

**PLATTING WORKSHEET
DALLAS COUNTY, IOWA**

2025-20102

RECORDED: 11/19/2025 03:41:06 PM

RECORDING FEE: \$177.00

COMBINED FEE: \$177.00

REVENUE TAX: \$

RENAE ARNOLD, RECORDER

DALLAS COUNTY, IOWA

THIS SPACE FOR RECORDER'S USE ONLY

SLIDE # _____

SUBDIVISION NAME:

Southbridge Plat 10

BREIF LEGAL:

CONTACT NAME

Steve Nichols

ADDRESS

301 S 10th St.

CITY/STATE/ZIP

Adel, IA 50007

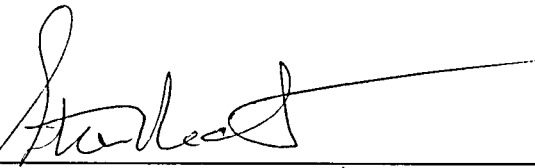
PHONE NUMBER

515-993-4525

Documents Required – Iowa Code Section 354

1. **County Auditor** – statement approving the name of a subdivision – HF 2177 (effective date 7/1/2006)
2. **FINAL PLAT** – Four (4) drawings (FULL SIZE) (Five (5) if rural) plus one (1) original no greater than 11" X 17" or no less than 8 1/2" X 11" in size Must have one original drawing with original signature
3. **ACCEPTANCE** by City, County or both depending on location. The stamp and signature of the Planning & Zoning Administrator must be affixed to surveyor's drawings for rural subdivisions. **If within two miles of a city, check if city consent is required.**
4. **SURVEYOR'S CERTIFICATION** – An original signature by a registered land surveyor, surveyor's registration number and legible seal affixed to final drawings.
5. **DEDICATION OF OWNER** – Statement signed by both husband and wife consenting to the property being subdivided. In addition, if any property within these boundaries has been sold, the consent of the titleholders or contract purchasers will be needed.
6. **RESTRICTIVE COVENANTS** – if applicable
7. **ACCEPTANCE OF MORTGAGE HOLDER(S)** – if applicable
8. **TREASURER'S CERTIFICATE** – To include subdivision name, legal description & current ownership. Document certifies the property is free of encumbrances & taxes are paid unless so stated. This document is prepared by the party initiating the subdivision and is submitted to the County Treasurer along with a copy of the attorney's opinion for review & signature.
9. **ATTORNEY'S OPINION** – Document stating that the property is free of liens and encumbrances or listing applicable liens and encumbrances. Also denoting who is the owner of the platted land.

CONTACT PERSON SIGNATURE



TYPED OR PRINTED CLARIFICATION OF ABOVE

Steve Nichols

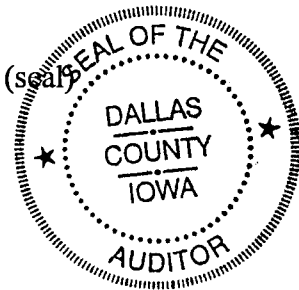
STATEMENT BY AUDITOR

I, the undersigned, Todd Halbur, Dallas County Auditor, acting pursuant to Iowa Code Sections 354.6 and 354.11 do hereby approve the plat name of:

SOUTHBRIDGE PLAT 10

and state the subdivision plat name is unique for Dallas County.

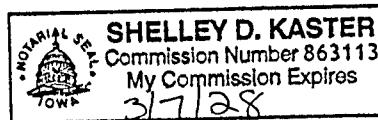
Dated at Adel, Dallas County, Iowa, this 19 day of November, 2025.



DALLAS COUNTY AUDITOR

Todd Halbur

Subscribed and sworn to before me by Todd Halbur on this 19th day of November, 2025.

Notary Public in and for Dallas County, Iowa

2025-18144
RECORDED: 10/22/2025 03:41:57 PM
RECORDING FEE: \$57.00
COMBINED FEE: \$57.00
REVENUE TAX: \$
RENAE ARNOLD, RECORDER
DALLAS COUNTY, IOWA

Type of Document: RESOLUTION APPROVING FINAL PLAT -
SOUTHBRIDGE PLAT 10

Return Document to: Brittany Sandquist
City of Adel
301 S. 10th St.
P.O. Box 248
Adel, IA 50003

Preparer Information: N/A

Taxpayer Information: N/A

GRANTORS: N/A

GRANTEES: N/A

LEGAL DESCRIPTION: See Resolution, pages 1-2.
4914-3022-2920-1\10113-113

RESOLUTION NO. 25-73

**RESOLUTION OF ADEL CITY COUNCIL APPROVING FINAL PLAT –
SOUTHBRIDGE PLAT 10**

WHEREAS, Cramer and Associates, Inc., has filed with the City Clerk of the City of Adel, Iowa, a Final Plat of what is known as Southbridge Plat 10, the same being a subdivision of the following described real estate situated in Dallas County, Iowa, to-wit:

A PART OF GOVERNMENT LOTS 12 AND 13 IN SECTION 6, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ADEL, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SOUTHBRIDGE PLAT 8, AN OFFICIAL PLAT IN SAID CITY OF ADEL; THENCE SOUTH 29°56'56" EAST ALONG THE WESTERLY LINE OF SAID SOUTHBRIDGE PLAT 8, A DISTANCE OF 715.20 FEET; THENCE SOUTH 28°30'16" EAST CONTINUING ALONG SAID WESTERLY LINE, 41.34 FEET; THENCE SOUTH 25°19'16" EAST CONTINUING ALONG SAID WESTERLY LINE, 49.76 FEET; THENCE SOUTH 21°32'51" EAST CONTINUING ALONG SAID WESTERLY LINE, 58.23 FEET; THENCE SOUTH 17°24'57" EAST CONTINUING ALONG SAID WESTERLY LINE, 60.00 FEET; THENCE SOUTH 13°16'24" EAST CONTINUING ALONG SAID WESTERLY LINE, 58.55 FEET; THENCE SOUTH 09°28'25" EAST CONTINUING ALONG SAID WESTERLY LINE, 50.19 FEET; THENCE SOUTH 05°57'59" EAST CONTINUING ALONG SAID WESTERLY LINE, 50.19 FEET; THENCE SOUTH 02°27'32" EAST CONTINUING ALONG SAID WESTERLY LINE, 50.19 FEET; THENCE SOUTH 01°02'54" WEST CONTINUING ALONG SAID WESTERLY LINE, 50.19 FEET; THENCE SOUTH 04°33'20" WEST CONTINUING ALONG SAID WESTERLY LINE, 50.19 FEET; THENCE SOUTH 08°03'47" WEST CONTINUING ALONG SAID WESTERLY LINE, 50.19 FEET; THENCE SOUTH 11°34'13" WEST CONTINUING ALONG SAID WESTERLY LINE, 50.19 FEET; THENCE SOUTH 15°04'40" WEST CONTINUING ALONG SAID WESTERLY LINE, 50.19 FEET; THENCE SOUTH 18°35'06" WEST CONTINUING ALONG SAID WESTERLY LINE, 50.19 FEET; THENCE SOUTH 21°14'42" WEST CONTINUING ALONG SAID WESTERLY LINE, 25.94 FEET; THENCE SOUTH 21°08'59" WEST CONTINUING ALONG SAID WESTERLY LINE, 26.67 FEET; THENCE SOUTH 17°56'11" WEST CONTINUING ALONG SAID WESTERLY LINE, 58.89 FEET; THENCE SOUTH 13°30'47" WEST CONTINUING ALONG SAID WESTERLY LINE, 58.89 FEET; THENCE SOUTH 09°05'23" WEST CONTINUING ALONG SAID WESTERLY LINE, 58.89 FEET; THENCE SOUTH 05°01'18" WEST CONTINUING ALONG SAID WESTERLY LINE, 58.91 FEET; THENCE SOUTH 00°40'52" WEST CONTINUING ALONG SAID WESTERLY LINE, 23.62 FEET; THENCE SOUTH 00°40'52" WEST CONTINUING ALONG SAID WESTERLY LINE, 95.28 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHBRIDGE PLAT 8, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF SOUTHBRIDGE PLAT 4, AN OFFICIAL PLAT IN SAID CITY OF ADEL; THENCE NORTH 89°19'08" WEST ALONG SAID NORTHERLY LINE, 286.34 FEET; THENCE NORTH 32°57'35" WEST CONTINUING

