



Document 2025 588

Book 2025 Page 588 Type 06 044 Pages 25

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INDX
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SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Type of Document

Replat of Nemmers Subdivision

PREPARER INFORMATION:

Zoning Office for Replat of Nemmers Subdivision, Phillip J. Nemmers (515) 273-2335
Contact: Jerrold B. Oliver, attorney for Replat of Nemmers Subdivision, (515) 462-3731

TAXPAYER INFORMATION:

Phillip J. Nemmers
1909 105th St.
Earlham, IA 50072

RETURN DOCUMENT TO:

Phillip J. Nemmers
1909 105th St.
Earlham, IA 50072

Or

Jordan, Oliver, Walters & Smith
c/o Jerrold B. Oliver
101 ½ W. Jefferson
PO Box 230
Winterset, IA 50273

GRANTOR:

GRANTEE:

**PLAT AND CERTIFICATE
FOR REPLAT OF NEMMERS SUBDIVISION,
MADISON COUNTY, IOWA**

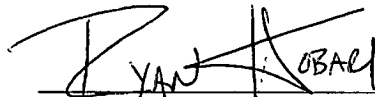
I, Ryan Hobart, Zoning Administrator of Madison County, Iowa, do hereby certify that the plat to which this certificate is attached is a plat of a subdivision known and designated as Replat of Nemmers Subdivision, and that the real estate comprising said plat is described as follows:

SEE ATTACHED

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

1. Attorney's Opinion;
2. Dedication of Plat;
3. Certificate from County Treasurer;
4. Resolution of the Board of Supervisors of Madison County, Iowa, approving said plat;
5. Agreement with County Engineer;
6. Ground Water Statement;
7. Madison County Soil and Water Conservation District Land Disturbing Activity Affidavit;
8. Consent of County Auditor to subdivision name;
9. Fence Affidavit.
10. Consents of Lenders


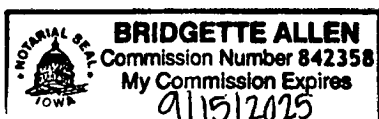
all of which are duly certified in accordance with the Madison County Zoning Ordinance.



Ryan Hobart, Zoning Administrator of Madison
County, Iowa

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 10th day of March, 2025, by Ryan Hobart.



Notary Public in and for said State of Iowa

REPLAT OF NEMMERS SUBDIVISION

LEGAL DESCRIPTION

Legal Description

The Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Three (3), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except commencing at the West Quarter (1/4) Corner of Section Three (3), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., thence North 90°00'00" East 945.00 feet along the Quarter Section Line to the point of beginning, thence continuing North 90°00'00" East 286.20 feet, thence North 00°30'57" West 248.99 feet, thence North 15°22'27" West 199.54 feet, thence North 90°00'00" West 204.93 feet, thence South 01°03'18" West 441.45 feet to the point of beginning, said parcel contains 2.543 acres including 0.246 acres of county road right of way.

Now Known as:

Lots One (1), Two (2) and Three (3) of Nemmers Subdivision, located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Three (3), Township Seventy-seven (77) North, Range Twenty-eight (28), West of the 5th P.M., Madison County, Iowa.

**ATTORNEY'S OPINION FOR FINAL PLAT, NEMMERS SUBDIVISION, MADISON
COUNTY, IOWA**

I, Jerrold B. Oliver, 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 December 18, 2024, 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 the Replat of Nemmers Subdivision, Madison County, Iowa:

See copy of description attached.

In my opinion, merchantable title to the above described property is in the name of Phillip J. Nemmers, Trustee of the Phillip J. Nemmers Revocable Trust free and clear of all liens and encumbrances except the following mortgages:

1. Entry No. 166 shows a Mortgage from Phillip J. Nemmers and Rhonda L. Nemmers, Husband and Wife, to Farm Credit Services of America, FLCA, in the principal amount of \$1,000,000.00, dated February 24, 2014, filed March 3, 2014, in Book 2014, Page 482, of the Recorder's Office of Madison County, Iowa. Lot 3 of Nemmers Subdivision has been released from this mortgage.

