

OFFICE OF THE
Appanoose County Auditor
KELLY HOWARD

COURTHOUSE
201 N. 12th St., Rm 11
CENTERVILLE, IOWA 52544

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Meeting Agenda
September 6, 2022

The Appanoose County Board of Supervisors will meet Tuesday, September 6, 2022 at 9:00 A.M. in the Boardroom of the Courthouse. Items on the agenda include:

1. Pledge
2. Declaration of items to be added to the agenda/Approve Agenda
3. Approve minutes of the August 15 2022 meeting
4. Approve reports (8/19 & 9/2 payrolls, July Prisoner Room & Board, Douglas, Johns, Vermillion & Walnut Township Financials)
5. Approve bills
6. Approve Liquor License: The Retreat
7. Hannah Wiltamuth/Austin Hoffman: Annual Conservation Report
8. Approve GIS Data Agreement: Checkpoint Solutions
9. Sheriff Gary Anderson ARPA Funding request
10. Approve Boiler Feed Tank Replacement (ARPA Funds)
11. 9:15 A.M. Public Hearing Final Plat Rathbun Junction Subdivision
12. Approve Resolution #2022-20: Approving Final Plat of Rathbun Junction Subdivision
13. Set Public Hearing Final Plat Lazy Days Subdivision
14. John Hansen: Appanoose County Law Center (project progress update, review and approve change orders, review and approve pay request, discussions, and any necessary action)
15. County Engineer Report
16. Public Comments
17. Adjourn

Posted 8/31/2022

August 15, 2022

Appanoose County Board of Supervisors met in regular session August 15, 2022 at 9:00 A.M. in the Boardroom of the Courthouse. Present: Linda Demry, Chairperson, and Mark McGill, and Jeff Kulmatycki Boardmembers. Absent: none.

The meeting started with the pledge.

McGill motioned to approve the agenda. Seconded by Kulmatycki. All voted aye.

McGill motioned to approve the minutes from the August 1st & 4th, 2022 meetings. Seconded by Kulmatycki. All voted aye.

McGill motioned to approve 8/5 payroll, Caldwell & Chariton Township Financials. Seconded by Kulmatycki. All voted aye.

McGill asked County Engineer, Brad Skinner, about the window package from Lockridge and invoices from Snap on Tools. They replaced the windows in the office and small hand tools aren't inventoried but power tools are. McGill motioned to approve the bills. Seconded by Kulmatycki. All voted aye.

ADLM EH	Construction & Maint.	31984.20
Agriland FS	Engineering Services	40442.65
Albia Newspapers	Typing-Print.-Bind.Serv.	448.32
Alliant	Building Perm. Improvemnt	5194.61
American Legion 407	Polling Places	50.00
Serv Agency	Salary-Regular Employees	3619.50
App Co Treas	Off. Supplies & Forms	313.63
App Comm Care	Homemaker-Home Health Aid	4187.50
Assn of EC Boards	Community Support Program	576.00
At-Scene, LLC	Off. Equip Repair & Maint	1100.00
D Barnthouse	Building Repair & Maintce	100.00
M Barth	Postage & Mailing	54.96
Blue Sun Graphics LLC	Uniforms	198.00
Bratz Oil	Fuels	723.20
Brown's Shoe	Engineering Services	114.75
C-D Supply	Custodial Supplies	238.46
Calhoun Burns	Engineering Services	9907.80
Cantera Aggregates	Engineering Services	81564.97
Card Services	Park Maint. & Supplies	298.95
CarQuest	Park Maint. & Supplies	1194.56
Cville Wtrwks	Rent & Utility Payments	278.84
C'ville Produce & Feed	Park Maint. & Supplies	186.07
Central IA Det	Juvenile Detention & Shel	793.00
Central IA Distributing	Park Maint. & Supplies	140.00
Centurylink	E911 Telephone Expense	33.95
Chariton Valley Elec	Electric Light & Power	320.13
City Cville	Salary-Regular Employees	6272.04
City of Plano	Maintenance Contract	164.87
City of Unionville	Maintenance Contract	123.75
Chad Clark	Engineering Services	40.01
Ted Clark Plumbing	Park Maint. & Supplies	1150.00
Clark's Auto Rpr	Engineering Services	735.84
CMI	Law Enf. Equip & Weapons	43.38
CocoBeen Reptiles	Park Maint. & Supplies	150.00
L Coltrain	Election Official Comp	107.20
Corydon Vet Clinic	Park Maint. & Supplies	186.90
Countryside Welding	Engineering Services	144.00
CR Environmental	Engineering Services	2925.35

J De Vries	Legal & Ct-Related Serv.	855.50
Fareway	Food & Provisions	39.06
Finish Line	Fuels	49.32
Fogle TV	Custodial Supplies	427.41
Forbes Office Solns	Off. Supplies & Forms	46.85
Geotechnics	Building Perm. Improvemnt	67.25
GreatAmerica	Off. Equip Repair & Maint	201.25
Hills San	Building Perm. Improvemnt	1469.00
Hotsy Cleaning Systems	Engineering Services	252.62
Hy-Vee	Medical & Health Services	4681.44
Inland Truck Parts	Engineering Services	1422.27
IA Media Network	Educational & Train.Serv.	100.00
J & J Ready Mix	Bridge & Culvert Maint.	286.00
J&K Rentals	Rent Payments	129.00
John Deere	Engineering Services	2435.61
Junction Inn	Rent Payments	194.00
Kimball	Engineering Services	277.27
J Lasley	Mileage & Transp. Expense	40.50
K Laurson	Mileage & Transp. Expense	42.39
LexisNexis	Dues & Memberships	100.00
Lockridge	Engineering Services	8501.87
The Machinery Barn	Engineering Services	9.69
Mail Serv	Vehicle Renewal Notices	506.86
B Matkovich	Rent Payments	425.00
MHC Kenworth	Engineering Services	1886.83
Mid Country Machinery	Engineering Services	930.60
Midwest Construction	Building Perm. Improvemnt	21092.89
Midwest Wheel	Engineering Services	112.89
MMIT	Off. Equip Repair & Maint	100.34
Monroe Pub Hlth	Community Support Program	6326.61
Natel	Telephone & Telegr.Serv.	55.00
Noah Detention Const	Building Perm. Improvemnt	13387.10
O'Halloran Int'l	Engineering Services	441.87
O'Reilly	Engineering Services	165.66
Orchard Pl	Community Support Program	871.05
Petty C-Sheriff	Postage & Mailing	133.30
R Pfannebecker	Mileage & Transp. Expense	7.43
Pomp's Tire Service	Engineering Services	2556.12
Proctor Corp	Building Perm. Improvemnt	43340.34
Prof Computer	Off. Equip Repair & Maint	31.95
Quill	Off. Supplies & Forms	108.36
RACOM	E911 Other Capital Expens	1250.00
Radar Rd Tec	Law Enf. Equip & Weapons	447.00
Rainbo Oil	Engineering Services	1372.60
RRWA	Water & Sewer	103.25
G Roefer	Medical & Health Services	100.00
Roy R. Fisher	Legal & Ct-Related Serv.	2591.10
Royal Toilets	Building Perm. Improvemnt	385.56
S.G. Construction	Building Perm. Improvemnt	90150.22
SCICAP	Community Support Program	19827.04
Seneca	Engineering Services	413.20
Seymour Tire	Engineering Services	2363.75
Simmons Bldg Materials	Engineering Services	38.59
Sinclair NAPA	Engineering Services	1669.94
Sinclair Tractor	Park Maint. & Supplies	181.76
K Smith	Election Official Comp	11.25
Snap-On Tools	Engineering Services	1188.41

