



Document 2025 738

Book 2025 Page 738 Type 06 044 Pages 19

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Type of Document

Hogback Bridge Acres Plat 2 Subdivision

PREPARER INFORMATION:

Zoning Office for Hogback Bridge Acres Plat 2 Subdivision, MBV Properties, (515) 210-5854
Contact: Mark Smith, attorney for Hogback Bridge Acres Plat 2 Subdivision, (515) 462-3731

TAXPAYER INFORMATION:

MBV Properties, LLC
15 School St.
Carlisle, IA 50047

RETURN DOCUMENT TO:

MBV Properties, LLC
15 School St.
Carlisle, IA 50047

Or

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

GRANTOR:

GRANTEE:

**PLAT AND CERTIFICATE
FOR
HOGBACK BRIDGE ACRES PLAT 2 SUBDIVISION**

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 Hogback Bridge Acres Plat 2 Subdivision; and, that the real estate comprising said plat is described as follows:

A tract of land located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the Northeast corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27), thence West along the North line of said Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27) 277.5 feet, thence continuing Southerly to a point on the South line of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27) which is 2,422.2 feet East of the Southwest corner of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-seven (27), thence East to the Southeast corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27), thence North to the point of beginning; AND the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27); EXCEPT Parcel "A" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27), containing 5.00 acres, as shown in Corrected Plat of Survey filed in Book 2016, Page 1103 on April 29, 2016, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "B" located in the North Half (1/2) of the Southeast Quarter (1/4) of said Section Twenty-seven (27), containing 7.74 acres, as shown in Plat of Survey filed in Book 2016, Page 1481 on May 31, 2016, and corrected in Affidavit filed in Book 2016, Page 1515 on June 2, 2016, in the Office of the Recorder of Madison County, Iowa.

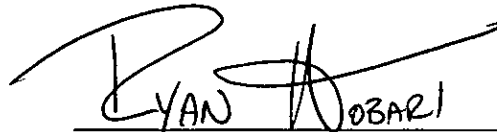
I do further certify that attached hereto are true and correct copies of the following documents that have been submitted in connection with said plat.

- 1) Dedication of Plat of Hogback Bridge Acres Plat 2 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 Subdivision Ordinances.


Dated this 30 day of DECEMBER, 2024.



Ryan Hobart, Zoning Administrator

STATE OF IOWA, MADISON COUNTY, ss:

On this 30th 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
HOGBACK BRIDGE ACRES PLAT 2 SUBDIVISION**

KNOW ALL MEN BY THESE PRESENT:

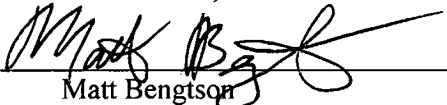
That MBV Properites, LLC, does hereby certify that it is the sole owner and proprietor of the following-described real estate:

A tract of land located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the Northeast corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27), thence West along the North line of said Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27) 277.5 feet, thence continuing Southerly to a point on the South line of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27) which is 2,422.2 feet East of the Southwest corner of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-seven (27), thence East to the Southeast corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27), thence North to the point of beginning; AND the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27); EXCEPT Parcel "A" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27), containing 5.00 acres, as shown in Corrected Plat of Survey filed in Book 2016, Page 1103 on April 29, 2016, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "B" located in the North Half (1/2) of the Southeast Quarter (1/4) of said Section Twenty-seven (27), containing 7.74 acres, as shown in Plat of Survey filed in Book 2016, Page 1481 on May 31, 2016, and corrected in Affidavit filed in Book 2016, Page 1515 on June 2, 2016, in the Office of the Recorder of Madison County, Iowa.

That the subdivision of the above described real estate, as shown by the Final Plat of Hogback Bridge Acres Plat 2 Subdivision is with the free consent and in accordance with the owner's desire as owner of said real estate.

Dated this 17 day of October, 2024.

MBV PROPERTIES, LLC

By  _____
Matt Bengtson

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 17 day of October, 2024, by Matt Bengtson.



Kim Leonard
Notary Public in and for said State of Iowa

**ATTORNEY'S OPINION FOR FINAL PLAT
HOGBACK BRIDGE ACRES PLAT 2 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 September 26, 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 Final Plat, Hogback Bridge Acres Plat 2 Subdivision, Madison County, Iowa.