2. Entry No. 175 shows a Mortgage from Phillip J. Nemmers and Rhonda L. Nemmers, Husband and Wife, to Farm Credit Services of America, FLCA, in the principal amount of \$95,600.00 dated January 23, 2015, filed, January 27, 2015, in Book 2015, Page 204, of the Recorder's Office of Madison County, Iowa.

3. Entry No. 192 shows a Mortgage from Phillip J. Nemmers, Trustee of the Phillip J.

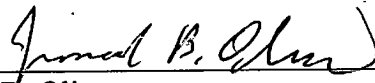
Nemmers Revocable Trust, to Earlham Savings Bank, in the principal amount of \$1,517,443.00, dated January 8, 2024, filed January 15, 2024 in Book 2024, Page 96, of the Recorder's Office of Madison County, Iowa. This mortgage covers Lots 1 and 2 of Nemmers Subdivision.

The abstract shows the following easements:

1. Entries No. 141 and 191 show Easements to Warren Water District, granting Easements for water pipeline purposes.
2. Entries No. 142 and 173 show Underground Easements for electrical purposes.

JORDAN, OLIVER, WALTERS & SMITH, P.C.

By



Jerrold B. Oliver

Farmers & Merchants Bank Bldg.

P.O. Box 230

Winterset, Iowa 50273

Telephone: (515) 462-3731

REPLAT OF NEMMERS SUBDIVISION

LEGAL DESCRIPTION

Legal Description

The Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Three (3), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except commencing at the West Quarter (1/4) Corner of Section Three (3), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., thence North 90°00'00" East 945.00 feet along the Quarter Section Line to the point of beginning, thence continuing North 90°00'00" Esst 286.20 feet, thence North 00°30'57" West 248.99 feet, thence North 15°22'27" West 199.54 feet, thence North 90°00'00" West 204.93 feet, thence South 01°03'18" West 441.45 feet to the point of beginning, said parcel contains 2.543 acres including 0.246 acres of county road right of way.

**Replat of Nemmers Subdivision
Legal Description from Abstract**

Lots One (1), Two (2) and Three (3) of Nemmers Subdivision, located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Three (3), Township Seventy-seven (77) North, Range Twenty-eight (28), West of the 5th P.M., Madison County, Iowa.

**DEDICATION OF REPLAT
OF
NEMMERS SUBDIVISION**


KNOW ALL MEN BY THESE PRESENTS:

That, I do hereby certify that I am the sole owner and proprietor of the following-described real state:

See Attached


That the subdivision of the above-described real estate as shown by the final plat of Replat of Nemmers Subdivision is with the free consent and in accordance with the owner's desire as owner of said real estate.

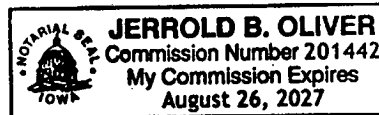
DATED this 15 day of January, 2025.

Phillip J. Nemmers Revocable Trust

Phillip J. Nemmers, Trustee

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 15 day of January, 2025, by Phillip J. Nemmers.


Notary Public in and for said State of Iowa



REPLAT OF NEMMERS SUBDIVISION

LEGAL DESCRIPTION

Legal Description

The Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Three (3), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except commencing at the West Quarter (1/4) Corner of Section Three (3), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., thence North 90°00'00" East 945.00 feet along the Quarter Section Line to the point of beginning, thence continuing North 90°00'00" East 266.20 feet, thence North 00°30'57" West 248.99 feet, thence North 15°22'27" West 199.54 feet, thence North 90°00'00" West 204.93 feet, thence South 01°03'18" West 441.45 feet to the point of beginning, said parcel contains 2.543 acres including 0.246 acres of county road right of way.

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:

See Attached

DATED at Winterset, Iowa, this 20 day of January, 2025.

