



Document 2026 334

Book 2026 Page 334 Type 06 044 Pages 18

Date 2/03/2026 Time 10:01:10AM

Rec Amt \$102.00+ Aud Amt \$5.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

Type of Document

Bette Lanes Nirvana Subdivision

PREPARER INFORMATION:

Mark Smith, 101½ W. Jefferson St., P.O. Box 230, Winterset, IA 50273
Phone: (515)-462-3731, on behalf of Lane & Emily Sturtz

TAXPAYER INFORMATION:

Lane & Emily Sturtz
401 South St.
New Virginia, IA 50210

RETURN DOCUMENT TO:

Lane & Emily Sturtz
401 South St.
New Virginia, IA 50210

Or

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

LEGAL DESCRIPTION:

Parcel "H" located in the East Half (1/2) of the Northeast Quarter (1/4) of Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 30.10 acres, as shown in Amended Plat of Survey filed in Book 2025, Page 923 on April 18, 2025, in the Office of the Recorder of Madison County, Iowa.

**PLAT AND CERTIFICATE
FOR
BETTE LANES NIRVANA 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 Bette Lanes Nirvana Subdivision; and, that the real estate comprising said plat is described as follows:

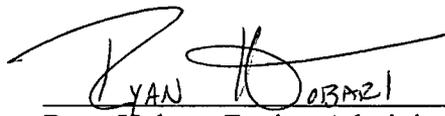
Parcel "H" located in the East Half (½) of the Northeast Quarter (¼) of Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 30.10 acres, as shown in Amended Plat of Survey filed in Book 2025, Page 923 on April 18, 2025, 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 Bette Lanes Nirvana 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) Consent by American State Bank;
- 11) Consent by City of Truro;

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

Dated this 5TH day of JANUARY, 2026.



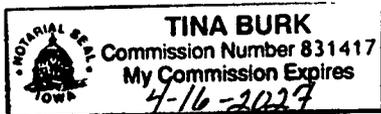
Ryan Hobart, Zoning Administrator

STATE OF IOWA, MADISON COUNTY, ss:

On this 5th day of January, 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
BETTE LANES NIRVANA SUBDIVISION**

KNOW ALL MEN BY THESE PRESENT:

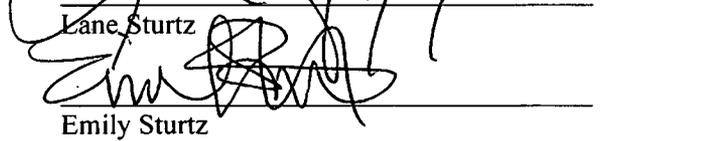
That Lane Sturtz and Emily Sturtz, do hereby certify that they are the sole owners and proprietors of the following-described real estate:

Parcel "H" located in the East Half (1/2) of the Northeast Quarter (1/4) of Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 30.10 acres, as shown in Amended Plat of Survey filed in Book 2025, Page 923 on April 18, 2025, 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 Bette Lanes Nirvana Subdivision is with the free consent and in accordance with the owners' desire as owners of said real estate.

Dated this 24TH day of SEPTEMBER, 2025.



Lane Sturtz


Emily Sturtz

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 24 day of September, 2025, by Lane Sturtz and Emily Sturtz.



Notary Public in and for said State of Iowa



**ATTORNEY'S OPINION FOR FINAL PLAT
BETTE LANES NIRVANA 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 9, 2025, 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, Bette Lanes Nirvana Subdivision, Madison County, Iowa.

Parcel "H" located in the East Half (½) of the Northeast Quarter (¼) of Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 30.10 acres, as shown in Amended Plat of Survey filed in Book 2025, Page 923 on April 18, 2025, 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 Lane Sturtz and Emily Sturtz, 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. Entry No. 22 shows an Open-End Mortgage (with Future Advance Clause) from Lane Sturtz and Emily Sturtz, Husband and Wife, to American State Bank, dated May 6, 2025, and filed May 9, 2025, in Book 2025, Page 1123 of the Recorder's Office of Madison County, Iowa, to secure credit in the amount of \$116,149. This Mortgage is a first lien against the real estate under examination.

