



Document 2026 2262

Book 2026 Page 2262 Pages 24

Date 7/30/2026 Time 11:51:15AM

Rec Amt \$122.00 Aud Amt \$5.00

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

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Type of Document

Morrison Woods Subdivision

**PREPARER INFORMATION:**

Trevor Heimbaugh, 101½ W. Jefferson St., P.O. Box 230, Winterset, IA 50273  
Phone: (515)-462-3731, on behalf of Michael S. & Julie L. Morrison

**TAXPAYER INFORMATION:**

Michael S. & Julie L. Morrison  
1536 120<sup>th</sup> St.  
Earlham, IA 50072

**RETURN DOCUMENT TO:**

Michael S. & Julie L. Morrison  
1536 120<sup>th</sup> St.  
Earlham, IA 50072

Or

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

**LEGAL DESCRIPTION:**

*An irregular shaped portion of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirteen (13), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the Northwest corner of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Thirteen (13); thence S89°16'35"E along the North line of the Northeast Quarter (1/4) of the*

*Northwest Quarter (1/4) of said Section Thirteen (13), a distance of 305.46 feet to the Northwest corner of Parcel "D" in the Northeast Quarter((1/4) of the Northwest Quarter (1/4) of said Section Thirteen (13) as shown in Book 3 at Page 242 in the Office of the Madison County Recorder; thence S05°52'30"W along the Westerly line of said Parcel "D", a distance of 420.62 feet to the Southwest corner of said Parcel "D"; thence S00°46'45"W, a distance of 41.00 feet; thence N89°16'35"W, a distance of 268.10 feet to the West Line of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Thirteen (13); thence N00°46'45"E along the West line of the Northeast Quarter (1/4) of the Northwest Quarter (!/4) of said Section Thirteen (13), a distance of 460.00 feet to the point of beginning.*

**PLAT AND CERTIFICATE  
FOR  
MORRISON WOODS 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 Morrison Woods Subdivision; and, that the real estate comprising said plat is described as follows:

See description attached.

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 Morrison Woods 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;
- 10) Waiver from City of Earlham;

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

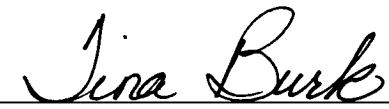
Dated this 23<sup>rd</sup> day of JULY, 2026.

  
Ryan Hobart, Zoning Administrator

STATE OF IOWA, MADISON COUNTY, ss:

On this 23<sup>rd</sup> day of July, 2026, 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  
MORRISON WOODS SUBDIVISION**

**KNOW ALL MEN BY THESE PRESENT:**

That Julie L. Morrison and Michael S. Morrison, do hereby certify that they are the sole owners and proprietors of the following-described real estate:

See attached description.

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

Dated this 2 day of April, 2026.

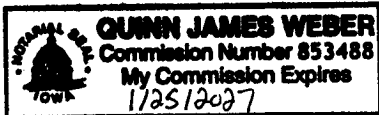
Julie L. Morrison  
Julie L. Morrison

Michael S. Morrison  
Michael S. Morrison

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 2 day of April, 2026, by Julie L. Morrison and Michael S. Morrison.

Quinn James Weber  
Notary Public in and for said State of Iowa



An irregular shaped portion of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Thirteen (13), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the Northwest corner of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13); thence S89°16'35"E along the North line of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13), a distance of 305.46 feet to the Northwest corner of Parcel "D" in the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13) as shown in Book 3 at Page 242 in the Office of the Madison County Recorder; thence S05°52'30"W along the Westerly line of said Parcel "D", a distance of 420.62 feet to the Southwest corner of said Parcel "D"; thence S00°46'45"W, a distance of 41.00 feet; thence N89°16'35"W, a distance of 268.10 feet to the West line of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13); thence N00°46'45"E along the West line of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13), a distance of 460.00 feet to the point of beginning.

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

I, Trevor J. Heimbaugh, 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 November 6, 2025, at 8:00 A.M., by Madison County Abstract, along with an Addendum dated May 10, 2026, at 8:00 A.M., by Madison County Abstract, purporting to show the chain of title to the following described real estate, which is the real property contained in Final Plat, Morrison Woods Subdivision, Madison County, Iowa.

