

**Madrid City Council
Special Meeting
September 30, 2019
5:30 p.m.**

- 1.) Roll Call**
- 2.) Approve Agenda**
- 3.) Public Hearing -Resolution # 14-19-20A "Resolution Regarding Proposal to Vacate Abandoned Street and Convey Real Estate."**
- 4.) Request for Approval – Xenia Rural Water - \$7,410**
- 5.) Request for Approval – Shop Upgrade – Mafco - \$ 32,840**
- 6.) Request for Approval – Resolution # 14-19-20A "Resolution Regarding Proposal to Vacate Abandoned Street and Convey Real Estate."**
- 7.) Request for Approval – Resolution # 15-19-20- Access Road Easement**
- 8.) Request for Approval – Preliminary Plat – Tiger Run**
- 9.) Adjournment**



23998 141st Street
 P.O. Box 39
 Bouton, IA 50039-0039
 Ph. 515-676-2117
 WATS: 888-355-2619
www.xeniawater.org

BILL DATE: 09/20/2019
 ACCOUNT NUMBER: 104-30011-00
 ON OR BEFORE 10/10/2019 PAY: \$7,410.00
 AFTER 10/10/2019 PAY: \$8,521.50



001635 L2TXWS62
 AUTO SORT CRRT
 MADRID, CITY OF
 304 S. WATER ST
 MADRID IA 50156

SERVICE ADDRESS:
 2226 S AVE-EMERGENCY

SERVICE	READING DATES		READINGS		CURRENT USAGE	AMOUNT
	CURRENT	PREVIOUS	CURRENT	PREVIOUS		
WATER	09/13/2019	08/23/2019	2850000	0	2850000	\$7,410.00
CURRENT BILL						\$7,410.00
AMOUNT DUE:						\$7,410.00

TO ENROLL IN OUR EMERGENCY ALERT SYSTEM, VISIT OUR WEBSITE AT WWW.XENIAWATER.ORG,
 CHOOSE AMG ALERTS AND FOLLOW THE INSTRUCTIONS MAKING CERTAIN TO ENTER YOUR ACCOUNT
 NUMBER IN THIS FORMAT: XXX-XXXXX-XX.

600 - 810 - 6374 -

Please tear along dotted line

Please return this portion with your payment

BILL DATE: 09/20/2019
 ACCOUNT NUMBER: 104-30011-00



1043001100

SERVICE ADDRESS: 2226 S AVE-EMERGENCY
 ON OR BEFORE 10/10/2019 PAY: \$7,410.00
 AFTER 10/10/2019 PAY: \$8,521.50

Xenia Rural Water District
 P.O. Box 39
 Bouton, IA 50039-0039

Amount enclosed:

Check #:

L2TXWS62 001635 262095455013 1MNNNN NNNNNN NNNNNN 000001 C12XWS1A 001635

MAFCO Construction Bid (\$ 32,840)

1. East Side Ceiling with Insulation and steel \$ 4200.00
2. 1430 square foot cell foam on walls covered in steel \$ 3800.00
3. 3 Overhead doors 12 x12 insulated with openers \$ 10,780.00
4. Approach 12 x 105 6-inch-thick w rebar concrete \$ 9100.00
5. 21x32 6-inch-thick with fiber bar on 3' center cut grade \$ 4600.00

Thanks,

Scott Church
Public Works Director

Prepared by: City of Madrid, 304 S Water St, Madrid, IA 50156 (515) 795-3930
After recording please return to: City of Madrid, 304 S Water St, Madrid, IA 50156

RESOLUTION #14-19-20A

"RESOLUTION APPROVING PROPOSAL TO VACATE ABANDONED STREET AND CONVEY REAL ESTATE"

WHEREAS, the City of Madrid, Iowa (Madrid), proposes to abandon a portion of an abandoned street and convey it to Mid-Iowa Development Group, Inc, the following described real estate:

All that part of County Road, East Lawn First Addition to Madrid, Iowa, an official plat recorded in Book 5, page 1 at the Boone County Recorder's Office, City of Madrid, Boone County, Iowa lying East of and directly adjacent to Lot 8 and Birch Street of said East Lawn First Addition to Madrid, Iowa that is more particularly described as: The North 206.00 feet of County Road and containing 6,798 square feet more or less.

All that part of Steven Street, East Lawn First Addition to Madrid, Iowa, an official plat recorded in Book 5, page 1 at the Boone County Recorder's Office, City of Madrid, Boone County, Iowa lying East of and directly adjacent to Lot 15 and Birch Street of said East Lawn First Addition to Madrid, Iowa that is more particularly described as: The North 206.00 feet of Steven Street and containing 6,798 square feet more or less.

All that part of Birch Street, East Lawn First Addition to Madrid, Iowa, an official plat recorded in Book 5, page 1 at the Boone County Recorder's Office, City of Madrid, Boone County, Iowa lying North of and directly adjacent to Lots 8, 9, 10, 11, 12, 13, 14, and 15, Steven Street, and County Road of said East Lawn First Addition to Madrid, Iowa and containing 40,909 square feet more or less.

Mid-Iowa Development Group, Inc shall pay for the City's attorney fees, publication fees, recording expenses and all closing costs associated with this transaction.

This and subsequent resolutions regarding this transaction shall be filed and indexed as a conveyance with the Boone County Recorder and Boone County Auditor, pursuant to Iowa Code §354.23.

Mid-Iowa Development, Inc., their heirs and assigns shall indemnify and hold the City harmless from any and all damages, including attorney fees, The City incurs in defending any action brought by a third party who may be adversely affected by this conveyance.

This is an exempt transaction: Consideration less than \$500.00.