2. The following Easements are shown of record:

a. Entry No. 4 shows a Right-of-Way Easement granted to Southwestern Federated Power Cooperative for an electric transmission and distribution line, or lines, and all necessary appurtenances thereto, dated January 14, 1949, and filed September 2, 1949, in Deed Record 85, Page 80 of the Recorder's Office of Madison County, Iowa.

Entry No. 5 shows a Conveyance and Assignment of this Easement to Central Iowa Power Cooperation, dated October 4, 1968, and filed November 25, 1968, in Deed Record 100, Page 1 of the Recorder's Office of Madison County, Iowa.

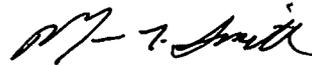
Entry No. 13 shows a further Assignment of this Easement to ITC Midwest, LLC, its successors and assigns, dated October 11, 2010, and filed January 25, 2011, in Book 2011, Page 262 of the Recorder's Office of Madison County, Iowa.

- b. Entry No. 10 shows an Easement granted to Warren Water, Inc., its successors and assigns, for a waterline and all necessary appurtenances thereto dated August 28, 1994, and filed September 19, 1994, in Deed Record 133, Page 383 of the Recorder's Office of Madison County, Iowa.

3. Entry No. 21 shows an Amended Plat of Survey for the real estate under examination, which is now being subdivided further. You should familiarize yourself with this Plat of Survey, which was filed April 18, 2025, in Book 2025, Page 923 of the Recorder's Office of Madison County, Iowa. This Survey is a good source of information regarding the real estate under examination, boundary lines, dimensions, road frontages and it shows within it a 30 feet wide ingress/egress easement for the real estate under examination.

Respectfully submitted,

JORDAN, OLIVER & WALTERS, P.C.

A handwritten signature in black ink, appearing to read "Mark L. Smith".

Mark L. Smith, Title Guaranty No. 10074

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

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

BETTE LANES NIRVANA SUBDIVISION

Parcel "H" located in the East Half (½) of the Northeast Quarter (¼) of Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 30.10 acres, as shown in Amended Plat of Survey filed in Book 2025, Page 923 on April 18, 2025, in the Office of the Recorder of Madison County, Iowa.

Owned by: Lane Sturtz and Emily Sturtz

DATED at Winterset, Iowa, this 17th day of October, 2025.

Kylee Barber
Kylee Barber, Treasurer of Madison County, Iowa

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

BETTE LANES NIRVANA SUBDIVISION

For property located at:

Parcel "H" located in the East Half (1/2) of the Northeast Quarter (1/4) of Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 30.10 acres, as shown in Amended Plat of Survey filed in Book 2025, Page 923 on April 18, 2025, in the Office of the Recorder of Madison County, Iowa.

And owned by: Lane Sturtz and Emily Sturtz

Has been approved on the 1 day of October, 2025.

Auditor, Madison County, Iowa.

By Michele Brant
Michele Brant, Auditor

RECEIVED

SEP 29 2025

MADISON COUNTY
AUDITOR

AGREEMENT

This Agreement made and entered into, by and between, the proprietors of Bette Lanes Nirvana Subdivision and Mike Hackett, Madison County Engineer.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

The proprietors of Bette Lanes Nirvana Subdivision, a Plat of the following described real estate:

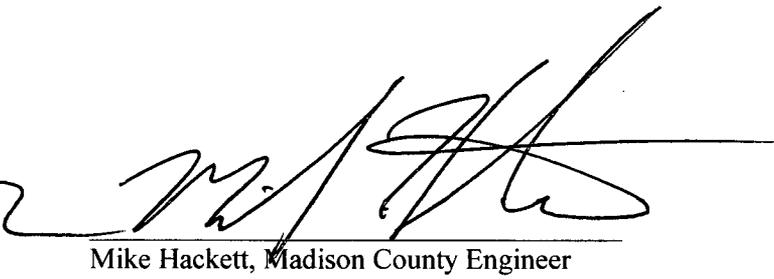
Parcel "H" located in the East Half (1/2) of the Northeast Quarter (1/4) of Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 30.10 acres, as shown in Amended Plat of Survey filed in Book 2025, Page 923 on April 18, 2025, in the Office of the Recorder of Madison County, Iowa.