ALONG SAID NORTHERLY LINE, 227.38 FEET; THENCE NORTH 35°53'53" WEST CONTINUING ALONG SAID NORTHERLY LINE, 87.69 FEET; THENCE NORTH 45°47'57" WEST CONTINUING ALONG SAID NORTHERLY LINE, 90.72 FEET; THENCE NORTH 56°30'43" WEST CONTINUING ALONG SAID NORTHERLY LINE, 186.48 FEET; THENCE NORTH 67°50'56" WEST CONTINUING ALONG SAID NORTHERLY LINE, 138.09 FEET; THENCE NORTH 80°13'12" WEST CONTINUING ALONG SAID NORTHERLY LINE, 277.64 FEET; THENCE SOUTH 89°55'58" WEST CONTINUING ALONG SAID NORTHERLY LINE, 63.84 FEET TO THE NORTHWEST CORNER OF SAID SOUTHBRIDGE PLAT 4, SAID POINT ALSO BEING ON THE WEST LINE OF SAID GOVERNMENT LOT 13; THENCE NORTH 00°04'02" WEST ALONG SAID WEST LINE, 387.49 FEET TO THE SOUTHWEST CORNER OF PARCEL 24-63 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN DOCUMENT NUMBER 2024-10750 BEING A PART OF SAID GOVERNMENT LOTS 12 AND 13; THENCE SOUTH 89°54'31" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL 24-63, A DISTANCE OF 294.11 FEET; THENCE EASTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 56.00 FEET, WHOSE ARC LENGTH IS 97.25 FEET AND WHOSE CHORD BEARS SOUTH 81°42'42" EAST, 85.48 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 25.28 FEET AND WHOSE CHORD BEARS SOUTH 60°55'43" EAST, 24.22 FEET; THENCE SOUTH 89°53'48" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 79.35 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2024-63; THENCE NORTH 00°05'28" EAST ALONG THE EAST LINE OF SAID PARCEL 2024-63, A DISTANCE OF 122.35 FEET TO THE SOUTHWEST CORNER OF PARCEL 2024-64 AS SHOWN ON SAID PLAT OF SURVEY RECORDED IN DOCUMENT NUMBER 2024-10750 BEING A PART OF SAID GOVERNMENT LOT 12; THENCE SOUTH 89°53'48" EAST ALONG THE SOUTH LINE OF SAID PARCEL 2024-64, A DISTANCE OF 260.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2024-64; THENCE NORTH 00°05'28" EAST ALONG THE EAST LINE OF SAID PARCEL 2024-64, A DISTANCE OF 684.55 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2024-64, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF SOUTHBRIDGE PLAT 7, AN OFFICIAL PLAT IN SAID CITY OF ADEL; THENCE EASTERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1030.00 FEET, WHOSE ARC LENGTH IS 59.98 FEET AND WHOSE CHORD BEARS NORTH 78°03'57" EAST, 59.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.66 ACRES (1,030,591 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

and,

WHEREAS, said subdivision is platted within the boundaries of the City of Adel, Iowa;
and

WHEREAS, the Planning and Zoning Commission of the City of Adel, Iowa, has

examined and approved said Final Plat; and

WHEREAS, the members of the City Council of the City of Adel, Iowa, have inspected and examined said Final Plat, and find that the same should be accepted and approved.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Adel, Iowa, that said Final Plat of Southbridge Plat 10, be formally accepted and approved at this time.

BE IT FURTHER RESOLVED that title to the public streets and all easements for storm sewer, sanitary sewer, electricity, water, and general utility easements as shown on the Final Plat shall be dedicated to the City at the time of final acceptance of said improvements.

BE IT FURTHER RESOLVED that the City Clerk of Adel, Iowa, be, and she is hereby authorized and directed to file a certified copy of this Resolution with the Recorder of Dallas County, Iowa, to be attached to the Final Plat of Southbridge Plat 10.

Passed and approved this 14th day of October, 2025.



James F. Peters, Mayor

Attest:


Carrie Erickson, City Clerk

SOUTHBRIDGE PLAT 10

FINAL PLAT

DATE: 02/24/2024
LOCATION: PT. GOVY LOT 12 SEC 6-78-27
OWNER / DEVELOPER: CRANDER AND ASSOCIATES, INC.
PREPARED BY: CIVIL DESIGN ADVANTAGE
DATE: 02/24/2024
SCALE: 1" = 100' (PLAT SCALE)

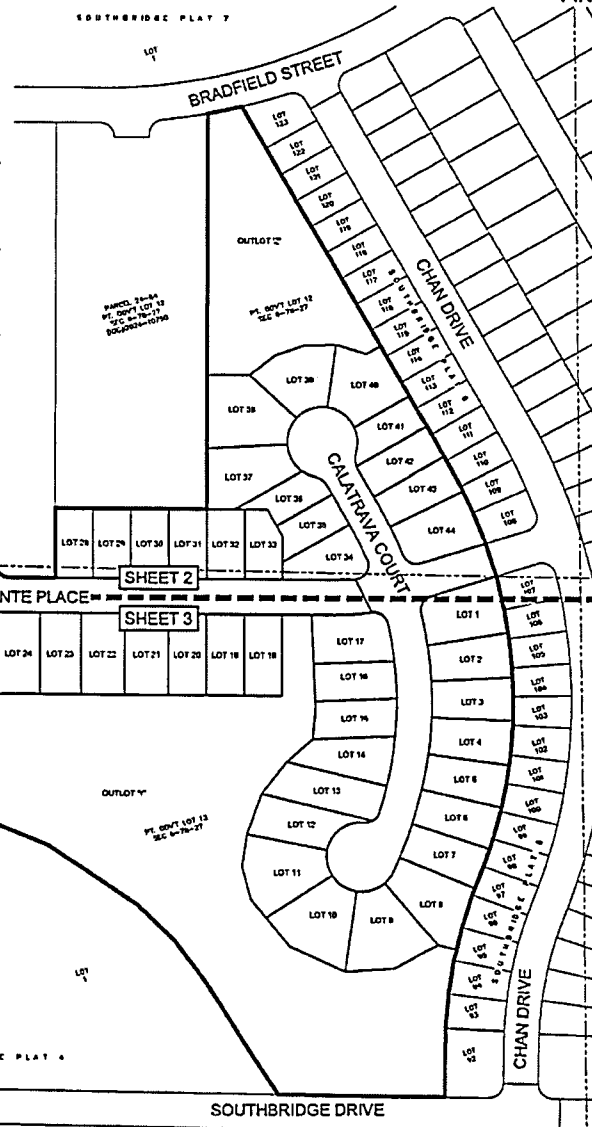
OWNER / DEVELOPER:
 CRANDER AND ASSOCIATES, INC.
 3100 S.W. BROOKSIDE DRIVE
 CRANFORD, IOWA 50111

ENGINEER / SURVEYOR:
 CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE
 URBANDALE, IOWA 50322

ZONING AND BULK REGULATIONS:
 URBANDALE, IOWA 50322

REMARKS:
 P141 IOWA DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT
 - 25' FRONT YARD SETBACK
 - 25' REAR YARD SETBACK
 - 15' TOTAL SIDE YARD SETBACK
 - 7' MIN. SIDE YARD SETBACK ON ONE SIDE

REMARKS:
 LOTS 23-34
 SOUTHWEST PLAT
 - 15' FRONT YARD SETBACK
 - 20' REAR YARD SETBACK
 - 5' SIDE YARD SETBACK ON EACH SIDE
 P141 IOWA DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT
 UNDEVELOPED ZONING



CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	1728'37"	333.00	101.87	N81°21'03"E	101.18
C2	072'32"	333.00	0.25	N72°28'18"E	0.25
C3	38'34'01"	850.00	448.87	S02°22'04"W	440.01
C4	12'31'58"	850.00	142.16	S23°40'58"E	141.80
C5	05'37'32"	23.00	37.32	N28°49'17"E	33.05
C6	4'40'31"	850.00	53.48	N10°26'14"W	55.47
C7	5'14'23"	850.00	82.18	N10°26'47"W	82.17
C8	5'16'57"	850.00	82.70	N09°23'08"W	82.87
C9	3'16'57"	850.00	82.70	N04°33'51"E	82.87
C10	3'16'57"	850.00	82.70	N10°10'40"E	82.87
C11	5'16'57"	850.00	82.70	N15°27'48"E	82.87
C12	4'02'50"	850.00	48.03	N02°07'38"E	48.02
C13	27°08'24"	80.50	28.82	N35°42'17"E	28.58
C14	48°50'34"	80.50	51.48	N73°43'18"E	50.11
C15	48°50'30"	80.50	51.45	S27°14'22"E	50.10
C16	43°33'36"	80.50	48.35	S10°57'00"E	43.22
C17	83°25'20"	80.50	88.00	S32°42'28"W	80.81
C18	34°09'44"	25.00	14.90	S77°23'11"W	14.83
C19	42°14'17"	25.00	18.43	S38°08'49"W	18.02
C20	43°30'38"	820.00	48.81	S13°48'18"W	48.70
C21	8°01'50"	820.00	86.81	S09°30'01"W	86.84
C22	8°01'48"	820.00	86.25	S02°28'06"W	86.22
C23	8°00'40"	820.00	85.05	S03°33'00"E	85.02
C24	57°48'03"	820.00	84.38	S08°32'27"E	84.33
C25	86°22'54"	25.00	37.80	S33°42'37"E	34.22
C26	83°50'04"	25.00	3.02	S84°33'08"W	3.02
C27	9°00'38"	343.00	57.06	N63°38'54"E	57.02
C28	34°17'31"	25.00	14.82	N73°02'28"E	14.70
C29	82°18'44"	80.00	51.13	N82°04'03"E	48.37
C30	49°38'41"	58.00	48.52	S48°57'15"E	47.02
C31	70°40'08"	80.00	68.07	S13°21'04"W	64.78
C32	82°33'28"	303.00	28.82	S87°43'28"W	28.51
C33	34°26'11"	25.00	15.24	N87°14'34"E	15.01
C34	108°01'51"	25.00	47.14	S30°41'44"W	40.46
C35	81°18'38"	820.00	88.28	S28°18'31"E	88.28
C36	01°18'05"	820.00	3.44	S29°47'23"E	3.44
C37	47°14'10"	34.50	28.44	S33°40'03"E	27.83
C38	22°37'00"	80.50	23.98	S83°32'42"E	23.73
C39	51°15'28"	80.50	54.13	S28°49'28"E	52.34
C40	48°08'10"	80.50	48.72	S18°45'28"W	47.41
C41	54°27'47"	80.50	36.04	S07°18'30"W	35.84
C42	58°22'22"	80.50	36.70	N33°04'28"E	37.31
C43	42°37'38"	80.50	45.38	N04°12'28"W	44.31
C44	38°30'41"	34.50	23.18	N01°37'37"W	22.78
C45	84°33'38"	34.50	8.28	N25°38'06"W	8.25
C46	33°17'27"	850.00	41.83	N28°11'12"W	41.82
C47	43°20'25"	850.00	53.81	N24°08'27"W	53.80
C48	85°31'32"	25.00	37.32	N64°30'11"W	33.80