Introduced by _____, Seconded by _____

Ayes:

Nays:

Resolution approved this 30th day of September, 2019

Thomas W. Brown, Mayor
City of Madrid, IA

ATTEST:

Mary J. Reese
City Clerk

Prepared by: City of Madrid, 304 S Water St, Madrid, IA 50156 (515) 795-3930
After recording please return to: City of Madrid, 304 S Water St, Madrid, IA 50156

RESOLUTION #15-19-20

“RESOLUTION REGARDING PROPOSAL TO GRANT AN EASEMENT FOR INGRESS
AND EGRESS TO MID-IOWA DEVELOPMENT GROUP, INC.”

WHEREAS, the City of Madrid, Iowa(Madrid), proposes to grant an Easement for
Ingress and Egress to Mid-Iowa Development Group, Inc., the following described real estate:

All land running South of all that part of Steven Street, East Lawn First Addition to
Madrid, Iowa, an official plat recorded in Book 5, page 1 at the Boone County
Recorder’s Office, City of Madrid, Boone County, Iowa lying East of and directly
adjacent to Lot 15 and Birch Street of said East Lawn First Addition to Madrid, Iowa
that is more particularly described as: The North 206.00 feet of Steven Street and
containing 6,798 square feet more or less to US Highway 210.

And

All land running South of all that part of County Road, East Lawn First Addition to
Madrid, Iowa, an official plat recorded in Book 5, page 1 at the Boone County
Recorder’s Office, City of Madrid, Boone County, Iowa lying East of and directly
adjacent to Lot 8 and Birch Street of said East Lawn First Addition to Madrid, Iowa that
is more particularly described as: The North 206.00 feet of County Road and
containing 6,798 square feet more or less to US Highway 210.

WHEREAS, the City of Madrid proposes to grant to Mid-Iowa Development Group, Inc.,
hereinafter “Mid-Iowa,” a temporary easement to allow construction equipment ingress and
egress from U.S. Highway 210 to the land known as Tiger Run (see attached exhibit A) for
construction equipment and vehicles to develop Tiger Run and to build residential houses on
Tiger Run.

In consideration of the use of the aforementioned land, Mid-Iowa shall solely pay all
associated costs in preparing the land for ingress and egress, all cost associated with maintenance
and repair, and shall return the land to its current state subsequent to all construction. Furthermore,

Mid-Iowa shall hold the Owner harmless and indemnify the Owner for any acts of negligence committed by Mid-Iowa or by any entity or contractor Mid-Iowa allows to use the aforementioned land.

This easement is for the benefit of and appurtenant to the above described real estate, and any part thereof, and shall be for the purposes of giving ingress and egress to the above real estate.

This easement shall be binding upon the Grantor and any subsequent Grantees and shall run with the land and shall be binding on and shall inure to the benefit of all parties hereto, their heirs, successors, assignees, executors and administrators for a period of seven years from execution of this agreement.

Mid-Iowa Development Group, LLC shall pay for the City's attorney fees, publication fees, recording expenses and all closing costs associated with this transaction.

This is an exempt transaction: Consideration less than \$500.00.

Introduced by _____, Seconded by _____

Ayes:

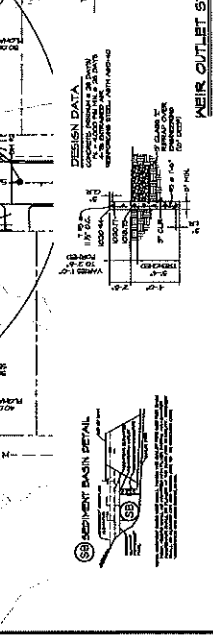
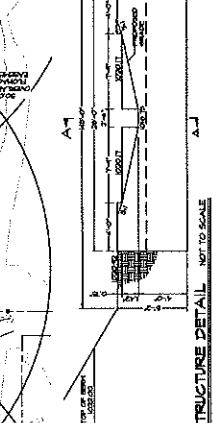
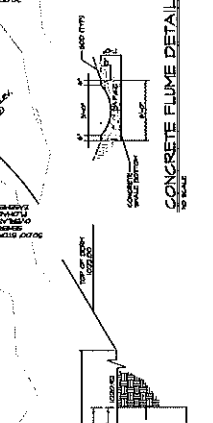
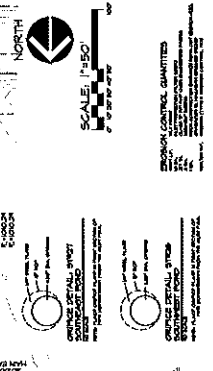
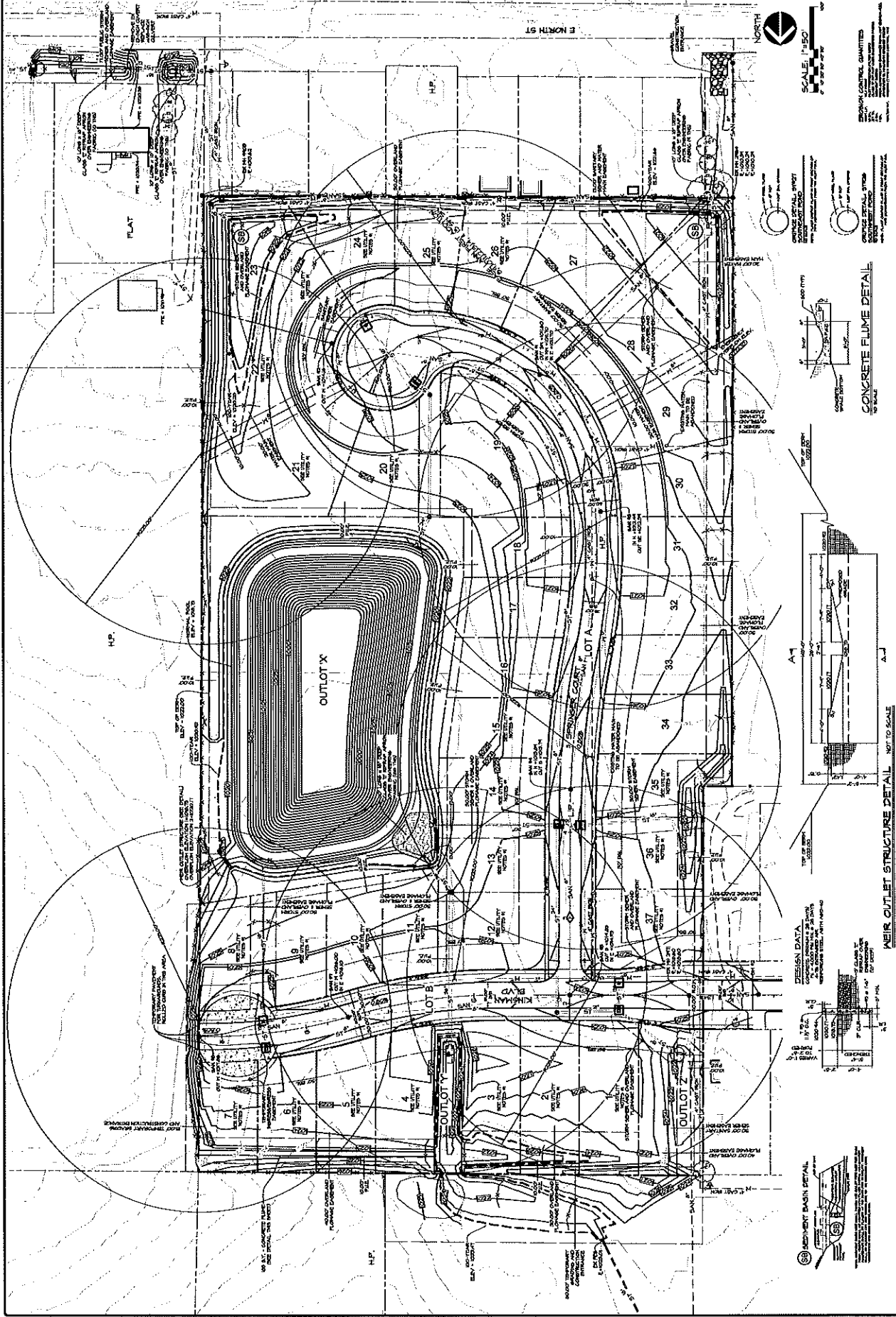
Nays:

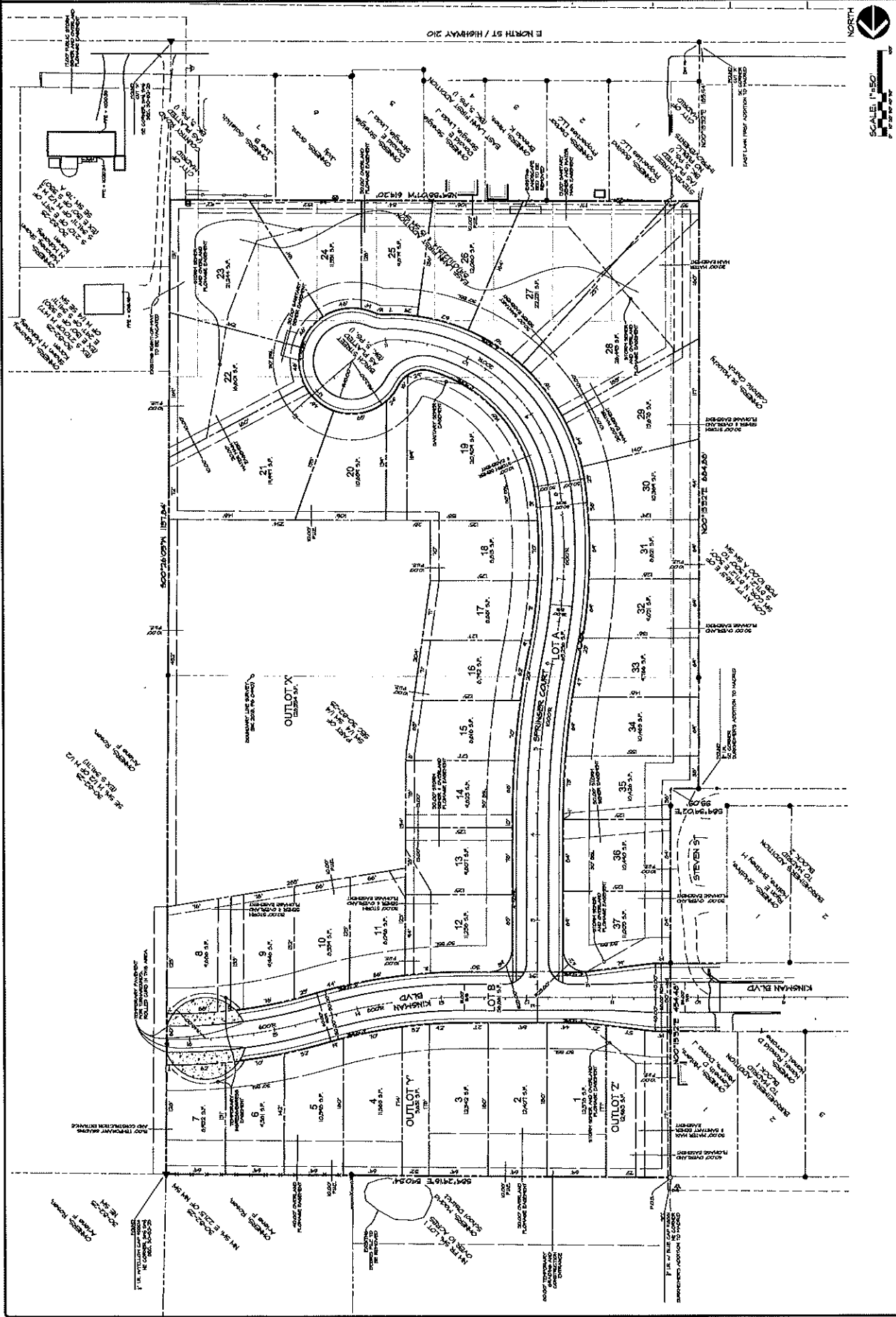
Resolution approved this 30th day of September, 2019

