



Prepared By: James W. Miller, 420 N. Roosevelt Ave., Suite 110, Burlington, IA 52601;
319/752-4537


PROPRIETOR'S STATEMENT

STATE OF IOWA)
) ss.
DES MOINES COUNTY)

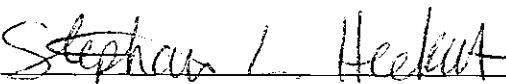
Comes now the undersigned, Jared Heckart and Stephanie L. Heckart, upon being first duly sworn depose and states as follows:

1. That the owner of the real estate which is subject to this platting, identified as Heckart Subdivision is Jared Heckart and Stephanie L. Heckart.
2. That the plat was prepared with our own free consent and in accordance with our desires.
3. It is my intention that this plat be recorded.

We would further depose and state that we have read the foregoing and the same is true and correct.



Jared Heckart

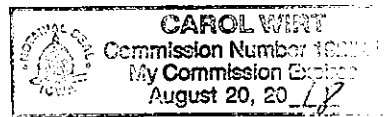


Stephanie L. Heckart

STATE OF IOWA)
)ss.
DES MOINES COUNTY)

On this 27 day of July, 2017, before me, the undersigned, a Notary Public in and for said County and said State, personally appeared Jared Heckart and Stephanie L. Heckart, husband and wife, to me personally known, who, being by me duly sworn, did say that they acknowledged the execution of said instrument to be the voluntary act and deed of them voluntarily executed.

Carol Wirt IOWA
Notary Public in and for said State
192041



Prepared By: James W. Miller, 420 N. Roosevelt Ave., Suite 110, Burlington, IA 52601, Phone 319/752-4537

STATEMENT OF MORTGAGE HOLDER

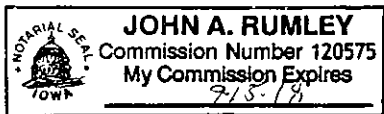
Farmers Savings Bank is a lienholder on the real estate platted as Heckart Subdivision, a subdivision in Des Moines County, Iowa, legally described in the attachment hereto and does hereby consent to the platting of the real estate and the owner of the real estate's dedication.

Farmers Savings Bank

Brenda Wiley

STATE OF IOWA)
) ss:
DES MOINES COUNTY)

On this 27th day of July, 2017, before me, the undersigned, a Notary Public in and for the said State, personally appeared Beth Wiley to me personally known, who being by me duly sworn, did say that he is the vice president of the corporation executing the within and foregoing instrument, that the seal affixed thereto is the seal of the corporation; that the instrument was signed and sealed on behalf of the corporation by authority of its Board of Directors; and that _____ as an officer acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by him voluntarily executed.



John A. Rumley
Notary Public in and for the State of Iowa

In part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Township 70 North, Range 4 West, of the 5th P.M., Des Moines County, Iowa described as follows:

Commencing at the north quarter corner of said Section 19, thence South $88^{\circ}44'23''$ West, along the north line of said NW $\frac{1}{4}$ of Section 19 and the centerline of Roosevelt Street, 844.68 feet to the POINT OF BEGINNING; thence continuing along said line, South $88^{\circ}44'23''$ West, 251.16 feet to the northeast corner of Bell Housing Subdivision as recorded in Document #2016-005614, Office of the Recorder, Des Moines County, Iowa; thence South $03^{\circ}03'35''$ West, along the east line of said Bell Housing Subdivision, 435.22 feet to the southeast corner of said Subdivision; thence South $57^{\circ}48'04''$ East, 169.96 feet; thence North $88^{\circ}44'23''$ East, 246.30 feet; thence North $22^{\circ}34'59''$ East, 112.83 feet; thence North $03^{\circ}13'15''$ West, 113.20 feet; thence North $43^{\circ}19'05''$ West, 160.94 feet; thence North $12^{\circ}29'07''$ West, 195.61 feet to the POINT OF BEGINNING, containing 4.14 acres, of which 0.19 acre is public road right of way.

The above bearings are based on Iowa State Plane South Coordinates and all distances are horizontal ground distances.