Treasurer of Madison County, Iowa

By 

REPLAT OF NEMMERS SUBDIVISION
LEGAL DESCRIPTION

Legal Description

The Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Three (3), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except commencing at the West Quarter (1/4) Corner of Section Three (3), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., thence North 90°00'00" East 945.00 feet along the Quarter Section Line to the point of beginning, thence continuing North 90°00'00" East 286.20 feet, thence North 00°30'57" West 248.99 feet, thence North 15°22'27" West 199.54 feet, thence North 90°00'00" West 204.93 feet, thence South 01°03'18" West 441.45 feet to the point of beginning, said parcel contains 2.543 acres including 0.246 acres of county road right of way.

Now Known as:

Lots One (1), Two (2) and Three (3) of Nemmers Subdivision, located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Three (3), Township Seventy-seven (77) North, Range Twenty-eight (28), West of the 5th P.M., Madison County, Iowa.

ZO - 031125B

**RESOLUTION APPROVING FINAL PLAT
OF REPLAT OF NEMMERS
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 Replat of Nemmers Subdivision; and

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

See Attached

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, Phillip J. Nemmers, Trustee Philip J. Nemmers Revocable Trust.

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 Certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes.

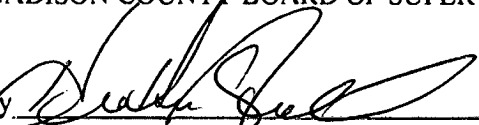
WHEREAS, the Board of Supervisors, Madison County, Iowa, finds that said plat conforms to the provisions of the Zoning Ordinance of Madison County, Iowa, and that the plat, papers and documents presented therewith should be approved by the Board of Supervisors, and that said plat, known as Replat of Nemmers 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:

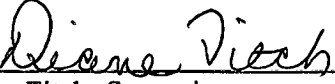
1. That said plat, known as Replat of Nemmers Subdivision prepared in connection with said plat and subdivision is hereby approved.
2. The Zoning Administrator of Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder of Madison 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, Chairman

Aye Nay

By 
Diane Fitch, Supervisor

Aye Nay

By 
Jessica Hobbs, Supervisor

Aye Nay

ATTEST:


Teri Kaczinski, Madison County Auditor

AGREEMENT

This Agreement, made and entered into, by and between, the proprietors of Replat of Nemmers Subdivision and the Madison County Engineer.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

1. The proprietors of Replat of Nemmers Subdivision, a Plat of the following described real estate:

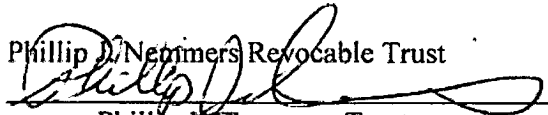
See Attached Legal Description


hereby agree that all private roads located within Replat of Nemmers 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.

Date: January 26, 2025

PROPRIETORS OF REPLAT OF NEMMERS SUBDIVISION

Phillip J. Nemmers Revocable Trust


Phillip J. Nemmers, Trustee


Madison County Engineer

REPLAT OF NEMMERS SUBDIVISION

LEGAL DESCRIPTION

Legal Description

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**LAND DISTURBING ACTIVITIES
AFFIDAVIT**

STATE OF IOWA :
: **ss**
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,

I, Phillip J. Nemmers, being first duly sworn on oath, do solemnly swear to affirm that:

I, individually and as Trustee of the Phillip J. Nemmers Revocable Trust do not plan to engage in land disturbing activities upon the following described real estate:

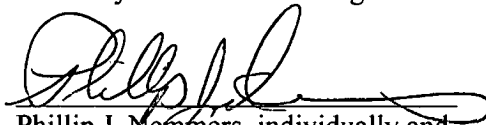
See Legal Description Attached

As owner or occupant of the 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 sections 161A.43, and 161A.44, Code of Iowa.

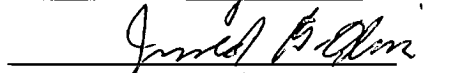
I am aware that loss limit regulations prohibit sediment from leaving the site in excess of 5 tons per acre per year. The land disturbing activities described above will be conducted in a manner that will insure compliance with the soil loss limit regulations.