Thomas W. Brown, Mayor
City of Madrid, IA

ATTEST:

Mary J. Reese
City Clerk





Prepared by: Jason A. Springer, 148 W. 2nd Street, Suite 4, Madrid, IA 50156 515-419-1471
Return to: Same

Certificate of the County Treasurer of Boone County, Iowa.

STATE OF IOWA)
)ss
COUNTY OF BOONE)

I, Lauren Novak, do hereby certify that I am the duly elected and acting Treasurer of Boone County, Iowa; that I have examined the records in my office in accordance with the provisions of Section 354.11 of the Code of Iowa pertaining to the following described real estate:

A PARCEL OF LAND IN THE S1/2 SW1/4 OF SECTION 30, TOWNSHIP 82 NORTH, RANGE 25 WEST OF THE 5TH P.M. AND LOTS 8, 9, 10, 11, 12, 13, 14, 15, AND ALL THAT PART OF THE PLATTED STEVEN STREET, COUNTRY ROAD AND BIRCH STREET LYING DIRECTLY ADJACENT TO AND NORTH OF SAID LOTS, IN EAST LAWN FIRST ADDITION TO MADRID, AN OFFICIAL PLAT RECORDED IN PLAT BOOK 5, PAGE 1 AT THE BOONE COUNTY RECORDER'S OFFICE, ALL BEING IN THE CITY OF MADRID, BOONE COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF LOT 1, BLOCK 1, BURKHEIMER'S ADDITION TO MADRID, AN OFFICIAL PLAT RECORDED IN PLAT BOOK 4, PAGE 200 AT THE BOONE COUNTY RECORDER'S OFFICE, SAID NE CORNER ALSO BEING ON THE NORTH LINE OF THE SAID S1/2 SW1/4 AND ALSO BEING ON THE SOUTH LINE OF LOT 1 OF THE SAID SW1/4, A PARCEL RECORDED IN PLAT BOOK 6, PAGE 2 AT THE BOONE COUNTY RECORDER'S OFFICE; THENCE S89°29'16"E, 590.34 FEET ALONG SAID NORTH LINE OF THE S1/2 SW1/4 AND SAID SOUTH LINE OF SAID LOT 1 TO THE NE CORNER OF THE SW1/4 SW1/4 OF SAID SECTION 30; THENCE S00°26'05"W, 1137.84 FEET ALONG THE EAST LINE OF SAID SW1/4 SW1/4

TO A POINT ON THE CENTERLINE OF COUNTRY ROAD AS PLATTED IN SAID EAST LAWN FIRST ADDITION TO MADRID, SAID POINT ALSO COINCIDING WITH THE SOUTH LINE OF LOTS 8, 9, 10, 11, 12, 13, 14, & 15; THENCE N89°38'07"W, 619.20 FEET ALONG SAID SOUTH LINE TO A POINT ON THE WEST LINE OF SAID EAST LAWN FIRST ADDITION TO MADRID; THENCE N00°13'32"E, 684.88 FEET ALONG A LINE THAT COINCIDES WITH SAID WEST LINE TO A POINT ON THE SOUTH LINE OF PUBLIC ALLEY RIGHT-OF-WAY AS PLATTED IN SAID BURKHEIMER'S ADDITION TO MADRID; THENCE S89°39'02"E, 33.03 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE SOUTH LINE OF SAID BURKHEIMER'S ADDITION TO MADRID TO THE SE CORNER OF SAID BURKHEIMER'S ADDITION TO MADRID; THENCE N00°13'32"E, 454.48 FEET ALONG THE EAST LINE OF SAID BURKHEIMER'S ADDITION TO MADRID TO THE POINT OF BEGINNING AND CONTAINING 15.90 ACRES MORE OR LESS.

to be hereinafter designated as **Tiger Run Plat 1**, do hereby certify that the same is free from certified taxes, special assessments and special rates and charges. Taxes for fiscal year 2017-2018, payable 2018-2019, are paid through this date.

Dated this 9th day of August, 2019.

Lauren Novak

Lauren Novak, Treasurer of Boone County,
Iowa

STATE OF IOWA, COUNTY OF Boone

This record was acknowledged before me on August 9, 2019, by Lauren Novak as Treasurer of the Boone County Treasurer.

Tara L. Breon
Signature of Notary Public



Prepared by: Jason A. Springer, 148 W. 2nd Street, Suite 4, Madrid, IA 50156 515-419-1471
Return to: Same

Certificate of the County Auditor of BOONE County, Iowa.