Snap-On-Tools	Engineering Services	343.82
D Sturms	Mileage & Transp. Expense	268.00
Thomas Funeral Home	Funeral Services	900.00
D Thomas-Anderson	Election Official Comp	96.30
Tony's Plumbing & Heating	Building Perm. Improvemnt	13300.00
US Bank	Educational & Train.Serv.	349.21
US Cellular	Office Space	718.19
Van Maanen Electric	Building Perm. Improvemnt	57093.87
Vanguard Appraisals	Computer & Microfilm Supp	4000.00
Vaughn Auto	Engineering Services	1734.94
Vetter Equipment	Engineering Services	1257.90
Walker Welding	Engineering Services	97.99
Wayne Co Sheriff	Food Preparation Service	135.00
Rick A Weidner	Building Perm. Improvemnt	8000.00
Wex Bank	Mileage & Transp. Expense	240.62
J Willier	Legal & Ct-Related Serv.	630.00
Windstream	Off. Supplies & Forms	1983.75
K Young	Election Official Comp	90.00
Yutzy Repair	Engineering Services	287.51
Ziegler	Engineering Services	5278.23
Grand Total		529114.89

Kulmatycki motioned to approve the office space agreement with SCICAP. Seconded by McGill. All voted aye.

McGill motioned to accept the 8/2/2022 Sundown Lake Special Election Post-Election Audit Report. Seconded by Kulmatycki. All voted aye.

FYI-MMP Annual Update: White Pork, Crop Rotation notice.

McGill motioned to set the public hearing for the final plat for Rathbun Junction Subdivision for 9/6/2022 at 9:15 A.M. Seconded by Kulmatycki. All voted aye.

McGill motioned to appoint Garrett White to the Centerville Zoning Board. Seconded by Kulmatycki. All voted aye.

There was discussion regarding not putting the Hotel/Motel Tax on the General Election ballot because no decisions have been made regarding Honey Creek. No action taken.

Kulmatycki motioned to approve Resolution 2022-19. Seconded by McGill. All voted aye.

RESOLUTION #2022-19

ESTABLISHING NEW FUND-LOCAL GOVERNMENT OPIOID ABATEMENT FUND

WHEREAS, the Board of Supervisors of Appanoose County entered into a Memorandum of Understanding with the State of Iowa dated 12/20/2021 regarding the allocation of opioid settlement funds;

WHEREAS, negotiations with the defendants resulted in nationwide settlements with state and local governments requiring every participating government entity who receives a direct distribution to establish a separate fund on its financial books to record receipts and expenditures whereby said funds shall not be comingled with other funds of the participating local government and expenditures be directed solely for opioid addition prevention and treatment activities carried out under the Distributor Master Settlement Agreement and J&J Master Settlement Agreement;

THEREFORE, BE IT RESOLVED that the Board of Supervisors hereby authorizes to establish a Special Revenue Fund, now known as Fund 18000 Local Government Opioid Abatement Fund, effective upon the date of passage of this resolution.

BE IT FURTHER RESOLVED that the county shall oversee the operations of the fund established and ensure assets, liabilities, fund balances, revenues and expenditures are accounted for per all settlement agreements.

Adopted this 15th day of August, 2022.

/s/Linda Demry, Chair, Appanoose County Board of Supervisors

ATTEST: /s/ Kelly Howard, Auditor

Kulmatycki motioned to approve Resolution 2022-18. Seconded by McGill. All voted aye.

TEMPORARY ROAD CLOSURE & DETOUR

APPANOOSE COUNTY RESOLUTION No. 2022-18

Detour for Highway S-70 as a part of IA 2 Bridge Repair

WHEREAS: The Board of Supervisors is empowered under authority of Iowa Code Section 306.4

2021 Code of Iowa to operate and manage the Secondary Road System; and

WHEREAS: The bridge repairs on Iowa Highway 2 east of 135th Avenue by the Iowa Department of Transportation will necessitate the closure of the intersection with 135th Avenue (County FM Highway S-70) and take more than 48 hours to complete, and Iowa Code Chapter 306.41 requires that a numbered road have an authorized detour if closed for more than 48 hours; and

WHEREAS: The County Engineer recommends closure of the following Road:

County Highway S-70 from 510th Street 0.2 miles North to Iowa Highway 2.

WHEREAS: The County Engineer recommends that the Official Detour be as follows:

From the intersection of Highway S-70 and 510th Street, thence westerly 2 miles to 127th

Avenue, thence North approximately 500 ft to Iowa Highway 2, thence continuing north on Highway S-70.

