



Document 2026 1946

Book 2026 Page 1946 Pages 21
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

Type of Document

Buck Haven West Subdivision

PREPARER INFORMATION:

Brian Loya, 222 NW Sunrise Drive Waukee, IA 50263
Phone: (515)-369-2502, on behalf of Buck Haven Estates, LLC

TAXPAYER INFORMATION:

Buck Haven Estates, LLC
4123 NW 95th Place
Polk City, IA 50266

RETURN DOCUMENT TO:

Buck Haven Estates, LLC
4123 NW 95th Place
Polk City, IA 50266

Or

Wilson, Egge & Loya, P.C.
C/O Brian Loya
222 NW Sunrise Drive
Waukee, IA 50263

LEGAL DESCRIPTION:

Parcel "A" Book 3, Page 278. Part of Government Lots 3,4, and 5 in Section 30, and part of Government Lots 1,2, & 6 in Section 31, all in Township Seventy-seven North, Range Twenty-six West of the 5th P.M., Madison County Iowa. More particularly described as follows: Commencing at the East quarter corner, also known as the Southeast corner of Government Lot 6, of said Section 31; Thence N00°27'16"E, 40.29 feet along the East line of said Section 31 to

the Point of Beginning; Thence continuing N00°27'16"E, 1968.55 feet along said East line; Thence S84°28'14"W, 225.03 feet; Thence S38°47'44"W, 11.80 feet; Thence S82°00'59"W, 675.29 feet; Thence N00°54'10"E, 559.98 feet; Thence N81°26'34"W, 345.19 feet; Thence N00°35'40"E, 1032.11 feet; Thence N 38°49'21"W, 1081.97 feet; Thence N51°34'31"W, 62.53 feet to a point on the Southerly right of way of County Road G4R, Thence S68°35'22"W, 517.00 feet along said right of way to the beginning of a curve; Thence Westerly, Southwesterly and Southerly, 705.03 feet along said right of way and said curve having a radius of 758.51 feet, concave to the Southeast, and a central angle of 53°05'23" and being subtended by a chord which bears S41°49'32"W, 679.93 feet; Thence S00°26'46"W, 4000.62 feet along said right of way to the Northerly right of way of 155th Street; Thence N83°35'58"E, 1584.79 feet along said right of way, Thence N83°31'40"E, 1333.09 feet along said right of way to the Point of Beginning, containing 223.76 acres.

**PLAT AND CERTIFICATE
FOR BUCK HAVEN WEST,
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 Buck Haven West, and that the real estate comprising said plat is described as follows:

PARCEL 'A' BOOK 3 PAGE 278.

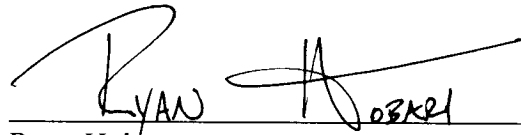
PART OF GOVERNMENT LOTS 3, 4, AND 5 IN SECTION 30, AND PART OF GOVERNMENT LOTS 1, 2, AND 6 IN SECTION 31, ALL IN TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH PM, MADISON COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER, ALSO KNOWN AS THE SOUTHEAST CORNER OF GOVERNMENT LOT 6, OF SAID SECTION 31; THENCE N00°27'16"E, 40.29 FEET ALONG THE EAST LINE OF SAID SECTION 31 TO THE POINT OF BEGINNING; THENCE CONTINUING N00°27'16"E, 1968 55 FEET ALONG SAID EAST LINE; THENCE S84°28'14"W, 225.03 FEET; THENCE S38°47'44"W, 11.80 FEET; THENCE S82°00'59"W, 675.29 FEET, THENCE N00°54'10"E, 559.98 FEET; THENCE N81°26'34"W, 345.19 FEET; THENCE N00°35'40"E, 1032.11 FEET; THENCE N38°49'21"W, 1081.97 FEET; THENCE N51°34'31"W, 62.53 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF COUNTY ROAD G4R, THENCE S68°35'22"W, 517.00 FEET ALONG SAID RIGHT OF WAY TO THE BEGINNING OF A CURVE; THENCE WESTERLY, SOUTHWESTERLY AND SOUTHERLY, 705.03 FEET ALONG SAID RIGHT OF WAY AND SAID CURVE HAVING A RADIUS OF 758.51 FEET, CONCAVE TO THE SOUTHEAST, AND A CENTRAL ANGLE OF 53°05'23" AND BEING SUBTENDED BY A CHORD WHICH BEARS S41°49'32"W, 679.93 FEET; THENCE S00°26'46"W, 4000.62 FEET ALONG SAID RIGHT OF WAY TO THE NORTHERLY RIGHT OF WAY OF 155TH STREET; THENCE N83°35'58"E, 1584.79 FEET ALONG SAID RIGHT OF WAY, THENCE N83°31'40"E, 1333.09 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING, CONTAINING 223 76 ACRES.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