STATE OF IOWA)
)ss
COUNTY OF BOONE)

I, Philippe E. Meier, Auditor of Boone County, Iowa, having examined the records of my office, in accordance with the provisions of Section 354.11 of the Code of Iowa pertaining to the following described real estate:

A PARCEL OF LAND IN THE S1/2 SW1/4 OF SECTION 30, TOWNSHIP 82 NORTH, RANGE 25 WEST OF THE 5TH P.M. AND LOTS 8, 9, 10, 11, 12, 13, 14, 15, AND ALL THAT PART OF THE PLATTED STEVEN STREET, COUNTRY ROAD AND BIRCH STREET LYING DIRECTLY ADJACENT TO AND NORTH OF SAID LOTS, IN EAST LAWN FIRST ADDITION TO MADRID, AN OFFICIAL PLAT RECORDED IN PLAT BOOK 5, PAGE 1 AT THE BOONE COUNTY RECORDER'S OFFICE, ALL BEING IN THE CITY OF MADRID, BOONE COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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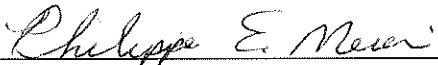
SAID EAST LAWN FIRST ADDITION TO MADRID, SAID POINT ALSO COINCIDING WITH THE SOUTH LINE OF LOTS 8, 9, 10, 11, 12, 13, 14, & 15; THENCE N89°38'07"W, 619.20 FEET ALONG SAID SOUTH LINE TO A POINT ON THE WEST LINE OF SAID EAST LAWN FIRST ADDITION TO MADRID; THENCE N00°13'32"E, 684.88 FEET ALONG A LINE THAT COINCIDES WITH SAID WEST LINE TO A POINT ON THE SOUTH LINE OF PUBLIC ALLEY RIGHT-OF-WAY AS PLATTED IN SAID BURKHEIMER'S ADDITION TO MADRID; THENCE S89°39'02"E, 33.03 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE SOUTH LINE OF SAID BURKHEIMER'S ADDITION TO MADRID TO THE SE CORNER OF SAID BURKHEIMER'S ADDITION TO MADRID; THENCE N00°13'32"E, 454.48 FEET ALONG THE EAST LINE OF SAID BURKHEIMER'S ADDITION TO MADRID TO THE POINT OF BEGINNING AND CONTAINING 15.90 ACRES MORE OR LESS.

to be known and platted as:

Tiger Run Plat 1, an Official Plat, City of Madrid, Boone County, Iowa; do hereby certify that the name **Tiger Run Plat 1** is available in Boone County, Iowa and that **Tiger Run Plat 1** is hereby approved by the Auditor's Office of Boone County, Iowa.


I further certify that **Mid-Iowa Development Group, Inc.** is the record titleholder of said real estate to be converted to **Tiger Run Plat 1**.

Dated this 8th day of August, 2019.


Philippe E. Meier, Auditor of Boone
County, Iowa

STATE OF IOWA, COUNTY OF BOONE

This record was acknowledged before me on August 8th, 2019, by Philippe E. Meier as Auditor of Boone County, Iowa.


Signature of Notary Public



Prepared By/Return to: Jason Springer, 148 W. 2nd Street, Suite 4, Madrid, IA 50156
(515) 419-1471

August 6, 2019

**ATTORNEY'S TITLE OPINION PURSUANT TO CHAPTER 354, CODE OF
IOWA**

To Whom It May Concern:

I have examined, this day, the Abstract of Title to the following legally described real property located in Boone County, Iowa, to-wit:

A PARCEL OF LAND IN THE S1/2 SW1/4 OF SECTION 30, TOWNSHIP 82 NORTH, RANGE 25 WEST OF THE 5TH P.M. AND LOTS 8, 9, 10, 11, 12, 13, 14, 15, AND ALL THAT PART OF THE PLATTED STEVEN STREET, COUNTRY ROAD AND BIRCH STREET LYING DIRECTLY ADJACENT TO AND NORTH OF SAID LOTS, IN EAST LAWN FIRST ADDITION TO MADRID, AN OFFICIAL PLAT RECORDED IN PLAT BOOK 5, PAGE 1 AT THE BOONE COUNTY RECORDER'S OFFICE, ALL BEING IN THE CITY OF MADRID, BOONE COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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S00°26'05"W, 1137.84 FEET ALONG THE EAST LINE OF SAID SW1/4 SW1/4 TO A POINT ON THE CENTERLINE OF COUNTRY ROAD AS PLATTED IN SAID EAST LAWN FIRST ADDITION TO MADRID, SAID POINT ALSO COINCIDING WITH THE SOUTH LINE OF LOTS 8, 9, 10, 11, 12, 13, 14, & 15; THENCE N89°38'07"W, 619.20 FEET ALONG SAID SOUTH LINE TO A POINT ON THE WEST LINE OF SAID EAST LAWN FIRST ADDITION TO MADRID; THENCE N00°13'32"E, 684.88 FEET ALONG A LINE THAT COINCIDES WITH SAID WEST LINE TO A POINT ON THE SOUTH LINE OF PUBLIC ALLEY RIGHT-OF-WAY AS PLATTED IN SAID BURKHEIMER'S ADDITION TO MADRID; THENCE S89°39'02"E, 33.03 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE SOUTH LINE OF SAID BURKHEIMER'S ADDITION TO MADRID TO THE SE CORNER OF SAID BURKHEIMER'S ADDITION TO MADRID; THENCE N00°13'32"E, 454.48 FEET ALONG THE EAST LINE OF SAID BURKHEIMER'S ADDITION TO MADRID TO THE POINT OF BEGINNING AND CONTAINING 15.90 ACRES MORE OR LESS.

The Abstract shows Entries from Root of Title to July 26, 2019 at 7:00 A.M. prepared by the Title Services DM Corp..