NOW THEREFORE, BE IT RESOLVED: That we, the Board of Supervisors of Appanoose County do hereby declare the above described section of Highway S-70 temporarily closed upon initiation of improvements and the described detour established. The County Engineer is further directed to have the appropriate signs placed so to indicate, and that the said closure and detour shall remain in effect until the aforementioned improvements and review by the County Engineer accepting the work is completed.

Passed and Adopted this 15th day of August, 2022

/s/Linda Demry, Chairman Board of Supervisors Appanoose County, Iowa

ATTEST: /s/Kelly Howard, Appanoose County Auditor

Skinner, provided an update to the board. The excavator was delivered on Friday. Because there was no trade-in value they're keeping it. The bridge replacement on 614th is getting backfilled today. They've received word from CAT that graders have a 12 month lag. 470th east of Hwy 5 is getting reshaped today. The second application of dust control was put down last week. They are working on getting a right-of-way for the 135th St bridge replacement which should let in November or December. The asphalt/repaving projects will let in November.

McGill motioned to open the public hearing for Ordinance ZOMA 0614-02 at 9:16 A.M.

Seconded by Kulmatycki. All voted aye. The Auditor read Ordinance ZOMA 0614-02. There were no public comments. Kulmatycki motioned to close the public hearing at 9:18 A.M. Seconded by McGill. All voted aye. McGill motioned to approve the first reading of Ordinance ZOMA 0614-02. Seconded by Kulmatycki. All voted aye. McGill motioned to waive the second and third readings of Ordinance ZOMA 0614-02. Seconded by Kulmatycki. All voted aye.

Roger Dyke spoke about the used rock truck and recommended purchasing it after a positive inspection. Kulmatycki motioned to approve the purchase after a positive inspection. Seconded by McGill. All voted aye.

Skinner's report continued. There are two smaller bridge replacements left this year. McGill requested they look at the windrow on 493rd St.

Public Comments: Tammy Wheeler from Farmer's Mutual stated there will be a pre-construction meeting 8/23 at 10:30 A.M. and they plan on breaking ground on 8/29.

Kulmatycki motioned to adjourn. Seconded by McGill. All voted aye.

The Board adjourned to meet the call of the Auditor at 9:25 A.M.
Appanoose County Board of Supervisors

Attest:

Kelly Howard, Appanoose County Auditor

DISTRICT COURT OF APPANOOSE COUNTY

REPORT OF FEES COLLECTED

PRISONER ROOM AND BOARD

To the Board of Supervisors of Appanoose County:

I, Jeannie Houser, Clerk/Clerk's Designee of the District Court of the above named County and State, do hereby certify that the following is a true and correct statement of the fees collected by the Clerk of Court for the month of July, 2022, and The same has been paid to the County as per receipt attached.

COUNTY SHARE OF PRISONER ROOM & BOARD

1000-1000-4440-05-302	Total Prisoner Room & Board Reimbursement	
	100% General Basic	\$ <u>309.18</u>
29000-01000-4440-05-301	60% Transfer to Sheriff	\$ <u>185⁵⁰</u>

Transfer authorized by Appanoose County Board of Supervisors this _____ day of

_____, 20_____.

Signed: _____

Chairperson

8/16/22 13:47:18

Miscellaneous Receipt
Appanoose CountyTreasurer

08/16/2022

Received from Customer R

500

Appanoose County Sheriff

Receipt# 21133

Payment Method	Amount	Check#	Paid by
2 Check	309.18	53537	Appanoose Cty Clerk of Court

#	Fund	Function	Rev	Dept	Prj	Sub	Post	Earned	Amount
1	01000	3	01000	4440	05	302	1	07/31/2022	309.18

Prisoner Room & Board Reim.

40%-Gen. Basic

k - 309.18 July 2022 SB

100% Total Prisoner Room &

Board Reimbursement

July 2022

Total Amount 309.18

Appanoose COUNTY, Hongles TOWNSHIP

SUMMARY STATEMENT OF RECEIPTS AND DISBURSEMENTS

Fiscal Year July 1, 2021 thru June 30, 2022

Code of Iowa 359.23 Receipts and Expenditures - Annual Statement Each township clerk shall prepare, on or before September 30 of each year, a statement in writing, showing all receipts of money and disbursements in the clerk's office for each separate tax levy authorized by law for the preceding fiscal year, showing the current public debt of the township, and showing the balance as of June 30 of all separate reserve accounts held by the township, which shall be certified as correct by the trustees of the township. The statement shall be in a form prescribed by the county finance committee in consultation with the department of management. Each township clerk shall send a copy of this written statement to the county auditor no later than seven days after the statement is certified by the trustees. The county auditor shall post the statement or a summary of the statement in a prominent place in the building where the auditor's office is located. The county treasurer shall withhold disbursement of township taxes until the statement is filed with the county auditor. The county auditor shall notify the county treasurer if taxes are to be withheld.

	SUMMARY	TOWNSHIP FUNDS						TOTAL
		Fire	Cemetery					
1								
2	BEGINNING FUND BALANCE JULY 1, <u>2021</u>		41,283.93					41,283.93
3	add (+) TOTAL REVENUE	7,097.96	10,412.19					17,510.15
4	less (-) TOTAL DISBURSEMENTS	7,097.96	11,568.02					18,665.98
5	equals (=) ENDING FUND BALANCE JUNE 30, <u>2022</u>		40,128.10					40,128.10
6	PUBLIC DEBT BALANCES AT YEAR END							
7	RESERVE FUND BALANCES AT YEAR END							

CERTIFICATION

To the County Auditor of the above-named County: We hereby certify that the above statements are correct as appears in the records of the township clerk.

