



Document 2016 3938

Book 2016 Page 3938 Type 06 044 Pages 16
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Prepared By: Mark L. Smith, POB 230, Winterset, IA 50273
Return To: Mark L. Smith, POB 230, Winterset, IA 50273

Telephone: 515/462-3731
Telephone: 515/462-3731

**PLAT AND CERTIFICATE
FOR K BAR C 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 K Bar C Subdivision, and that the real estate comprising said plat is described as follows:

The East Half (E ½) of the Northwest Quarter (NW ¼) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT two parcels of land located in the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section Ten (10), each containing 7.85 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 18 on December 27, 1985, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT a parcel of land located in the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of said Section Ten (10), containing 6.500 acres as shown in Plat of Survey filed in Book 2 Page 345 on November 20, 1992, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT a parcel of land located in the East Half (E ½) of the Northwest Quarter (NW ¼) of said Section Ten (10), containing 6.500 acres as shown in Amended Plat of Survey filed in Farm Plat Book 2, Page 349 on December 4, 1992, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "F", located in the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section Ten (10), containing 0.52 acres, as shown in Amended Plat of Survey filed in Book 2016, Page 2058 on July 18, 2016, 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 which have been submitted in connection with said plat:

1. Dedication of Plat;
2. Attorney's Opinion;
3. Certificate from County Treasurer;

4. Resolution of the Board of Supervisors of Madison County, Iowa, approving said plat;
5. Agreement with County Engineer;
6. Ground Water Statement;
7. Resolution of City of St. Charles,, Iowa, approving said Plat;
9. Madison County Soil and Water Conservation District Land Disturbing Activity Affidavit; and
8. Consent of County Auditor to subdivision name.

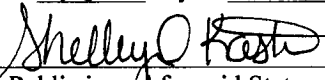
all of which are duly certified in accordance with the Madison County Zoning Ordinance.

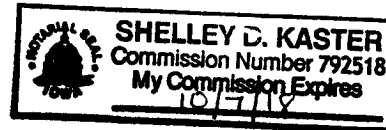


C. J. Nicholl, Zoning Administrator of Madison
County, Iowa

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 20th day of December, 2016, by C.J.
Nicholl.


Notary Public in and for said State of Iowa



**DEDICATION OF PLAT
OF
K BAR C SUBDIVISION**

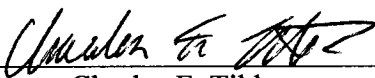
KNOW ALL MEN BY THESE PRESENTS:

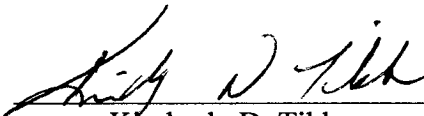
That we, Charles F. Tibben and Kimberly D. Tibben, Husband and Wife, do hereby certify
that we are the owners and proprietors of the following-described real estate:

The East Half (E ½) of the Northwest Quarter (NW 1/4) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT two parcels of land located in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section Ten (10), each containing 7.85 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 18 on December 27, 1985, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT a parcel of land located in the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of said Section Ten (10), containing 6.500 acres as shown in Plat of Survey filed in Book 2 Page 345 on November 20, 1992, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT a parcel of land located in the East Half (E ½) of the Northwest Quarter (NW 1/4) of said Section Ten (10), containing 6.500 acres as shown in Amended Plat of Survey filed in Farm Plat Book 2, Page 349 on December 4, 1992, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "F", located in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section Ten (10), containing 0.52 acres, as shown in Amended Plat of Survey filed in Book 2016, Page 2058 on July 18, 2016, 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 K Bar C Subdivision, is with the free consent and in accordance with the owners' desires as owners of said real estate:

Dated this 26 day of October, 2016.

