



Document 2018 2807

Book 2018 Page 2807 Type 06 044 Pages 17
Date 8/29/2018 Time 9:54:56AM
Rec Amt \$87.00 Aud Amt \$5.00

INDX
ANNO
SCAN
CHEK

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 STROMAX 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 Stromax Subdivision, and that the real estate comprising said plat is described as follows:

Parcel "A" located in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 29.25 acres, as shown in Plat of Survey filed in Farm Plat 2, Page 518 on November 29, 1994, in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "H" located therein containing 0.30 acres, as shown in Plat of Survey filed in Book 2018, Page 1408 on May 7, 2018, 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. Consent of Union State Bank;
4. Certificate from County Treasurer;
5. Resolution of the Board of Supervisors of Madison County, Iowa, approving said plat;

6. Agreement with County Engineer;
7. Ground Water Statement;
8. Resolution of City of St. Charles, Iowa, approving said Plat;
9. Madison County Soil and Water Conservation District Land Disturbing Activity

Affidavit; and

10. Consent of County Auditor to subdivision name.

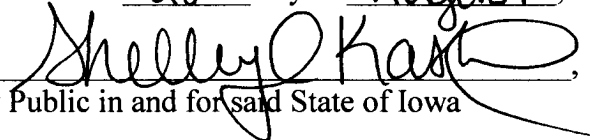
all of which are duly certified in accordance with the Madison County Zoning Ordinance.



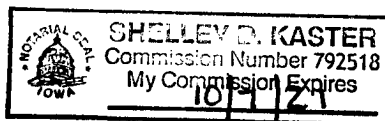
C. J. Nicholl, Zoning Administrator of Madison
County, Iowa

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 28th day of August,
2018, by C.J. Nicholl.



Notary Public in and for said State of Iowa



**DEDICATION OF PLAT
OF
STROMAX SUBDIVISION**

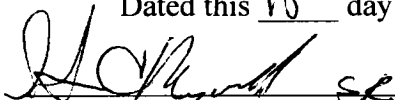
KNOW ALL MEN BY THESE PRESENTS:

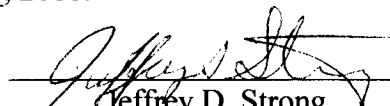
That we, Steven C. Maxwell, Sr. And Carmen Maxwell, Husband and Wife, and Jeffrey D. Strong and Jane Strong, Husband and Wife, do hereby certify that we are the owners and proprietors of the following-described real estate:

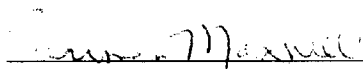
Parcel "A" located in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 29.25 acres, as shown in Plat of Survey filed in Farm Plat 2, Page 518 on November 29, 1994, in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "H" located therein containing 0.30 acres, as shown in Plat of Survey filed in Book 2018, Page 1408 on May 7, 2018, in the Office of the Recorder of Madison County, Iowa.

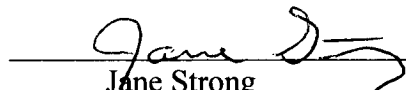
That the Subdivision of the above-described real estate, as shown by the Final Plat of Stromax Subdivision, is with the free consent and in accordance with the owners' desires as owners of said real estate:

Dated this 18 day of May, 2018.


Steven C. Maxwell, Sr.

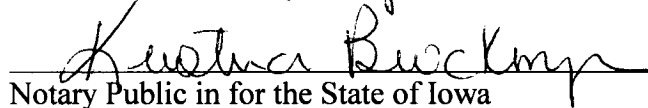

Jeffrey D. Strong


Carmen Maxwell


Jane Strong

STATE OF IOWA, COUNTY OF MADISON: ss

This instrument was acknowledged before me by Steven C. Maxwell, Sr., Carmen Maxwell, Jeffrey D. Strong and Jane Strong,, on this 18 day of May, 2018.