A tract of land located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the Northeast corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27), thence West along the North line of said Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27) 277.5 feet, thence continuing Southerly to a point on the South line of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27) which is 2,422.2 feet East of the Southwest corner of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-seven (27), thence East to the Southeast corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27), thence North to the point of beginning; AND the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27); EXCEPT Parcel "A" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27), containing 5.00 acres, as shown in Corrected Plat of Survey filed in Book 2016, Page 1103 on April 29, 2016, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "B" located in the North Half (1/2) of the Southeast Quarter (1/4) of said Section Twenty-seven (27), containing 7.74 acres, as shown in Plat of Survey filed in Book 2016, Page 1481 on May 31, 2016, and corrected in Affidavit filed in Book 2016, Page 1515 on June 2, 2016, 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 MBV

Properties, LLC, free and clear of all liens and encumbrances, except:

1. Entry No. 5 shows a Pipeline Easement in favor of Northern Gas Products Company, its successors or assigns, dated May 10, 1961, filed May 22 1961, in Deed Record 90, Page 341, in the Recorder's Office of Madison County, Iowa, for the purposes of constructing, operating, and maintaining a pipeline and appurtenances thereto for the transportation of liquid or gaseous substances. You should familiarize yourself with this Easement as it may to some

extent limit the use of the real estate under examination.

Entry No. 6 shows an Assignment from Northern Gas Products Company to Hydrocarbon Transportation, Inc., dated January 1, 1967, filed March 20, 1968, in Deed Record 96, Page 104, in the Recorder's Office of Madison County, Iowa, which assigns all right, title and interest in the Easement shown at Entry No. 5.

Entry No. 9 shows a Ratification and Assignment from Enron Gas Processing Company, formerly named Northern Gas Products Company, to Enron Liquids Pipeline Company, formerly named Hydrocarbon Transportation, Inc., dated July 23, 1992, filed August 5, 1992, in Deed Record 127, Page 682, in the Recorder's Office of Madison County, Iowa. This Ratification and Assignment corrects and ratifies the Assignment at Entry No. 6.

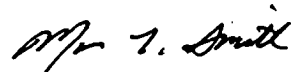
Entry No. 10 shows a Conveyance, Assignment, and Bill of Sale from Enron Liquids Pipeline Company, Enron Oil & Transportation Company, and Enron Liquids Marketing Company, to Enron Liquids Pipeline Operating Limited Partnership Company, dated July 23, 1992, filed August 5, 1992, in Deed Record 127, Page 708, in the Recorder's Office of Madison County, Iowa, which transfers all right, title, and interest in the Easement shown at Entry No. 5.

Entry No. 25 shows a Conveyance and Assignment of Easements, Licenses, Permits and Leases from Kinder Morgan Operating, L.P., formerly known as Enron Liquids Pipeline Operating Limited Partnership, to Oneok North System, L.L.C, dated October 4, 2007, filed October 9, 2007, in Book 2007, Page 3767, in the Recorder's Office of Madison County, Iowa, which conveys and assigns all right, title, and interest in the Easement show at Entry No. 5.

2. Entry No. 19 shows an Easement in favor of Warren Water, Inc, its successors and assigns, dated October 23, 2003, filed November 24, 2003, in Book 2003, Page 6990, in the Recorder's Office of Madison County, Iowa, for the purposes of constructing, operating, and maintaining waterlines 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.

Respectfully submitted,

JORDAN, OLIVER & WALTERS, P.C.



Mark L. Smith, Title Guaranty No. 10074

CERTIFICATE OF THE COUNTY TREASURER OF MADISON COUNTY, IOWA

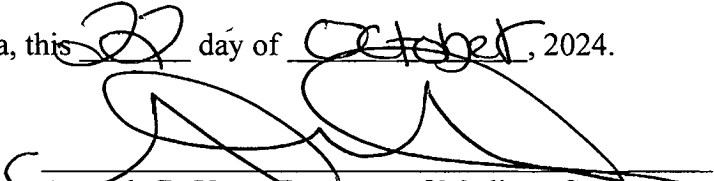
I, Amanda DeVos , do hereby certify that I am the duly elected and acting Treasurer of Madison County, Iowa; that I have examined the records in my office, and that there are no unpaid taxes forming a lien against the following-described real estate, to-wit:

HOGBACK BRIDGE ACRES PLAT 2 SUBDIVISION

A tract of land located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the Northeast corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27), thence West along the North line of said Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27) 277.5 feet, thence continuing Southerly to a point on the South line of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27) which is 2,422.2 feet East of the Southwest corner of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-seven (27), thence East to the Southeast corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27), thence North to the point of beginning; AND the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27); EXCEPT Parcel "A" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27), containing 5.00 acres, as shown in Corrected Plat of Survey filed in Book 2016, Page 1103 on April 29, 2016, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "B" located in the North Half (1/2) of the Southeast Quarter (1/4) of said Section Twenty-seven (27), containing 7.74 acres, as shown in Plat of Survey filed in Book 2016, Page 1481 on May 31, 2016, and corrected in Affidavit filed in Book 2016, Page 1515 on June 2, 2016, in the Office of the Recorder of Madison County, Iowa.

Owned by: MBV Properties, LLC

DATED at Winterset, Iowa, this 27 day of October, 2024.


Amanda DeVos, Treasurer of Madison County, Iowa

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

HOGBACK BRIDGE ACRES PLAT 2 SUBDIVISION


For property located at:

A tract of land located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the Northeast corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27), thence West along the North line of said Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27) 277.5 feet, thence continuing Southerly to a point on the South line of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27) which is 2,422.2 feet East of the Southwest corner of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-seven (27), thence East to the Southeast corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27), thence North to the point of beginning; AND the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27); EXCEPT Parcel "A" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27), containing 5.00 acres, as shown in Corrected Plat of Survey filed in Book 2016, Page 1103 on April 29, 2016, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "B" located in the North Half (1/2) of the Southeast Quarter (1/4) of said Section Twenty-seven (27), containing 7.74 acres, as shown in Plat of Survey filed in Book 2016, Page 1481 on May 31, 2016, and corrected in Affidavit filed in Book 2016, Page 1515 on June 2, 2016, in the Office of the Recorder of Madison County, Iowa.

And owned by: MBV Properties, LLC

Has been approved on the 18th day of October, 2024.

Auditor, Madison County, Iowa.

By 
Shelley D. Kaster, Auditor

AGREEMENT

This Agreement made and entered into, by and between, the proprietor of Hogback Bridge Acres Plat 2 Subdivision and Mike Hackett, Madison County Engineer.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

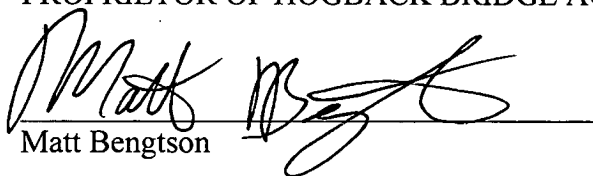
1. The proprietor of Hogback Bridge Acres Plat 2 Subdivision, a Plat of the following described real estate:


A tract of land located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the Northeast corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27), thence West along the North line of said Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27) 277.5 feet, thence continuing Southerly to a point on the South line of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27) which is 2,422.2 feet East of the Southwest corner of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-seven (27), thence East to the Southeast corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27), thence North to the point of beginning; AND the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27); EXCEPT Parcel "A" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27), containing 5.00 acres, as shown in Corrected Plat of Survey filed in Book 2016, Page 1103 on April 29, 2016, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "B" located in the North Half (1/2) of the Southeast Quarter (1/4) of said Section Twenty-seven (27), containing 7.74 acres, as shown in Plat of Survey filed in Book 2016, Page 1481 on May 31, 2016, and corrected in Affidavit filed in Book 2016, Page 1515 on June 2, 2016, in the Office of the Recorder of Madison County, Iowa.

hereby agrees that all private roads located within Hogback Bridge Acres Plat 2 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: October 18, 2024.

