



Document 2015 3342

Book 2015 Page 3342 Type 06 044 Pages 22

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**PLAT AND CERTIFICATE  
FOR WELSHONS WOODS,  
MADISON COUNTY, IOWA**

LISA SMITH, COUNTY RECORDER  
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 Welshons Woods, 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:

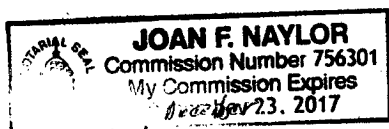
1. Attorney's Opinion;
2. Consent to Plat;
3. Certificate from County Treasurer;
4. Resolution of the Board of Supervisors of Madison County, Iowa, approving said plat;
5. Resolution of the City of Bevington, Iowa, approving said plat;
5. Agreement with County Engineer;
6. Ground Water Statement;
7.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

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 10 day of Nov, 2015, by C.J. Nicholl.



Notary Public in and for said State of Iowa

**DEDICATION OF PLAT  
OF  
WELSHONS WOODS**

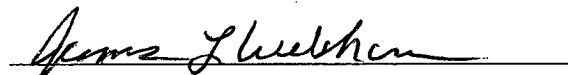
KNOW ALL MEN BY THESE PRESENTS:

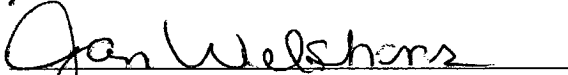
That James Welshons and Jan Welshons, do hereby certify that they are the sole owners and proprietors of the following-described real state:

See Attached

That the subdivision of the above-described real estate as shown by the final plat of Welshons Woods is with the free consent and in accordance with the owners' desire as owners of said real estate. The Final Plat is subject to the provision of the "notes" and access easement set forth in the Final Plat.

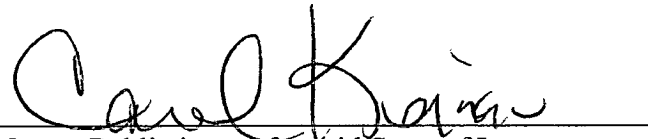
DATED this 16 day of September, 2015.

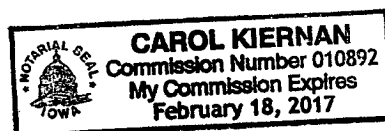
  
James Welshons

  
Jan Welshons

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 16 day of September, 2015, by James Welshons and Jan Welshons.

  
Notary Public in and for said State of Iowa



LEGAL DESCRIPTION:

A parcel of land in the Northwest Fractional Quarter of the Northwest Quarter of Section 2, Township 75 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa more particularly described as follows:

Beginning at the Northwest Corner of Section 2, Township 75 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa thence North 84°51'04" East 1305.55 feet to the Northeast Corner of the Northwest Fractional Quarter of said Northwest Quarter; thence South 01°06'01" East 1015.65 feet to the centerline of a County Road; thence South 84°34'18" West 534.30 feet along said centerline to the Southeast Corner of existing Parcel "A"; thence North 06°21'04" West 301.26 West along a line of existing Parcel "A"; thence South 84°40'41" West 439.30 feet along a line of existing Parcel "A"; thence South 10°52'59" East 330.42 feet along a line of existing Parcel "A" to the Southwest Corner thereof; thence South 69°35'37" West 77.30 feet to a point in the centerline of the County Road; thence South 60°46'49" West 340.96 feet along said centerline to a point on the West line of the Northwest Fractional Quarter of the Northwest Quarter of said Section 2; thence North 00°27'23" East 1208.08 feet to the Point of Beginning containing 28.48 acres including 0.71 acres of County Road right-of-way.

Said parcel is to be divided into 3 lots and named Welshons Woods. The lots are dimensional as shown with Lot 1 containing 12.33 acres with 0.40 acres of County Road right-of-way, Lot 2 containing 7.68 acres and Lot 3 containing 8.49 acres with 0.31 acres of County Road right-of-way.