On the latter date I find good and merchantable title is held by:

Mid-Iowa Development Group, Inc.

by virtue of a Deed Without Warranty dated February 26, 2019 and filed March 4, 2019 in Book 2019 and Page 0629 from Madrid Community School District; by virtue of a Warranty Deed dated December 19, 2018 and filed April 17, 2019 as Instrument No. 191124 subject to the following comments and objections:

1. **MORTGAGE:** The Abstract shows a Mortgage dated February 27, 2019 and filed March 5, 2019 in Book 2019 and Page 0632 of the Boone County Recorder's Office, relative to the aforementioned legally described property, from Mid-Iowa Development Group, Inc., to City State Bank in the amount of \$63,000.00. **Such mortgage has not been satisfied and remains a paramount lien on the property in question.**

2. **MORTGAGE:** The Abstract shows a Mortgage dated April 11, 2019 and filed April 17, 2019 as Instrument No. 191125 of the Boone County Recorder's Office, relative to the aforementioned legally described property, from Mid-Iowa Development Group, Inc., to City State Bank in the amount of \$60,000.00. **Such mortgage has not been satisfied and remains a paramount lien on the property in question.**

3. **REAL ESTATE TAXES:** The Abstract shows the following with respect to real Estate Taxes, relative to the aforementioned legally described property:

All Real Estate Taxes have been paid in full for the Fiscal Year 2017-2018 and all prior years. For the Fiscal Year 2018-2019 due and payable in 2019-2020 assessed as follows:
Parcel No. 088225303386090:

	1 st Installment	\$0.00 Exempt
	2 nd Installment	\$0.00 Exempt
Parcel No. 088225303386083		
	1 st Installment	\$31.00 UnPaid
	2 nd Installment	\$31.00 UnPaid
Parcel No.088225303386087		
	1 st Installment	\$101.00 UnPaid
	2 nd Installment	\$101.00 UnPaid

4. **LIEN SEARCHES:** The Abstract shows no liens were made against Mid-Iowa Development Group, Inc. for the past ten years to date hereof, unless otherwise indicated herein.

5. **ZONING:** The property under examination is subject to the Zoning Ordinance for Boone County, Iowa. The Abstract does not designate the present Zone and Classification.

6. **EASEMENT:** The Abstract shows the following Easements that may affect the Property:

a. Easement to Madrid Community School District dated February 27, 2019 and filed March 5, 2019 in Book 2019 and Page 0630.

b. Access Easement to Madrid Community School District dated February 27, 2019 and filed March 5, 2019 in Book 2019 and Page 0631.

7. **TITLE OPINION LIMITATION:** Attached hereto and made of part hereof, are certain Title Opinion Limitations, labeled "Attachment A".

I appreciate the opportunity to be of service to you in rendering this Title Opinion. If you desire further assistance in clearing objections set forth in this Opinion, I would be happy to provide this additional service.

Respectfully submitted,

/S/ Jason Springer
Jason Springer - Attorney at Law

ATTACHMENT A

TITLE OPINION LIMITATIONS

1. This Opinion does not cover the following items, which do not appear in the Abstract of Title and require a physical inspection of the property:

Location of boundary lines;
Rights of parties in possession;
Easements existing by virtue of prescription and or usage; and
Compliance with local zoning ordinances.

2. You should ascertain that full payment has been made for any material or labor devoted to the improvement of the subject property within the last ninety (90) days in that any claim related to such may be prior to any rights gained in the purchase of this property.

Please note that the Abstract of Title makes no report of Special Assessments unless such are certified to the County Treasurer's Office. It is possible that a Special Assessment has been levied but not yet certified to the Treasurer. It is recommended that you request information as to whether any improvements have been made which may result in a Special Assessment.

4. Liens, judgments, mortgages and other documents or proceedings which might affect the title to the property, filed or recorded after the time of the last certification of the abstract, would not be shown.

5. Bankruptcy proceedings commenced within ninety (90) days of any transfer of the interest in the above-described property may give rise to the property being included in a bankruptcy estate, which may adversely affect the title.

6. This Opinion does not warrant against toxic or hazardous waste problems that may affect the property under examination. The Abstract does not cover such items. You should assure yourself that no violations of any statute or ordinance exist with respect to the subject property.

7. This Opinion is directed solely to the addressee herein and solely for the addressee's use and purposes. No other parties are entitled to rely thereon.

8. Ascertain whether Chapter 409 of the Iowa Code, relating to platting procedures, is applicable and if so, whether there has been compliance therewith.

CONSENT TO PLAT

Prepared by and return to: Jason Springer, Springer Law Firm, P.L.L.C, 148 W. 2nd Street, Suite 4, Madrid, IA 50156 (515) 419-1471

RE: TIGER RUN

The undersigned, City State Bank, whom holds two mortgages 1. Dated April 11, 2019 and recorded April 17, 2019 as Instrument No. 191125 in the Boone County Recorder's Office from Mid-Iowa Development Group, Inc., to City State Bank, 2. Dated February 27, 2019 and filed March 5, 2019 in Book 2019 and Page 0632, as mortgagee to the property legally describes as:

Lots Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14) and Fifteen (15) in EAST LAWN FIRST ADDITION to Madrid, Iowa; AND Part of Lot Two (2) in Southwest Quarter (1/4) of Southwest fractional Quarter (1/4) of Section Thirty (30), Township Eighty-two (82) North, Range Twenty-five (25), West of the 5th P.M., in Madrid, Boone County, Iowa, described as:

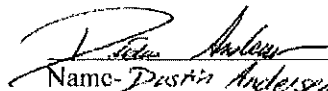
Commencing at a point 916.5 feet East of the Southwest corner of said Section Thirty (30), running thence North 0°09' West 391.71 feet to the point of beginning, thence North 0°09' West 479.49 feet, thence South 89°51' East 33 feet, thence North 453.9 feet to the North line of South half (1/2) of Southwest fractional Quarter (1/4) of said Section Thirty (30), thence East to the Northwest corner of Southeast Quarter (1/4) of Southwest fractional Quarter (1/4) of said Section Thirty (30), thence South to a point 391.7 feet North of the Southwest corner of said Southeast Quarter (1/4) of Southwest fractional Quarter (1/4), thence West to the point of beginning, EXCEPT that part thereof described as: Commencing at a point 916.5 feet East of the Southwest corner of said Section Thirty (30), running thence North 0°09' West 741.71 feet to the point of beginning, thence North 0°09' West 129.49 feet, thence South 89°51' East 33.0 feet, thence North 453.9 feet to the North line of South half (1/2) of Southwest fractional

Quarter (1/4) of said Section Thirty (30), thence North 89°48' East 617.9 feet along said North line to a point 33.0 feet East of the Northwest corner of Southeast Quarter (1/4) of Southwest fractional Quarter (1/4) of said Section Thirty (30), thence South 0°09' East 585.5 feet to a point 33.0 feet East of and 741.71 feet North of the Southwest corner of said Southeast Quarter (1/4) of Southwest fractional Quarter (1/4), thence West 652.1 feet to the point of beginning.

