, Iowa.

A part of parcel "E" located in the West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Five (5), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2010, Page 1897 on August 16, 2010, in the Office of the Recorder of Madison County, Iowa, and a part of Parcel "K" located in the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Five (5), as shown in Plat of Survey filed in Book 2024, Page 1060 on May 16, 2024, in the Office of the Recorder of Madison County, Iowa, and more particularly described as follows, to-wit: Beginning at the Northwest corner of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Five (5); thence North $00^{\circ}23'32''$ East along the West line of said Southwest Quarter ($\frac{1}{4}$) 56.69 feet; thence North $89^{\circ}49'58''$ East, 303.78 feet; thence South $00^{\circ}24'54''$ West, 507.84 feet to the South line of said Parcel "K"; thence North $89^{\circ}44'13''$ West along the South line of said Parcel "K", 303.74 feet to the Southwest corner of said Parcel "K"; thence North $00^{\circ}24'54''$ East along the West line of said parcel "K" and the West line of said parcel "E", 448.86 feet to the point of beginning and containing 3.53 acres (153,905 square feet).

In my opinion, merchantable title to the above-described property is in the name of the Shannon Jackson and Lana R. Jackson, as Joint Tenants With Full Rights of Survivorship and Not as Tenants in Common, free and clear of all liens and encumbrances, except:

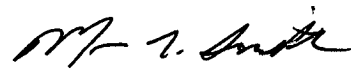
1. Entry No. 11 shows the Plat of Survey for Parcel "E", filed August 16, 2010, in Book 2010, Page 1897 of the Recorder's Office of Madison County, Iowa. Entry No. 13 shows the Plat of Survey for Parcel "C" filed August 16, 2010, in Book 2010, Page 1899 of the Recorder's Office of Madison County, Iowa, and Entry No. 35 shows the Plat of Survey for Parcel "K" filed May 16, 2024, in Book 2024, Page 1060 of the Recorder's Office of Madison County, Iowa. You should familiarize yourself with these Plats of Survey as they are a good source of information regarding the real estate under examination. This examiner notes that there is a note in the abstract regarding Parcel "K" and the abstractor believes that there is a scrivener's error in the description shown for Parcel "K". The abstractor states that at the beginning of the fourth line of the meets and bounds description "Northerly Line" is described therein, but it is the opinion of the abstractor that said description should read "Easterly Line". You may wish to contact the surveyor so that he can file either a corrected Plat of Survey or an Affidavit regarding this scrivener's error.

2. Entry No. 9 shows an Easement in favor of Warren Water District, dated March 20, 1998, filed May 21, 1998, in Book 140, Page 23, in the Recorder's Office of Madison County, Iowa, for the purposes of constructing, operating, and maintaining a waterline and appurtenances thereto. You should familiarize yourself with this Easement as it may to some extent affect the use of the real estate under examination.

You should familiarize yourself with these Easements as they 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 'M. L. Smith', written in a cursive style.

Mark L. Smith, Title Guaranty No. 10074

CERTIFICATE OF THE COUNTY TREASURER OF MADISON COUNTY, IOWA

I, Kylee Barber do hereby certify that I am the duly elected 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:

Willow Haven Subdivision

A part of parcel "E" located in the West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Five (5), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2010, Page 1897 on August 16, 2010, in the Office of the Recorder of Madison County, Iowa, and a part of Parcel "K" located in the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Five (5), as shown in Plat of Survey filed in Book 2024, Page 1060 on May 16, 2024, in the Office of the Recorder of Madison County, Iowa, and more particularly described as follows, to-wit: Beginning at the Northwest corner of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Five (5); thence North $00^{\circ}23'32''$ East along the West line of said Southwest Quarter ($\frac{1}{4}$) 56.69 feet; thence North $89^{\circ}49'58''$ East, 303.78 feet; thence South $00^{\circ}24'54''$ West, 507.84 feet to the South line of said Parcel "K"; thence North $89^{\circ}44'13''$ West along the South line of said Parcel "K", 303.74 feet to the Southwest corner of said Parcel "K"; thence North $00^{\circ}24'54''$ East along the West line of said parcel "K" and the West line of said parcel "E", 448.86 feet to the point of beginning and containing 3.53 acres (153,905 square feet).