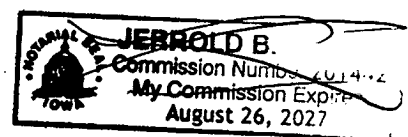
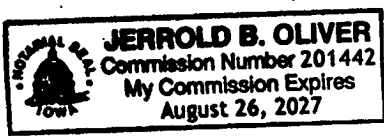
I assume responsibility for all land disturbing activities conducted on this property by us or other people entities we represent. This authority covers only the land and land disturbing activity described above.

I am the owner of the land, and have full authority to enter into this agreement.


Phillip J. Nemmers, individually and
Trustee of the Phillip J. Nemmers
Revocable Trust

Subscribed and sworn to before me on this 15 day of June, 2025.


Notary Public in and for the State of Iowa



REPLAT OF NEMMERS SUBDIVISION

LEGAL DESCRIPTION

Legal Description

The Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Three (3), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except commencing at the West Quarter (1/4) Corner of Section Three (3), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., thence North 90°00'00" East 945.00 feet along the Quarter Section Line to the point of beginning, thence continuing North 90°00'00" East 286.20 feet, thence North 00°30'57" West 248.99 feet, thence North 15°22'27" West 199.54 feet, thence North 90°00'00" West 204.93 feet, thence South 01°03'18" West 441.45 feet to the point of beginning, said parcel contains 2.543 acres including 0.246 acres of county road right-of-way.

Now Known as:

Lots One (1), Two (2) and Three (3) of Nemmers Subdivision, located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Three (3), Township Seventy-seven (77) North, Range Twenty-eight (28), West of the 5th P.M., Madison County, Iowa.

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

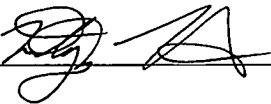
REPLAT OF NEMMERS SUBDIVISION

For property located at: See Legal Attached

And owned by: Phillip J. Nemmers Revocable Trust

Has been approved on the 10th day of December, 2024.

Auditor, Madison County, Iowa.

By  1st deputy Auditor

REPLAT OF NEMMERS SUBDIVISION

LEGAL DESCRIPTION

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Prepared by: Jerrold B. Oliver, PO BOX 230, Winterset, IA 50273 515/462-3731
Return to: Jerrold B. Oliver, PO BOX 230, Winterset, IA 50273 515/462-3731

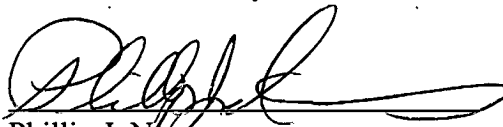
AFFIDAVIT

STATE OF IOWA :
: ss
MADISON COUNTY :


I, Phillip Nemmers, first being duly sworn on oath state that this Affidavit concerns the chain of title to the following described real estate:

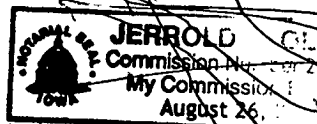
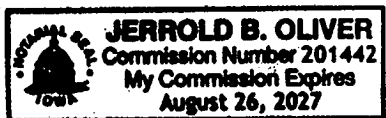
See Legal Description Attached

I further state that there are lawful fences on the boundary lines of the above described real estate.


Phillip J. Nemmers

Subscribed and sworn to before me on this 15 day of Jan, 2025.


Notary Public in and for the State of Iowa



REPLAT OF NEMMERS SUBDIVISION

LEGAL DESCRIPTION

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**CONSENT TO PLATTING
BY EARLHAM SAVINGS BANK**

Earlham Savings Bank does hereby consent to the platting and subdivision by Phillip J.

Nemmers Revocable Trust of the following-described real estate:

See Attached

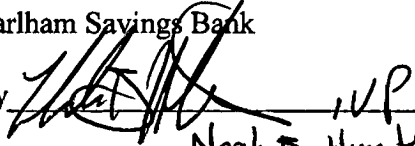
in accordance with the ordinances of Madison County, Iowa, and the laws of the State of Iowa.

The undersigned holds a mortgage against said real estate dated January 8, 2024 and recorded on January 15, 2024 in Book 2024, Page 96 of the Recorder's Office of Madison County, Iowa.