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. Dedication of Plat;

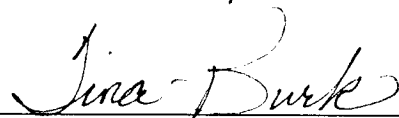
2. Attorney's Opinion;
 3. Certificate from County Treasurer;
 4. Consent of County Auditor to subdivision name;
 5. Agreement with County Engineer;
 6. Fence Affidavit;
 7. Madison County Soil and Water Conservation District Land Disturbing Activity Affidavit; and
 8. Resolution of the Board of Supervisors of Madison County, Iowa, approving said plat;
 9. GROUNDWATER HAZARD STATEMENT.
- all of which are duly certified in accordance with the Madison County Zoning Ordinance.



Ryan Hobart

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on this 22nd day of June, 2026 by Ryan Hobart.



Notary Public in and for the State of Iowa



CONSENT TO PLAT

KNOWN BY ALL MEN PRESENT:

The undersigned, Buck Haven Estates, LLC, an Iowa limited liability company, acting with full authority to act for and on behalf of the company, with full knowledge, does hereby consent to the platting of the property to be platted as **Buck Haven West**, an Official Plat, included in and forming a part of Madison County, Iowa and specifically described as follows:

See Exhibit "A",

to be known as Buck Haven West.

The undersigned, being the owner of the above property to be platted, declares that this Consent is prepared with the free consent and in accordance with the desire of the undersigned owner.

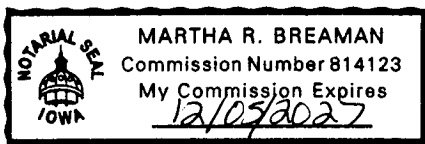
Dated on this 24 day of April, 2026.

BUCK HAVEN ESTATES, LLC

By Dean Quirk
Dean Quirk, Manager

STATE OF IOWA)
)
COUNTY OF Polk)

This record was acknowledged before me on this 24th day of April, 2026, by Dean Quirk, as Manager of Buck Haven Estates, LLC.



Martha R. Breaman
Notary Public in and for the State of Iowa

EXHIBIT "A"

PARCEL 'A' BOOK 3 PAGE 278.