Notary Public in for the State of Iowa



**CONSENT TO PLATTING
UNION STATE BANK**

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

Parcel "A" located in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 29.25 acres, as shown in Plat of Survey filed in Farm Plat 2, Page 518 on November 29, 1994, in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "H" located therein containing 0.30 acres, as shown in Plat of Survey filed in Book 2018, Page 1408 on May 7, 2018, in the Office of the Recorder of Madison County, Iowa.

in accordance with the ordinances of Madison County, Iowa and the City of St. Charles, Iowa, and the laws of the State of Iowa.

The undersigned holds the following mortgages on the above real estate:

A. An Open End Mortgage from Steven C. Maxwell, Sr. And Carmen Maxwell, Husband and Wife, and Jeffrey D. Strong and Jane Strong, Husband and Wife, to Union State Bank, in the principal amount of \$200,000.00 dated march 15, 2018, and filed March 16, 2018, in Book 2018, Page 824 in the Office of the Recorder of Madison County, Iowa. This Mortgage is a first lien against the real estate under examination.

Dated this 23rd day of May, 2018



Union State Bank

By Jayne Maxwell

Title: V.P.

STATE OF IOWA, COUNTY OF MADISON: ss



This instrument was acknowledged before me on this 23 day of May, 2018, by Jayne Maxwell as Customer Service of Union State Bank.

Jayne Maxwell
Notary Public in and for said State

**ATTORNEY'S OPINION FOR FINAL PLAT
STROMAX 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 May 8, 2018, at 10:41 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 Stromax Subdivision, Madison County, Iowa;

Parcel "A" located in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 29.25 acres, as shown in Plat of Survey filed in Farm Plat 2, Page 518 on November 29, 1994, in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "H" located therein containing 0.30 acres, as shown in Plat of Survey filed in Book 2018, Page 1408 on May 7, 2018, 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:

**STEVEN C. MAXWELL, A Married Person, and JEFFREY D. STRONG,
a Married Person, as Tenants in Common,**

free and clear of all liens and encumbrances, except:

A. Entry No. 114 shows an Open End Mortgage (With Future Advance Clause) from Steven C. Maxwell, Sr. and Carmen Maxwell, Husband and Wife, and Jeffrey D. Strong and Jane Strong, Husband and Wife, to Union State Bank dated March 15, 2018, and filed March 16, 2018, in Book 2018, Page 824 in the Office of the Madison County Recorder. This Mortgage is a first lien against the real estate under examination.

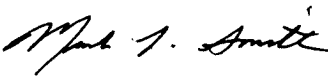
There are also the following Easements are shown of record:

A. Entry No. 4 of Continuation of the Abstract to December 5, 1945, shows an Easement granted to the State of Iowa for road purposes and for use as a public highway dated June 27, 1932, and filed July 6, 1932, in Deed Record 70, Page 176 of the Recorder's Office of Madison County, Iowa.

B. Entry No. 103 shows an Easement granted to Warren Water, Inc., its successors and assigns, dated November 14, 1994, and filed November 23, 1994, in Book 133, Page 602 of the Recorder's Office of Madison County, Iowa, for a waterline and all necessary appurtenances thereto.

Respectfully submitted,

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

By 

Mark L. Smith

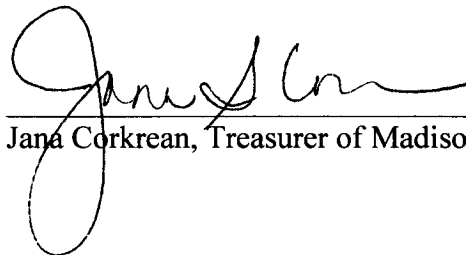
CERTIFICATE OF THE COUNTY TREASURER OF MADISON COUNTY, IOWA

RECEIVED
MAY 18 2018
MADISON CO. TREASURER

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:

Parcel "A" located in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 29.25 acres, as shown in Plat of Survey filed in Farm Plat 2, Page 518 on November 29, 1994, in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "H" located therein containing 0.30 acres, as shown in Plat of Survey filed in Book 2018, Page 1408 on May 7, 2018, in the Office of the Recorder of Madison County, Iowa.