Owned by: Shannon Jackson and Lana R. Jackson

DATED at Winterset, Iowa, this 17th day of October, 2025

Kylee Barber
Kylee Barber, Treasurer of Madison County, Iowa

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

Willow Haven Subdivision

For property located at:

A part of parcel "E" located in the West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Five (5), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2010, Page 1897 on August 16, 2010, in the Office of the Recorder of Madison County, Iowa, and a part of Parcel "K" located in the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Five (5), as shown in Plat of Survey filed in Book 2024, Page 1060 on May 16, 2024, in the Office of the Recorder of Madison County, Iowa, and more particularly described as follows, to-wit: Beginning at the Northwest corner of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Five (5); thence North $00^{\circ}23'32''$ East along the West line of said Southwest Quarter ($\frac{1}{4}$) 56.69 feet; thence North $89^{\circ}49'58''$ East, 303.78 feet; thence South $00^{\circ}24'54''$ West, 507.84 feet to the South line of said Parcel "K"; thence North $89^{\circ}44'13''$ West along the South line of said Parcel "K", 303.74 feet to the Southwest corner of said Parcel "K"; thence North $00^{\circ}24'54''$ East along the West line of said parcel "K" and the West line of said parcel "E", 448.86 feet to the point of beginning and containing 3.53 acres (153,905 square feet).

And owned by: Shannon and Lana R. Jackson

Has been approved on the 15 day of September, 2025

Auditor, Madison County, Iowa.

By Michele Brant
Michele Brant, Auditor

AGREEMENT

This Agreement made and entered into, by and between, the proprietors of Willow Haven Subdivision and Mike Hackett, Madison County Engineer.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

1. The proprietors of Willow Haven Subdivision, a Plat of the following described real estate:

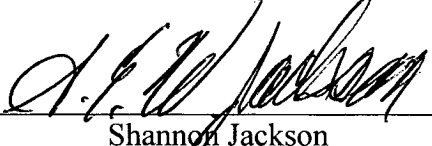
A part of parcel "E" located in the West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Five (5), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2010, Page 1897 on August 16, 2010, in the Office of the Recorder of Madison County, Iowa, and a part of Parcel "K" located in the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Five (5), as shown in Plat of Survey filed in Book 2024, Page 1060 on May 16, 2024, in the Office of the Recorder of Madison County, Iowa, and more particularly described as follows, to-wit: Beginning at the Northwest corner of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Five (5); thence North $00^{\circ}23'32''$ East along the West line of said Southwest Quarter ($\frac{1}{4}$) 56.69 feet; thence North $89^{\circ}49'58''$ East, 303.78 feet; thence South $00^{\circ}24'54''$ West, 507.84 feet to the South line of said Parcel "K"; thence North $89^{\circ}44'13''$ West along the South line of said Parcel "K", 303.74 feet to the Southwest corner of said Parcel "K"; thence North $00^{\circ}24'54''$ East along the West line of said parcel "K" and the West line of said parcel "E", 448.86 feet to the point of beginning and containing 3.53 acres (153,905 square feet).

hereby agree that all private roads located within Willow Haven 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.

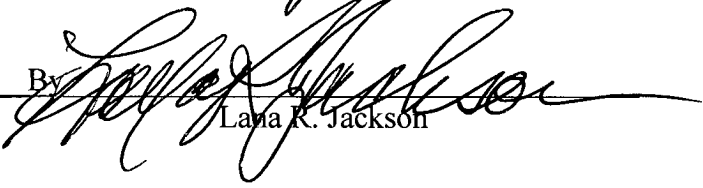
Date: October 23, 2025.

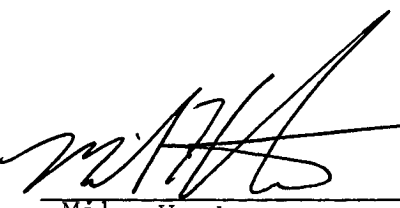
PROPRIETORS OF Willow Haven Subdivision

By


Shannon Jackson

By


Lana K. Jackson


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 Shannon Jackson and Lana R. Jackson, 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:

A part of parcel "E" located in the West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Five (5), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2010, Page 1897 on August 16, 2010, in the Office of the Recorder of Madison County, Iowa, and a part of Parcel "K" located in the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Five (5), as shown in Plat of Survey filed in Book 2024, Page 1060 on May 16, 2024, in the Office of the Recorder of Madison County, Iowa, and more particularly described as follows, to-wit: Beginning at the Northwest corner of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Five (5); thence North $00^{\circ}23'32''$ East along the West line of said Southwest Quarter ($\frac{1}{4}$) 56.69 feet; thence North $89^{\circ}49'58''$ East, 303.78 feet; thence South $00^{\circ}24'54''$ West, 507.84 feet to the South line of said Parcel "K"; thence North $89^{\circ}44'13''$ West along the South line of said Parcel "K", 303.74 feet to the Southwest corner of said Parcel "K"; thence North $00^{\circ}24'54''$ East along the West line of said parcel "K" and the West line of said parcel "E", 448.86 feet to the point of beginning and containing 3.53 acres (153,905 square feet).

