

**PLAT AND CERTIFICATE
FOR WARNOCK SUBDIVISION,
MADISON COUNTY, IOWA**

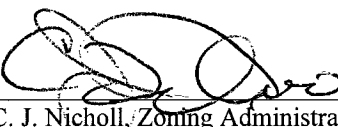
I, C. J. Nicholl, Zoning Administrator of Madison County, Iowa, do hereby certify that the plat to which this certificate is attached is a plat of a subdivision known and designated as Warnock Subdivision, and that the real estate comprising said plat is described as follows:

SEE ATTACHED

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

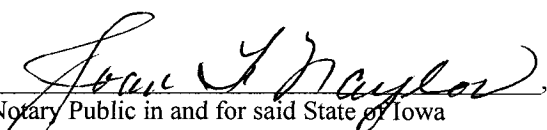
1. Attorney's Opinion;
2. Consent to Plat;
4. Certificate from County Treasurer;
5. Resolution of the Board of Supervisors of Madison County, Iowa, approving said plat;
6. Agreement with County Engineer; and
7. Ground Water Statement;
8. Madison County Soil and Water Conservation District Land Disturbing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

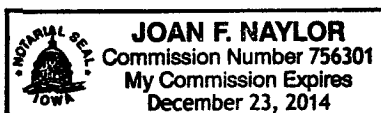
all of which are duly certified in accordance with the Madison County Zoning Ordinance.


C. J. Nicholl, Zoning Administrator of Madison
County, Iowa

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 22nd day of January, 2013, by C.J. Nicholl.


Notary Public in and for said State of Iowa



LEGAL DESCRIPTON:

A parcel of land described as Parcel "B" in the South Half of the Southeast Quarter of the Southeast Quarter of Section 20, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa as shown on a Plat of Survey filed on April 27, 2005 in Book 2005 Page 1836 was retraced and divided into two lots and named Warnock Subdivision. Lot 1 is dimensioned as shown and contains 5.11 acres with 0.15 acres of County Road easement and Lot 2 is dimensioned as shown and contains 4.15 acres with 0.21 acres of County Road easement.

DEDICATION OF PLAT OF WARNOCK SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS:

That Stanley Warnock and Susan Warnock, do hereby certify that they are the sole owners and proprietors of the following-described real state:

See Attached

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

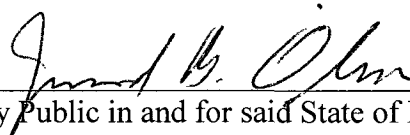
DATED this 20 day of Nov, 2012.

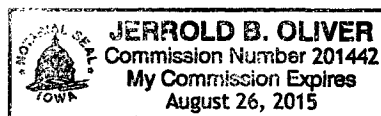

Stanley Warnock


Susan Warnock

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 20 day of Nov, 2012, by Stanley Warnock and Susan Warnock.


Notary Public in and for said State of Iowa



LEGAL DESCIPTION:

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**ATTORNEY'S OPINION FOR FINAL PLAT,
WARNOCK SUBDIVISION**

I, Jerrold B. Oliver, an attorney at law licensed to practice under the laws of the State of Iowa, have examined the abstract of title in one (1) part, last certified to October 22, 2012, 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, Warnock Subdivision, Madison County, Iowa:

SEE LEGAL DESCRIPTION ATTACHED

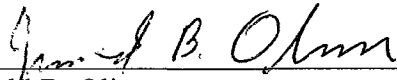
In my opinion, merchantable title to the above described property is in the names of Stanley Warnock and Susan Warnock, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, free and clear of all liens and encumbrances.

The real estate is subject to the following Easements:

1. Entry No. 40 shows an Easement to Farmers's Electric Cooperative, Inc. dated June 14, 2005, and filed June 15, 2005, in Book 2005, Page 2684 of the Recorder's Office of Madison County, Iowa, for an electric line right-of-way easement.
2. Entry No. 42 shows a Easement to Southern Iowa Rural Water Association dated June 2, 2005, and filed August 19, 2005, in Book 2005, Page 3983 of the Recorder's Office of Madison County, Iowa, for water pipeline purposes.

Respectfully submitted,

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

By 

Jerrold B. Oliver

Farmers & Merchants Bank Bldg.