LEGAL DESCRIPTION-ACCESS EASEMENT TO LOT 2:

A 20.00 foot wide Ingress/Egress Easement the perimeter of which is described as follows:

Commencing at the Southwest Corner of Lot 1 of Welshons Woods which is also the Southeast Corner of existing Parcel "A" thence North 06°21'04" West 32.03 feet along the East line of existing Parcel "A" to the easement Point of Beginning; thence North 06°21'04" West 269.23 feet to the Northeast Corner of existing Parcel "A"; thence North 05°11'18" West 99.98 feet along the East line of Lot 2; thence South 06°21'04" East 367.45 feet to the County Road right-of-way thence South 84°24'59" West 20.01 feet to the Point of Beginning.

**ATTORNEY'S OPINION FOR FINAL PLAT,  
WELSHONS WOODS**


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 1, 2015, 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, Welshons Woods, Madison County, Iowa:

**See Attached Legal.**

In my opinion, merchantable title to the above described property is in the name of Jan Marie Welshons, free and clear of all liens and encumbrances..

Respectfully submitted,

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

By  \_\_\_\_\_

Mark L. Smith

101 ½ W. Jefferson, POB 230

Winterset, Iowa 50273

Telephone: (515) 462-3731

ATTORNEYS FOR WELSHONS

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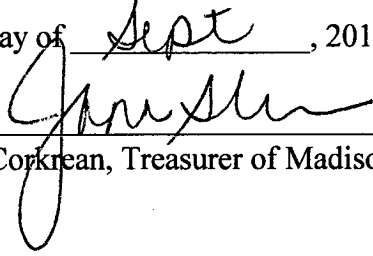
**CERTIFICATE OF THE COUNTY TREASURER  
OF MADISON COUNTY, IOWA**

---

I, Jana Corkrean, 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 11 day of Sept, 2015.

  
\_\_\_\_\_  
Jana Corkrean, Treasurer of Madison County,  
Iowa

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

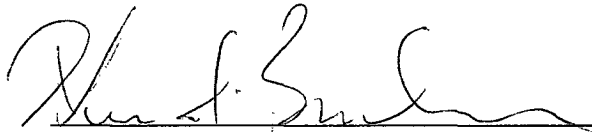
Welshons Woods

For property located at:      See Legal Attached

And owned by:                  James Welshons and Jan Welshons

Has been approved on the 10<sup>TH</sup> day of SEPTEMBER, 2015.

By the Auditor, Madison County, Iowa.

  
Heidi Bufhans, Auditor



LEGAL DESCRIPTION:

A parcel of land in the Northwest Fractional Quarter of the Northwest Quarter of Section 2, Township 75 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa more particularly described as follows:

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**ZO-RESOLUTION-11-10-15**  
**RESOLUTION APPROVING FINAL PLAT**  
**OF WELSHONS WOODS**  
**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 Welshons Woods; 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, Welshons Woods; 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 Welshons Woods should be approved by the Board of Supervisors, Madison County, Iowa.

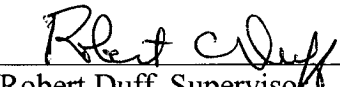
NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors, Madison County, Iowa:

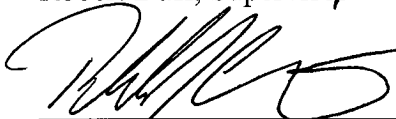
1. That said plat, known as Welshons Woods prepared in connection with said plat and subdivision is hereby approved.

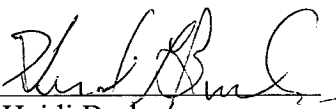
2. The Zoning Administrator of Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder of Madison County, Iowa, and attend to the filing and recording of the plat, papers and documents which should be filed and recorded in connection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

DATED at Winterset, Iowa, this 16<sup>th</sup> day of November, 2015.