DATED at Winterset, Iowa, this 21 day of May, 2018.



Jana Corkrean, Treasurer of Madison County, Iowa

CERTIFICATE OF AUDITOR

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

Stromax Subdivision, Madison County, Iowa,

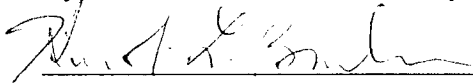
For property located at:

Parcel "A" located in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 29.25 acres, as shown in Plat of Survey filed in Farm Plat 2, Page 518 on November 29, 1994, in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "H" located therein containing 0.30 acres, as shown in Plat of Survey filed in Book 2018, Page 1408 on May 7, 2018, in the Office of the Recorder of Madison County, Iowa.

and owned by: Steven C. Maxwell, a Married Person, and Jeffrey D. Strong, a Married Person,
as Joint Tenants.

Has been approved on the 23 day of May, 2018.

By the Auditor, Madison County, Iowa.


Heidi Burhans, Auditor

ZO-RESOLUTION-08-21-18B
APPROVING FINAL PLAT
STROMAX 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 Stromax Subdivision; and

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

Parcel "A" located in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 29.25 acres, as shown in Plat of Survey filed in Farm Plat 2, Page 518 on November 29, 1994, in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "H" located therein containing 0.30 acres, as shown in Plat of Survey filed in Book 2018, Page 1408 on May 7, 2018, 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, Steven C. Maxwell, Sr and Carmen Maxwell, Husband and Wife, and Jeffrey D. Strong and Jane Strong, Husband and Wife, 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, except as noted therein, 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 as Stromax 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:

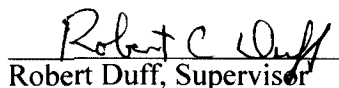
1. That said plat, known as Stromax Subdivision prepared in connection with said plat and subdivision is hereby approved.

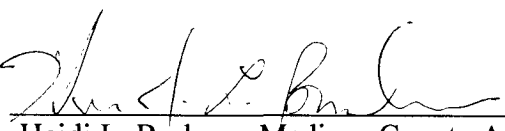
2. The Zoning Administrator of Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder of Madison County, Iowa, and attend to the filing and recording of the plat, papers and documents which should be filed and recorded in connection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

DATED at Winterset, Iowa, this 21st day of August, 2018.


Phillip 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 Stromax Subdivision, and the Madison County Engineer.

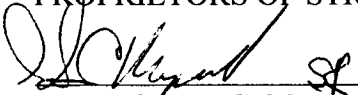
NOW THEREFORE IT IS AGREED AS FOLLOWS:

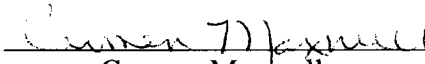
1. The proprietors of Stromax Subdivision, a Plat of the following described real estate:

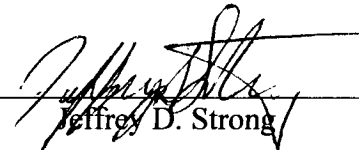
Parcel "A" located in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 29.25 acres, as shown in Plat of Survey filed in Farm Plat 2, Page 518 on November 29, 1994, in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "H" located therein containing 0.30 acres, as shown in Plat of Survey filed in Book 2018, Page 1408 on May 7, 2018, in the Office of the Recorder of Madison County, Iowa.

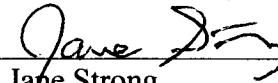
hereby agree that all private roads located within Stromax Subdivision are private roads and are not being dedicated to Madison County, Iowa. Said proprietors consent and agree that such roads shall not be maintained in any manner by Madison County, Iowa, or the Madison County Engineer's Department.