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.

By [Signature]
Shannon Jackson

By [Signature]
Lana R. Jackson

STATE OF IOWA, COUNTY OF Madison

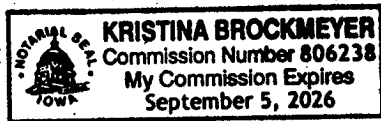
This instrument was acknowledged before me on this 29 day of May, 2025, by Shannon Jackson.



[Signature]
Notary Public in and for said State of Iowa

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on this 29 day of May, 2025, by Lana R. Jackson



[Signature]
Notary Public in and for said State of Iowa

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

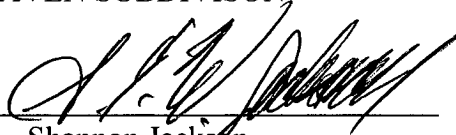
STATE OF IOWA :
: ss
MADISON COUNTY :

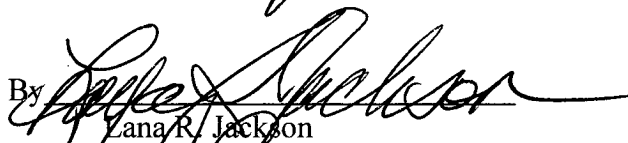
We, Shannon Jackson and Lana R. Jackson, first being duly sworn on oath state that this Affidavit concerns the chain of title to the following described real estate:

A part of parcel "E" located in the West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Five (5), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2010, Page 1897 on August 16, 2010, in the Office of the Recorder of Madison County, Iowa, and a part of Parcel "K" located in the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Five (5), as shown in Plat of Survey filed in Book 2024, Page 1060 on May 16, 2024, in the Office of the Recorder of Madison County, Iowa, and more particularly described as follows, to-wit: Beginning at the Northwest corner of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Five (5); thence North $00^{\circ}23'32''$ East along the West line of said Southwest Quarter ($\frac{1}{4}$) 56.69 feet; thence North $89^{\circ}49'58''$ East, 303.78 feet; thence South $00^{\circ}24'54''$ West, 507.84 feet to the South line of said Parcel "K"; thence North $89^{\circ}44'13''$ West along the South line of said Parcel "K", 303.74 feet to the Southwest corner of said Parcel "K"; thence North $00^{\circ}24'54''$ East along the West line of said parcel "K" and the West line of said parcel "E", 448.86 feet to the point of beginning and containing 3.53 acres (153,905 square feet).

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

WILLOW HAVEN SUBDIVISION

By 
Shannon Jackson

By 
Lana R. Jackson

STATE OF IOWA, COUNTY OF Madison

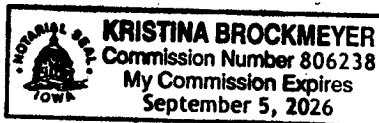
This instrument was acknowledged before me on this 23rd day of October, 2025, by Shannon Jackson.



Kristina Brockmeyer
Notary Public in and for said State of Iowa

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on this 23rd day of October, 2025, by Lana R. Jackson



Kristina Brockmeyer
Notary Public in and for said State of Iowa

ZO – Resolution 11125A
RESOLUTION APPROVING FINAL PLAT
OF WILLOW HAVEN 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 Willow Haven Subdivision and

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

A part of parcel "E" located in the West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Five (5), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2010, Page 1897 on August 16, 2010, in the Office of the Recorder of Madison County, Iowa, and a part of Parcel "K" located in the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Five (5), as shown in Plat of Survey filed in Book 2024, Page 1060 on May 16, 2024, in the Office of the Recorder of Madison County, Iowa, and more particularly described as follows, to-wit: Beginning at the Northwest corner of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Five (5); thence North $00^{\circ}23'32''$ East along the West line of said Southwest Quarter ($\frac{1}{4}$) 56.69 feet; thence North $89^{\circ}49'58''$ East, 303.78 feet; thence South $00^{\circ}24'54''$ West, 507.84 feet to the South line of said Parcel "K"; thence North $89^{\circ}44'13''$ West along the South line of said Parcel "K", 303.74 feet to the Southwest corner of said Parcel "K"; thence North $00^{\circ}24'54''$ East along the West line of said parcel "K" and the West line of said parcel "E", 448.86 feet to the point of beginning and containing 3.53 acres (153,905 square feet).