  
\_\_\_\_\_  
Aaron Price, Chairman

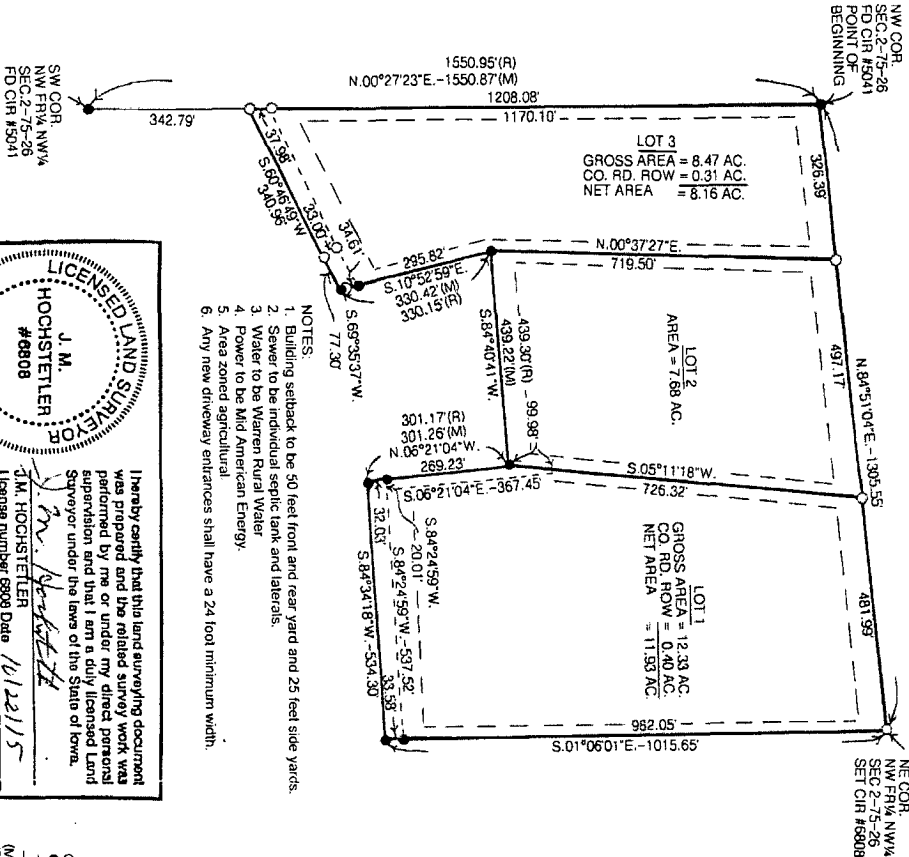
  
\_\_\_\_\_  
Robert Duff, Supervisor

  
\_\_\_\_\_  
Phillip Clifton, Supervisor

Attest:   
\_\_\_\_\_  
Heidi Burhans  
Madison County Auditor

**VANCE & HOCHSTETLER, P.C. • CONSULTING ENGINEERS • WINTERSET, IOWA 50273**

CHARLES T. VANCE • 110 WEST GREEN ST., WINTERSET, IOWA • (515) 462-3995  
 JAMES M. HOCHSTETLER • 110 WEST GREEN ST., WINTERSET, IOWA • FAX: (515) 462-9845



- NOTES:
1. Building setback to be 50 feet front and rear yard and 25 feet side yards.
  2. Sewer to be individual septic tank and laterals.
  3. Water to be Warren Rural Water.
  4. Power to be Mid American Energy.
  5. Area zoned agricultural.
  6. Any new driveway entrances shall have a 24 foot minimum width.

**LICENSED LAND SURVEYOR**  
 IOWA  
 #6808  
 J.M. HOCHSTETLER

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

J.M. HOCHSTETLER Date 11/22/15  
 License number 6808 Date 12/22/15  
 My license renewal date is December 31, 2022  
 Pages or sheets covered by this seal: 1

- CAPPED IRON ROD (CIR) #6808 SET
- EASEMENT FOUND
- BUILDING SETBACK
- MEASURED DISTANCE
- RECORDED DISTANCE



<b>WELSHONS WOODS</b>
OWNER/DEVELOPER:
JAN MARIE WELSHONS
513 N.E. STONE VALLEY DRIVE
ANKENY, IA 50021
LAND SURVEYOR:
VANCE & HOCHSTETLER, P.C.
110 WEST GREEN ST.
WINTERSET, IOWA 50273
(515) 462-3995

**FINAL PLAT**

**LEGAL DESCRIPTION:**  
 A parcel of land in the Northwest Fractional Quarter of the Northwest Quarter of Section 2, Township 75 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa more particularly described as follows:

Beginning at the Northwest Corner of Section 2, Township 75 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa thence North 84°51'04" East 1305.55 feet to the Northeast Corner of the Northwest Fractional Quarter of said Northwest Quarter; thence South 01°06'01" East 1015.65 feet to the centerline of a County Road; thence South 84°34'18" West 534.30 feet along said centerline to the Southeast Corner of existing Parcel "A"; thence North 06°21'04" West 301.26 feet along a line of existing Parcel "A"; thence South 84°40'41" West 439.30 feet along a line of existing Parcel "A"; thence South 10°52'29" East 330.42 feet along a line of existing Parcel "A" to the Southwest Corner thereof; thence South 69°35'37" West 77.30 feet to a point in the centerline of the County Road; thence South 69°46'49" West 340.96 feet along said centerline to a point on the West line of the Northwest Fractional Quarter of the Northwest Quarter of said Section 2; thence North 09°27'23" East 1208.08 feet to the Point of Beginning containing 28.48 acres including 0.71 acres of County Road right-of-way.

Said parcel is to be divided into 3 lots and named Welshons Woods. The lots are dimensional as shown with Lot 1 containing 12.23 acres with 0.40 acres of County Road right-of-way; Lot 2 containing 7.88 acres and Lot 3 containing 8.49 acres with 0.31 acres of County Road right-of-way.

**LEGAL DESCRIPTION-ACCESS EASEMENT TO LOT 2:**  
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**AGREEMENT**

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

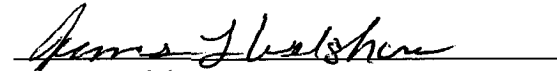
NOW THEREFORE IT IS AGREED AS FOLLOWS:

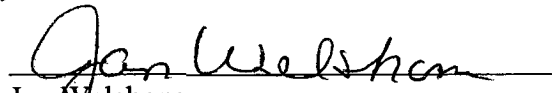
1. The proprietors of Welshons Woods, a Plat of the following described real estate:

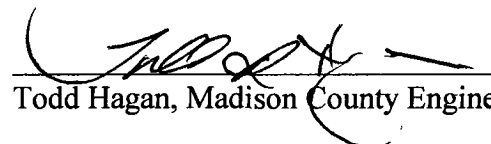
See Attached Legal Description

hereby agree that all private roads located within Welshons Woods 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.

PROPRIETOR OF WELSHONS WOODS

  
James Welshons

  
Jan Welshons

 9-22-15  
Todd Hagan, Madison County Engineer

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**RESOLUTION APPROVING FINAL PLAT  
OF WELSHONS WOODS SUBDIVISION  
MADISON COUNTY, IOWA**

WHEREAS, there was filed with the City of Bevington, Iowa, a registered land surveyor's plat of a proposed subdivision known as Welshons Woods 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, Welshons Woods; 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 City of Bevington, Iowa, finds that said plat conforms to the provisions of the Ordinances of the City of Bevington, Iowa, and that the plat, papers and documents presented therewith should be approved by the Board of Supervisors, and that said plat, known as Welshons Woods Subdivision should be approved by the City of Bevington, Iowa.

NOW, THEREFORE, BE IT RESOLVED by the City of Bevington, Iowa:

That said plat, known as Welshons Woods Subdivision prepared in connection with said plat and subdivision is hereby approved.

DATED at Winterset, Iowa, this 14 day of October, 2015.

City of Bevington, Iowa

By Jim Buscama  
Mayor

ATTEST:

Kathy Kieles  
City Clerk



LEGAL DESCRIPTION:

A parcel of land in the Northwest Fractional Quarter of the Northwest Quarter of Section 2, Township 75 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa more particularly described as follows:

Beginning at the Northwest Corner of Section 2, Township 75 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa thence North 84°51'04" East 1305.55 feet to the Northeast Corner of the Northwest Fractional Quarter of said Northwest Quarter; thence South 01°06'01" East 1015.65 feet to the centerline of a County Road; thence South 84°34'18" West 534.30 feet along said centerline to the Southeast Corner of existing Parcel "A"; thence North 06°21'04" West 301.26 West along a line of existing Parcel "A"; thence South 84°40'41" West 439.30 feet along a line of existing Parcel "A"; thence South 10°52'59" East 330.42 feet along a line of existing Parcel "A" to the Southwest Corner thereof; thence South 69°35'37" West 77.30 feet to a point in the centerline of the County Road; thence South 60°46'49" West 340.96 feet along said centerline to a point on the West line of the Northwest Fractional Quarter of the Northwest Quarter of said Section 2; thence North 00°27'23" East 1208.08 feet to the Point of Beginning containing 28.48 acres including 0.71 acres of County Road right-of-way.