PLAT DESCRIPTION

A PART OF GOVERNMENT LOTS 12 AND 13 IN SECTION 6, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ADOL, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SOUTHWEST PLAT 7, AN OFFICIAL PLAT IN SAID CITY OF ADOL; THENCE SOUTH 29°04'36" EAST ALONG THE WESTERLY LINE OF SAID SOUTHWEST PLAT 7, A DISTANCE OF 715.30 FEET; THENCE SOUTH 28°00'18" EAST CONTINUING ALONG SAID WESTERLY LINE, 41.34 FEET; THENCE SOUTH 29°19'14" EAST CONTINUING ALONG SAID WESTERLY LINE, 48.78 FEET; THENCE SOUTH 21°32'31" EAST CONTINUING ALONG SAID WESTERLY LINE, 58.33 FEET; THENCE SOUTH 17°24'57" EAST CONTINUING ALONG SAID WESTERLY LINE, 86.00 FEET; THENCE SOUTH 13°18'24" EAST CONTINUING ALONG SAID WESTERLY LINE, 58.03 FEET; THENCE SOUTH 08°20'22" EAST CONTINUING ALONG SAID WESTERLY LINE, 50.19 FEET; THENCE SOUTH 02°27'32" EAST CONTINUING ALONG SAID WESTERLY LINE, 50.19 FEET; THENCE SOUTH 01°02'34" WEST CONTINUING ALONG SAID WESTERLY LINE, 50.19 FEET; THENCE SOUTH 18°20'04" WEST CONTINUING ALONG SAID WESTERLY LINE, 50.19 FEET; THENCE SOUTH 21°14'42" WEST CONTINUING ALONG SAID WESTERLY LINE, 25.84 FEET; THENCE SOUTH 31°04'34" WEST CONTINUING ALONG SAID WESTERLY LINE, 28.87 FEET; THENCE SOUTH 17°36'11" WEST CONTINUING ALONG SAID WESTERLY LINE, 58.89 FEET; THENCE SOUTH 13°00'47" WEST CONTINUING ALONG SAID WESTERLY LINE, 58.89 FEET; THENCE SOUTH 07°02'22" WEST CONTINUING ALONG SAID WESTERLY LINE, 58.91 FEET; THENCE SOUTH 00°40'32" WEST CONTINUING ALONG SAID WESTERLY LINE, 23.82 FEET; THENCE SOUTH 00°40'22" WEST CONTINUING ALONG SAID WESTERLY LINE, 85.28 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST PLAT 7, AN OFFICIAL PLAT IN SAID CITY OF ADOL; THENCE NORTH 88°19'08" WEST ALONG SAID NORTHERLY LINE, 288.34 FEET; THENCE NORTH 32°37'33" WEST CONTINUING ALONG SAID NORTHERLY LINE, 222.38 FEET; THENCE NORTH 33°33'33" WEST CONTINUING ALONG SAID NORTHERLY LINE, 87.89 FEET; THENCE NORTH 43°47'37" WEST CONTINUING ALONG SAID NORTHERLY LINE, 80.72 FEET; THENCE NORTH 36°30'43" WEST CONTINUING ALONG SAID NORTHERLY LINE, 188.48 FEET; THENCE NORTH 87°50'58" WEST CONTINUING ALONG SAID NORTHERLY LINE, 138.08 FEET; THENCE NORTH 87°51'21" WEST CONTINUING ALONG SAID NORTHERLY LINE, 83.84 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST PLAT 4, SAID POINT ALSO BEING ON THE WEST LINE OF SAID GOVERNMENT LOT 13; THENCE NORTH 00°00'00" WEST ALONG SAID WEST LINE, 387 FEET TO THE SOUTHWEST CORNER OF PARCEL 24-43 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN DOCUMENT NUMBER 2024-10793 BEING A PART OF SAID GOVERNMENT LOTS 12 AND 13; THENCE SOUTH 88°34'21" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL, 24-43, A DISTANCE OF 284.11 FEET; THENCE EASTERLY CONTINUING ALONG SAID SOUTHERLY LINE, 4.96 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, 2024-84; THENCE SOUTH 89°53'48" EAST CONTINUING ALONG SAID SOUTHERLY LINE, 79.35 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, 2024-84; THENCE SOUTH 00°20'22" EAST ALONG THE EAST LINE OF SAID PARCEL, 2024-84, A DISTANCE OF 122.33 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, 2024-84; THENCE SOUTH 89°53'48" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL, 2024-84, A DISTANCE OF 884.53 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, 2024-84, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF SOUTHWEST PLAT 7, AN OFFICIAL PLAT IN SAID CITY OF ADOL; THENCE EASTERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1030.00 FEET, WHOSE ARC LENGTH IS 38.88 FEET AND WHOSE CHORD BEARS NORTH 78°03'27" EAST, 58.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.88 ACRES (130,931 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASMENTS OF RECORD.

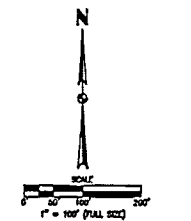
LEGEND

SECTION CORNER AS NOTED	FOUND	EXT.
1/2" BEAR, YELLOW PLASTIC CAP/18660	●	△
(UNLESS OTHERWISE NOTED)	○	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDS BEARING & DISTANCE	D	
PUBLIC UTILITY CASING/WT	P.U.L.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
SECTION LINE	----	
EASEMENT LINE	----	
BOUNDARY SETBACK LINE	----	
PLAT BOUNDARY	----	

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- STREET LOTS "A", "B" AND "C" TO BE DEDICATED TO THE CITY OF ADOL, AND SHALL BE USED AS PUBLIC STREET FRONT-OF-WAY.

DATE OF SURVEY
 FIELDWORK: FEBRUARY, 2024



AREA SUMMARY

PT. GOVY LOT 12 SEC 6-78-27	= 8.03 ACRES
PT. GOVY LOT 13 SEC 6-78-27	= 11.84 ACRES
TOTAL	= 19.87 ACRES

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS TESTIFIED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND I AM A duly licensed professional land surveyor under the laws of the State of Iowa.

LIMITED LIABILITY

DATE: FEBRUARY 24, 2024
 PAGE: 3 OF 3 SHEETS COVERED BY THIS SCALE
 SHEET 1 - 3

EA

CIVIL DESIGN/ADVANTAGE

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 384-4160

EA

CIVIL DESIGN/ADVANTAGE

AGEL IOWA

SOUTHBRIDGE PLAT 10

FINAL PLAT

1/3

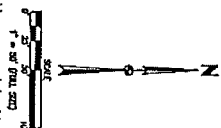
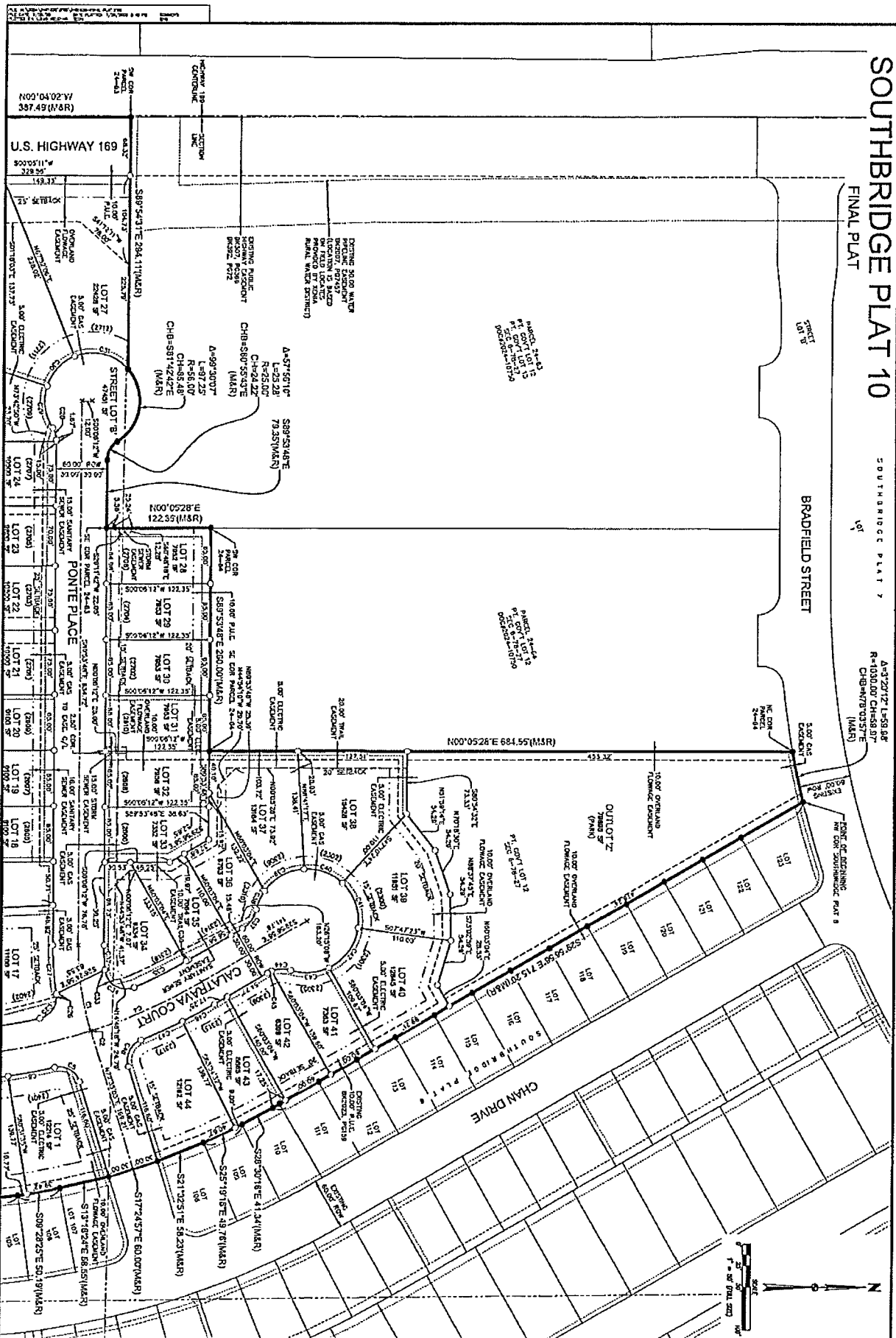
2401.020