P.O. Box 230

Winterset, Iowa 50273

Telephone: (515) 462-3731

ATTORNEYS FOR STANLEY WARNOCK
AND SUSAN WARNOCK

LEGAL DESCRIPTON:

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Document 2013 27

Book 2013 Page 27 Type 06 001 Pages 3
Date 1/04/2013 Time 10:19 AM
Rec Amt \$17.00

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Prepared by: Jerrold B. Oliver, POB 230, Winterset, IA 50273 515/462-3731
Return to: Jerrold B. Oliver, POB 230, Winterset, IA 50273 515/462-371

**AMENDMENT TO ELECTRIC LINE
RIGHT-OF-WAY EASEMENT**

This Amendment to Electric Line Right-of-Way Easement made and entered into by and between Farmer's Electric Cooperative, Inc. (Coop) and Stanley Warnock and Susan Warnock (Warnocks).

WHEREAS, an Easement was granted to Coop by an Electric Line Right-of-Way Easement dated June 14, 2005, and recorded June 15, 2005, in Book 2005, Page 2684 of the Recorder's Office of Madison County, Iowa, by Wayne L. Fancher and Patricia J. Fancher who owned the real estate upon which the easement is located.

WHEREAS, Warnocks are now the owners of the real estate described in the easement agreement which is described as follows:

See Legal Description Attached

WHEREAS, the parties desire to amend said easement.

NOW THEREFORE, it is agreed as follows:

1. The parties agree that the easement shall be amended to provide that the portion of the above described real estate subject to said easement shall be a tract of land 10 feet on each side of the center line of the Coop's electric line.
2. In all other respects said Electric Line Right-of-Way Easement is ratified and confirmed.

Dated this 31st day of December, 2012.

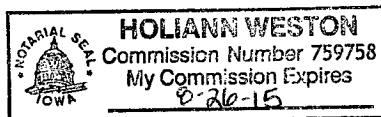
Farmer's Electric Cooperative, Inc.

By: Clarence W. Moshier Jr.
Clarence W. Moshier,
Executive Vice-President/General Manager

Stanley Warnock
Stanley Warnock
Susan Warnock
Susan Warnock

STATE OF IOWA, COUNTY OF ADAIR

This instrument was acknowledged before me on this 31 day of December, 2012, by Clarence W. Moshier as Executive Vice-President/General Manager of Farmer's Electric Cooperative, Inc.



Holiann Weston
Notary Public in and for said State of Iowa

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 4 day of Jan, ~~2012~~ 2013, by Stanley Warnock and Susan Warnock.

Jerrod B. Oliver
Notary Public in and for said State
A rectangular notary seal stamp for Jerrold B. Oliver. It includes the text "NOTARIAL SEAL", "IOWA", "JERROLD B. OLIVER", "Commission Number 201442", and "My Commission Expires August 26, 2015".

LEGAL DESCRIPTION:

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CERTIFICATE OF THE COUNTY TREASURER OF MADISON COUNTY, IOWA

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

See Attached

DATED at Winterset, Iowa, this 20th day of November, 2012.



G. JoAnn Collins, Treasurer of Madison County,
Iowa

LEGAL DESCRIPTION:

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

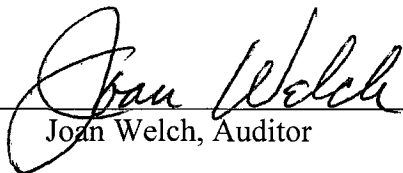
Warnock Subdivision

For property located at: See Legal Description Attached

And owned by: Stanley Warnock and Susan Warnock

Has been approved on the 27 day of November, 2012.

By the Auditor, Madison County, Iowa.


Joan Welch, Auditor

LEGAL DESCRIPTION:

A parcel of land described as Parcel "B" in the South Half of the Southeast Quarter of the Southeast Quarter of Section 20, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa as shown on a Plat of Survey filed on April 27, 2005 in Book 2005 Page 1836 was retraced and divided into two lots and named Warnock Subdivision. Lot 1 is dimensioned as shown and contains 5.11 acres with 0.15 acres of County Road easement and Lot 2 is dimensioned as shown and contains 4.15 acres with 0.21 acres of County Road easement.

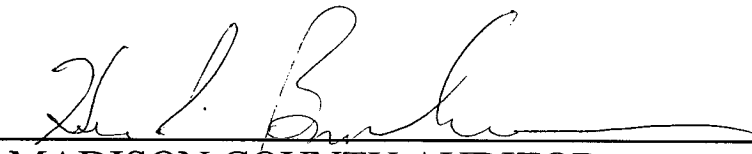
**APPROVAL OF SUBDIVISION
PLAT NAME BY
MADISON COUNTY AUDITOR**

DATE: 01-10-2013

WARNOCK SUBDIVISION – 20-76-28

Pursuant to Iowa Code 3454.6(2) and
354.11(6), we approve of the subdivision name
or title and have no objections to this
subdivision plat being recorded.