EXHIBIT A

DES MOINES COUNTY
BOARD OF SUPERVISORS
RESOLUTION

WHEREAS Section 354.8 of the Code of Iowa states that a governing body shall certify by resolution the approval of a subdivision plat, and,

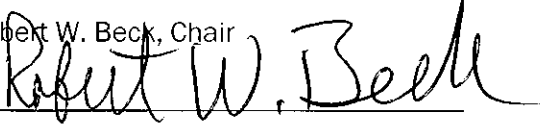
WHEREAS the Final Plat for **Heckart Subdivision** has been reviewed for conformance to applicable County standards by the Des Moines County Health Department, Secondary Roads Department, County Auditor, Zoning Commission Chair and Land Use Department and has been duly recommended by the aforementioned entities for approval,

NOW THEREFORE, BE IT RESOLVED: That the Board of Supervisors hereby approves the Final Plat of Heckart Subdivision

Approved and adopted this 1st day of August, 2017.

DES MOINES COUNTY BOARD OF SUPERVISORS

Robert W. Beck, Chair



Jim Cary, Vice Chair




Tom L. Broeker, Member



ATTEST:



Terri Johnson, County Auditor

APPROVED
 AUG 1 2017
BOARD OF SUPERVISORS

Prepared By: James W. Miller, 420 N. Roosevelt Ave., Suite 110, Burlington, IA 52601;
319/752-4537

ATTORNEY'S OPINION

Comes now the undersigned, an Iowa licensed attorney, representing Heckart Subdivision and has examined the abstract of title to the following described real estate, to-wit:

In part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Township 70 North, Range 4 West, of the 5th P.M., Des Moines County, Iowa described as follows:

Commencing at the north quarter corner of said Section 19, thence South 88°44'23" West, along the north line of said NW $\frac{1}{4}$ of Section 19 and the centerline of Roosevelt Street, 844.68 feet to the POINT OF BEGINNING; thence continuing along said line, South 88°44'23" West, 251.16 feet to the northeast corner of Bell Housing Subdivision as recorded in Document #2016-005614, Office of the Recorder, Des Moines County, Iowa; thence South 03°03'35" West, along the east line of said Bell Housing Subdivision, 435.22 feet to the southeast corner of said Subdivision; thence South 57°48'04" East, 169.96 feet; thence North 88°44'23" East, 246.30 feet; thence North 22°34'59" East, 112.83 feet; thence North 03°13'15" West, 113.20 feet; thence North 43°19'05" West, 160.94 feet; thence North 12°29'07" West, 195.61 feet to the POINT OF BEGINNING, containing 4.14 acres, of which 0.19 acre is public road right of way.

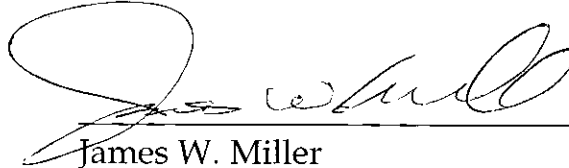
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It is the opinion of the undersigned that the proprietor and owner of the real estate under examination is Jared Heckart and Stephanie L. Heckart, and that their title

is subject to these mortgages, liens, and other encumbrances, to-wit:

1. There is a mortgage with Farmers Savings Bank in the principal amount of \$551,000.00, dated January 6, 2017, and recorded January 9, 2017, as document number 2017-000137, which mortgage is a first lien on the real estate.

CRAY LAW FIRM, PLC

A handwritten signature in black ink, appearing to read "James W. Miller", is written over a horizontal line. The signature is fluid and cursive.

James W. Miller

420 N. Roosevelt Ave., Suite 110

Burlington, IA 52601

Phone: 319/752-4537

Fax: 319/753-2712

Prepared By: James W. Miller, 420 N. Roosevelt Ave., Suite 110, Burlington, IA 52601;
319/752-4537

DES MOINES COUNTY TREASURER'S CERTIFICATE


Comes now the Treasurer of Des Moines County and hereby states as follows:

1. This certificate is being presented pursuant to Iowa Code Section 354.1(5).
2. The following described real estate is free from certified taxes and certified special assessments, to-wit:

In part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Township 70 North, Range 4 West, of the 5th P.M., Des Moines County, Iowa described as follows:

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Janelle Nalley-Londquist
Janelle Nalley-Londquist *by Julie A. Howe,*
Treasurer, Des Moines County *Deputy*

Parcel No. New Parcel out of *09-19-100-006*
~~*09-19-100-008*~~

2015 Tax Assessment paid for the time period of July 1, 2015 - June 30, 2016. 2016 taxes not yet certified or paid.

**DES MOINES COUNTY LAND USE ADMINISTRATION
MINOR SUBDIVISION PLAT
DEPARTMENTAL SIGN OFF**

I have had the opportunity to review the minor final plat for **Heckart Subdivision** as submitted under Article IV, Section 3 of the Des Moines County Subdivision Regulation Ordinance.