SOUTHBRIDGE PLAT 10

FINAL PLAT

SOUTHBRIDGE PLAT 7

A-3720'12" L-59.88'
R-1030.00' CH-88.87'
CH-B-478'03.57'E
(M&R)



2
3

SOUTHBRIDGE PLAT 10 FINAL PLAT



4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 389-4400

ENGINEER: _____ TECH: _____ REVIEW: _____

NO.	DATE	REVISIONS
1		PRELIMINARY
2		
3		

AEEL 101A

MAINTENANCE BOND

Bond No. 30259463

ALL MEN BY THESE PRESENTS:

That, McAninch Corporation of Des Moines, IA as Principal, and the Western Surety Company as Surety, are held and firmly bound unto City of Adel, Iowa in the

penal sum of Seven Hundred Thirty-eight Thousand Six Hundred One & 18/100 (\$ 738,601.18)

Dollars, lawful money of the United States of America, for the payment of which, well and truly to be made, the Principal and Surety bind themselves, their and each of their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

Whereas the said Principal entered into a certain contract, with Cramer and Associates, Inc.

To furnish all the material and labor necessary for the construction of Subgrade Prep, Water, Storm Sewer and Sanitary Sewer in connection with Southbridge Plat 10 - Adel, IA

in Adel, IA In conformity with certain specifications; and

Whereas a further condition of said contract is that the said Principal should furnish a bond in indemnity, guaranteeing to remedy any defects in workmanship or materials that may develop in said work within a period of four (4) years from date of acceptance of the work under said contract; and

Whereas the said Western Surety Company for a valuable consideration, has agreed to join with said Principal in such bond or guarantee, indemnifying said City of Adel, Iowa

Now, therefore, the condition of this obligation is such, that if the said Principal shall, at his own cost and expense, remedy any and all defects that may develop in said work within the period of four (4) years from the date of date of acceptance of the work under said contract, by reason of bad workmanship or poor material used in the construction of said work and shall keep all work in continuous good repair during said period, and shall in all other respects, comply with all the terms and conditions of said contract with respect to maintenance and repair of said work, then this obligation to be null and void; otherwise, to be and remain in full force and virtue in law.

In Witness whereof, we have hereunto set our hands and seals this 2nd day of October, 2025.

McAninch Corporation Principal By: Edward J. Origer Edward Origer, President/ P.O. O. Western Surety Company

By: Grace Dickinson Attorney-in-Fact



151 N Franklin St. Address

Chicago, IL 60606

Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Dione R Young, Craig E Hansen, Jay D Freiermuth, Brian M Deimerly, Anne Crowner, Tim McCulloh, Kate Zanders, John Cord, Sara Huston, Seth Rooker, Jamie Gifford, Grace Dickinson, Zachary Fuller, Individually

of Wauke, IA, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the Authorizing By-Laws and Resolutions printed at the bottom of this page, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 15th day of May, 2025.



WESTERN SURETY COMPANY

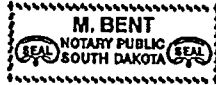
Larry Kasten

Larry Kasten, Vice President

State of South Dakota }
County of Minnehaha } ss

On this 15th day of May, 2025, before me personally came Larry Kasten, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires
March 2, 2026



M. Bent

M. Bent, Notary Public

CERTIFICATE

I, Paula Kolsrud, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Laws and Resolutions of the corporation printed below this certificate are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 2nd day of October . 2025



WESTERN SURETY COMPANY

Paula Kolsrud

Paula Kolsrud, Assistant Secretary

Authorizing By-Laws and Resolutions

ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above Bylaw to execute power of attorneys on behalf of Western Surety Company.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

Go to www.enasurety.com > Owner / Oblgee Services > Validate Bond Coverage, If you want to verify bond authenticity.

MAINTENANCE BOND

Bond No. 101645152

ALL MEN BY THESE PRESENTS:

That, Sternquist Construction, Inc. of Indianola, IA as Principal, and the Merchants Bonding Company (Mutual) as Surety, are held and firmly bound unto City of Adel in the

penal sum of Four Hundred Forty Thousand Seven Hundred Ninety-six & 85/100 (\$ 440,796.85)

Dollars, lawful money of the United States of America, for the payment of which, well and truly to be made, the Principal and Surety bind themselves, their and each of their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

Whereas the said Principal entered into a certain contract, with McAnInch Corporation

To furnish all the material and labor necessary for the construction of 7058 SY of 7" PCC Pavement, 89 SY of 6" PCC Sidewalks ADA Ramps, 112 SF of Detectable Warnings, and 1925 SY of 4" PCC Sidewalk/Shared Use Trail in connection with Southbridge Plat 10

in Adel, IA In conformity with certain specifications; and

Whereas a further condition of said contract is that the said Principal should furnish a bond in indemnity, guaranteeing to remedy any defects in workmanship or materials that may develop in said work within a period of four (4) years from date of acceptance of the work under said contract; and

Whereas the said Merchants Bonding Company (Mutual) for a valuable consideration, has agreed to join with said Principal in such bond or guarantee, indemnifying said City of Adel

Now, therefore, the condition of this obligation is such, that if the said Principal shall, at his own cost and expense, remedy any and all defects that may develop in said work within the period of four (4) years from the date of date of acceptance of the work under said contract, by reason of bad workmanship or poor material used in the construction of said work and shall keep all work in continuous good repair during said period, and shall in all other respects, comply with all the terms and conditions of said contract with respect to maintenance and repair of said work, then this obligation to be null and void; otherwise, to be and remain in full force and virtue in law.

In Witness whereof, we have hereunto set our hands and seals this 3rd day of October, 2025.

Sternquist Construction, Inc. Principal By: [Signature]

Merchants Bonding Company (Mutual) Surety By: [Signature] Jamle Clifford Attorney-in-Fact



P.O. Box 14498 Address

Des Moines, IA 50306-3498

MERCHANTS BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, and MERCHANTS NATIONAL INDEMNITY COMPANY, an assumed name of Merchants National Bonding, Inc., (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Alissa Cahalan; Anne Crowner; Ashlea McCaughey; Austin Muehlschlegel; Ben Williams; Brian J Oestreich; Brian M Dalmerly; Cameron M Burt; Colby D White; Connor Oberg; Craig E Hansen; Dione R Young; Donald E Appleby; Douglas Muth; Ginger Hoke; Grace Dickinson; Grace Rasmussen; Graydon Dotson; Greg Krier; Jamie Gifford; Jay D Frelemuth; Jenni Marino; Jessie Allen; Joe Tieman; John Cord; Joseph Cardinal; Joshua R Loftis; Kate Zanders; Keeton Welch; Kristine M Becks; Lindsey Minutillo; Mark R DeWitt; Mark Swelgart; Melinda C Blodgett; Michelle Morrison; Michelle R Gruis; Nathan Weaver; Nicole Stillings; R C Bowman; Ryan Olivia E Lundy; Sandra M Engstrum; Sara Huston; Sarah C Brown; Seth Rooker; Taylor Fogle; Ted Jorgensen; Tim McCulloh; Todd Bengford; Zach Fuller

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the By-Laws adopted by the Board of Directors of the Companies.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship or obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 11th day of August, 2025.

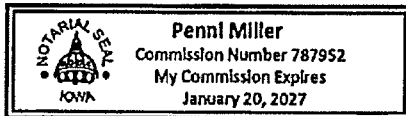


MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
MERCHANTS NATIONAL INDEMNITY COMPANY

By *Larry Taylor*

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 11th day of August, 2025, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



Penni Miller
Notary Public

(Expiration of notary's commission does not invalidate this instrument)

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 3rd day of October, 2025.