Dated this 30th day of December, 2024.

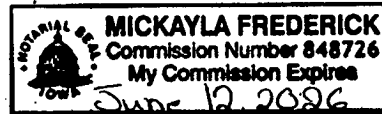
Earlham Savings Bank

By


Noah B. Hunter, VP

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on this 30th day of December, 2024
by Mickayla Frederick as Loan Processor of Earlham Savings Bank.



Notary Public in and for said State

REPLAT OF NEMMERS SUBDIVISION

LEGAL DESCRIPTION

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

Farm Credit Services of America, FLCA does hereby consent to the platting and subdivision by Phillip J. Nemmers Revocable Trust of the following-described real estate:

See Attached

in accordance with the ordinances of Madison County, Iowa, and the laws of the State of Iowa.

The undersigned holds mortgages against said real estate:

1. Mortgage dated February 24, 2014 and recorded on March 3, 2014 in Book 2014, Page 482 of the Recorder's Office of Madison County, Iowa. Lot 3 of Nemmers Subdivision has been released from this mortgage.
2. Mortgage dated January 23, 2015 and recorded on January 27, 2015 in Book 2015, Page 204 of the Recorder's Office of Madison County, Iowa.

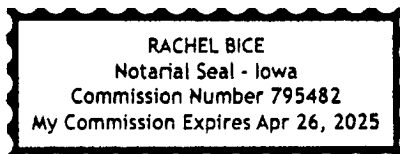
Dated this 31st day of JANUARY, 2025.

Farm Credit Services of America, FLCA

By *Adam Pirkll*

STATE OF IOWA, COUNTY OF DALLAS

This instrument was acknowledged before me on this 31st day of JANUARY, 2025 by ADAM PIRKLL as RVP CUSTOMER of Farm Credit Services of America, FLCA EXPERIENCE



Rachel Bice
Notary Public in and for said State

REPLAT OF NEMMERS SUBDIVISION

LEGAL DESCRIPTION

Legal Description

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

REPLAT OF NEMMERS SUBDIVISION

MADISON COUNTY, IOWA

FRL NW 1/4 NW 1/4
JSC PROPERTIES, INC.

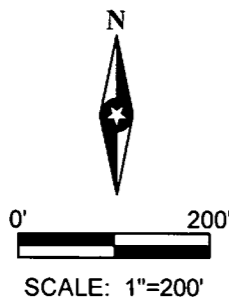
INDEX LEGEND
COUNTY: MADISON
SITE ADDRESS: 1909 105TH STREET
CITY: EARLHAM
SECTION: 3 TOWNSHIP: 77 RANGE 28
ALIQUOT PART: SW 1/4 NW 1/4
SUBDIVISION NAME: REPLAT OF NEMMERS SUBDIVISION
BLOCK: LOT(S): 1-3
PROPRIETOR: PHILLIP NEMMERS
REQUESTED BY: PHILLIP NEMMERS
SURVEYOR NAME: MERLIN L. DAVIS

LEGAL DESCRIPTION:

THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION THREE (3), IN TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, EXCEPT COMMENCING AT THE WEST QUARTER (1/4) CORNER OF SECTION THREE (3), IN TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-EIGHT (28) WEST OF THE 5TH P.M., THENCE NORTH 89°08'27" EAST, 945.00 FEET ALONG THE QUARTER SECTION LINE TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 89°08'27" EAST, 268.20' FEET; THENCE NORTH 0°20'36" WEST, 248.99' FEET, THENCE NORTH 14°30'53" WEST, 199.54 FEET, THENCE NORTH 89°08'27" WEST, 204.93' FEET; THENCE SOUTH 01°54'51" WEST, 441.45' FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 2.54 ACRES, INCLUDING 0.25 ACRES OF ROAD RIGHT OF WAY.