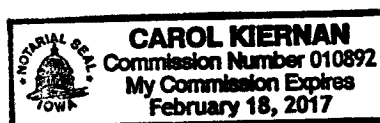

Charles F. Tibben


Kimberly D. Tibben

STATE OF IOWA, COUNTY OF MADISON: ss

This instrument was acknowledged before me by Charles F. Tibben and Kimberly D. Tibben, on this 26 day of October, 2016.


Notary Public in for the State of Iowa



**ATTORNEY'S OPINION FOR FINAL PLAT
K BAR C SUBDIVISION**

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 October 22, 2015, at 8:00 A.M., by Madison County Abstract Company; purporting to show the chain of title to the following-described property, which is the real property contained in K Bar C Subdivision, Madison County, Iowa;

The East Half (E ½) of the Northwest Quarter (NW ¼) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT two parcels of land located in the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section Ten (10), each containing 7.85 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 18 on December 27, 1985, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT a parcel of land located in the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of said Section Ten (10), containing 6.500 acres as shown in Plat of Survey filed in Book 2 Page 345 on November 20, 1992, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT a parcel of land located in the East Half (E ½) of the Northwest Quarter (NW ¼) of said Section Ten (10), containing 6.500 acres as shown in Amended Plat of Survey filed in Farm Plat Book 2, Page 349 on December 4, 1992, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "F", located in the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section Ten (10), containing 0.52 acres, as shown in Amended Plat of Survey filed in Book 2016, Page 2058 on July 18, 2016, 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 proprietors:

**CHARLES F. TIBBEN and KIMBERLY D. TIBBEN,
As Joint Tenants with Full Rights of Survivorship, and Not as Tenants in Common.**

In my opinion there are no mortgages, liens or encumbrances on the above-described real property included in the Final Plat for K Bar C Subdivision.

The following Easements are also shown of record:

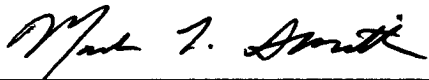
A. Entry No. 117 shows a Well And Waterline Easement between Thomas Walker and Bertha Walker and Thomas Walker, Jr. and Lynne Walker dated and filed October 3, 1996, in Book 136, Page 767 of the Recorder's Office of Madison County, Iowa.

B. Entry No. 118 shows an Easement granted to Warren Water, Inc., its successors and assigns, dated March 12, 1998, and filed May 22, 1998, in Book 140, Page 187 of the Recorder's Office of Madison County, Iowa.

C. Entry No. 124 shows an Easement granted to Warren Water District, its successors and assigns, dated July 3, 2001, and filed August 15, 2001, in Book 2001, Page 3612 of the Recorder's Office of Madison County, Iowa.

You should familiarize yourself with the location and terms of these Easements as they may to some extent limit the use of the real estate under examination.

JORDAN, OLIVER, WALTERS & SMITH PC

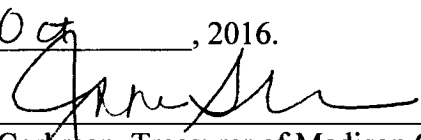
By 
Mark L. Smith
101 ½ West Jefferson, POB 230
Winterset, IA 50273
Telephone: 515/462-3731
FAX: 515/462-3734

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:

The East Half (E ½) of the Northwest Quarter (NW ¼) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT two parcels of land located in the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section Ten (10), each containing 7.85 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 18 on December 27, 1985, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT a parcel of land located in the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of said Section Ten (10), containing 6.500 acres as shown in Plat of Survey filed in Book 2 Page 345 on November 20, 1992, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT a parcel of land located in the East Half (E ½) of the Northwest Quarter (NW ¼) of said Section Ten (10), containing 6.500 acres as shown in Amended Plat of Survey filed in Farm Plat Book 2, Page 349 on December 4, 1992, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "F", located in the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section Ten (10), containing 0.52 acres, as shown in Amended Plat of Survey filed in Book 2016, Page 2058 on July 18, 2016, in the Office of the Recorder of Madison County, Iowa.

DATED at Winterset, Iowa, this 31 day of Oct, 2016.