Elisabeth Sandersfeld
Secretary

Prepared by and return to:

Adam C. Van Dike, 666 Grand Ave., Ste. 2000, Des Moines, IA 50309; (515) 242-2400

OWNERS' CONSENT TO PLAT

**SOUTHBRIDGE PLAT 10
DALLAS COUNTY, IOWA**

KNOW ALL MEN BY THESE PRESENTS:

Cramer and Associates, Inc. does hereby certify and state that it is the owner and proprietor of the following described real estate situated in Dallas County, Iowa, to-wit:

A PART OF GOVERNMENT LOTS 12 AND 13 IN SECTION 6, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ADEL, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BEGINNING AT THE NORTHWEST CORNER OF SOUTHBRIDGE PLAT 8, AN OFFICIAL PLAT; THENCE SOUTH 29°56'56" EAST ALONG THE WESTERLY LINE OF SAID SOUTHBRIDGE PLAT 8, A DISTANCE OF 715.20 FEET; THENCE SOUTH 28°30'16" EAST ALONG SAID WESTERLY LINE, 41.34 FEET; THENCE SOUTH 25°19'16" EAST ALONG SAID WESTERLY LINE, 49.76 FEET; THENCE SOUTH 21°32'51" EAST ALONG SAID WESTERLY LINE, 58.23 FEET; THENCE SOUTH 17°24'57" EAST ALONG SAID WESTERLY LINE, 60.00 FEET; THENCE SOUTH 13°16'24" EAST ALONG SAID WESTERLY LINE, 58.55 FEET; THENCE SOUTH 09°28'25" EAST ALONG SAID WESTERLY LINE, 50.19 FEET; THENCE SOUTH 05°57'59" EAST ALONG SAID WESTERLY LINE, 50.19 FEET; THENCE SOUTH 02°27'32" EAST ALONG SAID WESTERLY LINE, 50.19 FEET; THENCE SOUTH 01°02'54" WEST ALONG SAID WESTERLY LINE, 50.19 FEET; THENCE SOUTH 04°33'20" WEST ALONG SAID WESTERLY LINE, 50.19 FEET; THENCE SOUTH 08°03'47" WEST ALONG SAID WESTERLY LINE, 50.19 FEET; THENCE SOUTH 11°34'13" WEST ALONG SAID WESTERLY LINE, 50.19 FEET; THENCE SOUTH 15°04'40" WEST ALONG SAID WESTERLY LINE, 50.19 FEET; THENCE SOUTH 18°35'06" WEST ALONG SAID WESTERLY LINE, 50.19 FEET; THENCE SOUTH 21°14'42" WEST ALONG SAID WESTERLY LINE, 25.94 FEET; THENCE SOUTH 21°08'59" WEST ALONG SAID WESTERLY LINE, 26.67 FEET; THENCE

SOUTH 17°56'11" WEST ALONG SAID WESTERLY LINE, 58.89 FEET; THENCE SOUTH 13°30'47" WEST ALONG SAID WESTERLY LINE, 58.89 FEET; THENCE SOUTH 09°05'23" WEST ALONG SAID WESTERLY LINE, 58.89 FEET; THENCE SOUTH 05°01'18" WEST ALONG SAID WESTERLY LINE, 58.91 FEET; THENCE SOUTH 00°40'52" WEST ALONG SAID WESTERLY LINE, 23.62 FEET; THENCE SOUTH 00°40'52" WEST ALONG SAID WESTERLY LINE, 95.28 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHBRIDGE PLAT 8, ALSO BEING THE NORTHERLY LINE OF SOUTHBRIDGE PLAT 4, AN OFFICIAL PLAT; THENCE NORTH 89°19'08" WEST ALONG SAID NORTHERLY LINE, 286.34 FEET; THENCE NORTH 32°57'35" WEST ALONG SAID NORTHERLY LINE, 227.38 FEET; THENCE NORTH 35°53'53" WEST ALONG SAID NORTHERLY LINE, 87.69 FEET; THENCE NORTH 45°47'57" WEST ALONG SAID NORTHERLY LINE, 90.72 FEET; THENCE NORTH 56°30'43" WEST ALONG SAID NORTHERLY LINE, 186.48 FEET; THENCE NORTH 67°50'56" WEST ALONG SAID NORTHERLY LINE, 138.09 FEET; THENCE NORTH 80°13'12" WEST ALONG SAID NORTHERLY LINE, 277.64 FEET; THENCE SOUTH 89°55'58" WEST ALONG SAID NORTHERLY LINE, 63.84 FEET TO THE NORTHWEST CORNER OF SAID SOUTHBRIDGE PLAT 4, ALSO BEING THE WEST LINE OF SAID GOVERNMENT LOT 13; THENCE NORTH 00°04'02" WEST ALONG SAID WEST LINE, 387.49 FEET TO THE SOUTHWEST CORNER OF PARCEL 24-63 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN DOCUMENT NUMBER 2024-10750; THENCE SOUTH 89°54'31" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL 24-63, A DISTANCE OF 294.11 FEET; THENCE EASTERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 56.00 FEET, WHOSE ARC LENGTH IS 97.25 FEET AND WHOSE CHORD BEARS SOUTH 81°42'42" EAST, 85.48 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 25.28 FEET AND WHOSE CHORD BEARS SOUTH 60°55'43" EAST, 24.22 FEET; THENCE SOUTH 89°53'48" EAST ALONG SAID SOUTHERLY LINE, 79.35 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2024-63; THENCE NORTH 00°05'28" EAST ALONG THE EAST LINE OF SAID PARCEL 2024-63, A DISTANCE OF 122.35 FEET TO THE SOUTHWEST CORNER OF PARCEL 2024-64 AS SHOWN ON SAID PLAT OF SURVEY RECORDED IN DOCUMENT NUMBER 2024-10750; THENCE SOUTH 89°53'48" EAST ALONG THE SOUTH LINE OF SAID PARCEL 2024-64, A DISTANCE OF 260.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2024-64; THENCE NORTH 00°05'28" EAST ALONG THE EAST LINE OF SAID PARCEL 2024-64, A DISTANCE OF 684.55 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2024-64 AND THE SOUTHERLY LINE OF SOUTHBRIDGE PLAT 7, AN OFFICIAL PLAT; THENCE EASTERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1030.00 FEET, WHOSE ARC LENGTH IS 59.98 FEET AND WHOSE CHORD BEARS NORTH 78°03'57" EAST, 59.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.66 ACRES (1,030,591 SQUARE FEET).

Cramer and Associates, Inc. does further state that the subdivision of said real estate as it appears on the Final Plat of Southbridge to which this certification is attached, is with their free consent and in accordance with the desire of said proprietors.

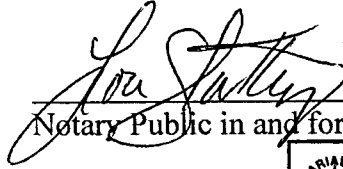
IN WITNESS WHEREOF, the proprietors have caused these presents to be signed on this 26th day of October, 2025.

CRAMER AND ASSOCIATES, INC.

By: 
Robert Cramer, VP Land Development

STATE OF IOWA)
) ss:
COUNTY OF)

This instrument was acknowledged before me on this 28th day of October, 2025 by Robert Cramer, as VP Land Development of Cramer and Associates, Inc.


Notary Public in and for said State



Prepared by/Return to: Adam C. Van Dike, 666 Grand Ave., Ste 2000, Des Moines, IA 50309; (515) 242-2400

**SOUTHBRIDGE PLAT 10 DECLARATION OF RESIDENTIAL
COVENANTS, CONDITIONS AND RESTRICTIONS**

THIS DECLARATION is made this 26th day of March, 2025 by **Cramer and Associates, Inc.**, an Iowa corporation (the "Declarant").

WHEREAS, this Declaration concerns certain real property legally described as follows:

Lots 1 through 44 in Southbridge Plat 10, an Official Plat, now included and forming a part of the City of Adel, Dallas County, Iowa (the "Plat")

WHEREAS, Declarant is desirous of protecting the value and desirability of the Plat.

NOW, THEREFORE, Declarant hereby declares that all property within the Plat shall be held, sold and conveyed and be subject to the following restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of the Plat and shall run with the land and shall be binding on all parties having any right, title or interest therein or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

I. DEFINITIONS

For the purpose of this Declaration, the following terms shall have the following definitions, except as otherwise specifically provided:

- A. "Building Lot" shall mean and refer to one or more Lots, or one or more Lots and the portion or portions of adjacent platted Lots in the Plat, used for the construction of one dwelling as herein permitted.
- B. "City" shall mean the City of Adel, Iowa.

- C. "Declarant" shall mean and refer to Cramer and Associates, Inc., an Iowa corporation, its successors or assigns.
- D. "Lot" shall mean and refer to an individual parcel of land, which is described above as shown upon the recorded plat of Southbridge Plat 10. In the event that any of the Lots on such plat are subsequently re-platted, references to a Lot(s) in this Declaration shall be deemed to refer to the areas of the original Lot(s) on such plat as those Lot(s) may be re-platted.
- E. "Outbuilding" shall mean an enclosed, covered structure (other than a dwelling or the attached garage), such as a tool shed or garden house.
- F. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the legal or equitable title to any Lot or Building Lot that is a part of the Plat.
- G. "Plat 10" shall mean and refer to the real property described as Lots 1-44 in Southbridge, Plat 10, an Official Plat, now included in and forming a part of the City of Adel, Dallas County, Iowa.