PART OF GOVERNMENT LOTS 3, 4, AND 5 IN SECTION 30, AND PART OF GOVERNMENT LOTS 1, 2, AND 6 IN SECTION 31, ALL IN TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH PM, MADISON COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER, ALSO KNOWN AS THE SOUTHEAST CORNER OF GOVERNMENT LOT 6, OF SAID SECTION 31; THENCE N00°27'16"E, 40.29 FEET ALONG THE EAST LINE OF SAID SECTION 31 TO THE POINT OF BEGINNING; THENCE CONTINUING N00°27'16"E, 1968.55 FEET ALONG SAID EAST LINE; THENCE S84°28'14"W, 225.03 FEET; THENCE S38°47'44"W, 11.80 FEET; THENCE S82°00'59"W, 675.29 FEET, THENCE N00°54'10"E, 559.98 FEET; THENCE N81°26'34"W, 345.19 FEET; THENCE N00°35'40"E, 1032.11 FEET; THENCE N38°49'21"W, 1081.97 FEET; THENCE N51°34'31"W, 62.53 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF COUNTY ROAD G4R, THENCE S68°35'22"W, 517.00 FEET ALONG SAID RIGHT OF WAY TO THE BEGINNING OF A CURVE; THENCE WESTERLY, SOUTHWESTERLY AND SOUTHERLY, 705.03 FEET ALONG SAID RIGHT OF WAY AND SAID CURVE HAVING A RADIUS OF 758.51 FEET, CONCAVE TO THE SOUTHEAST, AND A CENTRAL ANGLE OF 53°05'23" AND BEING SUBTENDED BY A CHORD WHICH BEARS S41°49'32"W, 679.93 FEET; THENCE S00°26'46"W, 4000.62 FEET ALONG SAID RIGHT OF WAY TO THE NORTHERLY RIGHT OF WAY OF 155TH STREET; THENCE N83°35'58"E, 1584.79 FEET ALONG SAID RIGHT OF WAY, THENCE N83°31'40"E, 1333.09 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING, CONTAINING 223.76 ACRES.

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WILSON, EGGE & LOYA, P.C.

ATTORNEYS AT LAW

LISA R. WILSON

JEFFREY A. EGGE

BRYAN M. LOYA

222 N.W. SUNRISE DRIVE
WAUKEE, IOWA 50263

PHONE • (515) 369-2502
FAX • (515) 369-2503

April 24, 2026

Madison County Board of Supervisors
Madison County Annex
201 West Court Ave
Winterset, Iowa 50273

Re: Plat Title Opinion/Buck Haven West

Dear Board:

Pursuant to the requirements of Iowa Code Section 354.11(1)(c) (2025), I hereby certify that I have examined the Abstract of Title, Pencil Notes No. 30772613, prepared by Madison County Abstract Co. and certified that it reflects all matters up to April 7, 2026, at 8:00 a.m., and relating to the following property:

See Exhibit 'A',

to be known as Buck Haven West.

As of that date and time, we find from our examination that good and marketable title to the property described above is held by:

Buck Haven Estates, LLC,

by virtue of a Warranty Deed dated February 16, 2021, and recorded February 16, 2021, in Book 2021, Page 641; but being subject to the following:

1. **REAL ESTATE TAXES:** The Abstract shows fiscal year 2024/2025 real estate taxes for Parcel 030013100021000 as first installment paid, second installment paid.

2. **EASEMENTS:** The Abstract shows a Warranty Easement Deed for Wetland Reserve Program purposes to the United States of America, by and through the Secretary of Agriculture, filed July 29, 1998, in Book 139, page 372.

3. **PLAT:** The Abstract shows a Plat of Survey of Parcel A in Govt. Lots 3, 4 and 5 in Section 30, and Govt. Lots 1, 2 and 6 in Section 31, filed June 17, 1998, in Book 3, Page 278.

4. **ZONING:** The property under examination is subject to the zoning ordinances of Madison County, Iowa.

5. **SEARCHES:** The abstract reflects searches as to the above titleholder.

You are hereby advised that this opinion is prepared pursuant to Iowa Code Sections 614.26 and 614.28 of the 2025 Code of Iowa, Chapter 11 of the Iowa Title Examination Standards, the abstracting standards of the Iowa Land Title Association and the 40 Year Marketable Title Act.

Respectfully submitted,

WILSON, EGGE & LOYA, P.C.

By: _____
Bryan M. Loya

Title Guaranty No. 10901

EXHIBIT 'A'

PARCEL 'A' BOOK 3 PAGE 278.

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Return to Preparer: Bryan M. Loya, WILSON, EGGE & LOYA, P.C., 222 NW Sunrise Drive, Waukec, Iowa 50263 (515) 369-2502

MADISON COUNTY TREASURER'S CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF MADISON)

The undersigned, on behalf of the Madison County Treasurer's Office, hereby certifies that I have examined the records of this office in accordance with the provisions of Section 354.11 of The Code of Iowa, and have determined that Buck Haven Estates, LLC is the present fee titleholder to the following described real estate:

See Exhibit "A",

to be known as Buck Haven West.