**An irregular shaped portion of the Northeast Quarter (¼) of the Northwest Quarter (¼) of Section Thirteen (13), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the Northwest corner of the Northeast Quarter (¼) of the Northwest Quarter (¼) of said Section Thirteen (13); thence S89°16'35"E along the North line of the Northeast Quarter (¼) of the Northwest Quarter (¼) of said Section Thirteen (13), a distance of 305.46 feet to the Northwest corner of Parcel "D" in the Northeast Quarter (¼) of the Northwest Quarter (¼) of said Section Thirteen (13) as shown in Book 3 at Page 242 in the Office of the Madison County Recorder; thence S05°52'30"W along the Westerly line of said Parcel "D", a distance of 420.62 feet to the Southwest corner of said Parcel "D"; thence S00°46'45"W, a distance of 41.00 feet; thence N89°16'35"W, a distance of 268.10 feet to the West line of the Northeast Quarter (¼) of the Northwest Quarter (¼) of said Section Thirteen (13); thence N00°46'45"E along the West line of the Northeast Quarter (¼) of the Northwest Quarter (¼) of said Section Thirteen (13), a distance of 460.00 feet to the point of beginning.**

In my opinion, merchantable title to the above-described property is in the name of Michael S. Morrison and Julie L. Morrison, husband and wife, as Joint Tenants with Full Rights of Survivorship, and Not as Tenants in Common, free and clear of all liens and encumbrances, except:

1. The following easements are shown of record:
  - a. Entry No. 77 shows an Easement between Donna Smith and Curtis L. Highland and Dorothy Howell, dated December 8, 1988, filed December 9, 1988, in Deed Rec. 121, Page 397, in the Office of the Recorder of Madison County, Iowa, for well access.
  - b. Entry No. 78 shows a Fence Agreement between Donna Smith and Curtis Highland and Dorothy Howell, dated December 8, 1988, filed December 9, 1988, in Fence Rec. 2, Page 75, in the Office of the Recorder of Madison County, Iowa.

- c. Entry No. 81 shows a Fence Agreement between Donna Smith and Michael H. Frey and Penny L. Frey, husband and wife, dated and filed March 4, 1992, in Fence Rec. 2, Page 119, in the Office of the Recorder of Madison County, Iowa.
- d. Entry No. 82 shows a Drainage Easement between Donna Smith and Michael H. Frey and Penny L. Frey, husband and wife, dated October 18, 1993, filed November 17, 1993, in Deed Rec. 132, Page 235, in the Office of the Recorder of Madison County, Iowa.
- e. Entry No. 96 shows an Underground Electric Line Easement from Michael S. Morrison and Julie L. Morrison, heirs and assigns, to Midamerican Energy Company, its successors and assigns, dated September 10, 1996, filed November 25, 1996, in Deed Rec. 137, Page 51, in the Office of the Recorder of Madison County, Iowa.
- f. Entry No. 97 shows an Overhead Electric Line Easement from Michael S. Morrison and Julie L. Morrison, heirs and assigns, to Midamerican Energy Company, its successors and assigns, dated September 10, 1996, filed November 25, 1996, in Deed Rec. 137, Page 53, in the Office of the Recorder of Madison County, Iowa.

Respectfully submitted,

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

By:



Trevor J. Heimbaugh, Title Guaranty No. 11187

**CERTIFICATE OF THE COUNTY TREASURER**

**OF MADISON COUNTY, IOWA**

---

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

MORRISON WOODS SUBDIVISION

**See attached.**

**Parcel No. 250041342003000**

Owned by: Julie L. Morrison and Michael L. Morrison

DATED at Winterset, Iowa, this 24<sup>th</sup> day of June, 2026.

Kylee Barber  
Kylee Barber, Treasurer of Madison County, Iowa

An irregular shaped portion of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Thirteen (13), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the Northwest corner of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13); thence S89°16'35"E along the North line of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13), a distance of 305.46 feet to the Northwest corner of Parcel "D" in the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13) as shown in Book 3 at Page 242 in the Office of the Madison County Recorder; thence S05°52'30"W along the Westerly line of said Parcel "D", a distance of 420.62 feet to the Southwest corner of said Parcel "D"; thence S00°46'45"W, a distance of 41.00 feet; thence N89°16'35"W, a distance of 268.10 feet to the West line of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13); thence N00°46'45"E along the West line of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13), a distance of 460.00 feet to the point of beginning.