II. DESIGNATION OF USE

All Lots shall be known and described as residential lots and shall not be improved, used or occupied for other than private residential purposes. No full-time or part-time business activity may be conducted on any Lot or in any dwelling or structure constructed or maintained on any Lot except those activities permitted under the terms of the zoning ordinance of the City.

III. BUILDING TYPES

- A. No building or structure shall be constructed, altered, or maintained on any Building Lot other than a detached single-family dwelling with an attached private garage.
- B. No existing building or structure of any kind shall be moved onto any Lot.
- C. The construction of any building or structure on any Building Lot shall be performed utilizing then acceptable construction methods and procedures, including (but not limited to) on-site "stick-built" construction and/or off-site modular or panelized construction.

IV. BUILDING AREA DESIGN AND CONSTRUCTION

No dwelling shall be constructed or permitted to remain upon any Lot unless the design and location is in reasonable harmony with existing structures and unless it meets the following requirements:

- A. One and one-half story, two story, split-level, and split foyer dwellings must have a finished area of not less than 1,700 square feet; ranch or one-story dwellings must have a finished area of not less than 1,440 square feet.
- B. In computing total finished area, the same shall not include any finished area that has its floor below the front exterior grade.
- C. In the computation of floor area, the same shall not include any porches, breezeways, or attached or built-in garages.

- D. No steel, aluminum or masonite board shall be used for siding. Vinyl siding of a minimum thickness of .042" or hardboard siding by LP SmartSide or cement board siding by James Hardie or other brands of comparable siding approved in writing by Declarant shall be acceptable exterior siding. In addition to the foregoing, all dwellings shall have a minimum of twenty-five percent (25%) of the front elevation of the dwelling (excluding the roof, windows, garage doors, and doors) covered with brick, stone, or a brick/stone veneer. If the dwellings use Hardie board siding or better, the requirement for brick/stone drops to 10%.
- E. All exterior portions of any dwelling, garage or Outbuilding located on any Lot shall be finished with earth tone colors approved in writing by Declarant. Prior to commencement of painting of the exterior of any dwelling, a sampling of the approved exterior color(s) chosen by the owner shall be applied to the dwelling to be viewed by Declarant for final color approval, in writing. All exterior painted portions of dwellings that are repainted shall be repainted in one of such earth tone colors approved in writing by Declarant.
- F. All roof material shall be 30-year, architectural style in earth tone colors or shingle of equal color, quality and appearance thereto. Three-tab shingles are not allowed.
- G. The single-family dwelling on each respective Lot shall be under construction within twenty-four (24) months from the date of conveyance of such Lot by Declarant.
- H. All buildings, structures or improvements of any kind must be completed within twelve (12) months of the commencement date of construction.

No building or structure, nor any addition or alteration thereof, shall be constructed or substantially altered on any Building Lot unless and until a design plan and a site plan (collectively the "Plans") have been submitted to and approved by Declarant (or by the Association if the Declarant does not hold legal or equitable title to any Lot or Building Lot). The Plans shall contain details of design, color scheme, elevation, site grade, landscaping, fencing, roofing, sidewalks, driveways and other similar matters. The Plans shall also state the type of construction, including external details and materials. Declarant shall, within thirty (30) days from the date of submittal of the Plans, deliver to the Owner written approval of, rejection of or required changes to the Plans. The intent of this provision is to ensure that buildings and structures are developed in reasonable harmony within the Plat and that the covenants, restrictions and conditions contained herein are met in connection with such development. Declarant may terminate the requirements of this provision at any time, in its sole and absolute discretion, by recording notice of such termination.

V. GARAGES AND DRIVEWAYS

All dwellings shall have a minimum of a three-car attached garage. All dwellings shall have a portland cement concrete driveway not less than 16 feet in width and running from the City street to the garage.

VI. TEMPORARY AND OTHER STRUCTURES-RESTRICTED USES

No temporary building or structure shall be built or maintained on any Lot. No camper, motor home, watercraft, trailer, unfinished dwelling basement, tent, shack, garage, or Outbuilding shall be used at any time as a dwelling. No vehicle with a gross vehicle weight greater than 7,000 pounds, and no camper, motor home, watercraft, trailer, or mechanical equipment may be parked

or maintained on any Lot (except inside a garage) or on the public street, other than on a temporary basis; provided that this restriction shall not apply to trucks, equipment or trailers used in connection with construction of or rebuilding of a dwelling on any Lot. Temporary shall mean no more than a total of thirty (30) days per year. At no time may any vehicle, trailer or camper be parked or maintained in the yard of any Lot. At no time shall a vehicle or any mobile equipment be disassembled, repaired or serviced on any Lot, except inside a garage or dwelling.

VII. FENCES

Only black vinyl clad chain-link fences, black wrought iron or black steel fences, or white vinyl privacy fences will be allowed. If a white privacy fence is installed, the shape, look and material of the privacy fences shall match the fences already installed in Southbridge Plat 8. No fences or other structures may be built or maintained within the front building setback areas as shown on the Plat as recorded and no fences shall be built or maintained in front of the front line of the residential dwelling extended to the side Lot lines. The fence fabric or fence screening material shall be mounted on the exterior face of the fence posts or fence framing. All fences shall be kept in good repair and attractive appearance. No fences may be built or maintained on any Lot prior to commencement of construction of the single-family dwelling and issuance of an occupancy permit.

VIII. SODDING OR SEEDING

Within ninety (90) days of completion of a dwelling upon a Lot, all portions of the Lot shall be fully sodded, except Declarant may permit seeding to the rear lot line for those Lots with longer rear yards, or where the topography or a steep slope does not permit, or under special circumstances. If weather conditions make this requirement impossible to meet, Declarant shall establish a reasonable period of time for compliance.

IX. EASEMENTS

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the Plat as recorded. The Owner and/or occupant of each Lot, jointly and severally, shall at the expense of such Owner and/or occupant, maintain, keep, and preserve that portion of the easement within the Lot at all times in good repair and condition and shall neither erect nor permit erection of any building, structure or other improvement of any kind within the easement areas (except customary ground cover) which might interfere in any way with the use, maintenance, replacement, inspection or patrolling of any of the utility services and drainage facilities within such easements areas. Any berm and/or swale constructed for drainage purposes shall be preserved and maintained to accomplish the purposes for which it was constructed.

X. NUISANCES

No noxious or offensive activity or odors shall be permitted on or to escape from any Lot, nor shall anything be done thereon which is or may become an annoyance or a nuisance, either temporarily or permanently.

XI. EROSION CONTROL AND STORM WATER DISCHARGE PERMITTING REQUIREMENTS

The Owner and/or occupant of each Lot, jointly and severally, whether vacant or improved, their agents, assigns, heirs and/or building contractors, shall take all necessary precautions to prevent, stabilize and control erosion within its Lot to prevent sediment migration and soil erosion from extending beyond the boundaries of the Lot. In the event of any occurrence of soil erosion, the Owner and/or occupant of the Lot shall, jointly and severally, promptly clean

up all eroded sediment and restore all affected areas to their original condition.

Any construction or earth moving on any Lot shall be in compliance with all laws relating to storm water discharge permitting. The Owner shall be solely responsible for the Lot with respect to compliance with all terms, provisions and requirements of any NPDES Storm Water Discharge Permit No. 2 and any storm water pollution prevention plan which includes the Lot.

During the ownership of the Lot, Owner shall protect, defend, indemnify and hold the Declarant and other Owners harmless from any and all damages, claims, liabilities, fines, penalties, cleanup costs and/or attorneys and consultant fees caused by, or in any manner related to (i) any discharges of soil, silt, sediment, petroleum product, hazardous substances or solid waste from the Lot and/or (ii) any alleged violation of any NPDES or storm water discharge rule or regulation.

XII. SIGNS

No sign of any kind shall be placed, exposed to view or permitted to remain on any Lot or any street adjacent thereto, except (i) street markers, traffic signs, or any signs installed by the City by other governmental entities or by the Declarant, (ii) signs which have been approved by Declarant, in writing, not exceeding 144 square inches in area on which there shall only be exhibited the street number and/or the name of the resident, (iii) a customary sign (one per Building Lot) advertising a Building Lot or dwelling for sale, not exceeding 1,296 square inches, and (iv) signs which have been approved by Declarant in writing advertising the builder or for promotional or marketing purposes. In the event that any signs other than those described above shall be placed or exposed to view on any Lot, the agents of the Declarant are hereby given the right to enter upon such Lot and remove such signs. Temporary signs (for political campaigns, garage sales, etc.) may be placed for up to 30 days if in accordance with City ordinances.

Declarant reserves the right to install entrance and directional signs with respect to the Plat, at locations and of design determined by the Declarant in a manner consistent with the ordinances of the City.

XIII. TRASH RECEPTACLES

No trash receptacles or garbage cans shall be permitted to be placed on a Lot outside a dwelling, garage or Outbuilding unless hidden by an attractive screen of suitable height, or unless sunken to ground level in a hole lined with permanent cribbing. However, unscreened trash in proper containers and/or bags shall be allowed to be placed on a Lot outside a dwelling, garage or Outbuilding no earlier than twelve (12) hours prior to a scheduled pick up of such trash. Such unscreened trash containers must be returned to the screened area or underground location, or inside a dwelling, garage or Outbuilding, within twelve (12) hours following the scheduled pick up of such trash.

XIV. UTILITIES

All utility connection facilities and services shall be underground.