Said parcel is to be divided into 3 lots and named Welshons Woods. The lots are dimensional as shown with Lot 1 containing 12.33 acres with 0.40 acres of County Road right-of-way, Lot 2 containing 7.68 acres and Lot 3 containing 8.49 acres with 0.31 acres of County Road right-of-way.

LEGAL DESCRIPTION-ACCESS EASEMENT TO LOT 2:

A 20.00 foot wide Ingress/Egress Easement the perimeter of which is described as follows:

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

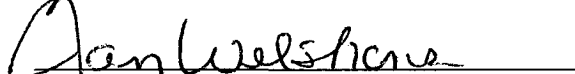
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**AFFIDAVIT**

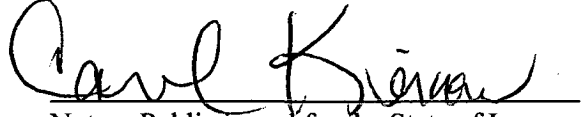
**STATE OF IOWA** :  
: ss  
**MADISON COUNTY** :

We, James Welshons and Jan Welshons, first being duly sworn on oath state that this Affidavit concerns Welshons Woods Subdivision, Madison County, Iowa. We further state that we know of our own personal knowledge that there is a lawful fence on all boundary lines of the property located within the subdivision.

  
James Welshons

  
Jan Welshons

Subscribed and sworn to before me on this 16 day of September, 2015, by James Welshons and Jan Welshons.

  
Notary Public in and for the State of Iowa



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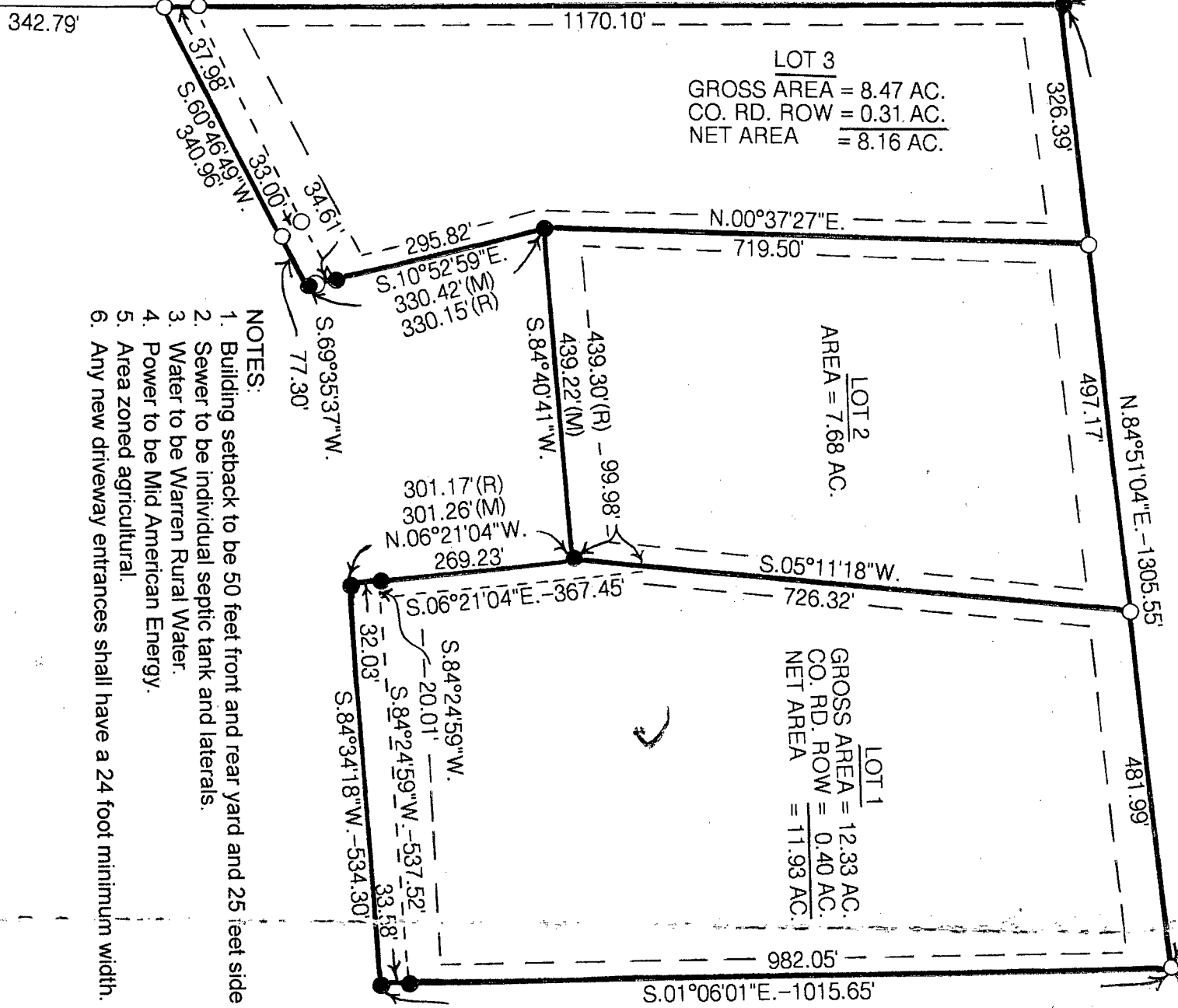
INDX  
 ANNO  
 SCAN  
 CHEK