LEGEND OF SYMBOLS & ABBREVIATIONS

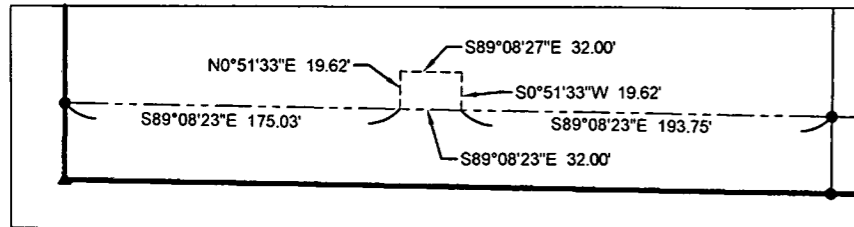
- R RECORDED DISTANCE
- M MEASURED DISTANCE
- C CALCULATED DISTANCE
- FOUND 1/2" IR YC 15982 UNLESS NOTED
- SET 1/2" IR OC 19440 UNLESS NOTED
- ▲ SECTION CORNER FOUND
- △ SECTION CORNER SET
- OC 19440 UNLESS NOTED
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- YC YELLOW CAP
- OC ORANGE CAP
- RC RED CAP
- IP IRON PIPE
- IR IRON ROD
- RIGHT OF WAY
- - - BUILDING SETBACK



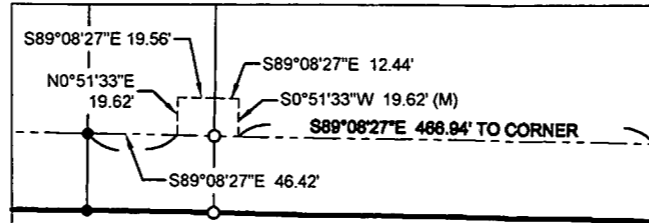
NOTES:

1. BUILDING SETBACKS TO BE 50 FEET FRONT AND REAR YARD AND 25 FEET SIDE YARD.
2. SEWER TO BE INDIVIDUAL SEPTIC TANK AND LATERAL SYSTEM.
3. WATER TO BE RURAL WATER.
4. PROPERTY IS CURRENTLY ZONED AGRICULTURAL.
5. PROPERTY IS SUBJECT TO A 32' WARREN WATER DISTRICT EASEMENT RECORDED IN BOOK 2021 / PAGE 5120 IN THE MADISON COUNTY RECORDER'S OFFICE.
6. ELECTRIC EASEMENT IS APPROXIMATE AND IS DEPICTED AS DESCRIBED IN BOOK 2014 / PAGE 1358 IN THE MADISON COUNTY RECORDER'S OFFICE