XV. TOWERS AND ANTENNAS

No exterior transmission tower, antenna or television transmission dish of any kind shall be constructed, installed, modified, or permitted on the ground, on dwellings, on garages or on Outbuildings. Notwithstanding the foregoing, an exterior tower, antenna or receiver dish which is twenty-four (24) inches or less in diameter shall be permitted. No more than one (1) such exterior tower, antenna or receiver dish shall be permitted on each Lot. No more than one (1) penetration in the dwelling shall be permitted for the cable from such exterior tower, antenna or receiver dish.

No such device shall be mounted on the front elevation or front half of the side elevation of the dwelling or garage. No other exterior towers or antenna shall be constructed, installed, modified or permitted on the ground, on dwellings, on garages or on Outbuildings without specific approval from the Declarant.

XVI. MAINTENANCE

The Owner and/or occupant of each Lot shall jointly and severally be responsible to keep the same free of trash, weeds and debris and to keep the lawn and landscaping well maintained and healthy, including (but not limited to) maintaining the lawn at a height not to exceed six (6) inches. The Owner and/or occupant of each Lot shall jointly and severally be responsible to maintain the exterior of any dwelling, the driveway, fence, screening and all other improvements.

XVII. CERTAIN ANIMALS PROHIBITED

No animals, livestock, pigs, or snakes of any kind shall be raised, bred or kept on any Lot except that dogs, cats, birds and other common household pets may be kept so long as they are not kept, bred or maintained for commercial purposes. Birds may be kept in accordance with the City of Adel ordinances. **In no event, shall more than a total of two (2) dogs and/or cats be kept at any one Building Lot at any one time.** Dogs must be either kept in the dwelling or in a shelter aesthetically compatible with the dwelling and surrounding areas, and dog runs, if any, must be located at the rear of the house or garage and extend toward the rear of the Lot from that portion of the house or garage which is closest to the rear Lot line. All pets must be leashed and under the control of its owner if not tied up or kept within a fenced yard or dog run.

XVIII. ACCESSORY STRUCTURES

Playhouses, utility buildings, dog houses, storage sheds or other similar structures shall be permitted provided that the exterior and the roof of any such structure shall be constructed of the same material, have the same color and appearance as the residential dwelling on the same Lot and are only located in rear yards. No such structure shall be located closer than ten feet (10') from any Lot line unless the Declarant has specifically approved the structure and location.

A dog run shall not be permitted on any Lot unless: (i) it is located at the rear of the house or garage and extends toward the rear of the Lot; (ii) it is entirely enclosed with a fence in compliance with Article VII of this Declaration; and (iii) it is screened from public view with landscape plantings or hedges.

XIX. SURFACE WATER

The topography of the Plat is such that surface water may flow from certain Building Lots onto other Building Lots. In regard to all matters concerning surface water, each Building Lot shall be subject to and benefited by such easements as may exist from the flowage of surface water under the laws of the State of Iowa, as may be in effect from time to time; and all Owners shall have such rights and obligations with respect thereto as may be provided by such laws.

XX. MAILBOXES

The Declarant may, at its discretion, install neighborhood mailbox cluster units according to United States Postal Service regulations. The Owner and/or occupant of the Lot(s) on which a mailbox cluster unit is located shall be responsible for removal of snow and ice which would obstruct access to the mailbox cluster units by the mail carrier and other Owners.

XXI. 5 FOOT SIDEWALKS & 8 FOOT SHARED USE PATHS

The purchaser of a Lot shall, at the purchaser's expense, install public sidewalks in accordance with specifications of the City concurrently with construction of the dwelling upon the Lot.

NOTE: In addition to the foregoing, the typical sidewalk in the development is five feet (5') wide. Some Lots are designated to have an eight foot (8') wide shared use path located upon the Lot(s). The purchaser shall, at the purchaser's expense, install whichever sidewalk or shared use path is designated in the final plat.

XXII. SECURITY LIGHTING

Security or decorative lighting for driveways, parking and other areas shall be designed, located and directed in a manner which will avoid direct lighting onto adjoining Lots.

XXIII. ENFORCEMENT OF COVENANTS

This Declaration shall be deemed to run with the land, and the Declarant or the Owner of any Lot, may bring an action in any court of competent jurisdiction to enforce this Declaration to enjoin its violation or for damages for the breach thereof, or for any other remedy or combination of remedies recognized at law or in equity, and shall further be entitled to recover reasonable legal fees and costs if the Declarant or Owner prevails in any such action.

XXIV. AMENDMENTS OF COVENANTS

This Declaration may be amended from time to time with the approval of the Owners. Such approval shall be given by the affirmative vote of not less than two-thirds (2/3) of the Owners. The Owner of each Lot (or the joint Owners of a single Lot in the aggregate) shall be entitled to cast one vote on account of each Lot owned. Provided, however, until the Declarant, or its assignee, has sold all of the Lots, it may make amendments or modifications to this Declaration without the consent of any other Owners or other party. Such amendments or modifications by the Declarant shall be effective the date the amendment or modification has been filed with the County Recorder.

XXV. PERIOD OF COVENANTS

The easements granted herein shall be perpetual in nature. All covenants, conditions, restrictions and reservations created by this Declaration shall run with the land and shall be binding upon all parties claiming under them for the maximum period allowed by law, subject to the right of Owners under Section 614.24 of the Iowa Code to file a verified claim in the office of the County Recorder to extend the effectiveness of these covenants for successive periods of twenty-one (21) years each on or before the twenty-first anniversary of the filing of this Declaration and prior to the twenty-first anniversary of the filing of the last verified claim. Invalidation of any of the covenants, conditions, and restrictions of this Declaration by judgment or decree shall in no way effect any of the provisions hereof, but the same shall remain in full force and effect.

XXVI. ENFORCEMENT AND WAIVER

- A. In the event that any one or more of the foregoing covenants, conditions or restrictions shall be declared for any reason by a court of competent jurisdiction to be null and void, such judgment or decree shall not in any manner whatsoever affect, modify, change, abrogate, or nullify any of the covenants, conditions and restrictions not so expressly held to be void, which shall continue unimpaired and in full force and effect.
- B. The Plat shall also be subject to any and all rights and privileges of the City, now held or hereafter acquired, by dedication or conveyance, or by reason of the platting and recording of the Plat, or by this Declaration or by law. Wherever there is a conflict between this Declaration and the zoning ordinance of the City, the more restrictive shall be binding.
- C. This Declaration shall not be applicable to property dedicated to the City, and the City may allow appropriate public use on City-owned property within the Plat.

IN WITNESS WHEREOF, this Declaration of Residential Covenants, Conditions and Restrictions, was made the date first written above by the Declarant.

CRAMER AND ASSOCIATES, INC.

By: 
Robert Cramer, VP Land Development

STATE OF IOWA :
 : ss
COUNTY OF Polk :

On this 26 day of March, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Robert Cramer, as VP Land Development of Cramer and Associates, Inc., and acknowledged executing of the foregoing instrument to be the voluntary act and deed of the company by it and by him, voluntarily executed.