PROPRIETOR OF HOGBACK BRIDGE ACRES PLAT 2


Matt Bengtson


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 I make herein, I, Matt Bengtson, 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:

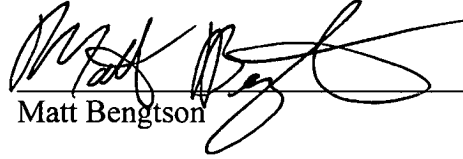
A tract of land located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the Northeast corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27), thence West along the North line of said Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27) 277.5 feet, thence continuing Southerly to a point on the South line of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27) which is 2,422.2 feet East of the Southwest corner of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-seven (27), thence East to the Southeast corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27), thence North to the point of beginning; AND the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27); EXCEPT Parcel "A" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27), containing 5.00 acres, as shown in Corrected Plat of Survey filed in Book 2016, Page 1103 on April 29, 2016, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "B" located in the North Half (1/2) of the Southeast Quarter (1/4) of said Section Twenty-seven (27), containing 7.74 acres, as shown in Plat of Survey filed in Book 2016, Page 1481 on May 31, 2016, and corrected in Affidavit filed in Book 2016, Page 1515 on June 2, 2016, in the Office of the Recorder of Madison County, Iowa.

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.

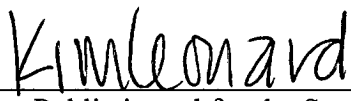
I assume responsibility for all land disturbing activities conducted on this property by us or other people entities we represent. This authority covers only the land and land disturbing activity described above.

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


Matt Bengtson

Subscribed and sworn to before me by Matt Bengtson on this 17 day of October, 2024.




Notary Public in and for the State of Iowa

ZO – Resolution 1-14-25A
RESOLUTION APPROVING FINAL PLAT
OF HOGBACK BRIDGE ACRES PLAT 2 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 Hogback Bridge Acres Subdivision; and

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

A tract of land located in the Northwest Quarter (¼) of the Southeast Quarter (¼) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the Northeast corner of the Northwest Quarter (¼) of the Southeast Quarter (¼) of said Section Twenty-seven (27), thence West along the North line of said Northwest Quarter (¼) of the Southeast Quarter (¼) of said Section Twenty-seven (27) 277.5 feet, thence continuing Southerly to a point on the South line of the Northwest Quarter (¼) of the Southeast Quarter (¼) of said Section Twenty-seven (27) which is 2,422.2 feet East of the Southwest corner of the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Twenty-seven (27), thence East to the Southeast corner of the Northwest Quarter (¼) of the Southeast Quarter (¼) of said Section Twenty-seven (27), thence North to the point of beginning; AND the Northeast Quarter (¼) of the Southeast Quarter (¼) of said Section Twenty-seven (27); EXCEPT Parcel "A" located in the Northeast Quarter (¼) of the Southeast Quarter (¼) of said Section Twenty-seven (27), containing 5.00 acres, as shown in Corrected Plat of Survey filed in Book 2016, Page 1103 on April 29, 2016, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "B" located in the North Half (½) of the Southeast Quarter (¼) of said Section Twenty-seven (27), containing 7.74 acres, as shown in Plat of Survey filed in Book 2016, Page 1481 on May 31, 2016, and corrected in Affidavit filed in Book 2016, Page 1515 on June 2, 2016, 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 proprietors, MBV Properties, LLC.

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 Hogback Bridge Acres Plat 2 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 Hogback Bridge Acres Plat 2 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 14 day of January, 2025.

MADISON COUNTY BOARD OF SUPERVISORS

By [Signature]
Jessica Hobbs, Supervisor

Aye Nay

By [Signature]
Diane Fitch, Supervisor

Aye Nay

By [Signature]
Heather Stancil, Supervisor

Aye Nay

ATTEST:

[Signature]
Teri Kaczinski, Madison County Auditor

Prepared by: Mark L. Smith, PO BOX 230, Winterset, IA 50273 515/462-3731
Return to: Mark L. Smith, PO BOX 230, Winterset, IA 50273 515/462-3731

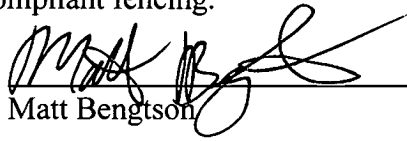
AFFIDAVIT

STATE OF IOWA :
: ss
MADISON COUNTY :