Part of South half (1/2) of Southwest fractional Quarter (1/4) of Section Thirty (30), Township Eighty-two (82) North, Range Twenty-five (25), West of the 5th P.M., in Madrid, Boone County, Iowa, described as follows: Commencing at a point 916.5 feet East of the Southwest corner of said Section Thirty (30), running thence North 0°09' West 741.71 feet to the point of beginning, thence North 0°09' West 129.49 feet, thence South 89°51' East 33.0 feet, thence North 453.9 feet to the North line of South half (1/2) of Southwest fractional Quarter (1/4) of said Section Thirty (30), thence North 89°48' East 617.9 feet along said North line to a point 33.0 feet East of the Northwest corner of Southeast Quarter (1/4) of Southwest Quarter (1/4) of said Section Thirty (30), thence South 0°09' East 585.5 feet to a point 33.0 feet East of and 741.71 feet North of the Southwest corner of said Southeast Quarter (1/4) of Southwest Quarter (1/4), thence West 652.1 feet to the point of beginning.

hereby state that the platting of the property is done with our free consent and open desire, pursuant to the Code of Iowa and to the Ordinances of Madrid, Boone County, Iowa.


Dated this 7th day of August, 2019.


Name- Dustin Anderson
Title- Vice President

State of IOWA, County of BOONE

On this day of 7th, AUGUST, 2019, before the undersigned, a Notary Public in and for said State, personally appeared DUSTIN ANDERSON to me personally known, who being by me duly sworn, did say that he is the Vice-President of said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and that the VICE-PRESIDENT as such officer, acknowledged the execution of said instrument to be voluntary act and deed of said corporation, by it and by his/her voluntarily executed.




Notary

CONSENT TO PLAT

Prepared by and return to: Jason Springer, Springer Law Firm, P.L.L.C, 148 W. 2nd Street, Suite 4,
Madrid, IA 50156 (515) 419-1471

RE: TIGER RUN

The undersigned, City State Bank, whom holds two mortgages 1. Dated April 11, 2019 and recorded April 17, 2019 as Instrument No. 191125 in the Boone County Recorder's Office from Mid-Iowa Development Group, Inc., to City State Bank, 2. Dated February 27, 2019 and filed March 5, 2019 in Book 2019 and Page 0632, as mortgagee to the property legally describes as:

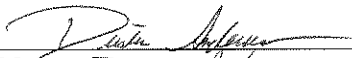
A PARCEL OF LAND IN THE S1/2 SW1/4 OF SECTION 30, TOWNSHIP 82 NORTH, RANGE 25 WEST OF THE 5TH P.M. AND LOTS 8, 9, 10, 11, 12, 13, 14, 15, AND ALL THAT PART OF THE PLATTED STEVEN STREET, COUNTRY ROAD AND BIRCH STREET LYING DIRECTLY ADJACENT TO AND NORTH OF SAID LOTS, IN EAST LAWN FIRST ADDITION TO MADRID, AN OFFICIAL PLAT RECORDED IN PLAT BOOK 5, PAGE 1 AT THE BOONE COUNTY RECORDER'S OFFICE, ALL BEING IN THE CITY OF MADRID, BOONE COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF LOT 1, BLOCK 1, BURKHEIMER'S ADDITION TO MADRID, AN OFFICIAL PLAT RECORDED IN PLAT BOOK 4, PAGE 200 AT THE BOONE COUNTY RECORDER'S OFFICE, SAID NE CORNER ALSO BEING ON THE NORTH LINE OF THE SAID S1/2 SW1/4 AND ALSO BEING ON THE SOUTH LINE OF LOT 1 OF THE SAID SW1/4, A PARCEL RECORDED IN PLAT BOOK 6, PAGE 2 AT THE BOONE COUNTY RECORDER'S OFFICE; THENCE S89°29'16"E, 590.34 FEET ALONG SAID

NORTH LINE OF THE S1/2 SW1/4 AND SAID SOUTH LINE OF SAID LOT 1 TO THE NE CORNER OF THE SW1/4 SW1/4 OF SAID SECTION 30; THENCE S00°26'05"W, 1137.84 FEET ALONG THE EAST LINE OF SAID SW1/4 SW1/4 TO A POINT ON THE CENTERLINE OF COUNTRY ROAD AS PLATTED IN SAID EAST LAWN FIRST ADDITION TO MADRID, SAID POINT ALSO COINCIDING WITH THE SOUTH LINE OF LOTS 8, 9, 10, 11, 12, 13, 14, & 15; THENCE N89°38'07"W, 619.20 FEET ALONG SAID SOUTH LINE TO A POINT ON THE WEST LINE OF SAID EAST LAWN FIRST ADDITION TO MADRID; THENCE N00°13'32"E, 684.88 FEET ALONG A LINE THAT COINCIDES WITH SAID WEST LINE TO A POINT ON THE SOUTH LINE OF PUBLIC ALLEY RIGHT-OF-WAY AS PLATTED IN SAID BURKHEIMER'S ADDITION TO MADRID; THENCE S89°39'02"E, 33.03 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE SOUTH LINE OF SAID BURKHEIMER'S ADDITION TO MADRID TO THE SE CORNER OF SAID BURKHEIMER'S ADDITION TO MADRID; THENCE N00°13'32"E, 454.48 FEET ALONG THE EAST LINE OF SAID BURKHEIMER'S ADDITION TO MADRID TO THE POINT OF BEGINNING AND CONTAINING 15.90 ACRES MORE OR LESS.