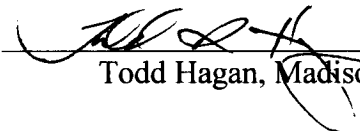
PROPRIETORS OF STROMAX SUBDIVISION


Steven C. Maxwell, Sr.


Carmen Maxwell


Jeffrey D. Strong


Jane Strong


Todd Hagan, Madison County Engineer

5-22-2018

**RESOLUTION APPROVING
FINAL PLAT OF
STROMAX 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 Stromax Subdivision; and

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

Parcel "A" located in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 29.25 acres, as shown in Plat of Survey filed in Farm Plat 2, Page 518 on November 29, 1994, in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "H" located therein containing 0.30 acres, as shown in Plat of Survey filed in Book 2018, Page 1408 on May 7, 2018, 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, Steven C. Maxwell, Sr., Carmen Maxwell, Jeffrey D. Strong and Jane Strong; 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, except as shown therein, 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 Stromax 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 2 day of July, 2018.

CITY OF ST. CHARLES, IOWA

By Hennis E. Smith

Mayor

ATTEST:

Tracy Kozak

City ^{Clerk} Administrator

LAND DISTURBING ACTIVITIES
AFFIDAVIT

STATE OF IOWA :
 : ss
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, Steven C. Maxwell and Carmen Maxwell, Husband and Wife, and Jeffrey D. Strong and Jane Strong, 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:

Parcel "A" located in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 29.25 acres, as shown in Plat of Survey filed in Farm Plat 2, Page 518 on November 29, 1994, in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "H" located therein containing 0.30 acres, as shown in Plat of Survey filed in Book 2018, Page 1408 on May 7, 2018, 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.

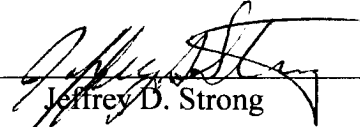
We are aware that loss limit regulations prohibit sediment from leaving the site in excess of 5 tons per acre per year. The land disturbing activities described above will be conducted in a manner that will insure compliance with the soil loss limit regulations.

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.

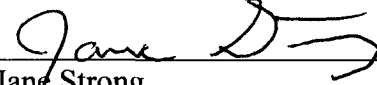
We are the owners of the land, and have full authority to enter into this agreement.

Dated this 18 day of May, 2018.


Steven C. Maxwell

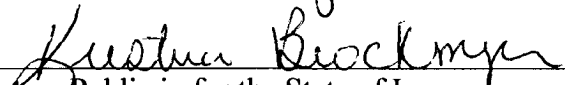

Jeffrey D. Strong

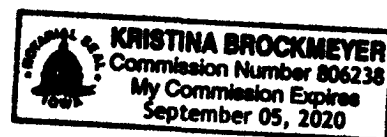

Carmen Maxwell


Jane Strong

STATE OF IOWA, COUNTY OF MADISON:

This instrument was acknowledged before me by Steven C. Maxwell, Sr., Carmen Maxwell, Jeffrey D. Strong and Jane Strong, on this 18 day of May, 2018.


Notary Public in for the State of Iowa





Document 2018 2807

Book 2018 Page 2807 Type 06 044 Pages 17
Date 8/29/2018 Time 9:54:56AM
Rec Amt \$87.00 Aud Amt \$5.00

INDX
ANNO
SCAN

CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

FINAL PLAT
STROMAX SUBDIVISION

INDEX LEGEND

LOCATION: PARCEL A OF NW 1/4 OF SW 1/4 OF SECTION 13
T 75N, R 26W, MADISON COUNTY, IOWA

OWNER AND SUBDIVIDER: STEVEN C MAXWELL, JEFFREY D STRONG
3126 230TH STREET, ST CHARLES IA 50240

SURVEY FOR: STEVEN C MAXWELL, JEFFREY D STRONG
3126 230TH STREET, ST CHARLES IA 50240

PREPARED BY CHAD A. DANIELS
RETURN TO: DANIELS LAND SURVEYING, 22598 18TH AVE, NEW VIRGINIA IA 50210
515-577-2583

SURVEY LEGEND

() - Recorded Distance/Bearing
--- Road Easement
--- Section line
---25--- Building Setback Line