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

MORRISON WOODS SUBDIVISION

For property located at:

See attached.

And owned by: Julie L. Morrison and Michael S. Morrison

Has been approved on the 24 day of June, 2026.

Auditor, Madison County, Iowa.

By Michele Brant  
Michele Brant, Auditor

RECEIVED

JUN 24 2026

MADISON COUNTY  
AUDITOR

An irregular shaped portion of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Thirteen (13), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the Northwest corner of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13); thence S89°16'35"E along the North line of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13), a distance of 305.46 feet to the Northwest corner of Parcel "D" in the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13) as shown in Book 3 at Page 242 in the Office of the Madison County Recorder; thence S05°52'30"W along the Westerly line of said Parcel "D", a distance of 420.62 feet to the Southwest corner of said Parcel "D"; thence S00°46'45"W, a distance of 41.00 feet; thence N89°16'35"W, a distance of 268.10 feet to the West line of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13); thence N00°46'45"E along the West line of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13), a distance of 460.00 feet to the point of beginning.

## AGREEMENT

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

NOW THEREFORE IT IS AGREED AS FOLLOWS:

The proprietors of Morrison Woods Subdivision, a Plat of the following described real estate:

See attached,

hereby agree that all private roads located within Morrison Woods 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: April 2, 2026.

PROPRIETORS OF MORRISON WOODS  
SUBDIVISION

By Julie L. Morrison  
Julie L. Morrison

Mike Hackett  
Mike Hackett, Madison County Engineer

By Michael S. Morrison  
Michael S. Morrison

An irregular shaped portion of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Thirteen (13), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the Northwest corner of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13); thence S89°16'35"E along the North line of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13), a distance of 305.46 feet to the Northwest corner of Parcel "D" in the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13) as shown in Book 3 at Page 242 in the Office of the Madison County Recorder; thence S05°52'30"W along the Westerly line of said Parcel "D", a distance of 420.62 feet to the Southwest corner of said Parcel "D"; thence S00°46'45"W, a distance of 41.00 feet; thence N89°16'35"W, a distance of 268.10 feet to the West line of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13); thence N00°46'45"E along the West line of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13), a distance of 460.00 feet to the point of beginning.

**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, Julie L. Morrison and Michael S. Morrison, being first duly sworn on oath, do solemnly swear to affirm that:

We do not plan to engage in land disturbing activities upon the following described real estate:

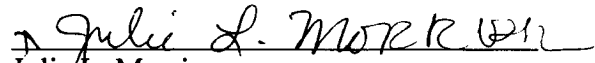
**See description attached.**

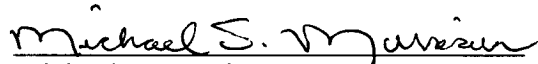
As owners or occupants of the land described above, we are aware that we must establish and maintain soil conservation practices as necessary to meet the soil loss limits established by the Madison County Soil and Water Conservation District, pursuant to sections 161A.43, and 161A.44, Code of Iowa.

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.

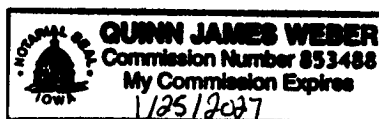
We are the owners of the land, and have full authority to enter into this agreement.

  
Julie L. Morrison

  
Michael S. Morrison

Subscribed and sworn to before me by Julie L. Morrison and Michael S. Morrison, on this 2 day of April, 2026.