Theresa L. Robinson
Township Clerk

August 28, 2022
Date

Jim Robinson
David Powell
Township Trustees

REC'D APP. CO. AUDITOR
AUG 28 '22 PM 1:34

Appanose COUNTY,

Douglas

TOWNSHIP CLERK'S STATEMENT OF RECEIPTS AND DISBURSEMENTS

Fiscal Year July 1, 2021 thru June 30, 2022

STATEMENT OF RECEIPTS		TOWNSHIP FUNDS					
		Fire	Fire Total	Cemetery		TOTAL	
BEGINNING FUND BALANCE	+ Cash on hand						
07/01/ 2021	+ Checking			41,283.93		41,283.93	
	+ Savings						
	+ Other						
	= Total						
2021							
DATE	RECEIPTS DURING FISCAL YEAR	C'ville	Moreau				
July 1	Sale of lot - 3 lots			100.00		100.00	
15	Appanose Co. Treasurer	54.18	14.50	68.68	69.02	137.70	
29	Appanose Co. Auditor			436.00		436.00	
Aug. 5	Purchase of lot - Connie & Roger Shultz			100.00		100.00	
21	Phillips Memorial			25.00		25.00	
	Judy Hargreaves - donation			500.00		500.00	
Sept. 14	Marking fees - Williams/Phillips/Hutch			75.00		75.00	
15	Appanose Co. Treasurer	584.51	618.31	1,202.82	912.05	2,114.91	
Oct. 12	Phillips Memorial - 1070 / 2 marking fees			1,120.00		1,120.00	
15	Appanose Co. Treasurer	1,224.80	812.61	2,037.41	1,544.94	3,582.35	
Nov. 13	Sale of lot - Bruce Russell \$400 - Whit \$100			500.00		500.00	
15	Appanose Co. Treasurer	303.25	121.94	425.19	322.42	747.61	
Dec. 15	Appanose Co. Treasurer	292.62	30.22	342.84	259.95	602.79	
2022							
Jan. 5	Marking fees for Hargreaves/White			50.00		50.00	
	Appanose Co. Treasurer	37.17		37.17	28.18	165.35	
Apr. 10	Appanose Co. Treasurer	79.52	37.57	117.09	88.77	205.86	
31	Sale of lot - Jean Spruill			300.00		300.00	
TOTAL REVENUE FROM THIS PAGE		2,576.05	1,655.15	4,231.20	10,431.37	10,662.57	
TOTAL REVENUE FROM ATTACHED PAGES		1,753.50	1,113.26	2,866.76	3,980.82	6,847.58	
TOTAL REVENUE FOR YEAR		4,329.55	2,768.41	7,097.96	10,412.19	17,510.15	
TOTAL TO BE ACCOUNTED FOR							
(Beginning Balance + Total Revenue)		4,329.55	2,768.41	7,097.96	58,554.03	58,794.08	

Alouglas

TOWNSHIP CLERK'S STATEMENT OF RECEIPTS AND DISBURSEMENTS

Fiscal Year July 1, 2031 thru June 30, 2032

[illegible]

REC'D OFF CO REC'D
AUG 25 22 PM 1964

APPANOOSE COUNTY,

Waukegan

TOWNSHIP CLERK'S STATEMENT OF RECEIPTS AND DISBURSEMENTS

Fiscal Year July 1, 2021 thru June 30, 2022

1	STATEMENT OF DISBURSEMENTS		TOWNSHIP FUNDS						TOTAL
			CEMETERY	FIRE					
2	2021	Page 1							
3	DATE	DISBURSEMENTS DURING FISCAL YEAR							
4	July	—							—
5									
6	August 2	Mowing for July	1,860.00						1,860.00
7	31	Mowing for August	1,860.00						1,860.00
8									
9	September	—							—
#									
#	October 1	Mowing for Sept, trimming	1,420.00						1,420.00
#		cleanup							
#	9	Malheur Roundup	21.37						21.37
#									
#	November 6	Joe Meyer Long 1/3 mowing	150.00						150.00
#		Joe Robinson 2/3 mowing	300.00						300.00
#	11	Travis Selix - Backup	500.00						500.00
#		Travis Selix - mowing	1,120.00						1,120.00
#									
#	December	—							—
#									
#	January	—							—
#									
#	February	—							—
#									
#	March 31	Earl Bell - snow removal	200.00						200.00
#									
#	April	—							—
#									
#	May 13	Travis Selix - mowing	2,190.00						2,190.00
#	31	Travis Selix - mowing	1,290.00						1,290.00
#		TOTAL DISBURSEMENTS FROM THIS PAGE	10,911.37						10,911.37 +
#		TOTAL DISBURSEMENTS FROM ATTACHED PAGES	656.65	7,097.96					7,754.61 +
#		TOTAL DISBURSEMENTS FOR YEAR	11,568.02	7,097.96					18,665.98 =
#									
#	ENDING FUND BALANCE 06/30/ 2022		+ Cash on hand						
#			+ Checking						40,128.10 +
#			+ Savings						
#			+ Other						
#			= Total						
#	TOTAL TO BE ACCOUNTED FOR								
#	Total Disbursements+Ending Balance (must=Page R1 line 40)								58,794.08 =

Douglas

Fiscal Year July 1, 2021 thru June 30, 2022

REC'D AFF CO ALBANY
FEB 25 12 PM 1964

APPANOOSE COUNTY,

Johns

TOWNSHIP

SUMMARY STATEMENT OF RECEIPTS AND DISBURSEMENTS

Fiscal Year July 1, 2021 thru June 30, 2022

FILED APP 30 AUDITOR
AUG 12 '22 4:51:32

Code of Iowa 359.23 Receipts and Expenditures - Annual Statement Each township clerk shall prepare, on or before September 30 of each year, a statement in writing, showing all receipts of money and disbursements in the clerk's office for each separate tax levy authorized by law for the preceding fiscal year, showing the current public debt of the township, and showing the balance as of June 30 of all separate reserve accounts held by the township, which shall be certified as correct by the trustees of the township. The statement shall be in a form prescribed by the county finance committee in consultation with the department of management. Each township clerk shall send a copy of this written statement to the county auditor no later than seven days after the statement is certified by the trustees. The county auditor shall post the statement or a summary of the statement in a prominent place in the building where the auditor's office is located. The county treasurer shall withhold disbursement of township taxes until the statement is filed with the county auditor. The county auditor shall notify the county treasurer if taxes are to be withheld.

SUMMARY	TOWNSHIP FUNDS					
	CEMETERY	FIRE				TOTAL
1 BEGINNING FUND BALANCE JULY 1, 2021						11374.87
2 add (+)						
3 TOTAL REVENUE	9663.34	12416.60				22079.94
4 less (-)						
5 TOTAL DISBURSEMENTS	10928.00	12416.60				22644.60
6 equals (=)						
7 ENDING FUND BALANCE JUNE 30, 2022						10810.21
8 PUBLIC DEBT BALANCES AT YEAR END						10810.21
9 RESERVE FUND BALANCES AT YEAR END						

CERTIFICATION

To the County Auditor of the above-named County: We hereby certify that the above statements are correct as appears in the records of the township clerk.