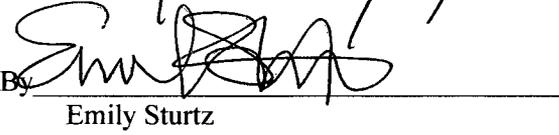
hereby agree that all private roads located within Bette Lanes Nirvana Subdivision are private roads and are not being dedicated to Madison County, Iowa. Said proprietors consent and agree that such roads shall not be maintained in any manner by Madison County, Iowa, or the Madison County Engineer's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

Date: 9-24-25, 2025.

PROPRIETORS OF BETTE LANES NIRVANA SUBDIVISION

By 
Lane Sturtz


Mike Hackett, Madison County Engineer

By 
Emily Sturtz

**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, Lane Sturtz and Emily Sturtz, 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:

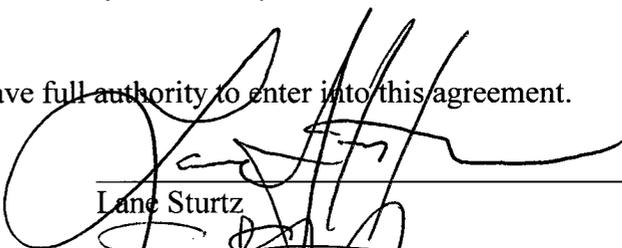
Parcel "H" located in the East Half (1/2) of the Northeast Quarter (1/4) of Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 30.10 acres, as shown in Amended Plat of Survey filed in Book 2025, Page 923 on April 18, 2025, in the Office of the Recorder of Madison County, Iowa.

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

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

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

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



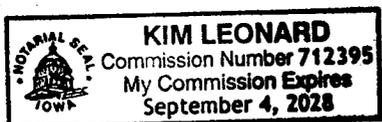
Lane Sturtz


Emily Sturtz

Subscribed and sworn to before me by Lane Sturtz and Emily Sturtz, on this 24 day of September, 2025.



Notary Public in and for the State of Iowa



ZO – Resolution 012726A
RESOLUTION APPROVING FINAL PLAT
OF BETTE LANES NIRVANA 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 Bette Lanes Nirvana Subdivision; and

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

Parcel "H" located in the East Half (½) of the Northeast Quarter (¼) of Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 30.10 acres, as shown in Amended Plat of Survey filed in Book 2025, Page 923 on April 18, 2025, 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, Lane Sturtz and Emily Sturtz.

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 a Mortgage to American State Bank who has approved of the Subdivision, 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 Bette Lanes Nirvana 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:

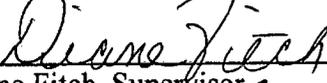
1. That said plat, known as Bette Lanes Nirvana Subdivision, prepared in connection with said plat and subdivision is hereby approved.

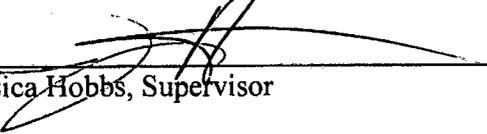
2. The Zoning Administrator of Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder of Madison County, Iowa, and attend to the filing and recording of the plat, papers and documents which should be filed and recorded in connection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

DATED at Winterset, Iowa, this 27 day of January, 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

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

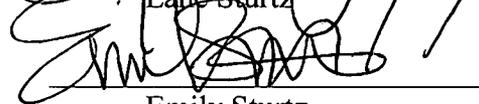
STATE OF IOWA :
: ss
MADISON COUNTY :

We, Lane Sturtz and Emily Sturtz, first being duly sworn on oath state that this Affidavit concerns the chain of title to the following described real estate:

Parcel "H" located in the East Half (1/2) of the Northeast Quarter (1/4) of Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 30.10 acres, as shown in Amended Plat of Survey filed in Book 2025, Page 923 on April 18, 2025, in the Office of the Recorder of Madison County, Iowa.

We further state that my property has compliant fencing.