  
Notary Public in and for the State of Iowa



An irregular shaped portion of the Northeast Quarter (¼) of the Northwest Quarter (¼) of Section Thirteen (13), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the Northwest corner of the Northeast Quarter (¼) of the Northwest Quarter (¼) of said Section Thirteen (13); thence S89°16'35"E along the North line of the Northeast Quarter (¼) of the Northwest Quarter (¼) of said Section Thirteen (13), a distance of 305.46 feet to the Northwest corner of Parcel "D" in the Northeast Quarter (¼) of the Northwest Quarter (¼) of said Section Thirteen (13) as shown in Book 3 at Page 242 in the Office of the Madison County Recorder; thence S05°52'30"W along the Westerly line of said Parcel "D", a distance of 420.62 feet to the Southwest corner of said Parcel "D"; thence S00°46'45"W, a distance of 41.00 feet; thence N89°16'35"W, a distance of 268.10 feet to the West line of the Northeast Quarter (¼) of the Northwest Quarter (¼) of said Section Thirteen (13); thence N00°46'45"E along the West line of the Northeast Quarter (¼) of the Northwest Quarter (¼) of said Section Thirteen (13), a distance of 460.00 feet to the point of beginning.

**ZO – Resolution-072826A**  
**RESOLUTION APPROVING FINAL PLAT**  
**OF MORRISON WOODS 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 Morrison Woods Subdivision; and

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

See description 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 proprietors, Julie L. Morrison and Michael Morrison.

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 all encumbrances, except two Mortgages to Bank of America, NA, which has Consented to this Subdivision, and a Certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes.

WHEREAS, the Madison County Board of Supervisors finds that this rural subdivision is within two (2) miles of the City of Earlham, Iowa, and is thereby subject to concurrent jurisdiction of this City's subdivision laws or ordinances and that the City of Earlham, Iowa has approved this subdivision; and,

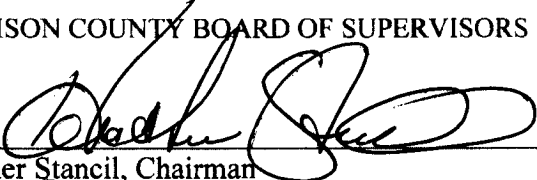
WHEREAS, the Board of Supervisors, Madison County, Iowa, finds that said plat conforms to the provisions of the Zoning Ordinance of Madison County, Iowa, and that the plat, papers and documents presented therewith should be approved by the Board of Supervisors, and that said plat, known Morrison Woods Subdivision should be approved by the Board of Supervisors, Madison County, Iowa.

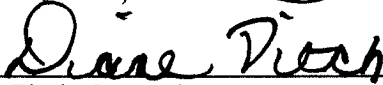
NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors, Madison County, Iowa:

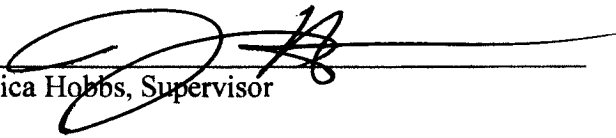
1. That said plat, known as Morrison Woods Subdivision, prepared in connection with said plat and subdivision is hereby approved.
2. The Zoning Administrator of Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder of Madison County, 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 28 day of July, 2026.

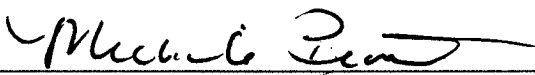
MADISON COUNTY BOARD OF SUPERVISORS

By  ☒ Aye ☐ Nay  
Heather Stancil, Chairman

By  ☒ Aye ☐ Nay  
Diane Fitch, Supervisor

By  ☒ Aye ☐ Nay  
Jessica Hobbs, Supervisor

ATTEST:

  
Michele Brant, Madison County Auditor

An irregular shaped portion of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Thirteen (13), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the Northwest corner of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13); thence S89°16'35"E along the North line of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13), a distance of 305.46 feet to the Northwest corner of Parcel "D" in the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13) as shown in Book 3 at Page 242 in the Office of the Madison County Recorder; thence S05°52'30"W along the Westerly line of said Parcel "D", a distance of 420.62 feet to the Southwest corner of said Parcel "D"; thence S00°46'45"W, a distance of 41.00 feet; thence N89°16'35"W, a distance of 268.10 feet to the West line of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13); thence N00°46'45"E along the West line of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13), a distance of 460.00 feet to the point of beginning.