Signed


MADISON COUNTY AUDITOR

RESOLUTION APPROVING FINAL PLAT OF WARNOCK 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 Warnock Subdivision; and

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

See Attached

WHEREAS, there was also filed with said plat a dedication of said plat containing a statement to the effect that the subdivision as it appears on the plat is with the free consent and in accordance with the desire of the proprietors, Stanley Warnock and Susan Warnock; and

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

WHEREAS, the Board of Supervisors, Madison County, Iowa, finds that said plat conforms to the provisions of the Zoning Ordinance of Madison County, Iowa, and that the plat, papers and documents presented therewith should be approved by the Board of Supervisors, and that said plat, known as Warnock 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 Warnock 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 22nd day of JAN, 2013.

Robert C. Ouff
Kirk Macumber, Chairman, Board of Supervisors,
Madison County, Iowa

ATTEST:

Heidi Binkley
Madison County Auditor

LEGAL DESCRIPTION:

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AGREEMENT

This Agreement, made and entered into, by and between, the proprietors of Warnock Subdivision and Todd Hagan, Madison County Engineer.

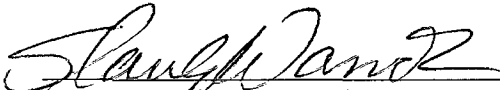
NOW THEREFORE IT IS AGREED AS FOLLOWS:

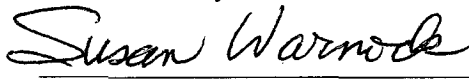
1. The proprietors of ^{Warnock} Subdivision, a Plat of the following described real estate:

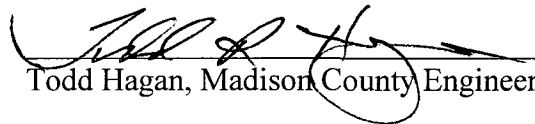
See Attached Legal Description

hereby agree that all private roads located within Warnock 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.

WARNOCK SUBDIVISION


Stanley Warnock


Susan Warnock


Todd Hagan, Madison County Engineer 11/20/2012

LEGAL DESCRIPTION:

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Prepared by: Jerrold B. Oliver, POB 230, Winterset, IA 50273 515/462-3731

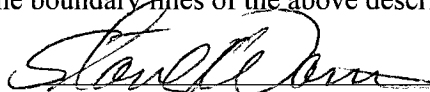
AFFIDAVIT

STATE OF IOWA :
: ss
MADISON COUNTY :

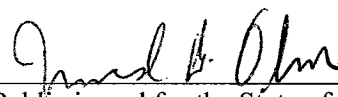
I, Stanley Warnock, first being duly sworn on oath state that this Affidavit concerns the following described real estate:

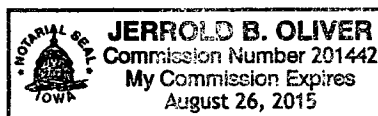
See Legal Description Attached

I further state that there is a lawful fence located on the boundary lines of the above described real estate.


Stanley Warnock

Subscribed and sworn to before me on this 20 day of Nov, 2012, by Stanley Warnock.


Notary Public in and for the State of Iowa



LEGAL DESCRIPTION:

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**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/I, Stanley Warnock and Susan Warnock, being first duly sworn on oath, do solemnly swear to affirm that:

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

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/I 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.

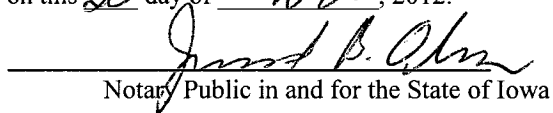
We/I assume responsibility for all land disturbing activities conducted on this property by us or other people entities we represent. This authority covers only the land and land disturbing activity described above .

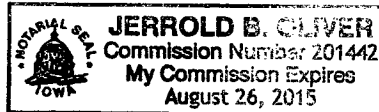
We/I are the owners of the land, and have full authority to enter into this agreement.


Stanley Warnock

Susan Warnock

Subscribed and sworn to before me on this 20 day of Nov, 2012.