Monuments

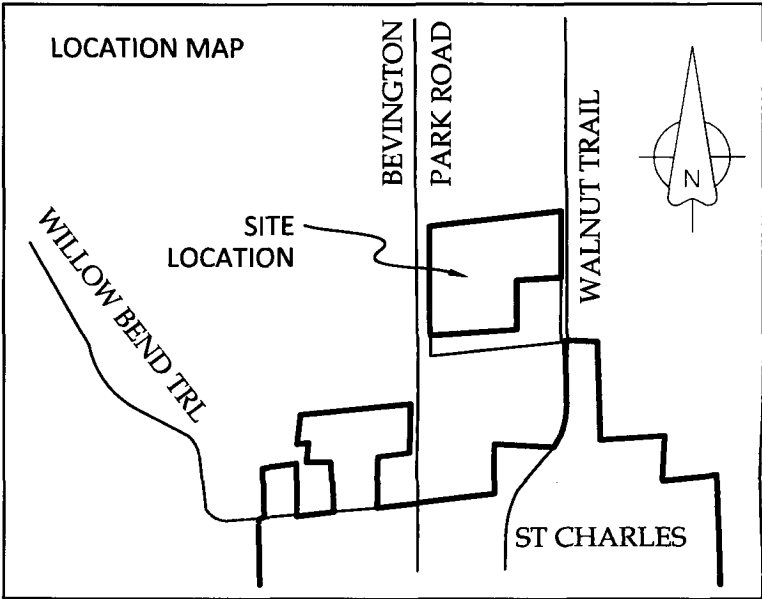
- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Found 5/8" YCIR #7995

BASIS OF BEARINGS IS IA RCS ZONE 8

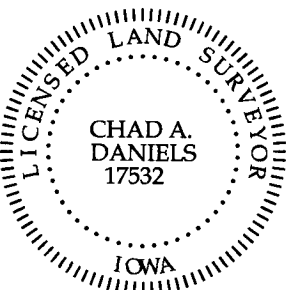
DESCRIPTION - STROMAX SUBDIVISION:

Parcel "A" located in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 29.25 acres, as shown in Plat of Survey filed in Farm Plat 2, Page 518 on November 29, 1994, in the Office of the Recorder of Madison County, Iowa, EXCEPT, Parcel "H" of said Parcel "A" recorded in Book 2018 Page 1408.

CURRENT ZONING - A-1 (AGRICULTURAL)
PROPOSED WATER - WARREN WATER
PROPOSED SEWER - INDIVIDUAL SYSTEMS



AREA BY LOT:			
TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
LOT 1	4.68	0.30	4.98
LOT 2	4.66	0.33	4.99
LOT 3	4.36	0.39	4.75
LOT 4	4.32	0.42	4.74
LOT 5	4.34	0.39	4.73
LOT 6	4.36	0.39	4.75
TOTAL	26.72	2.22	28.94

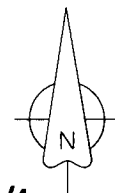


I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signed *Chad A. Daniels* 7/19/18
Chad A. Daniels Date

Iowa License No. 17532
My license renewal date is 12-31-2018
Page No.'s covered by this seal: 1 and 2

0 200 400 FEET



PARCEL A
FARM PL BK 2
PAGE 667

NE COR. NW 1/4
SW COR. SEC. 13
5/8" yellow plastic
capped rebar, #7995
MONAGHAN
ROGERS
SUBDIVISION

NW COR. NW 1/4
SW 1/4 SEC. 13
1/2" Rebar