Kathy Sherrard
Township Clerk

8-10-22

Date

Robert T. McEnroe
Daniel Sherrard
Township Trustees

APPANOOSE

COUNTY,

Johns

TOWNSHIP CLERK'S STATEMENT OF RECEIPTS AND DISBURSEMENTS

Fiscal Year July 1, 2021 thru June 30, 2022[illegible]

FILED APP CO AUDITOR
AUG 12 '22 AM 9:52

Johns

Fiscal Year July 1, 2021 thru June 30, 2022

FILED SEP 08 09:00 AM
2006 12 27 AM 152

APPANOOSE COUNTY, Vermillion TOWNSHIP

SUMMARY STATEMENT OF RECEIPTS AND DISBURSEMENTS

Fiscal Year July 1, 2021 thru June 30, 2022

Code of Iowa 359.23 Receipts and Expenditures - Annual Statement Each township clerk shall prepare, on or before September 30 of each year, a statement in writing, showing all receipts of money and disbursements in the clerk's office for each separate tax levy authorized by law for the preceding fiscal year, showing the current public debt of the township, and showing the balance as of June 30 of all separate reserve accounts held by the township, which shall be certified as correct by the trustees of the township. The statement shall be in a form prescribed by the county finance committee in consultation with the department of management. Each township clerk shall send a copy of this written statement to the county auditor no later than seven days after the statement is certified by the trustees. The county auditor shall post the statement or a summary of the statement in a prominent place in the building where the auditor's office is located. The county treasurer shall withhold disbursement of township taxes until the statement is filed with the county auditor. The county auditor shall notify the county treasurer if taxes are to be withheld.

1	SUMMARY	TOWNSHIP FUNDS					
		CEMETERY	FIRE	MISC.			TOTAL
2	BEGINNING FUND BALANCE JULY 1, <u>2021</u>						22,048.64
3	add (+) TOTAL REVENUE	5,211.51	26,173.73				31,385.24
4	less (-) TOTAL DISBURSEMENTS	5,521.61	26,173.73	113.25			31,818.59
5	equals (=) ENDING FUND BALANCE JUNE 30, <u>2022</u>	5					21,615.24
6	PUBLIC DEBT BALANCES AT YEAR END						
7	RESERVE FUND BALANCES AT YEAR END						

CERTIFICATION

To the County Auditor of the above-named County: We hereby certify that the above statements are correct as appears in the records of the township clerk.

Jay B. Phillips
Township Clerk
August 24, 2022
Date

Randy Zolner
Brian B. Smith
Rich Zolner
Township Trustees

REC'D APP. CO. AUDITOR
AUG 24 '22 PM 2:36

Vermillion

Fiscal Year July 1, 2021 thru June 30, 2022

07/01

Vermillion

Fiscal Year July 1, 2021 thru June 30, 2022

07:01

APPANOOSE COUNTY, Walnut TOWNSHIP

SUMMARY STATEMENT OF RECEIPTS AND DISBURSEMENTS

Fiscal Year July 1, 2021 thru June 30, 2022

Code of Iowa 359.23 Receipts and Expenditures - Annual Statement Each township clerk shall prepare, on or before September 30 of each year, a statement in writing, showing all receipts of money and disbursements in the clerk's office for each separate tax levy authorized by law for the preceding fiscal year, showing the current public debt of the township, and showing the balance as of June 30 of all separate reserve accounts held by the township, which shall be certified as correct by the trustees of the township. The statement shall be in a form prescribed by the county finance committee in consultation with the department of management. Each township clerk shall send a copy of this written statement to the county auditor no later than seven days after the statement is certified by the trustees. The county auditor shall post the statement or a summary of the statement in a prominent place in the building where the auditor's office is located. The county treasurer shall withhold disbursement of township taxes until the statement is filed with the county auditor. The county auditor shall notify the county treasurer if taxes are to be withheld.

1	SUMMARY	TOWNSHIP FUNDS					TOTAL
		CEMETERY	MYSTIC FIRE	CENTERVILLE FIRE			
2	BEGINNING FUND BALANCE JULY 1, <u>2021</u> add (+)	25,092.41	482.00	295.68			25,870.09
3	TOTAL REVENUE less (-)	6,224.93	9,260.71	2,706.60			18,192.24
4	TOTAL DISBURSEMENTS equals (=)	9,875.00	9,260.71	2,706.60			21,842.31
5	ENDING FUND BALANCE JUNE 30, <u>2022</u>	21,442.34	482.00	295.68			22,220.02
6	PUBLIC DEBT BALANCES AT YEAR END	0	0	0			0
7	RESERVE FUND BALANCES AT YEAR END	0	0	0			0

CERTIFICATION

To the County Auditor of the above-named County: We hereby certify that the above statements are correct as appears in the records of the township clerk.

Sara Tait
Township Clerk

8-6-2022

Date

James Zepf
Ronald A. [Signature]
Township Trustees

COUNTY,

TOWNSHIP CLERK'S STATEMENT OF RECEIPTS AND DISBURSEMENTS

[illegible]

