



Document 2025 586

Book 2025 Page 586 Type 06 044 Pages 20

Date 3/12/2025 Time 11:12:42AM

Rec Amt \$102.00 Aud Amt \$5.00

INDX  
ANNO  
SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

---

Type of Document

Peterson Estates Subdivision

**PREPARER INFORMATION:**

Zoning Office for Peterson Estates Subdivision, Lauterbach Family Farm Limited Partnership,  
Lance Lauterbach, (515) 250-9800

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

**TAXPAYER INFORMATION:**

Lauterbach Family Farm Limited Partnership

C/O Lance Lauterbach

35448 Old Portland Rd.

Van Meter, IA 50261

**RETURN DOCUMENT TO:**

Lauterbach Family Farm Limited Partnership

C/O Lance Lauterbach

35448 Old Portland Rd.

Van Meter, IA 50261

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  
PETERSON 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 Peterson Estates Subdivision; and, that the real estate comprising said plat is described as follows:

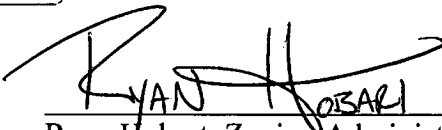
**The Northeast Quarter (1/4) of Section Nine (9), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT Parcel "C" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Nine (9), containing 3.500 acres, as shown in Plat of Survey filed in Book 2024, Page 964 on May 3, 2024, in the Office of the Recorder of 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 Peterson Estates 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) Lender's Consent to Plat
- 10) Fence Affidavit
- 11) Resolution from City of Van Meter

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


Dated this 2<sup>nd</sup> day of December, 2024.

  
\_\_\_\_\_  
Ryan Hobart, Zoning Administrator

STATE OF IOWA, MADISON COUNTY, ss:

On this 2<sup>nd</sup> day of December, 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  
PETERSON ESTATES SUBDIVISION**

**KNOW ALL MEN BY THESE PRESENT:**


That Lance Lauterbach, General Partner of Lauterbach Family Farm Limited Partnership, does hereby certify that the Lauterbach Family Farm Limited Partnership is the sole owner and proprietor of the following-described real estate:

**The Northeast Quarter (1/4) of Section Nine (9), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT Parcel "C" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Nine (9), containing 3.500 acres, as shown in Plat of Survey filed in Book 2024, Page 964 on May 3, 2024, in the Office of the Recorder of Madison County, Iowa**

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

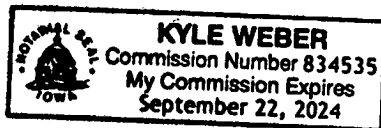
Dated this 7 day of Aug, 2024.

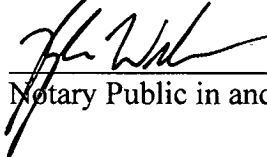
Lauterbach Family Farm Limited Partnership

By   
Lance Lauterbach, General Partner

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on this 7 day of August, 2024, by Lance Lauterbach, General Partner of Lauterbach Family Farms Limited Partnership.



  
Notary Public in and for said State of Iowa

**ATTORNEY'S OPINION FOR PRELIMINARY PLAT  
PETERSON ESTATES SUBDIVISION  
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 July 21, 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 Preliminary Plat, Peterson Estates Subdivision, Madison County, Iowa.

**The Northeast Quarter (¼) of Section Nine (9), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT Parcel "C" located in the Northeast Quarter (¼) of the Northeast Quarter (¼) of said Section Nine (9), containing 3.500 acres, as shown in Plat of Survey filed in Book 2024, Page 964 on May 3, 2024, in the Office of the Recorder of Madison County, Iowa.**

In my opinion, merchantable title to the above-described property is in the name of the Lauterbach Family Farm Limited Partnership, free and clear of all liens and encumbrances, except:

1. Entry No. 18 shows a Real Estate Mortgage, Security Agreement, Assignment of Rents and Fixture Filing (Open-End to Secure Present and Future Obligations and Advances) from IPE 1031 REV513, LLC by IPE 1031 Accommodators, LLC, to Farm Credit Services of America, FCLA, dated and filed November 9, 2023, in Book 2023, Page 2763, in the Recorder's Office of Madison County, Iowa, which secures credit in the amount of \$1,400,000.00. This Mortgage is a first lien against the real estate under examination.