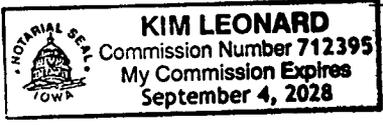
Lane Sturtz


Emily Sturtz

Subscribed and sworn to before me on this 24 day of September, 2025, by Lane Sturtz and Emily Sturtz.



Notary Public in and for the State of Iowa



**CONSENT TO PLATTING
BY AMERICAN STATE BANK**

American State Bank does consent to the platting and subdivision of the following-described real estate:

Parcel "H" located in the East Half (1/2) of the Northeast Quarter (1/4) of Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 30.10 acres, as shown in Amended Plat of Survey filed in Book 2025, Page 923 on April 18, 2025, in the Office of the Recorder of Madison County, Iowa.

in accordance with the ordinances of the City of Truro, and the laws of the State of Iowa. The undersigned holds the following mortgages on the above real estate:

1. Entry No. 22 shows an Open-End Mortgage (with Future Advance Clause) from Lane Sturtz and Emily Sturtz, Husband and Wife, to American State Bank, dated May 6, 2025, and filed May 9, 2025, in Book 2025, Page 1123 of the Recorder's Office of Madison County, Iowa, to secure credit in the amount of \$116,149. This Mortgage is a first lien against the real estate under examination.

Dated this 25th day of September, 2025.

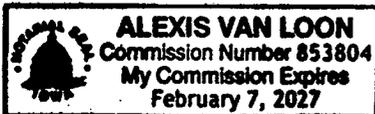
AMERICAN STATE BANK

By Matt Ritchey EVP

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 25th day of September, 2025,
by Matt Ritchey, as EVP of American State Bank.

Alexis Van Loon
Notary Public in and for said State



**RESOLUTION APPROVING
FINAL PLAT OF BETTE LANES NIRVANA**

WHEREAS, there was filed in the Office of the City Administrator of the City of Truro, Madison County, Iowa, a registered land surveyor's plat of a proposed subdivision known as Bette Lanes Nirvana, of Madison County, Iowa; and

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

Parcel "H" located in the East Half (½) of the Northeast Quarter (¼) of Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 30.10 acres, as shown in Amended Plat of Survey filed in Book 2025, Page 923 on April 18, 2025, 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, Lane Sturtz and Emily Sturtz, and Lender, American State Bank; and

WHEREAS, said plat was accompanied by an opinion from an attorney at law showing that title is in fee simple in said proprietors and that said platted land is free from encumbrance, except one mortgage held by American State Bank, and a certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes; and consent by the mortgage holders, American State Bank to such platting.

WHEREAS, the City Council of the City of Truro, Madison County, Iowa, finds that said plat conforms to the provisions of the Ordinances of the City of Truro, Madison County, Iowa, and that the plat, papers and documents presented therewith should be approved by the City of Council of the City of Truro, Madison County, Iowa.

NOW, THEREFORE, BE IT RESOLVED by the City of Council of the City of Truro,
Madison County, Iowa:

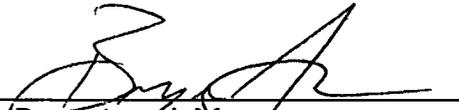
1. Said plat, known as Bette Lanes Nirvana, Madison County, Iowa, prepared in
connection with said plat and subdivision is hereby approved.

2. The City Clerk of the City of Truro, Madison County, Iowa, is
hereby directed to certify this resolution which shall be affixed to said plat to the County
documents which should be filed and recorded in connection therewith.

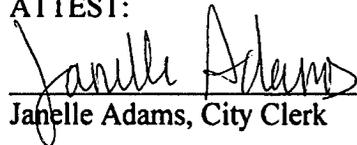
DATED at Truro, Iowa, this 3 day of November, 2025.