LISA SMITH, COUNTY RECORDER  
 MADISON COUNTY IOWA

NW COR.  
 SEC. 2-75-26  
 FD CIR #5041  
 POINT OF BEGINNING

SW COR.  
 NW 1/4 NW 1/4  
 SEC. 2-75-26  
 FD CIR #5041

1550.95'(R)  
 N.00°27'23"E.-1550.87'(M)  
 1208.08'



NE COR.  
 NW 1/4 NW 1/4  
 SEC. 2-75-26  
 SET CIR #6808

- NOTES:
1. Building setback to be 50 feet front and rear yard and 25 feet side yards.
  2. Sewer to be individual septic tank and laterals.
  3. Water to be Warren Rural Water.
  4. Power to be Mid American Energy.
  5. Area zoned agricultural.
  6. Any new driveway entrances shall have a 24 foot minimum width.

LICENSED LAND SURVEYOR  
 J. M. HOCHSTETLER  
 #6808

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

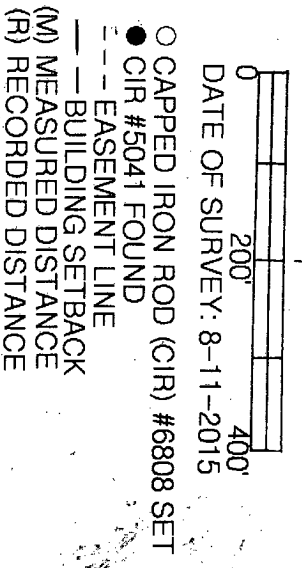
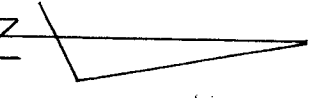
J.M. HOCHSTETLER  
 License number 6808 Date 10/29/15  
 My license renewal date is December 31, 2015  
 Pages or sheets covered by this sheet: 1

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**WELSHONS WOODS**  
 OWNER/DEVELOPER:  
**JAN MARIE WELSHONS**  
 513 N.E. STONE VALLEY DRIVE  
 ANKENY, IA 50021

LAND SURVEYOR:  
**VANCE & HOCHSTETLER, P.C.**  
 110 WEST GREEN ST.  
 WINTERSSET, IOWA 50273  
 (515) 462-3995