DETAIL 'A' - 32' WATER EASEMENT



DETAIL 'B' - 32' WATER EASEMENT



NW COR
SW 1/4 NW 1/4
SEC. 3-77-28
FND 1/2" IR
YC #15982

NE COR
SW 1/4 NW 1/4
SEC. 3-77-28
FND 1/2" IR
YC #15982

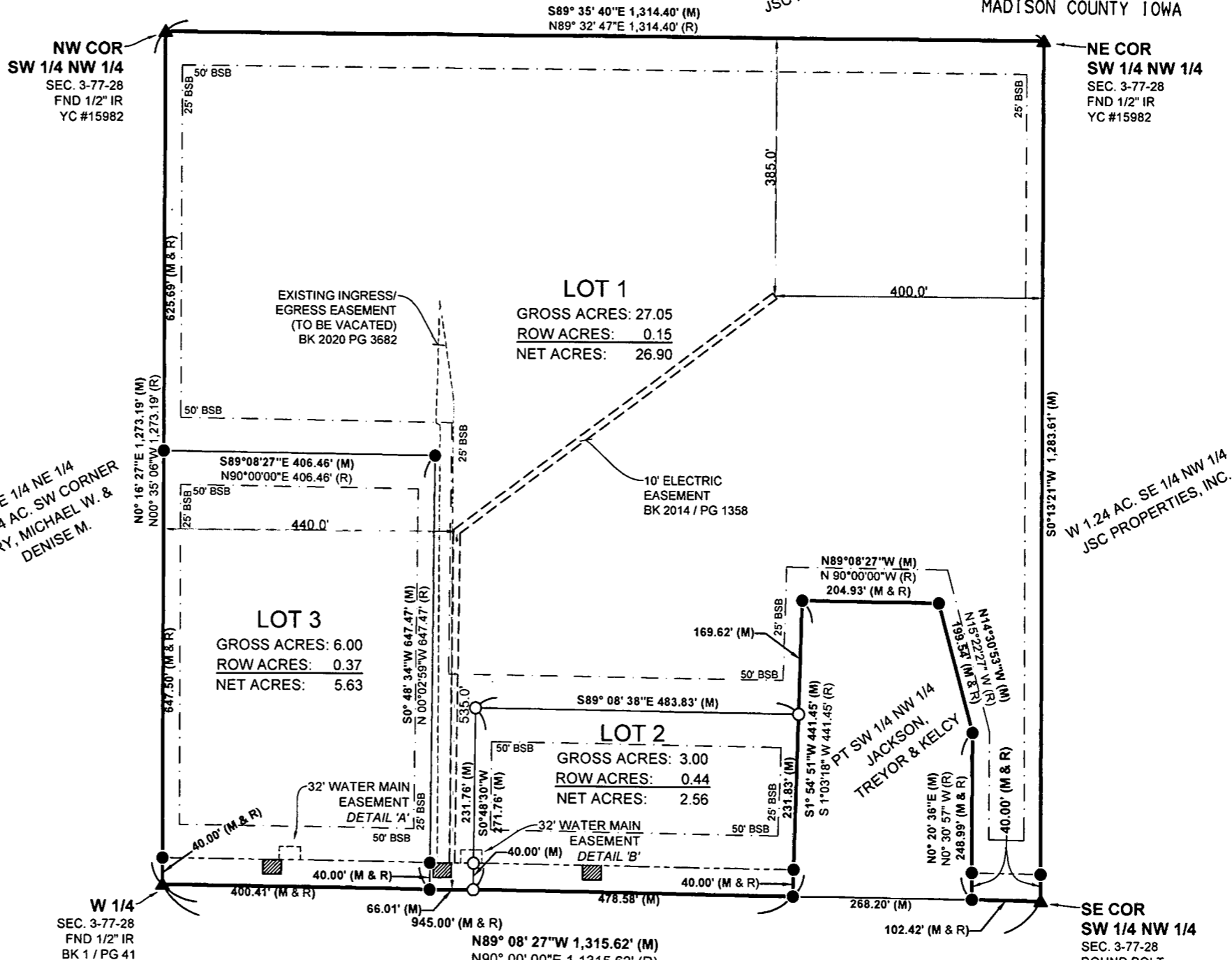
SE 1/4 NE 1/4
EX 3.94 AC. SW CORNER
ORY, MICHAEL W. &
DENISE M.

W 1.24 AC. SE 1/4 NW 1/4
JSC PROPERTIES, INC.

W 1/4
SEC. 3-77-28
FND 1/2" IR
BK 1 / PG 41

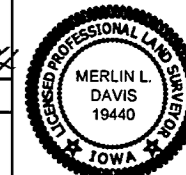
SE COR
SW 1/4 NW 1/4
SEC. 3-77-28
ROUND BOLT
BK 2014 / PG 2731

105TH STREET
80' ROW



I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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.

SIGNATURE: *Merlin L. Davis* DATE: 3/12/2025
PRINTED OR TYPED NAME: MERLIN L. DAVIS
IOWA LIC. NO. 19440
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
THIS SHEET ONLY



ABAC CONSULTING
CIVIL ENGINEERING - LAND SURVEYING
2000 CORNELL IOWA 50111
OFFICE 615-468-0404

PROJECT NO.	DATE	REVISION DESCRIPTION	NO.
24188			1
DRAWING FILE NO.			2
DESIGNED/REVIEWED BY:			3
DRAWN BY:			4
PLOT DATE:			

REPLAT OF
NEMMERS SUBDIVISION
MADISON COUNTY, IOWA

SHEET: 1