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

A tract of land located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the Northeast corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27), thence West along the North line of said Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27) 277.5 feet, thence continuing Southerly to a point on the South line of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27) which is 2,422.2 feet East of the Southwest corner of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-seven (27), thence East to the Southeast corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27), thence North to the point of beginning; AND the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27); EXCEPT Parcel "A" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-seven (27), containing 5.00 acres, as shown in Corrected Plat of Survey filed in Book 2016, Page 1103 on April 29, 2016, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "B" located in the North Half (1/2) of the Southeast Quarter (1/4) of said Section Twenty-seven (27), containing 7.74 acres, as shown in Plat of Survey filed in Book 2016, Page 1481 on May 31, 2016, and corrected in Affidavit filed in Book 2016, Page 1515 on June 2, 2016, in the Office of the Recorder of Madison County, Iowa.

I further state that my property has compliant fencing.

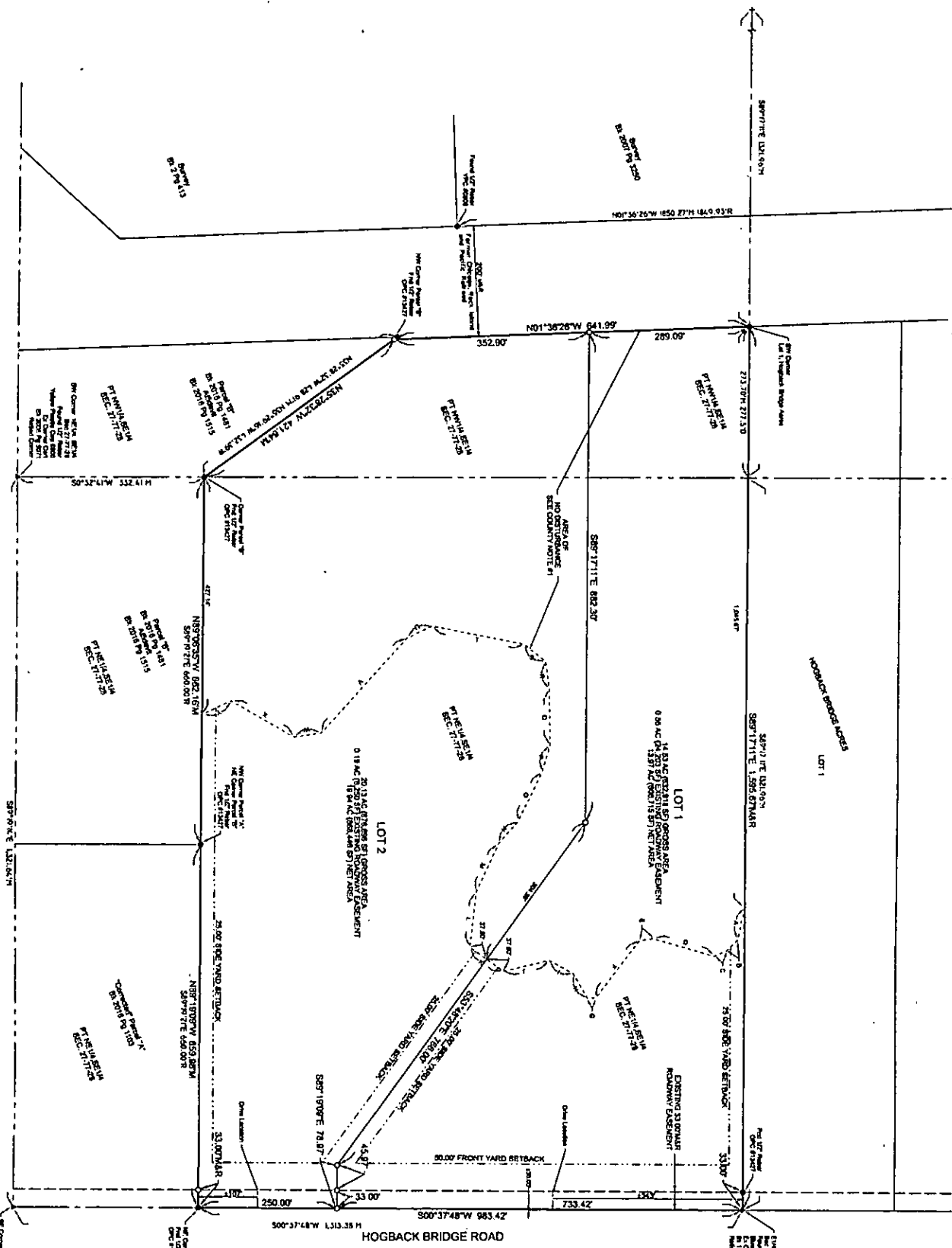

Matt Bengtson

Subscribed and sworn to before me on this 17 day of October, 2024.