2. Entry No. 6 shows an Easement in favor of Madison County Soil Conservation District of Winterset, Iowa, its successors and assigns, dated February 8, 1962, filed February 15, 1962, in Book 90, Page 531, in the Recorder's Office of Madison County, Iowa, for the purposes of construction, operation, and maintenance of a structural waterway for the flowage and storage

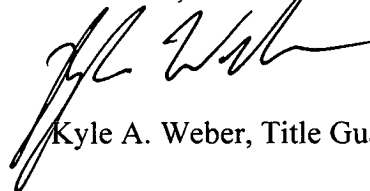
of water. You should familiarize yourself with this Easement as it may to some extent affect the use of the real estate under examination.

3. Entry No. 8 shows an Easement in favor of Warren Water District, its successors and assigns, dated November 9, 2000, filed December 19, 2000, in Book 144, Page 577, in the Recorder's Office of Madison County, Iowa, for the purposes of constructing, operating, and maintaining waterlines and appurtenances thereto.

4. Entry No. 9 shows an Iowa Financial Incentive Program for Soil Erosion Control/Maintenance/Performance Agreement (Conflicting Instrument), dated and filed July 1, 2002, in Book 2002, Page 3197, in the Recorder's Office of Madison County, Iowa. As this Conflicting Instrument is over 10 years old, it can be cured by an Affidavit of Possession filed by the current titleholder.

Respectfully submitted,

JORDAN, OLIVER & WALTERS, P.C.

A handwritten signature in black ink, appearing to read 'K. A. Weber', written over a horizontal line.

Kyle A. Weber, Title Guaranty No. 10987

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

---

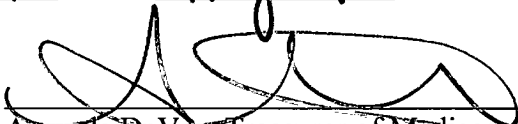
I, Amanda DeVos, do hereby certify that I am the duly elected and acting Treasurer of Madison County, Iowa; that I have examined the records in my office, and that there are no unpaid taxes forming a lien against the following-described real estate, to-wit:

PETERSON ESTATES SUBDIVISION

**The Northeast Quarter (1/4) of Section Nine (9), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT Parcel "C" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Nine (9), containing 3.500 acres, as shown in Plat of Survey filed in Book 2024, Page 964 on May 3, 2024, in the Office of the Recorder of Madison County, Iowa.**

Owned by: Lauterbach Family Farm Limited Partnership

DATED at Winterset, Iowa, this 9 day of AUGUST, 2024.

  
\_\_\_\_\_  
Amanda DeVos, Treasurer of Madison County,  
Iowa

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

PETERSON ESTATES SUBDIVISION

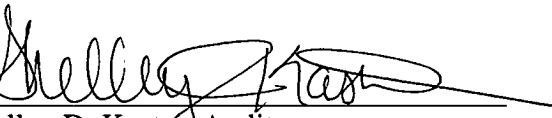
For property located at:

**The Northeast Quarter (1/4) of Section Nine (9), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT Parcel "C" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Nine (9), containing 3.500 acres, as shown in Plat of Survey filed in Book 2024, Page 964 on May 3, 2024, in the Office of the Recorder of Madison County, Iowa.**

And owned by: Lauterbach Family Farm Limited Partnership

Has been approved on the 8<sup>th</sup> day of August, 2024.

Auditor, Madison County, Iowa.