COUNTY,

Walnut

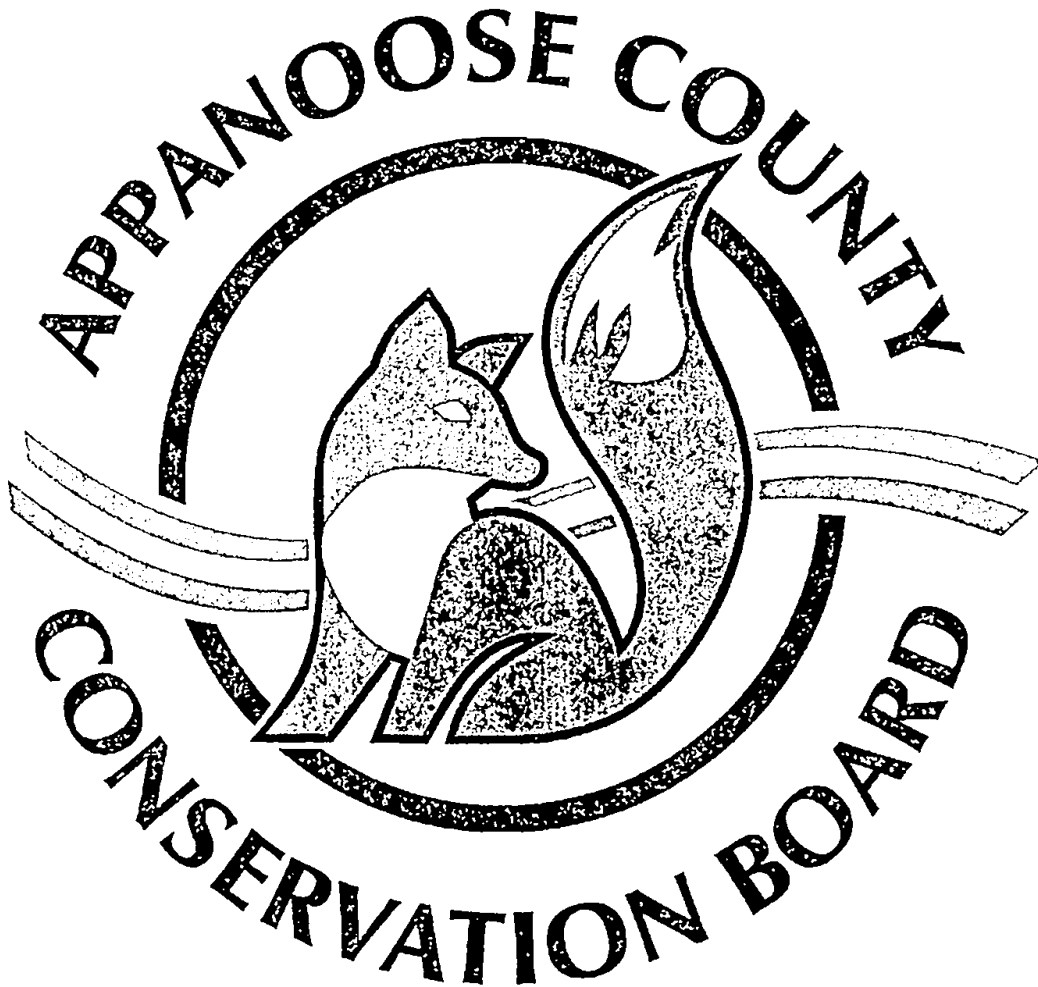
TOWNSHIP CLERK'S STATEMENT OF RECEIPTS AND DISBURSEMENTS

Fiscal Year July 1, 2021 thru June 30, 2022

07/01

Appanoose County Conservation Board Year-End Report

FY 21/22



Our Mission: "To create a balance between man and his environment by educating, providing and protecting the natural resources of Appanoose County"

ACCB Staff

- **Joe Burg**, Director
- **Hannah Wiltamuth**, Naturalist
- **Austin Hoffman**, Conservation Technician
- **Don Stevens**, Seasonal
- **Vic Senter**, Seasonal

FY 21/22 Board Members

- **Randy McPherrren**, Chairman
- **Lisa Carter** (July – April)
- **Art Kirchoff** (July – December)
- **Bruce Ellison** (March – present)
- **Pam Messersmith**
- **Mark McGill**
- **Debbie Dell** (May – present)

The Appanoose County Conservation Board, in accordance with its bylaws, is to release a yearly summary of all of its activities. Though this report may not include everything that has happened over the year, we wish to let the public know what activities and projects the ACCB has been working on, as well as give a report of how money was spent and revenues that were brought in.

The ACCB is responsible for three separate areas. First is Sharon Bluffs State Park, where the Nature Center is located. Second is the Ross Wildlife Area, located south of Cincinnati off of 183rd Ave. Third, there is Lelah Bradley Park and Fenton Wildlife Area, located on the southwest side of Centerville.

Joe Burg was the Conservation Director through fiscal year 22. In addition to the Conservation Director, there is a full-time Conservation Technician, a seasonal Park Technician, and a full-time Naturalist. The Conservation Director is responsible for day-to-day operations, communicating with the Appanoose County Conservation Board and Board of Supervisors, planning and management of the annual budget, developing the strategic plan for all ACCB areas, applying for grants, and overseeing staff. The permanent and seasonal technicians are responsible for operation and maintenance of the department areas and facilities. This includes, but is not limited to, mowing, trimming, trash pick-up, facility maintenance, equipment maintenance, brush clearing, fence repair, planting of food plots and other forages, tree removal, snow removal, trail maintenance, checking in campers, and other needs as arise. They are also part of the planning, development, and implementation of projects. The naturalist is responsible for the education department of the ACCB. She provides educational programming to the public through summer camps, field trips, nature center tours, special events, other public programs, and the ACCB Facebook page. The naturalist also assists with administrative and maintenance duties as needed.