CITY OF TRURO, IOWA

By


Bryan Arzani, Mayor

ATTEST:


Janelle Adams, City Clerk



Document 2026 334

Book 2026 Page 334 Type 06 044 Pages 18
Date 2/03/2026 Time 10:01:10AM
Rec Amt \$102.00* Aud Amt \$5.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

BETTE LANES NIRVANA - FINAL PLAT

INDEX LEGEND

LOCATION: All of Parcel H of the E 1/2 of the NE 1/4 of Section 22
T 74N, R 26W, Madison County, Iowa

OWNER: Bette Van Gundy
2292 Village Lane, St Charles IA 50240

SURVEY FOR: Lane Sturtz

ASSOCIATED Warrantly Deed: Book 133 Page 700
DOCUMENTS: Plat of Survey: Book 2024 Page 1792

PREPARED BY CHAD A. DANIELS
RETURN TO: DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210
515-577-2583

SURVEY LEGEND

- () - Recorded Distance/Bearing
- 40' Road Easement
- . - . - Section line
- * - * - Fence line
- ▶ Proposed Driveway
- Setback lines
(50' Front/Back, 25' Sides)

Monuments

- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Found 12" spike w/ brass washer, #17532
- - Found 1/2" red #17532

BASIS OF BEARINGS IS IA RCS ZONE 8

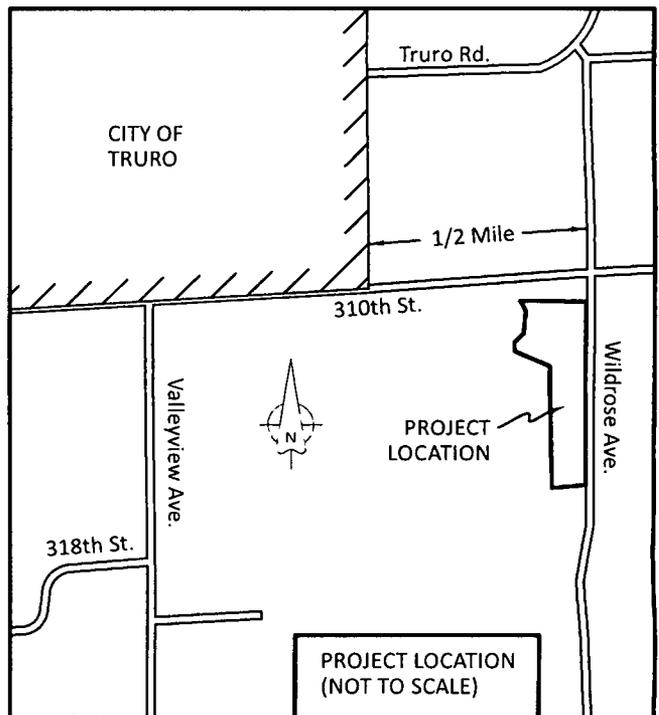
DESCRIPTION:

Parcel H of the East Half of the Northeast Quarter of Section 22, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, recorded in Book 2025 Page 923 on 18 April 2025 in the Office of the Madison County Recorder.

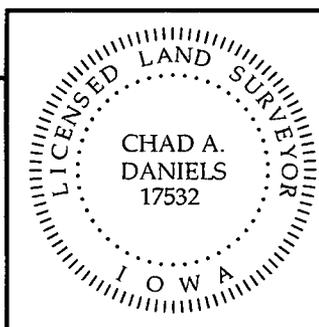
Current Zoning: A-1 (Agricultural)
Proposed Water - Rural Water
Proposed Septic - Individual System

ADJACENT LANDOWNERS (No. in a box):

- 1 Bette Van Gundy
2292 Village Lane, St Charles IA 50240
- 2 Nicholas & Britney Howard
3190 310th Street, Truro IA 50257
- 3 Stephen Phillips
1208 15th Street, West Des Moines IA 50265
- 4 Wildrose LLC
4304 New York Avenue, Des Moines IA 50310



TRACT:	AREA BY TRACT:		
	NET (AC):	R.O.W. (AC):	TOTAL (AC):
LOT 1	9.55	0.48	10.03
LOT 2	9.58	0.46	10.04
LOT 3	9.22	0.81	10.03
TOTAL	28.35	1.75	30.10



I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Signed *Chad A. Daniels* 3 Jun 25
Chad A. Daniels Date

Iowa License No. 17532
My license renewal date is 12-31-2026
Page No.'s covered by this seal: 1 and 2

0 250 500 FEET