By   
Shelley D. Kaster, Auditor



## AGREEMENT

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

NOW THEREFORE IT IS AGREED AS FOLLOWS:

1. The proprietors of Peterson Estates Subdivision, a Plat of the following described real estate:

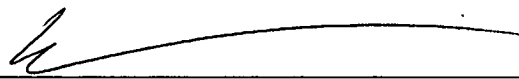
**The Northeast Quarter (1/4) of Section Nine (9), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT Parcel "C" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Nine (9), containing 3.500 acres, as shown in Plat of Survey filed in Book 2024, Page 964 on May 3, 2024, in the Office of the Recorder of Madison County, Iowa,**

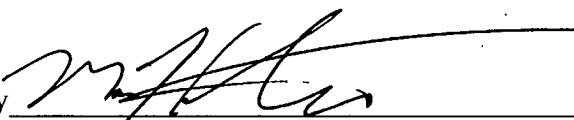
hereby agree that all private roads located within Peterson Estates Subdivision are private roads and are not being dedicated to Madison County, Iowa. Said proprietors consent and agree that such roads shall not be maintained in any manner by Madison County, Iowa, or the Madison County Engineer's Department.

Date: Aug 7, 2024.

PROPRIETORS OF Peterson Estates Subdivision

Lauterbach Family Farm Limited Partnership

By   
Lance Lauterbach, General Partner

By   
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, Lance Lauterbach and Michael Lauterbach, General Partners of Lauterbach Family Farms Limited Partnership, 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 Northeast Quarter (1/4) of Section Nine (9), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT Parcel "C" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Nine (9), containing 3.500 acres, as shown in Plat of Survey filed in Book 2024, Page 964 on May 3, 2024, in the Office of the Recorder of Madison County, Iowa,**

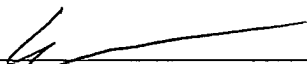
As owners or occupants of the land described above, we are aware that we must establish and maintain soil conservation practices as necessary to meet the soil loss limits established by the Madison County Soil and Water Conservation District, pursuant to sections 161A.43, and 161A.44, Code of Iowa.

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.

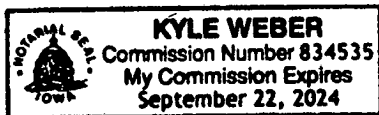
We are the owners of the land, and have full authority to enter into this agreement.


Lauterbach Family Farm Limited Partnership

By   
Lance Lauterbach, General Partner

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on this 7 day of August,  
2024, by Lance Lauterbach, General Partner of Lauterbach Family Farms Limited Partnership.



  
\_\_\_\_\_  
Notary Public in and for said State of Iowa

**ZO – Resolution 031125A**  
**RESOLUTION APPROVING FINAL PLAT**  
**OF PETERSON 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 Peterson Estates Subdivision and

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

**The Northeast Quarter (¼) of Section Nine (9), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT Parcel “C” located in the Northeast Quarter (¼) of the Northeast Quarter (¼) of said Section Nine (9), containing 3.500 acres, as shown in Plat of Survey filed in Book 2024, Page 964 on May 3, 2024, in the Office of the Recorder of 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, Lauterbach Family Farms Limited Partnership.

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 as Peterson Estates 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 Peterson Estates Subdivision, prepared in connection with said plat and subdivision is hereby approved.

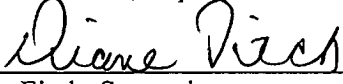
2. The Zoning Administrator of Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder of Madison County, Iowa, and attend to the filing and recording of the plat, papers and documents which should be filed and recorded in connection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

DATED at Winterset, Iowa, this 11 day of March, 2025.

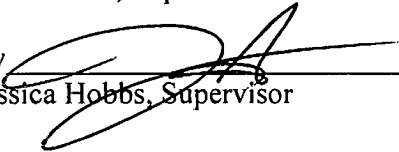
MADISON COUNTY BOARD OF SUPERVISORS

By   
Heather Stancil, Supervisor

Aye  Nay

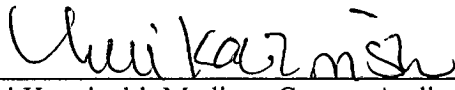
By   
Diane Fitch, Supervisor

Aye  Nay

By   
Jessica Hobbs, Supervisor

Aye  Nay

ATTEST:

  
Teri Kaczinski, Madison County Auditor

**CONSENT TO PLATTING  
BY FARM CREDIT SERVICES OF AMERICA**

Farm Credit Services of America does consent to the platting and subdivision of the following-described real estate:

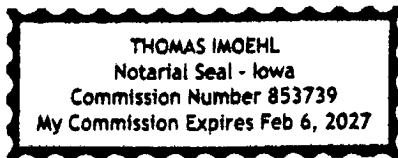
**The Northeast Quarter (1/4) of Section Nine (9), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT Parcel "C" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Nine (9), containing 3.500 acres, as shown in Plat of Survey filed in Book 2024, Page 964 on May 3, 2024, in the Office of the Recorder of 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 Real Estate Mortgage, Security Agreement, Assignment of Rents and Fixture Filing (Open-End to Secure Present and Future Obligations and Advances) from IPE1031 REV513, LLC to Farm Credit Services of America, dated and filed November 9, 2023,, in Book 2023, Page 2763, in the Recorder's Office of Madison County, Iowa, which secures credit in the amount of \$1,400.000.00

Dated this 15<sup>th</sup> day of August, 2024.



Farm Credit Services of America

*Sam Behrens*

By: *Sam Behrens*

Title: *Regional Vice President*

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 15<sup>th</sup> day of August, 2024 by *Sam Behrens* as *Regional Vice President* of Farm Credit Services of America.

*Thomas Imoehl*  
Notary Public in and for said State

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, Lance Lauterbach, General Partner of Lauterbach Family Farms Limited Partnership, first being duly sworn on oath state that this Affidavit concerns the chain of title to the following described real estate:

**The Northeast Quarter (1/4) of Section Nine (9), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT Parcel "C" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Nine (9), containing 3.500 acres, as shown in Plat of Survey filed in Book 2024, Page 964 on May 3, 2024, in the Office of the Recorder of Madison County, Iowa,**

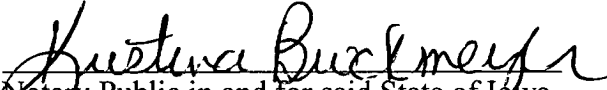
I further state that there is a lawful fence surrounding the boundary lines of the above described real estate.

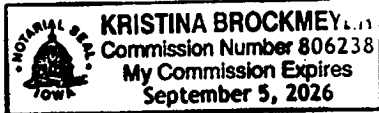
ESTATE OF PETERSON ESTATES SUBDIVISION

By   
Lance Lauterbach, General Partner

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on this 16 day of September, 2024, by Lance Lauterbach, General Partner of Lauterbach Family Farms Limited Partnership.

  
Notary Public in and for said State of Iowa





**RESOLUTION #2024-124 APPROVING FINAL PLAT OF THAT PETERSON ESTATES SUBDIVISION LOCATED IN MADISON COUNTY, IOWA**

**WHEREAS**, there was filed in the Office of the City Clerk of the City of Van Meter, Dallas County, Iowa, a registered land surveyor's plat of a proposed subdivision known as Peterson Estates Subdivision; and

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

**The Northeast Quarter (¼) of Section Nine (9), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT Parcel "C" located in the Northeast Quarter(¼) of the Northeast Quarter(¼) of said Section Nine (9), containing 3.500 acres, as shown in Plat of Survey filed in Book 2024, Page 964 on May 3, 2024, in the Office of the Recorder of 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, Lauterbach Family Farm Limited Partnership.

**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 Engineer reviewed said plat to determine whether said plat shall comply with the City's Sub-Division Ordinance (Chapter 170 of the Code of Ordinances of the City of Van Meter). The City Engineer provided his opinion to the Van Meter Planning & Zoning Commission. The Commission reviewed said plat and recommendation. Due to the location of said plat & the distance between the plat and currently available and future planned utilities, the City Engineer and Planning & Zoning Commission recommend approval of said plat and waive compliance with the City of Van Meter's Sub-Division Ordinance.

**WHEREAS**, the City Council of the City of Van Meter, Dallas County, Iowa, finds that there is sufficient proof to support waving compliance to the provisions of the Ordinances of the City of Van Meter, Dallas County, Iowa, and that the plat, papers and documents presented therewith should be approved by the City of Council of the City of Van Meter, Dallas County, Iowa.

**NOW, THEREFORE, BE IT RESOLVED** by the City of Council of the City of Van Meter, Dallas County, Iowa:

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

2. That said plat, known as Peterson Estates Subdivision, prepared in connection with said plat and subdivision is granted a waiver allowing for non-compliance with the City's Sub-Division Ordinance.