Notary Public in and for the State of Iowa



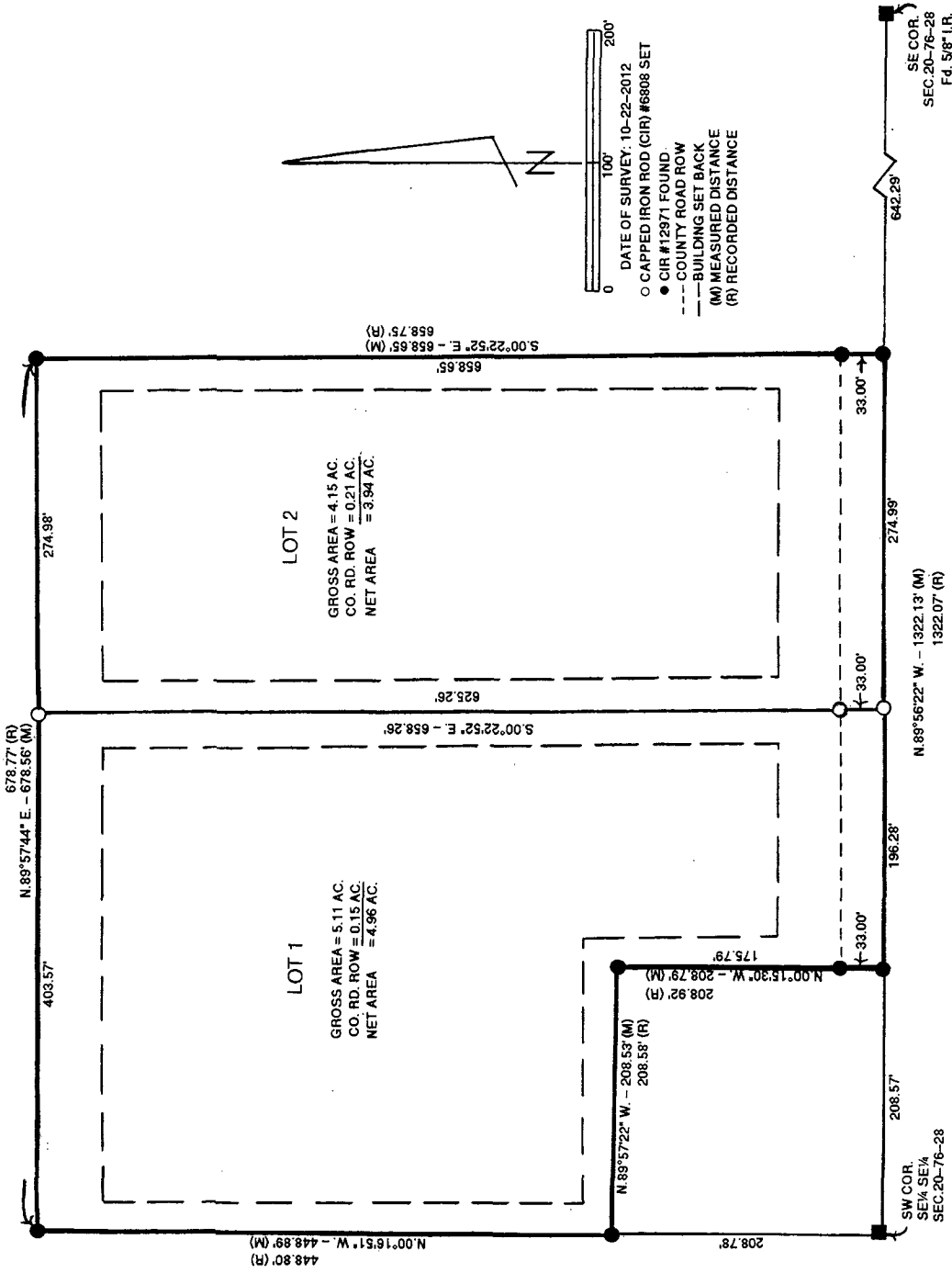
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

LEGAL DESCRIPTION:

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APPROVED
1-22-13

FINAL PLAT

WARNOCK SUBDIVISION

OWNER/DEVELOPER:

STANLEY & SUSAN WARNOCK
1787 200TH ST.
WINTERSET, IOWA 50273
PH. 308-530-3777

LAND SURVEYORS:

VANCE & HOCHSTETLER, P.C.
110 WEST GREEN ST.
WINTERSET, IOWA 50273
PH. 515-462-3995

NOTES:

1. Sewage Disposal to be Private Septic System
2. Area Zoned Agricultural
3. Front & New Building Setback to be 50 feet.
4. Any new Driveway Entrances shall have a 24 foot minimum width.

NOTE:

Lots are subject to an easement on a tract of land 10 feet either side of the centerline of the Farmer's Electric Cooperative, Inc. (Coop) electric line.

Land Surveyor Seal for J.M. HOCHSTETLER, #6808, License number 6808, dated 11/10/13. The seal includes a circular emblem with 'IOWA' and 'LAND SURVEYOR' text, and a signature area with the date 1/10/13.