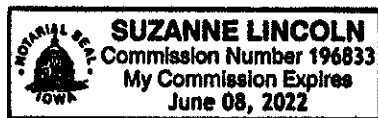
hereby state that the platting of the property is done with our free consent and open desire, pursuant to the Code of Iowa and to the Ordinances of Madrid, Boone County, Iowa.

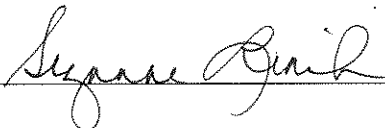
Dated this 9th day of August, 2019.


Name- Dustin Andersen
Title- Vice President

State of IOWA, County of BOONE

On this day of AUGUST 9, 2019, before the undersigned, a Notary Public in and for said State, personally appeared DUSTIN ANDERSEN to me personally known, who being by me duly sworn, did say that he is the Vice-President of said corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and that the Vice-President as such officer, acknowledged the execution of said instrument to be voluntary act and deed of said corporation, by it and by his/her voluntarily executed.




Notary

CONSENT TO PLAT

Prepared by and return to: Jason Springer, Springer Law Firm, PLLC, 148 W. 2nd Street, Suite 4, Madrid, IA 50156 (515) 419-1471

RE: Tiger Run Plat 1

The undersigned, Mid-Iowa Development Group, Inc., record fee titleholder and spouse to the property legally describes as:


A PARCEL OF LAND IN THE S1/2 SW1/4 OF SECTION 30, TOWNSHIP 82 NORTH, RANGE 25 WEST OF THE 5TH P.M. AND LOTS 8, 9, 10, 11, 12, 13, 14, 15, AND ALL THAT PART OF THE PLATTED STEVEN STREET, COUNTRY ROAD AND BIRCH STREET LYING DIRECTLY ADJACENT TO AND NORTH OF SAID LOTS, IN EAST LAWN FIRST ADDITION TO MADRID, AN OFFICIAL PLAT RECORDED IN PLAT BOOK 5, PAGE 1 AT THE BOONE COUNTY RECORDER'S OFFICE, ALL BEING IN THE CITY OF MADRID, BOONE COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF LOT 1, BLOCK 1, BURKHEIMER'S ADDITION TO MADRID, AN OFFICIAL PLAT RECORDED IN PLAT BOOK 4, PAGE 200 AT THE BOONE COUNTY RECORDER'S OFFICE, SAID NE CORNER ALSO BEING ON THE NORTH LINE OF THE SAID S1/2 SW1/4 AND ALSO BEING ON THE SOUTH LINE OF LOT 1 OF THE SAID SW1/4, A PARCEL RECORDED IN PLAT BOOK 6, PAGE 2 AT THE BOONE COUNTY RECORDER'S OFFICE; THENCE S89°29'16"E, 590.34 FEET ALONG SAID NORTH LINE OF THE S1/2 SW1/4 AND SAID SOUTH LINE OF SAID LOT 1 TO THE NE CORNER OF THE SW1/4 SW1/4 OF SAID SECTION 30; THENCE S00°26'05"W, 1137.84 FEET ALONG THE EAST LINE OF SAID SW1/4 SW1/4 TO A POINT ON THE CENTERLINE OF COUNTRY ROAD AS PLATTED IN SAID EAST LAWN FIRST ADDITION TO MADRID, SAID POINT ALSO COINCIDING WITH THE SOUTH LINE OF LOTS 8, 9, 10, 11, 12, 13, 14, & 15; THENCE N89°38'07"W, 619.20 FEET ALONG SAID SOUTH LINE TO A POINT ON THE WEST LINE OF SAID EAST LAWN FIRST ADDITION TO MADRID;

THENCE N00°13'32"E, 684.88 FEET ALONG A LINE THAT COINCIDES WITH SAID WEST LINE TO A POINT ON THE SOUTH LINE OF PUBLIC ALLEY RIGHT-OF-WAY AS PLATTED IN SAID BURKHEIMER'S ADDITION TO MADRID; THENCE S89°39'02"E, 33.03 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE SOUTH LINE OF SAID BURKHEIMER'S ADDITION TO MADRID TO THE SE CORNER OF SAID BURKHEIMER'S ADDITION TO MADRID; THENCE N00°13'32"E, 454.48 FEET ALONG THE EAST LINE OF SAID BURKHEIMER'S ADDITION TO MADRID TO THE POINT OF BEGINNING AND CONTAINING 15.90 ACRES MORE OR LESS.

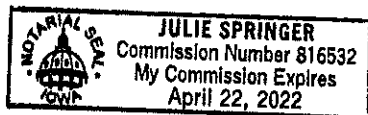
Is to be platted and Known as: **Tiger Run Plat 1**, hereby state that the platting of the property is done with our free consent and open desire, pursuant to the Code of Iowa and to the Ordinances of Boone County, Iowa.

Dated this 9th day of Aug, 2019.


Jason Springer, President of Mid-Iowa
Development Group, Inc.

STATE OF IOWA COUNTY OF ~~MADISON~~ Boone

This instrument was acknowledged before me on
August 9, 2019 by Jason Springer, President of Mid-Iowa
Development Group, Inc. .




Julie Springer, Notary public