Prepared by: Trevor Heimbaugh, PO Box 230, Winterset, IA 50273 515/462-3731  
Return to: Trevor Heimbaugh, PO Box 230, Winterset, IA 50273 515/462-3731

---

**AFFIDAVIT**

**STATE OF IOWA**               :  
                                          :  
                                          :  
**MADISON COUNTY**       :

We, Julie L. Morrison and Michael S. Morrison, first being duly sworn on oath state that this Affidavit concerns the chain of title to the following described real estate:

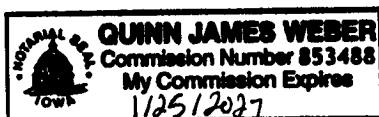
See attached.

We further state that our property has compliant fencing.

Julie L. Morrison  
Julie L. Morrison

Michael S. Morrison  
Michael S. Morrison

Subscribed and sworn to before me on this 2 day of April, 2026, by  
Julie L. Morrison and Michael S. Morrison.



Quinn James Weber  
Notary Public in and for the State of Iowa

An irregular shaped portion of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Thirteen (13), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the Northwest corner of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13); thence S89°16'35"E along the North line of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13), a distance of 305.46 feet to the Northwest corner of Parcel "D" in the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13) as shown in Book 3 at Page 242 in the Office of the Madison County Recorder; thence S05°52'30"W along the Westerly line of said Parcel "D", a distance of 420.62 feet to the Southwest corner of said Parcel "D"; thence S00°46'45"W, a distance of 41.00 feet; thence N89°16'35"W, a distance of 268.10 feet to the West line of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13); thence N00°46'45"E along the West line of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13), a distance of 460.00 feet to the point of beginning.



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CITY OF EARLHAM 140 S CHESTNUT AVE BOX 518 EARLHAM, IA 50072 (515) 758-2281

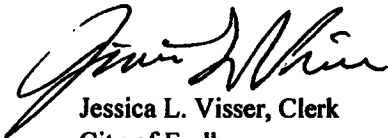
November 12, 2025

Joel R. Romey, PLS  
Raccoon Valley Land Surveying  
33235 L Avenue  
Adel IA, 50003

Mr. Romey,

At their regularly scheduled meeting on November 10, 2025, the Earlham City Council approved to waive the review of the Morrison Woods Plat, which is located within the two-mile radius of the City of Earlham.

Sincerely,



Jessica L. Visser, Clerk  
City of Earlham

An irregular shaped portion of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Thirteen (13), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the Northwest corner of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13); thence S89°16'35"E along the North line of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13), a distance of 305.46 feet to the Northwest corner of Parcel "D" in the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13) as shown in Book 3 at Page 242 in the Office of the Madison County Recorder; thence S05°52'30"W along the Westerly line of said Parcel "D", a distance of 420.62 feet to the Southwest corner of said Parcel "D"; thence S00°46'45"W, a distance of 41.00 feet; thence N89°16'35"W, a distance of 268.10 feet to the West line of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13); thence N00°46'45"E along the West line of the Northeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Thirteen (13), a distance of 460.00 feet to the point of beginning.