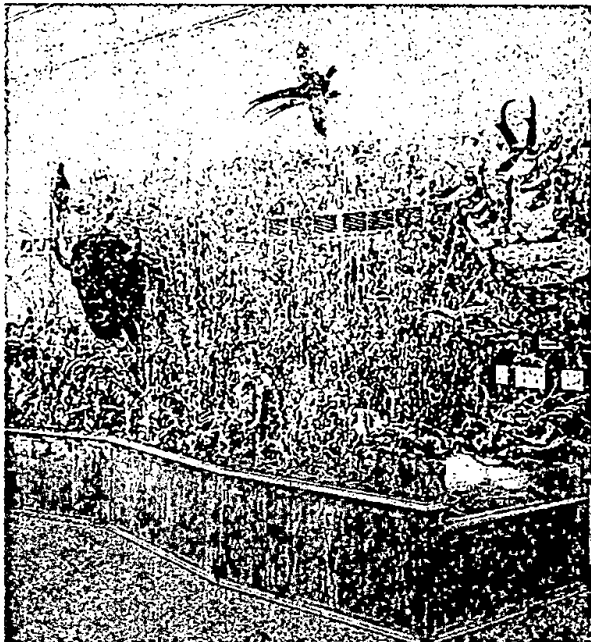
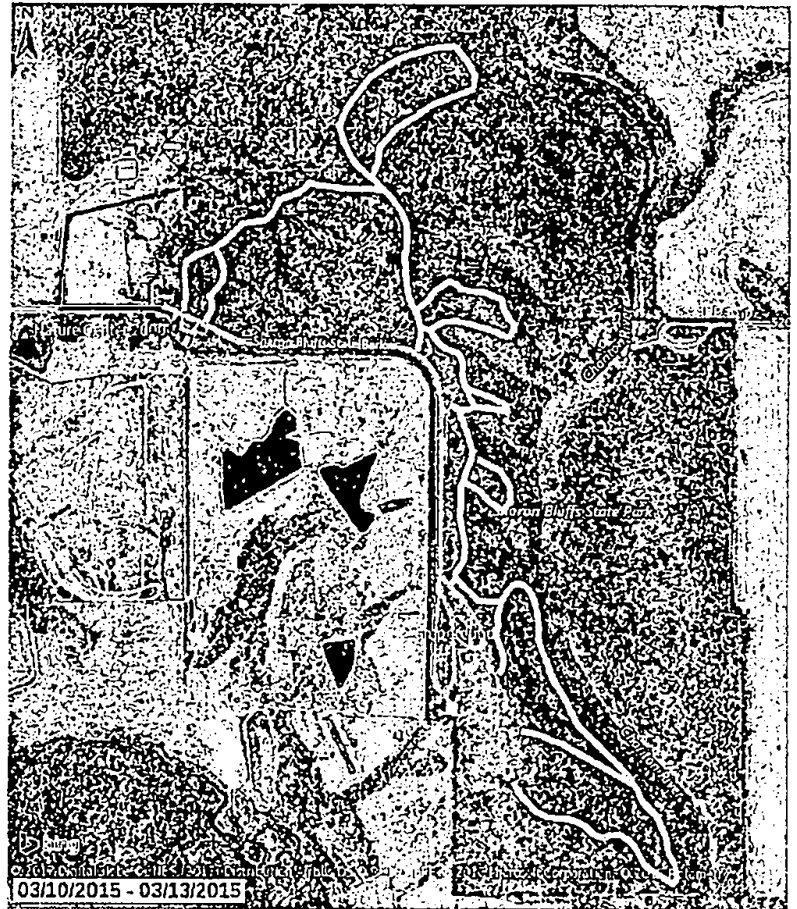
Sharon Bluffs State Park

Sharon Bluffs State Park a 140-acre area and is located east of Centerville on the Chariton River. The park includes a campground with six sites, a shelter house, two pit restrooms, a shop/work area, wildlife exhibits and a nature center. It also includes about 3 miles of soft surface trails and a boat ramp access to the Chariton River. The Nature Center at Sharon Bluffs is located just inside the park boundary. It exhibits both live and taxidermy mounts of Iowa species.

Improvements at Sharon Bluffs State Park

- **Residence Improvements**

The residence at Sharon Bluffs received a few improvements in FY22. The deck was resurfaced and new railings were added. The basement wall was reinforced to prevent more movement of the walls.



- **Nature Center Improvements**

In FY22 we completed the prairie exhibit which gives a view of prairie animals in their habitat. It includes taxidermy birds, mammals, dried insects, reptile replicas, preserved grasses and flowers, and a live turtle, with a prairie view backdrop.

Ross Wildlife Area

The Ross Wildlife Area is 430 acres of public hunting and is located south of Cincinnati on the Iowa Missouri Line. The area includes wildlife habitat, parking areas, mowed walking trails, and two ponds stocked with fish. The entire area is open to public hunting, fishing, hiking, birdwatching and many other outdoor recreational activities.

Improvements at Ross Wildlife Area

- **Habitat improvement**

Brush and invasive species were removed.

- **Installation of Food Plots**

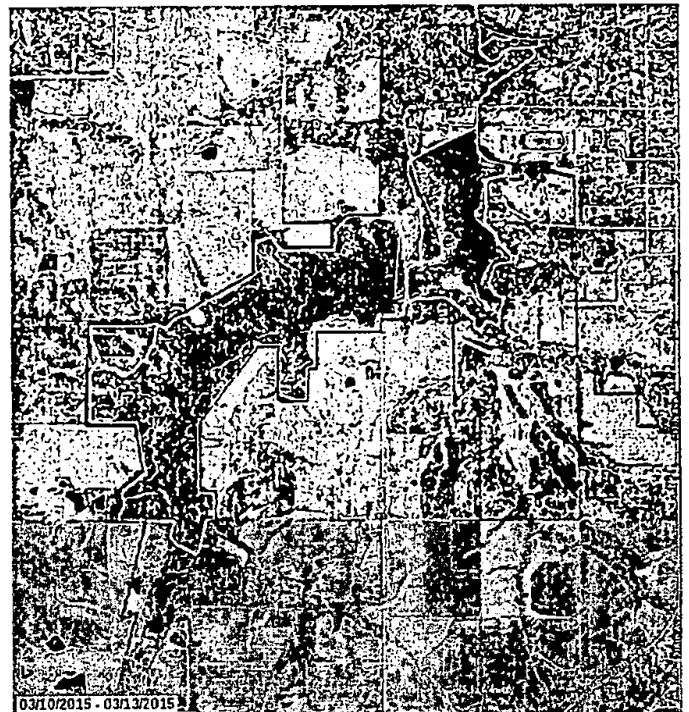
Food plots had been found in the area before to provide food sources to local wildlife. In FY22, about 8 acres of soybeans, 2 acres of wheat, 1 acre of radishes and turnips, and sunflowers were planted. Sunflower seed and fertilizer was provided by Pheasants Forever, soybean seeds were donated.



Lelah Bradley Park and Fenton Wildlife Area

Lelah Bradley Park, frequently referred to as the "Centerville Reservoir," is a large park that spans from Elm Street in Centerville to Highway J 46. The Park includes camping, cabins, trails, three shelter houses, two boat ramps, and a modern shower building. Recreational opportunities include, hunting, fishing, biking, hiking, camping, birdwatching, and more. Lelah Bradley has land that is owned by the City of Centerville, the City of Centerville Waterworks Department, Appanoose County, and The Appanoose County Conservation Board.