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, Shannon Jackson and Lana R. Jackson.

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, or a Lender's Consent has been obtained, 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 as Willow Haven Subdivision should be approved by the Board of Supervisors, Madison County, Iowa.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors, Madison

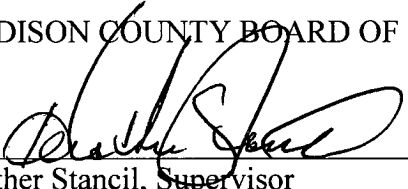
County, Iowa:

1. That said plat, known as Willow Haven Subdivision, prepared in connection with said plat and subdivision is hereby approved.

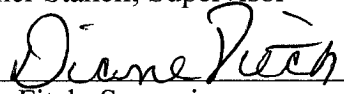
2. The Zoning Administrator of Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder of Madison County, Iowa, and attend to the filing and recording of the plat, papers and documents which should be filed and recorded in connection therewith.

DATED at Winterset, Iowa, this 11th day of November, 2025.

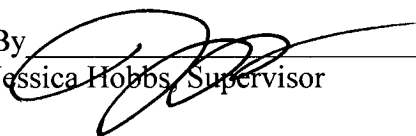
MADISON COUNTY BOARD OF SUPERVISORS

By 
Heather Stancil, Supervisor

☒ Aye ☐ Nay

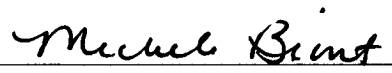
By 
Diane Fitch, Supervisor

☒ Aye ☐ Nay

By 
Jessica Hobbs, Supervisor

☒ Aye ☐ Nay

ATTEST:


Michele Brant, Madison County Auditor

INDEX LEGEND

LOCATION: PT. PARCEL "C" SW1/4 SW1/4
SECTION 5-T74N-R27W
MADISON COUNTY, IOWA

REQUESTED BY PROPRIETOR: SHANNON JACKSON & LANA R. JACKSON
2871 NATURE LANE PERU, IA 50222

SURVEYOR: MICHAEL BROONER PLS

PREPARED BY CIVIL DESIGN ADVANTAGE, LLC

RETURN TO:
CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: 515-369-4400

WILLOW HAVEN PLAT 1
FINAL PLAT



Document 2025 3072

Book 2025 Page 3072 Type 06 044 Pages 18
Date 11/13/2025 Time 2:02:04PM
Rec Amt \$92.00 Aud Amt \$5.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

AREA ABOVE RESERVED FOR RECORDER

PLAT DESCRIPTION

A PART OF PARCEL 'E' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2010, PAGE 1897 AND A PART OF PARCEL 'K' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2024, PAGE 1060, ALL BEING IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 74 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00°23'32" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 56.69 FEET; THENCE NORTH 89°49'58" EAST, 303.78 FEET; THENCE SOUTH 00°24'54" WEST, 507.84 FEET TO THE SOUTH LINE OF SAID PARCEL 'K'; THENCE NORTH 89°44'13" WEST ALONG SAID SOUTH LINE, 303.74 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 'K'; THENCE NORTH 00°24'54" EAST ALONG THE WEST LINE OF SAID PARCEL 'K' AND THE WEST LINE OF SAID PARCEL 'E', 448.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.53 ACRES (153,905 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER / DEVELOPER

JACKSON, SHANNON & LANA R
2871 NATURE LANE
PERU, IA 50222

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

PLAT LEGEND

SECTION CORNER AS NOTED
1/2" REBAR, RED PLASTIC CAP#19968
(UNLESS OTHERWISE NOTED)
1/2" REBAR, RED PLASTIC CAP#15980
MEASURED BEARING & DISTANCE
RECORDED BEARING & DISTANCE
DEEDED BEARING & DISTANCE
CENTERLINE
SECTION LINE
EASEMENT LINE

FOUND	SET
▲	△
●	○
(M)	
(R)	
(D)	
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DATE OF SURVEY