I further certify that taxes for the above-described real estate for fiscal year 2024/2025, due and payable 2025/2026, have been paid. I further certify that said property is free from all special assessments, special rates, and charges, nor are there any taxes due for Monies and Credits, Bushels of Grain, Industrial Machinery, Data Processing Equipment, Utilities or Buildings on leased land against Buck Haven Estates, LLC, which is the record titleholder of the above-described real estate.

Dated this 18th day of May, 2026.

MADISON COUNTY TREASURER

By: *[Signature]*

18th SUBSCRIBED AND SWORN to before me, a Notary Public in and for the State of Iowa, on this day of May, 2026.

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

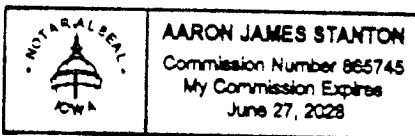


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**APPROVAL OF SUBDIVISION PLAT NAME
BY MADISON COUNTY**

Date: 4/24/26

The Madison County Auditor's Office has reviewed the final plat of Buck Haven West and pursuant to Iowa Code §354.6(2) and §354.11(6), we approve of the subdivision name or title and have no objections to this subdivision plat being recorded.

Michelle Brant

Madison County Auditor

AGREEMENT

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

NOW THEREFORE IT IS AGREED AS FOLLOWS:

The proprietors of Buck Haven West, a Plat of the following described real estate:

PARCEL 'A' BOOK 3 PAGE 278.

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Hereby agree that all private roads located within Buck Haven West 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.

Dated: 6-12-2026

BUCK HAVEN ESTATES, LLC



By: Dean Quirk, Manager



Mike Hackett, Madison County Engineer

FENCE AFFIDAVIT

STATE OF IOWA)
) ss:
COUNTY OF POLK)

The proprietor of Buck Haven West, a plat of the following described real estate, to-wit:

PARCEL 'A' BOOK 3 PAGE 278.

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does hereby state that currently there is an existing "lawful fence" around the Buck Haven West development; and that the developer and the owners of the land within the plat shall be responsible for the cost of ongoing maintenance of such fence. In the event the need arises for installation of additional "lawful fence" on any of the boundaries of the development, the developers and the owners of the land within the plat shall be responsible for the cost of installation and ongoing maintenance of such

additional fencing.

I, as Manager and authorized representative of the developer, have full authority to execute this Affidavit.

Further Affiant sayeth naught.

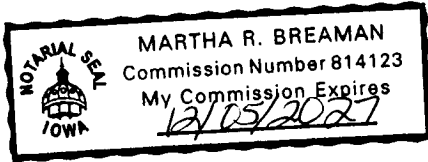
DATED this 24th day of April, 2026.

BUCK HAVEN ESTATES, LLC
An Iowa limited liability company

Dean Quirk
By: Dean Quirk, Manager

This record was acknowledged before me on this 24th day of April, 2026, by Dean Quirk, as Manager of Buck Haven Estates, LLC.

Martha R. Breaman
Notary Public in and for the State of Iowa



**LAND DISTURBING ACTIVITIES
AFFIDAVIT**

STATE OF IOWA)
) ss:
COUNTY OF POLL)

Pursuant to Section 161A.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, Dean Quirk, as Manager of Buck Haven Estates, LLC (the "Company"), an Iowa limited liability company, being first duly sworn on oath, do solemnly swear to affirm that:

The Company does not plan to engage in land disturbing activities upon the following described real estate:

PARCEL 'A' BOOK 3 PAGE 278.

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As owner or occupant of the land described above, the Company is aware that it 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.

The Company is 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 ensure compliance with the soil loss limit regulations.

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

I, as Manager and authorized representative of the Company, have full authority to enter into this agreement.

Further Affiant sayeth naught.

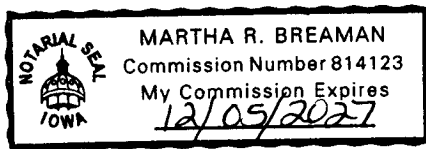
DATED this 24th day of April, 2026.