Jana Corkrean, Treasurer of Madison County, Iowa

CERTIFICATE OF AUDITOR

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

K Bar C Subdivision

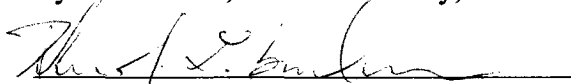
For property located at:

The East Half (E ½) of the Northwest Quarter (NW ¼) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT two parcels of land located in the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section Ten (10), each containing 7.85 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 18 on December 27, 1985, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT a parcel of land located in the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of said Section Ten (10), containing 6.500 acres as shown in Plat of Survey filed in Book 2 Page 345 on November 20, 1992, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT a parcel of land located in the East Half (E ½) of the Northwest Quarter (NW ¼) of said Section Ten (10), containing 6.500 acres as shown in Amended Plat of Survey filed in Farm Plat Book 2, Page 349 on December 4, 1992, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "F", located in the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section Ten (10), containing 0.52 acres, as shown in Amended Plat of Survey filed in Book 2016, Page 2058 on July 18, 2016, in the Office of the Recorder of Madison County, Iowa.

**And owned by: Charles F. Tibben and Kimberly D. Tibben,
As Joint Tenants with Full Rights of Survivorship, and Not as Tenants in Common.**

Has been approved on the 26th day of October, 2016.

By the Auditor, Madison County, Iowa.


Heidi Burhans, Auditor

ZO-RESOLUTION-12-20-16
RESOLUTION APPROVING FINAL PLAT
K Bar C 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 K Bar C Subdivision; and

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

The East Half (1/2) of the Northwest Quarter (NW 1/4) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT two parcels of land located in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section Ten (10), each containing 7.85 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 18 on December 27, 1985, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT a parcel of land located in the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of said Section Ten (10), containing 6.500 acres as shown in Plat of Survey filed in Book 2 Page 345 on November 20, 1992, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT a parcel of land located in the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of said Section Ten (10), containing 6.500 acres as shown in Amended Plat of Survey filed in Farm Plat Book 2, Page 349 on December 4, 1992, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "F", located in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section Ten (10), containing 0.52 acres, as shown in Amended Plat of Survey filed in Book 2016, Page 2058 on July 18, 2016, 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, Charles F. Tibben and Kimberly D. Tibben; as Joint Tenants with full rights of survivorship and not as Tenants in Common; 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 K Bar C Subdivision should be approved by the Board of Supervisors, Madison County, Iowa.

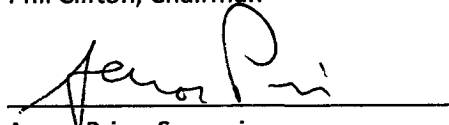
NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors, Madison County, Iowa:

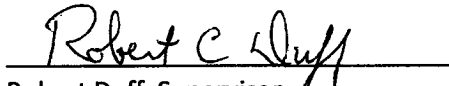
1. That said plat, known as K Bar C Subdivision prepared in connection with said plat and subdivision is hereby approved.

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.

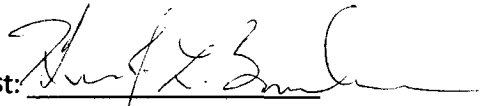
DATED at Winterset, Iowa, this 20th day of December, 2016



Phil Clifton, Chairman

Aaron Price, Supervisor

Robert Duff, Supervisor

Attest: 

Heidi L. Burhans
Madison County Auditor

AGREEMENT

This Agreement, made and entered into, by and between, the proprietors of K Bar C Subdivision, and the Madison County Engineer.