I have no objections to the aforementioned subdivision moving forward for presentation to the Des Moines County Board of Supervisors for their consideration.

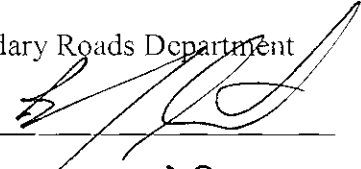
I have relayed my comments on the subdivision, (if any) to the Office of the Land Use Administrator.

County Health Department

By: _____

Date: _____

Secondary Roads Department

By:  _____

Date: 7-28-17

County Auditor

By: _____

Date: _____

Zoning Commission Chair

By: _____

Date: _____

Land Use Administration

By:  _____

Date: 8/7/17

**DES MOINES COUNTY LAND USE ADMINISTRATION
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County Health Department

By: Christy Peggemuth

Date: 8-7-17

Secondary Roads Department

By: _____

Date: _____

County Auditor

By: Karla Cornick

Date: 7-8-17

Zoning Commission Chair

By: _____

Date: _____

Land Use Administration

By: _____

Date: _____

AUDITOR *JH*
ASSESSOR *JS*

This subdivision plat is hereby approved.
DES MOINES COUNTY BOARD OF SUPERVISORS
 CHAIRMAN *Robert W Beck*
 MEMBER *Jim Cary*
 MEMBER *[Signature]*
 DATE 8-1-2017