**PASSED AND APPROVED THIS 11<sup>TH</sup> DAY OF NOVEMBER, 2024**

DocuSigned by:  
*Jessica Drake*  
007093E00D61487  
ATTEST: Jessica Drake, City Clerk

Signed by:  
*Joe Herman*  
207702909702400...  
\_\_\_\_\_  
Joe Herman, Mayor

# PETERSON ESTATES FINAL PLAT

**INDEX LEGEND**  
 COUNTY: MADISON  
 LOCATION: NE 1/4 SEC. 9-77N-27W  
 REQUESTOR: LANCE LAUTERBACH  
 PROPRIETOR: IPE1031 REV513, LLC  
 SURVEYOR: CHAD R. ASBERRY, L.S.  
 SURVEYOR COMPANY: COOPER CRAWFORD & ASSOCIATES, LLC  
 RETURN TO: 475 S. 50th STREET, SUITE 800  
 WEST DES MOINES, IOWA 50265  
 COOPER CRAWFORD & ASSOCIATES, LLC

**SITE ADDRESS:**  
 1115 PRAIRIEVIEW AVE  
 VAN METER, IA 50261

**BASIS OF BEARINGS:**  
 IOWA STATE PLANE SOUTH ZONE #1402  
 I.D.O.T. REAL-TIME NETWORK

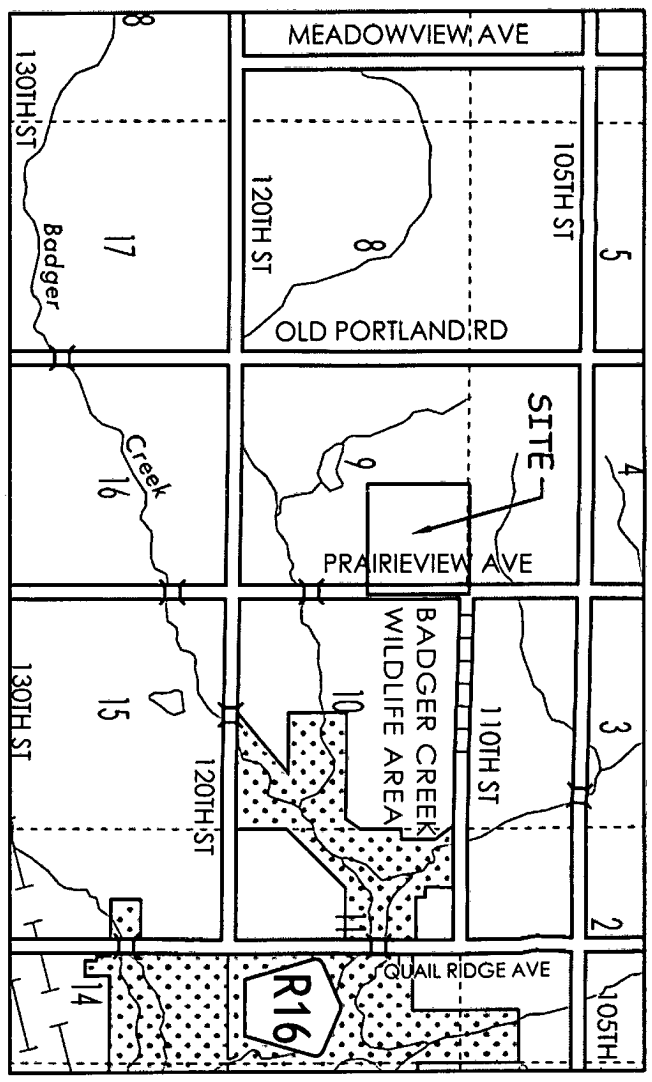
**FIELD WORK:**  
 12-19-2023

Document 2025 586  
 Book 2025 Page 586 Type 06 044 Pages 20  
 Date 3/12/2025 Time 11:12:42AM  
 Rec Amt \$102.00 Aud Amt \$5.00  
 BRANDY MACUMBER, COUNTY RECORDER  
 MADISON COUNTY IOWA  
 CHECK  
 INDX ANNO SCAN  
**RECORDER'S USE ONLY**