Kim Leonard
Notary Public in and for the State of Iowa

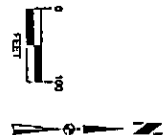


HOGBACK BRIDGE ACRES PLAT 2 FINAL PLAT



LINE TABLE

A	577.1700	90.25
B	627.4271	53.00
C	818.2430	115.00
D	827.1807	120.00
E	801.4052	138.00
F	827.1807	120.00
G	827.1807	120.00
H	827.1807	120.00
I	827.1807	120.00
J	827.1807	120.00
K	827.1807	120.00
L	827.1807	120.00
M	827.1807	120.00
N	827.1807	120.00
O	827.1807	120.00
P	827.1807	120.00
Q	827.1807	120.00
R	827.1807	120.00
S	827.1807	120.00
T	827.1807	120.00
U	827.1807	120.00
V	827.1807	120.00
W	827.1807	120.00
X	827.1807	120.00
Y	827.1807	120.00
Z	827.1807	120.00



SNYDER & ASSOCIATES, INC.
 2727 SW SNYDER BLVD
 ANKENY, IOWA 50023
 515-984-2020 | WWW.SNYDER-ASSOCIATES.COM

HOGBACK BRIDGE ACRES PLAT 2
 FINAL PLAT
 MADISON COUNTY, IOWA

SNYDER & ASSOCIATES, INC.

2	REVISED PER COUNTY COMMENTS	11/20/24	JDP
1	REVISED PER COUNTY COMMENTS	09/24/24	JDP
MARK	REVISION	DATE	BY
Engineer:	Checked By: TLD	Scale: 1" = 100'	
Technician: JDP	Date: 08-13-2024	Field No: 1345	Pg. 51
Project No: 124.0963.01	Sheet 2 of 2		

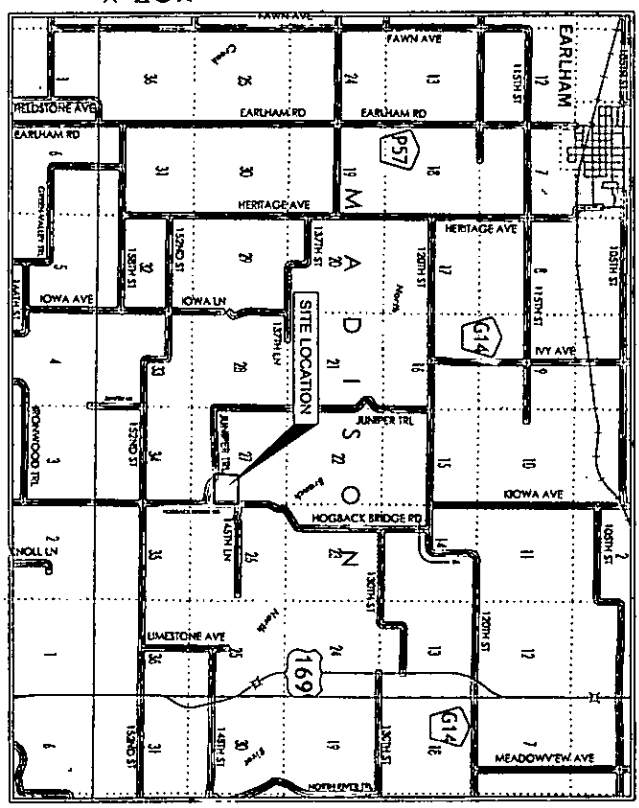
HOGBACK BRIDGE ACRES PLAT 2

FINAL PLAT

INDEX LEGEND
 SUPERVISOR WALTER JENKINS, JR.
 SNEYDER & ASSOCIATES, INC.
 2727 SW SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020
 17 COO: D. G. SNYDER
 17 SENIOR: J. M. SNYDER
 17 PROJECT LEADER:
 SNEYDER & ASSOCIATES, INC.
 17 SECTION: 272724-W-01
 17 CHECKED BY:
 17 REVISED BY: T.L.C.
 17 APPROVED BY: T.L.C.