APRIL 30, 2024

ZONING

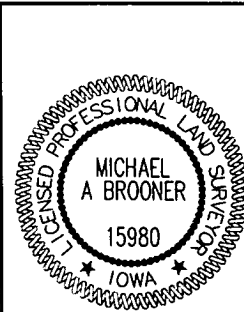
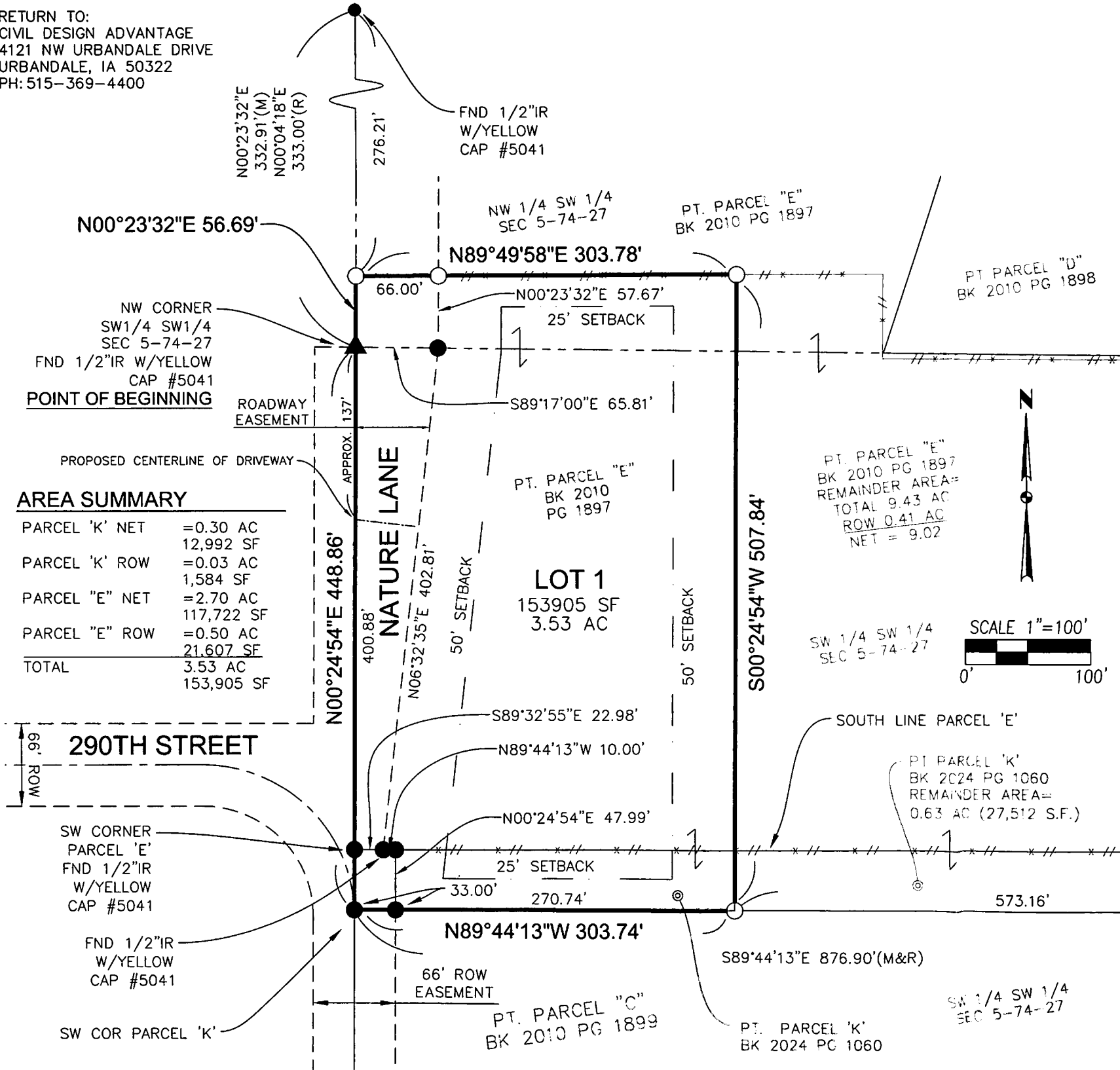
A-AGRICULTURE

BULK REGULATIONS

SETBACKS:
FRONT=50'
REAR=50'
SIDE=25'

AREA SUMMARY

PARCEL 'K' NET	=0.30 AC
PARCEL 'K' ROW	=0.03 AC
PARCEL "E" NET	=2.70 AC
PARCEL "E" ROW	=0.50 AC
TOTAL	3.53 AC
	153,905 SF



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.

Michael Brooner
MICHAEL A. BROONER
10-22-2025
DATE

LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
PAGES OR SHEETS COVERED BY THIS SEAL:

THIS SHEET

DATE: 11-13-2025
REVISED: 5-6-25
ADDED PROPOSED DRIVE
REVIEWED PLS
REVISIONS
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
TECH: ENGINEER: CIVIL DESIGN ADVANTAGE
MADISON COUNTY, IOWA
WILLOW HAVEN PLAT 1
FINAL PLAT
2402.154