**LEGAL DESCRIPTION :**

THE NORTHEAST QUARTER (NE 1/4) OF SECTION NINE (9), IN TOWNSHIP SEVENTY-SEVEN (77) NORTH, OF RANGE TWENTY-SEVEN (27) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, EXCEPT PARCEL 'C' AS SHOWN ON A PLAT OF SURVEY IN BOOK 2024 PAGE 964 IN THE COUNTY RECORDER'S OFFICE.  
 CONTAINING 155.255 ACRES, WHICH INCLUDES 1.960 ACRES OF COUNTY ROAD RIGHT OF WAY EASEMENT.

**VICINITY MAP**



**ZONING:**

A-AGRICULTURAL  
 155.255 ACRES (GROSS)  
 1.960 ACRES (R.O.W.)  
 153.295 ACRES (NET)

**TOTAL AREA SUMMARY:**

**OWNER/DEVELOPER:**

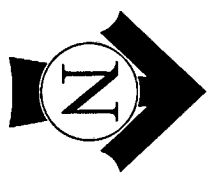
IPE1031 REV513, LLC  
 35448 OLD PORTLAND ROAD  
 VAN METER, IA 50261  
 TEL. 515-280-9800

**CERTIFICATION**

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.  
 CHAD R. ASBERRY, L.S. IOWA LICENSE NO. 24805  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 SHEETS 1 AND 2  
 2/14/25

**LEGEND**

- ▲ SECTION CORNER FOUND AS NOTED
- SECTION CORNER SET 5/8" I.R. W/ PINK CAP #24805
- MONUMENT FOUND 5/8" I.R. W/ PINK CAP #24805, UNLESS NOTED
- MONUMENT SET 5/8" I.R. W/ PINK CAP #24805
- IR IRON ROD
- 6P IRON GAS PIPE
- (XX.XX') RECORDED DISTANCE
- XXXX' MEASURED DISTANCE
- R.O.W. RIGHT OF WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- CENTER OF DRIVE ENTRANCE
- BUILDING SETBACK LINE
- - - RIGHT OF WAY EASEMENT LINE



0 150 300  
 SCALE: 1"=300'  
 DATE: 2-13-2025

**COOPER CRAWFORD & Associates**  
 Civil Engineers & Land Surveyors  
 475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265  
 PHONE: (515) 224-1344 FAX: (515) 224-1345

SHEET 1 OF 2  
 JOB NUMBER CC 2828

- SURVEY NOTES:**
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
  2. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, APPARENT OR OF RECORD.
  3. THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 FOOT IN 10,000 FEET AND EACH LOT WITHIN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 FOOT IN 5,000 FEET.
  4. THE ENTIRE PROPERTY LIES OUTSIDE THE LIMITS OF THE FEMA FLOOD PLAIN.
  5. BUILDING SETBACKS:
    - FRONT YARD: 50 FEET
    - REAR YARD: 50 FEET
    - SIDE YARD: 25 FEET
  6. PROPOSED WATER TO BE RURAL WATER
  7. PROPOSED SEWER TO BE INDIVIDUAL SEPTIC SYSTEM.
  8. DRIVEWAY ENTRANCES SHALL BE CONSTRUCTED AT A MINIMUM OF 24 FEET WIDE AT THE LOCATIONS DEPICTED ON THIS SURVEY. LOCATIONS ARE MEASURED TO THE CENTERLINE OF THE ENTRANCE FROM THE NEAREST NORTH OR SOUTH LOT LINE.
  9. PRIOR TO ANY CONSTRUCTION ON LOT 2, THE CONTRACTOR MUST PROVIDE THE COUNTY WITH A STORM WATER POLLUTION PROTECTION PLAN (SWPPP) TO ADDRESS ANY POTENTIAL DRAINAGE ISSUES WITH THE LOT.
  10. ALL MONUMENTS TO BE PLACED WITHIN ONE YEAR OF THE RECORDING DATE OF THIS PLAT.