Document 2025 738
 Book 2025 Page 738 Type 06 044 Pages 19
 Date 3/28/2025 Time 8:18:02AM
 Rec Amt \$97.00 Aud Amt \$5.00

BRANDY MACUMBER, COUNTY RECORDER
 MADISON COUNTY IOWA



UTILITY WARNING
 THE UTILITIES SHOWN ARE LOCATED BY FIELD SURVEY AND FIELD RECORDS. THE FIELD RECORDS AND FIELD SURVEY DATA ARE THE BASIS FOR THIS PLAT. THE FIELD RECORDS AND FIELD SURVEY DATA MAY BE INCOMPLETE OR INCONCLUSIVE. THE FIELD RECORDS AND FIELD SURVEY DATA ARE THE BASIS FOR THIS PLAT. THE FIELD RECORDS AND FIELD SURVEY DATA MAY BE INCOMPLETE OR INCONCLUSIVE. THE FIELD RECORDS AND FIELD SURVEY DATA ARE THE BASIS FOR THIS PLAT. THE FIELD RECORDS AND FIELD SURVEY DATA MAY BE INCOMPLETE OR INCONCLUSIVE.

UTILITY CONTACT INFORMATION
 IOWA POWER & LIGHT CO.
 2700 WEST 15TH STREET
 DES MOINES, IOWA 50319
 515-281-1111
 WWW.IOWAPOWER.COM
 IOWA WATER SUPPLY AND WASTE WATER DISTRICT
 300 WEST 15TH STREET
 DES MOINES, IOWA 50319
 515-281-1111
 WWW.IOWAWATER.COM

GENERAL NOTES
 1. SOURCE OF WATER SUPPLY: WABWATER DISTRICT.
 2. SERVICE CONNECTIONS TO BE MADE BY THE CONTRACTOR.
 3. SERVICE CONNECTIONS TO BE MADE BY THE CONTRACTOR.
 4. SERVICE CONNECTIONS TO BE MADE BY THE CONTRACTOR.
 5. SERVICE CONNECTIONS TO BE MADE BY THE CONTRACTOR.

LEGEND
 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

OWNER
 SNEYDER & ASSOCIATES, INC.
 2727 SW SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020
 WWW.SNEYDER-ASSOCIATES.COM

DATE OF SURVEY
 AUGUST 7, 2024

ZONING
 AGRICULTURE

AREA SUMMARY
 NW 1/4 SEC 26 T.14N. R.28E. S.10E. (0.36 AC)
 NE 1/4 SEC 26 T.14N. R.28E. S.10E. (0.36 AC)
 SE 1/4 SEC 26 T.14N. R.28E. S.10E. (0.36 AC)
 SW 1/4 SEC 26 T.14N. R.28E. S.10E. (0.36 AC)

BASIS OF BEARING
 THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 26 T.14N. R.28E. S.10E. IS ASSUMED TO BE THE EAST LINE OF SECTION 26 T.14N. R.28E. S.10E. AND IS BEARING S 89° 59' 58" W 100.00 FT.

COUNTY NOTES
 THE BOUNDARIES ARE RESTRICTED TO THAT UNOBTAINED USE OF THE AREA OR NO PART THEREOF IS BEING OFFERED FOR SALE OR CONVEYANCE.



HOGBACK BRIDGE ACRES PLAT 2

FINAL PLAT

MADISON COUNTY, IOWA

SNEYDER & ASSOCIATES, INC.

2727 SW SNYDER BLVD
 ANKENY, IOWA 50023
 515-964-2020 | WWW.SNEYDER-ASSOCIATES.COM

| NO. | REVISION | DATE | BY |
|-----|-----------------------------|----------|-----|
| 1 | REVISED PER COUNTY COMMENTS | 11/20/24 | JOP |
| 2 | REVISED PER COUNTY COMMENTS | 3/20/25 | JOP |

Project No: 124.0963.01

Sheet 1 of 2