Notary Public - State of Iowa



EXHIBIT A

A PART OF GOVERNMENT LOTS 12 AND 13 IN SECTION 6, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ADEL, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SOUTHBRIDGE PLAT 8, AN OFFICIAL PLAT; THENCE SOUTH 29°56'56" EAST ALONG THE WESTERLY LINE OF SAID SOUTHBRIDGE PLAT 8, A DISTANCE OF 715.20 FEET; THENCE SOUTH 28°30'16" EAST ALONG SAID WESTERLY LINE, 41.34 FEET; THENCE SOUTH 25°19'16" EAST ALONG SAID WESTERLY LINE, 49.76 FEET; THENCE SOUTH 21°32'51" EAST ALONG SAID WESTERLY LINE, 58.23 FEET; THENCE SOUTH 17°24'57" EAST ALONG SAID WESTERLY LINE, 60.00 FEET; THENCE SOUTH 13°16'24" EAST ALONG SAID WESTERLY LINE, 58.55 FEET; THENCE SOUTH 09°28'25" EAST ALONG SAID WESTERLY LINE, 50.19 FEET; THENCE SOUTH 05°57'59" EAST ALONG SAID WESTERLY LINE, 50.19 FEET; THENCE SOUTH 02°27'32" EAST ALONG SAID WESTERLY LINE, 50.19 FEET; THENCE SOUTH 01°02'54" WEST ALONG SAID WESTERLY LINE, 50.19 FEET; THENCE SOUTH 04°33'20" WEST ALONG SAID WESTERLY LINE, 50.19 FEET; THENCE SOUTH 08°03'47" WEST ALONG SAID WESTERLY LINE, 50.19 FEET; THENCE SOUTH 11°34'13" WEST ALONG SAID WESTERLY LINE, 50.19 FEET; THENCE SOUTH 15°04'40" WEST ALONG SAID WESTERLY LINE, 50.19 FEET; THENCE SOUTH 18°35'06" WEST ALONG SAID WESTERLY LINE, 50.19 FEET; THENCE SOUTH 21°14'42" WEST ALONG SAID WESTERLY LINE, 25.94 FEET; THENCE SOUTH 21°08'59" WEST ALONG SAID WESTERLY LINE, 26.67 FEET; THENCE SOUTH 17°56'11" WEST ALONG SAID WESTERLY LINE, 58.89 FEET; THENCE SOUTH 13°30'47" WEST ALONG SAID WESTERLY LINE, 58.89 FEET; THENCE SOUTH 09°05'23" WEST ALONG SAID WESTERLY LINE, 58.89 FEET; THENCE SOUTH 05°01'18" WEST ALONG SAID WESTERLY LINE, 58.91 FEET; THENCE SOUTH 00°40'52" WEST ALONG SAID WESTERLY LINE, 23.62 FEET; THENCE SOUTH 00°40'52" WEST ALONG SAID WESTERLY LINE, 95.28 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHBRIDGE PLAT 8, ALSO BEING THE NORTHERLY LINE OF SOUTHBRIDGE PLAT 4, AN OFFICIAL PLAT; THENCE NORTH 89°19'08" WEST ALONG SAID NORTHERLY LINE, 286.34 FEET; THENCE NORTH 32°57'35" WEST ALONG SAID NORTHERLY LINE, 227.38 FEET; THENCE NORTH 35°53'53" WEST ALONG SAID NORTHERLY LINE, 87.69 FEET; THENCE NORTH 45°47'57" WEST ALONG SAID NORTHERLY LINE, 90.72 FEET; THENCE NORTH 56°30'43" WEST ALONG SAID NORTHERLY LINE, 186.48 FEET; THENCE NORTH 67°50'56" WEST ALONG SAID NORTHERLY LINE, 138.09 FEET; THENCE NORTH 80°13'12" WEST ALONG SAID NORTHERLY LINE, 277.64 FEET; THENCE SOUTH 89°55'58" WEST ALONG SAID NORTHERLY LINE, 63.84 FEET TO THE NORTHWEST CORNER OF SAID SOUTHBRIDGE PLAT 4, ALSO BEING THE WEST LINE OF SAID GOVERNMENT LOT 13; THENCE NORTH 00°04'02" WEST ALONG SAID WEST LINE, 387.49 FEET TO THE SOUTHWEST CORNER OF PARCEL 24-63 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN DOCUMENT NUMBER 2024-10750; THENCE SOUTH 89°54'31" EAST ALONG THE SOUTHERLY LINE OF SAID PARCEL 24-63, A DISTANCE OF 294.11 FEET; THENCE EASTERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 56.00 FEET, WHOSE ARC LENGTH IS 97.25 FEET AND WHOSE CHORD BEARS SOUTH 81°42'42" EAST, 85.48 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE AND A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 25.28 FEET AND WHOSE CHORD BEARS SOUTH 60°55'43" EAST, 24.22 FEET; THENCE SOUTH 89°53'48" EAST ALONG SAID SOUTHERLY LINE, 79.35 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2024-63; THENCE NORTH 00°05'28" EAST

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November 4, 2025

direct phone: 515-242-2446
direct fax: 515-283-0231
email: adam.vandike@brownwinick.com

VIA: FedEx

Carrie Erickson
City Clerk
301 S. 10th Street
PO Box 248
Adel, IA 50003

Re: Southbridge Plat 10

Dear Ms. Erickson,

Enclosed please find the following plat documents for Southbridge Plat 10:

1. Attorney's Title Opinion
2. Certificate of Treasurer
3. Statement by Auditor
4. Owner's Consent – Cramer and Associates, Inc.
5. Declaration of Residential Covenants

Please forward to the appropriate person(s) at the City for review and approval. You should also be receiving plat documents from the civil engineer, Doug Mandernach.

Sincerely,



Adam C. Van Dike



Writer's Direct E-Mail Address: adam.vandike@brownwinick.com

October 28, 2025

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

Honorable Mayor and
Members of the Adel City Council
Adel City Hall
301 S. 10th St.
P.O. Box 248
Adel, IA 50003

Dear Mayor and Members of the City Council:

This is to certify that the undersigned attorney at law has examined the abstract of title as continued by Russell Abstract & Title in Abstract No. RA-25-1040 to October 21, 2025 at 7:00 A.M. covering the property described on Exhibit "A" attached hereto which shall be platted and known as "Southbridge Plat 10" and I report that merchantable title to said property is held by:

Cramer and Associates, Inc.

Title is held subject to the following:

1. **Memo.** Entry No. 17 of the Abstract shows an Exhibit D Memorandum of Agreement for Private Development between the City of Adel, Iowa and Cramer and Associates, Inc., dated September 10, 2019 and filed September 30, 2019 at Book 2019, Page 18149 in the records of the Dallas County Recorder.
2. **Real Estate Taxes.** Entry No. 20 of the Abstract shows that all real estate taxes assessed for Parcel Nos. 15-06-100-041 and 15-06-100-040 (includes other land), for Year July 1, 2024 through June 30, 2025 based on January 1, 2024 Valuation Collectable 2025-2026 as:

1 st Payment:	\$351.00	PAID
2 nd Payment:	\$351.00	PAID

3. **Searches.** The abstract shows that searches have been made for personal liens for the past ten years unless otherwise noted, including searches against: Red Bandana, LLC – to February 24, 2017; and Cramer & Associates, Inc., and said searches reveal nothing.

October 28, 2025

Page 2

This title opinion is rendered for platting purposes as above described and, accordingly, no reference has been made to any public utility easements.

BROWN, WINICK, GRAVES, GROSS,
AND BASKERVILLE, P.L.C.

A handwritten signature in black ink, appearing to read "Adam C. Van Dike", is written over a horizontal line.

Adam C. Van Dike
666 Grand Ave., Ste. 2000
Des Moines, IA 50309
Telephone: 515-242-2446
Email: adam.vandike@brownwinick.com

EXHIBIT A

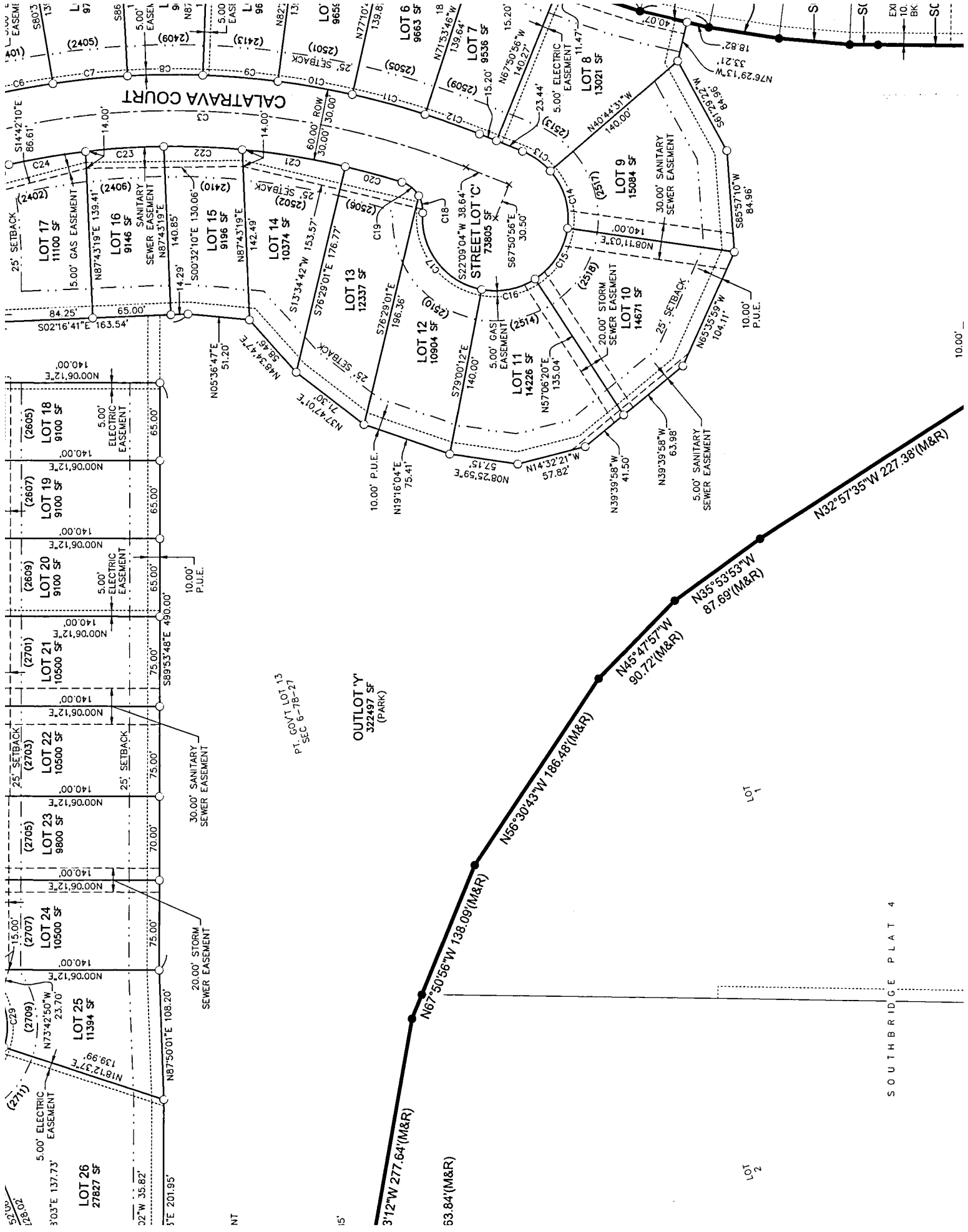
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October 28, 2025

Page 4

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SOUTH BRIDGE PLAT 4

10.00'