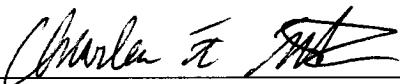
NOW THEREFORE IT IS AGREED AS FOLLOWS:

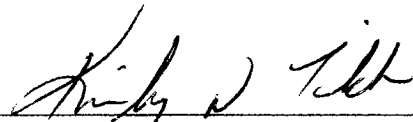
1. The proprietors of K Bar C Subdivision, a Plat of the following described real estate:

The East Half (E ½) of the Northwest Quarter (NW 1/4) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT two parcels of land located in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section Ten (10), each containing 7.85 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 18 on December 27, 1985, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT a parcel of land located in the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of said Section Ten (10), containing 6.500 acres as shown in Plat of Survey filed in Book 2 Page 345 on November 20, 1992, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT a parcel of land located in the East Half (E ½) of the Northwest Quarter (NW 1/4) of said Section Ten (10), containing 6.500 acres as shown in Amended Plat of Survey filed in Farm Plat Book 2, Page 349 on December 4, 1992, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "F", located in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section Ten (10), containing 0.52 acres, as shown in Amended Plat of Survey filed in Book 2016, Page 2058 on July 18, 2016, in the Office of the Recorder of Madison County, Iowa.

hereby agree that all private roads located within K Bar C 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.

PROPRIETORS OF K BAR C SUBDIVISION


Charles F. Tibben


Kimberly D. Tibben


Todd Hagan, Madison County Engineer

11-01-2016

**RESOLUTION APPROVING
FINAL PLAT OF
K BAR C SUBDIVISION,
MADISON COUNTY, IOWA**

WHEREAS, there was filed in the Office of the City Administrator of the City of St. Charles, Madison County, Iowa, a registered land surveyor's plat of a proposed subdivision known as K Bar C Subdivision; and

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

The East Half (E ½) of the Northwest Quarter (NW 1/4) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT two parcels of land located in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section Ten (10), each containing 7.85 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 18 on December 27, 1985, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT a parcel of land located in the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of said Section Ten (10), containing 6.500 acres as shown in Plat of Survey filed in Book 2 Page 345 on November 20, 1992, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT a parcel of land located in the East Half (E ½) of the Northwest Quarter (NW 1/4) of said Section Ten (10), containing 6.500 acres as shown in Amended Plat of Survey filed in Farm Plat Book 2, Page 349 on December 4, 1992, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "F", located in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section Ten (10), containing 0.52 acres, as shown in Amended Plat of Survey filed in Book 2016, Page 2058 on July 18, 2016, 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, Charles F. Tibben and Kimberly D. Tibben; and

WHEREAS, said plat was accompanied by 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 attached is a statement from the Treasurer of Madison County, Iowa, that said platted land is

free from taxes; and

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

NOW, THEREFORE, BE IT RESOLVED by the City of Council of the City of St. Charles, Madison County, Iowa:

1. Said plat, known as K Bar C Subdivision, prepared in connection with said plat and subdivision is hereby approved.
2. The requirement of the Subdivision Ordinance of the City of St. Charles, Madison County, Iowa, that certain improvements be constructed in connection with said plat is hereby waived.
3. The City of St. Charles, 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 St. Charles, Iowa, this 28th day of NOVEMBER, 2016.

CITY OF ST. CHARLES, IOWA

By Dennis E. Smith
DENNIS Smith Mayor

ATTEST:

Ann Marie Ahl-Zack
ANN MARIE AHL-ZACK City Administrator

**LAND DISTURBING ACTIVITIES
AFFIDAVIT**

STATE OF IOWA :
 :
 :
MADISON COUNTY :

Pursuant to section 161A.64, Code of Iowa in consideration for permission to engage in a land disturbing activity as defined in that statute, and recognizing that the agency authorized by that statute to receive and file this affidavit will rely on the statements we make herein, we, Charles F. Tibben and Kimberly D. Tibben, Husband and Wife, 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:

The East Half (E ½) of the Northwest Quarter (NW 1/4) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT two parcels of land located in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section Ten (10), each containing 7.85 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 18 on December 27, 1985, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT a parcel of land located in the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of said Section Ten (10), containing 6.500 acres as shown in Plat of Survey filed in Book 2 Page 345 on November 20, 1992, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT a parcel of land located in the East Half (E ½) of the Northwest Quarter (NW 1/4) of said Section Ten (10), containing 6.500 acres as shown in Amended Plat of Survey filed in Farm Plat Book 2, Page 349 on December 4, 1992, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "F", located in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section Ten (10), containing 0.52 acres, as shown in Amended Plat of Survey filed in Book 2016, Page 2058 on July 18, 2016, in the Office of the Recorder of Madison County, Iowa.