INDEX LEGEND

LOCATION: PART NE.1/4-NW.1/4  
SECTION 13 T77N R29W  
MADISON COUNTY IOWA

REQUESTOR: MIKE MORRISON

PROPRIETOR: MICHAEL S. & JULIE L. MORRISON

SURVEYOR: JOEL R. ROMNEY

COMPANY & RACCOON VALLEY LAND SURVEYING LLC

RETURN TO: 33235 L AVENUE  
ADEL IOWA 50003  
PHONE: 515.493.8317

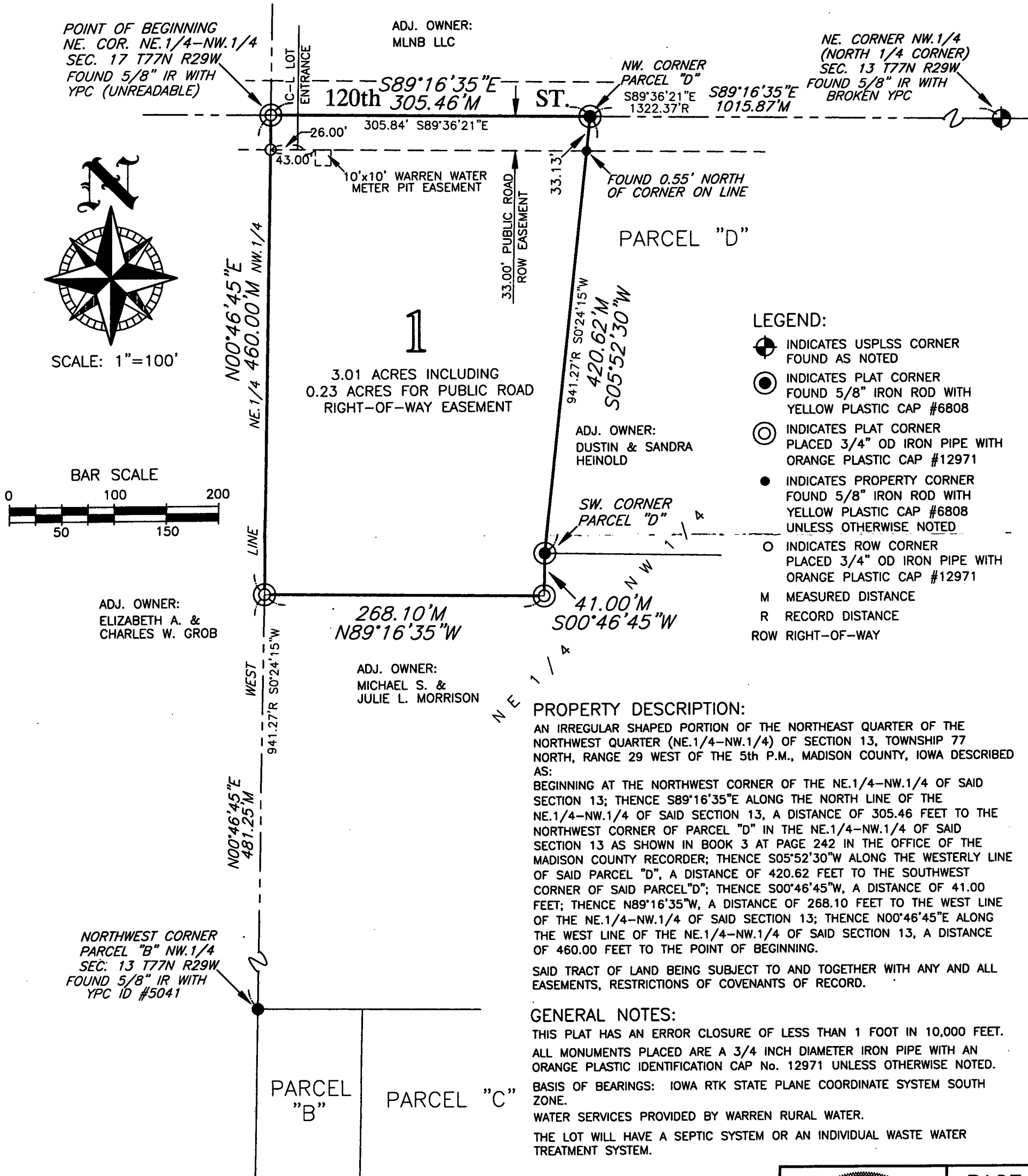
# MORRISON WOODS

final plat

Document 2026 2262

Book 2026 Page 2262 Pages 24  
Date 7/30/2026 Time 11:51:15AM  
Rec Amt \$122.00 Aud Amt \$5.00

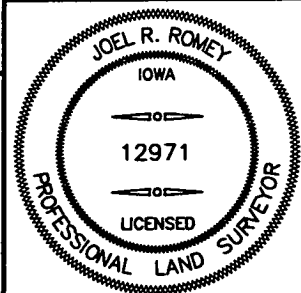
BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA



**Raccoon—Valley  
Land Surveying**  
33235 L Avenue Adel Iowa 50003  
Phone: 515.493.8317

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. LICENSE RENEWAL DATE: 31 DEC. 2027 PAGES COVERED BY THIS SEAL: THIS PAGE ONLY

SIGNED: Joel R. Romney DATE: 07/23/26



PAGE  
1 OF 1  
DRAWING NO.  
**25  
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