BUCK HAVEN ESTATES, LLC
An Iowa limited liability company

Dean Quirk
By: Dean Quirk, Manager

This record was acknowledged before me on this 24th day of April, 2026, by Dean Quirk, as Manager of Buck Haven Estates, LLC.

Martha R. Breaman
Notary Public in and for the State of Iowa



ZO - RESOLUTION **062326B**
RESOLUTION APPROVING FINAL PLAT OF BUCK HAVEN WEST
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 Buck Haven West; and

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

PARCEL 'A' BOOK 3 PAGE 278.

PART OF GOVERNMENT LOTS 3, 4, AND 5 IN SECTION 30, AND PART OF GOVERNMENT LOTS 1, 2, AND 6 IN SECTION 31, ALL IN TOWNSHIP 77 NORTH, RANGE 26 WEST OF THE 5TH PM, MADISON COUNTY, IOWA. MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER CORNER, ALSO KNOWN AS THE SOUTHEAST CORNER OF GOVERNMENT LOT 6, OF SAID SECTION 31; THENCE N00°27'16"E, 40.29 FEET ALONG THE EAST LINE OF SAID SECTION 31 TO THE POINT OF BEGINNING; THENCE CONTINUING N00°27'16"E, 1968 55 FEET ALONG SAID EAST LINE; THENCE S84°28'14"W, 225.03 FEET; THENCE S38°47'44"W, 11.80 FEET; THENCE S82°00'59"W, 675.29 FEET, THENCE N00°54'10"E, 559.98 FEET; THENCE N81°26'34"W, 345.19 FEET; THENCE N00°35'40"E, 1032.11 FEET; THENCE N38°49'21"W, 1081.97 FEET; THENCE N51°34'31"W, 62.53 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF COUNTY ROAD G4R, THENCE S68°35'22"W, 517.00 FEET ALONG SAID RIGHT OF WAY TO THE BEGINNING OF A CURVE; THENCE WESTERLY, SOUTHWESTERLY AND SOUTHERLY, 705.03 FEET ALONG SAID RIGHT OF WAY AND SAID CURVE HAVING A RADIUS OF 758.51 FEET, CONCAVE TO THE SOUTHEAST, AND A CENTRAL ANGLE OF 53°05'23" AND BEING SUBTENDED BY A CHORD WHICH BEARS S41°49'32"W, 679.93 FEET; THENCE S00°26'46"W, 4000.62 FEET ALONG SAID RIGHT OF WAY TO THE NORTHERLY RIGHT OF WAY OF 155TH STREET; THENCE N83°35'58"E, 1584.79 FEET ALONG SAID RIGHT OF WAY, THENCE N83°31'40"E, 1333.09 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING, CONTAINING 223 76 ACRES.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

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, Buck Have Estates, 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 plat land is free from all encumbrances, 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 Buck Haven West 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 **Approval of Subdivision.** That said pat, known as Buck Haven West, prepared in connection with said plat and subdivision is hereby approved.
- 2 **Certification and Recording.** 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.
- 3 **Repealer.** All other resolutions or parts of resolutions in conflict with this resolution are hereby repealed if any part of this resolution is adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the resolution or action of the Board of Supervisors as a whole or any part thereof not adjudged invalid or unconstitutional.
- 4 **Effective Date.** This resolution shall be in full force and effect from and after the date of its approval as provided by law.

DATED at Winterset, Iowa, this 23 day of June, 2026.

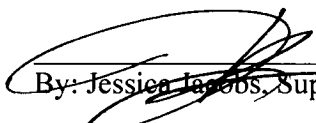
MADISON COUNTY BOARD OF SUPERVISORS


By: Heather Stanol, Chairman

Aye ___ Nay


By: Diane Fitch, Supervisor

Aye ___ Nay


By: Jessica Jacobs, Supervisor

Aye ___ Nay

ATTEST:


Madison Brant, Madison County Auditor