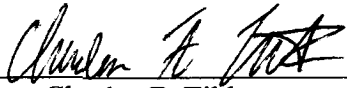
As owners or occupants of the land described above, we are aware that we must establish and maintain soil conservation practices as necessary to meet the soil loss limits established by the Madison County Soil and Water Conservation District, pursuant to sections 161A.43, and 161A.44, Code of Iowa.

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.

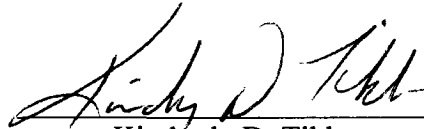
We assume responsibility for all land disturbing activities conducted on this property by us or other people entities we represent. This authority covers only the land and land disturbing activity described above.

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

Dated this 26 day of October, 2016.



Charles F. Tibben



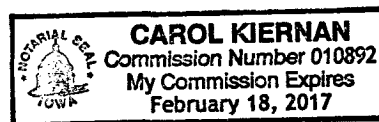
Kimberly D. Tibben

STATE OF IOWA, COUNTY OF MADISON:

This instrument was acknowledged before me by Charles F. Tibben and Kimberly D. Tibben, on this 26 day of October, 2016.



Notary Public in for the State of Iowa





Document 2016 3938

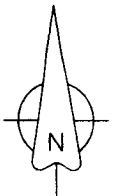
Book 2016 Page 3938 Type 06 044 Pages 16
Date 12/21/2016 Time 8:10:32AM
Rec Amt \$82.00 Aud Amt \$5.00

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

DANIELS LAND SURVEYING, 22598 18TH AVE, NEW VIRGINIA, IA 50210 515-577-2583

FINAL PLAT
K BAR C SUBDIVISION
E 1/2 OF THE NW 1/4, SEC. 10, T 75N, R 26W
MADISON COUNTY, IOWA



0 300 600 FEET

DESCRIPTION - K BAR C SUBDIVISION:

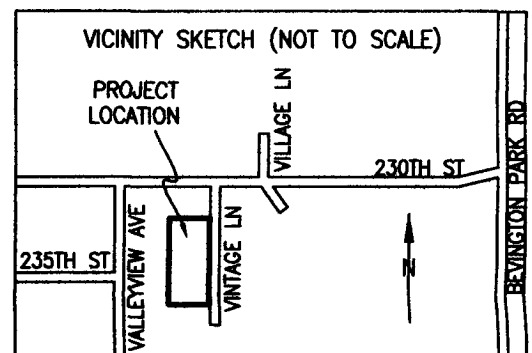
That part of the East Half of the Northwest Quarter of Section 10, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows:
Beginning at the Center of said Section 10; thence South 86 degrees 10 minutes 46 seconds West, 1,302.19 feet to the southwest corner of the Southeast Quarter of said Northwest Quarter; thence North 00 degrees 02 minutes 19 seconds West, 1,312.28 feet to the southwest corner of the Northeast Quarter of said Northwest Quarter; thence North 00 degrees 02 minutes 48 seconds West, 749.79 feet along the west line of said Northeast Quarter of the Northwest Quarter to the southwest corner of Parcel F, recorded in Book 2016 Page 2058; thence South 81 degrees 20 minutes 54 seconds East, 178.58 feet to a corner of said Parcel F; thence North 34 degrees 36 minutes 50 seconds East, 147.59 feet to a corner of said Parcel F; thence North 87 degrees 15 minutes 37 seconds East, 434.19 feet to the southwest corner of Lot One of a Plat of Survey recorded in Farm Plat Book 2 Page 18; thence South 81 degrees 46 minutes 14 seconds East, 612.52 feet to the southeast corner of said Lot One also being the east line of said East Half of the Northwest Quarter; thence South 00 degrees 00 minutes 51 seconds East, 619.00 feet along said east line to the northeast corner of the Amended Survey recorded in Farm Plat Book 2 Page 349; thence South 86 degrees 19 minutes 30 seconds West, 636.32 feet to the northwest corner of said Amended Survey; thence South 00 degrees 03 minutes 14 seconds West, 445.77 feet to the southwest corner of said Amended Survey; thence South 86 degrees 18 minutes 06 seconds West, 102.24 feet to the northwest corner of a Survey recorded in Farm Plat Book 2 Page 345; thence South 00 degrees 00 minutes 30 seconds East, 383.82 feet to the southwest corner of said last Survey; thence North 86 degrees 18 minutes 04 seconds East, 739.15 feet to the southeast corner of said last Survey also being the said east line of the East half of the Northwest Quarter; thence South 00 degrees 00 minutes 51 seconds East, 554.70 feet to the Point of Beginning, having an area of 49.29 Acres including 1.39 acres of Madison County Road Easement.