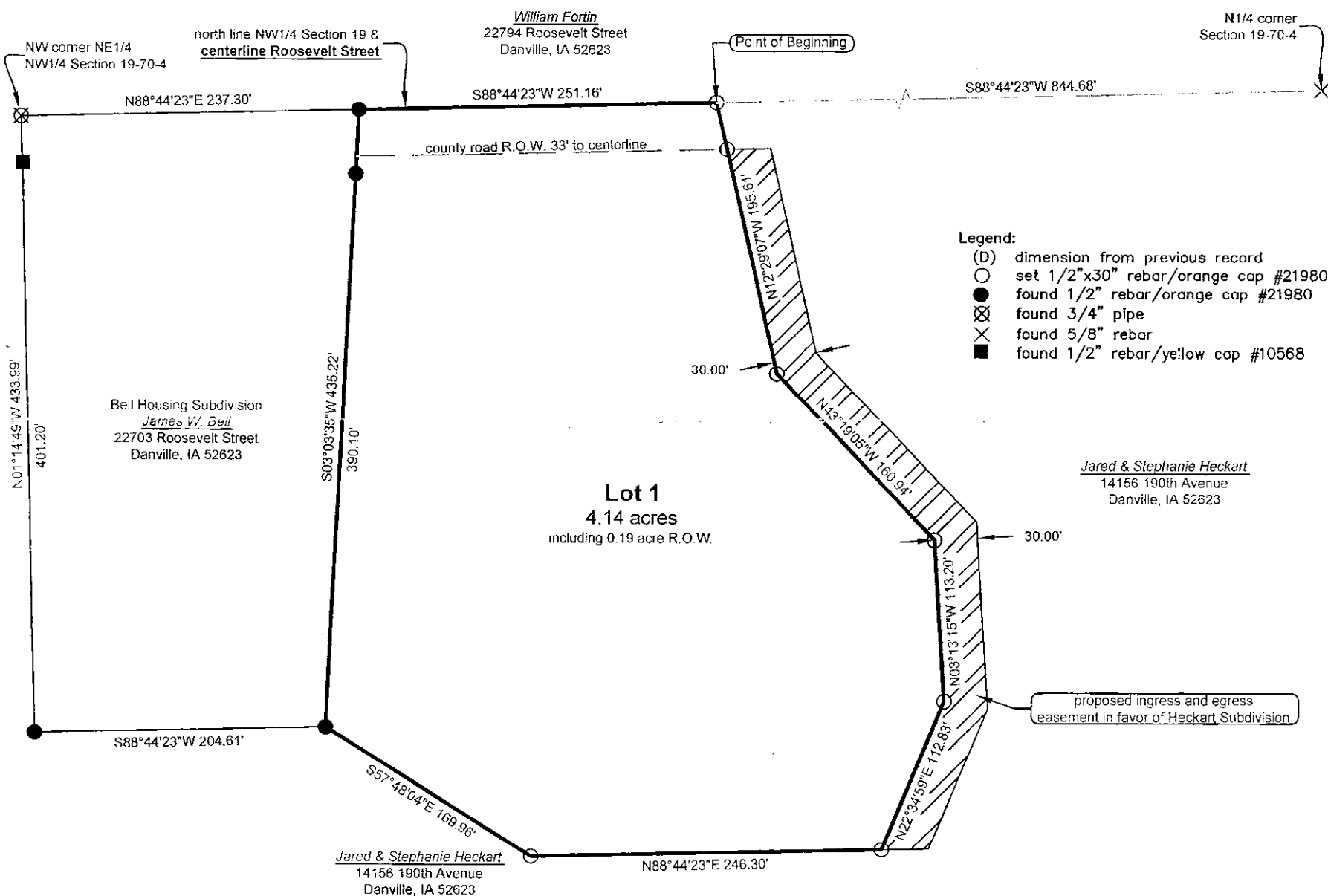
FINAL PLAT

INDEX LEGEND

Property Location: Heckart Subdivision in part NE1/4 NW1/4 Section 19
 Township 70 North, Range 4 West, Des Moines County, Iowa
 Surveyor: Robert H. Lance, Iowa P.L.S. #21980, rob@lancesurveying.com
 Return Document to: Lance Surveying Services (319) 986-6779
 1505 North Broadway Street, Mt. Pleasant, IA 52641
 Survey Requested by: Steffes Group
 Proprietor: Jared & Stephanie L Heckart
 Survey Completed: 10 July 2017

Sheet 1/1 | Basis of Bearing: IA RTK, ISPS Zone | Heckart, Jared.dwg

Heckart Subdivision



- Legend:**
- (D) dimension from previous record
 - set 1/2"x30" rebar/orange cap #21980
 - found 1/2" rebar/orange cap #21980
 - ⊗ found 3/4" pipe
 - × found 5/8" rebar
 - found 1/2" rebar/yellow cap #10568

Heckart Subdivision Description

In part of the NE1/4 of the NW1/4 of Section 19, Township 70 North, Range 4 West, of the 5th P.M., Des Moines County, Iowa described as follows:
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- End of Description -

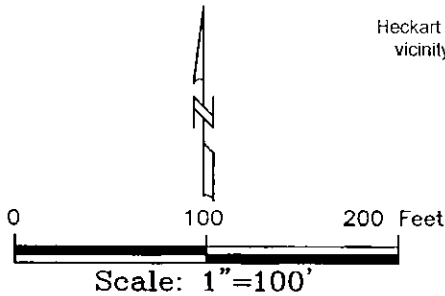
Notes required by Des Moines County or by utility company:

1. Minimum building setback for any structure:
 Front yard = 30'
 Side yard = 15'
2. Road waiver: In addition to the claims exempted pursuant to section 670.4(7) of the Iowa code dealing with public roads, Des Moines County is not involved in the maintenance of this private right-of-way and is further held harmless for any costs in maintaining said road system or right-of-way or for any other damages sustained pertaining to the use of said road system or right-of-way.
3. Utility easements shall consist of all platted streets or roads, and a 7.5 foot wide strip along each side of all interior lot lines, and a 25 foot wide strip along and adjacent to all platted streets and roads, and a 15 foot wide strip of land on all lots, 7.5 foot either side of the utility service as built, from the point of origin to the point of service entrance.

Certification:

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 Professional Land Surveyor, under the laws of the State of Iowa.

Robert H. Lance 7/18/2017 Date
 Robert H. Lance
 Iowa Professional Land Surveyor #21980
 License renewal date: December 31, 2017
 Pages covered by this seal: 1



Heckart Subdivision location vicinity sketch not to scale