NW COR  
NE 1/4 NW 1/4  
9-77-27  
1/2" I.R. W/  
CAP #15982

OWNER: NOACK  
FAMILY, LLC

OWNER: NOACK  
FAMILY, LLC

OWNER: WILLIAM H. LIENEMANN TRUST  
ANN C. LIENEMANN TRUST

N89°27'36"W 138.73'

N89°27'36"W 2609.12'

NORTH 1/4  
9-77-27  
SET ON LINE  
BETWEEN THE NW  
AND NE SECTION  
CORNERS IN LINE  
WITH ANCIENT  
FENCE LINE SOUTH.

**LOT AREA SUMMARY**

LOT 1

3.410 ACRES (GROSS)  
0.426 ACRES (R.O.W.)  
2.984 ACRES (NET)

LOT 2

5.444 ACRES (GROSS)  
0.519 ACRES (R.O.W.)  
4.925 ACRES (NET)

OUTLOT 'A'

146.401 ACRES (GROSS)  
1.015 ACRES (R.O.W.)  
145.386 ACRES (NET)

NE 1/4 NW 1/4  
SEC. 9-77-27  
OWNER: ROBERT L. FOGLER TRUST  
MARJORIE I. FOGLER TRUST

OWNER: ROBERT L. FOGLER TRUST  
MARJORIE I. FOGLER TRUST

SE 1/4 NW 1/4  
SEC. 9-77-27

NW 1/4 NE 1/4  
SEC. 9-77-27

SW 1/4 NE 1/4  
SEC. 9-77-27

NE 1/4 NE 1/4  
SEC. 9-77-27

SE 1/4 NE 1/4  
SEC. 9-77-27

S00°20'00"W 2643.76'

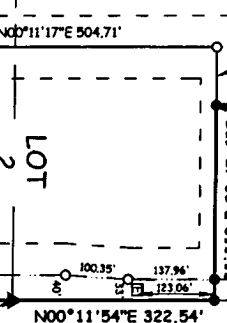
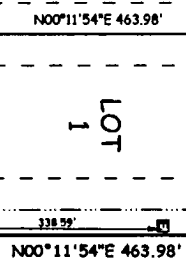
OUTLOT 'A'

SE COR  
NE 1/4 NE 1/4  
9-77-27  
1/2" I.R.

OUTLOT 'A'  
ACCESSED FROM  
EXISTING DRIVE  
ENTRANCE .30' S.  
OF NORTH LINE

NE COR  
9-77-27  
1/2" I.R.

N00°11'54"E 55.68'



PRAIRIEVIEW AVE. - R.O.W. VARIES

N00°10'40"E 1325.44'

N00°11'54"E 322.54'

N00°11'54"E 483.10'

N00°11'54"E 463.98'

- LEGEND**
- ▲ SECTION CORNER FOUND AS NOTED
  - △ SECTION CORNER SET 5/8" I.R. W/ PINK CAP #24805
  - MONUMENT FOUND 5/8" I.R. W/ PINK CAP #24805, UNLESS NOTED
  - MONUMENT SET 5/8" I.R. W/ PINK CAP #24805
  - I.R. IRON ROD
  - 6.P. IRON GAS PIPE
  - (XXX'X') RECORDED DISTANCE
  - XXXX' MEASURED DISTANCE
  - R.O.W. RIGHT OF WAY
  - P.U.E. PUBLIC UTILITY EASEMENT
  - CENTER OF DRIVE ENTRANCE
  - - - BUILDING SETBACK LINE
  - - - RIGHT OF WAY EASEMENT LINE

CENTER  
9-77-27  
1/2" I.R. W/  
CAP #6808

OWNER: LAURA GRIFFITH  
AND SCOTT LARSEN

OWNER: DONALD DEAN BOSTON, II  
AND TERESA LYNN BOSTON



**COOPER CRAWFORD & Associates**  
Civil Engineers & Land Surveyors

475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265  
PHONE: (515) 224-1344 FAX: (515) 224-1345

0 150 300  
SCALE: 1"=300'  
DATE: 2-13-2025  
SHEET 2 OF 2  
JOB NUMBER  
CC  
2828