ADJACENT LAND OWNERS (letters in a box):

- A - Carmen Maxwell, 3126 230th St., St Charles IA 50240
- B - Thomas Walker Jr, 2311 Vintage Ln, St Charles IA 50240
- C - Rodney & Laurie Wheeler, 305 W Market, St Charles IA 50240
- D - Billie & Bonnie McKibben, 3170 230th St., St Charles IA 50240
- E - Nathan & Mary Woosley, 2327 Vintage Ln, St Charles IA 50240
- F - John & Sharon Walker, 2337 Vintage Ln, St Charles IA 50240
- G - Randal & Joyce Wildin, 3263 220th St., St Charles IA 50240
- H - Donald & Judy Huntruds Rev Trust, 2392 Vintage Ln, St Charles IA 50240
- I - Robert & Melissa Murry, 2361 Vintage Ln, St Charles IA 50240
- J - Patrick & Melinda Leonard, 2338 Valley View Ave., St Charles IA 50240
- K - Rabinowitz Family LP, 317 Village Circle, Santa Cruz CA 95060

Current Zoning Class - Ag

Septic - Private Systems
Water - Rural Water

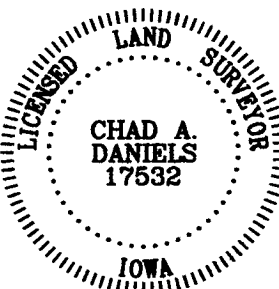


BASIS OF BEARINGS IS IA RCS ZONE 8

- () - Recorded Distance/Bearing
- County Road Easement
- - - Section line
- ☒ Proposed Driveway

Monuments

- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Found 1/2" YCIR #5041



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 Land Surveyor under the laws of the State of Iowa.

Signed [Signature] 10/10/16
Chad A. Daniels Date

Iowa License No. 17532
My license renewal date is 12-31-2016
Page No.'s covered by this seal: 1 AND 2

SURVEY FOR AND OWNER: Charles & Kimberly Tibben, 2256 Bevington Park Rd, St Charles IA 50240

PROJ. NO. 762

DATE OF SURVEY: 10/07/2016

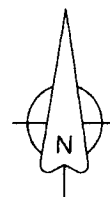
PAGE 1 of 2

FINAL PLAT

K BAR C SUBDIVISION

E 1/2 OF THE NW 1/4, SEC. 10, T 75N, R 26W

MADISON COUNTY, IOWA



0 300 600 FEET

NW COR. NE 1/4
NW 1/4 SEC. 10
1/2" yellow plastic
capped rebar, #5041

N 1/4 COR.
1/2" yellow plastic
capped rebar, #5041