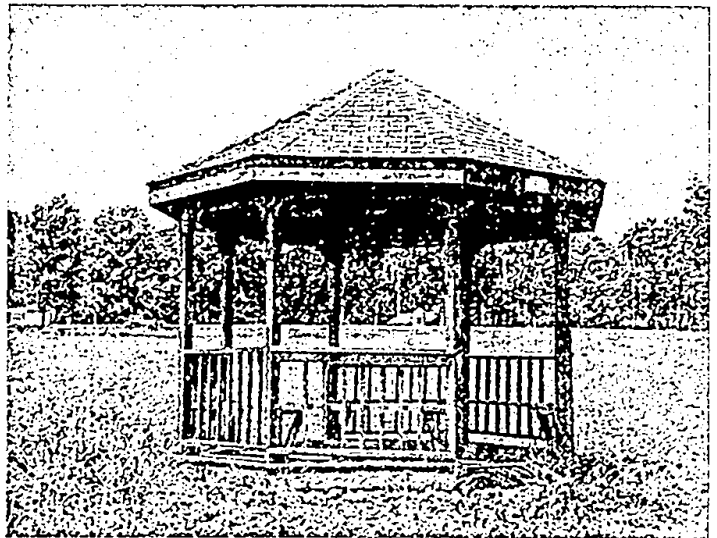
South of Lelah Bradley's lower reservoir is Fenton Wildlife Area. This is an 80 acre public hunting area with food plots, wetland, walking trails, and native habitat.



Improvements at Lelah Bradley Park and Fenton Wildlife Area

- **Educational Prairie Plot**

Adjacent to the shelter and campgrounds is a gently sloping area approximately 2 acres in size. We are in the process of turning this back to native prairie with a gathering area for programs. In July 2021, a gazebo was added as a place for people to enjoy programs or view the prairie. In the fall of 2021, the area was dormant seeded. Throughout the next 1-3 years, the area will be mowed at 8-12”.



- **Brush Removal**

Many areas of Lelah Bradley and Fenton have been consumed by invasive species. One of the large ongoing projects is to remove and control these species. This has been worked on with a variety of methods. Additionally, several mature trees within Lelah Bradley were becoming degraded. Throughout the year, trees that were deemed unsafe or dead have been taken down and removed to make the areas safer for users, and to prevent damage to the facilities such as the shelters.

- **Shower Building**

The doors and shower benches at the Lelah Bradley shower building were beginning to rust. To correct this, the doors and benches were removed and powder coated to give a better, safer appearance.

Naturalist programs and communications

Naturalist programming was offered throughout the 21/22 fiscal year. Programs included public programs, special events, school outreaches, private programs, and summer camps. In total, 184 programs were offered with a total attendance of 4,544 people. The Nature Center at Sharon Bluffs had a total attendance of 672. Overall Naturalist program impact was 5,216 people.

Some of the larger programs are possible due to collaboration with other organizations in the community. In FY22, we worked with the Iowa DNR, Rathbun Area Solid Waste, Ed Cox, Wayne County Conservation, Wapello County Conservation, and Centerville Young Professionals.

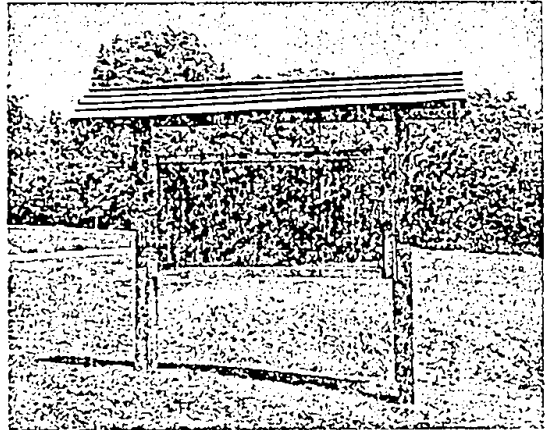
Programs are currently advertised on our Facebook page, local newspapers, and on our park kiosks. Certain special events and camps have fliers put around town or handed out to students at school.



The ACCB Facebook page, created in 2016, continues to be updated regularly with programs and general information. Currently, the Facebook Page has 741 likes and 833 followers. The page also gives another avenue for the public to reach out, since they can send messages to the ACCB staff and also find our contact information.

Volunteer Projects

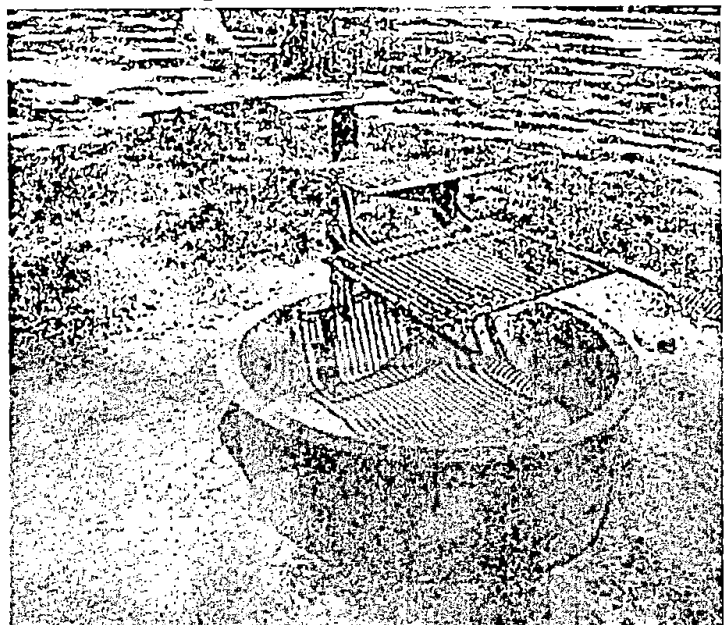
Volunteers have been a great resource to accomplish projects and assist with programs. Volunteer hours in FY22 consisted of 45 hours of community service, 8 hours of national honor society, 77 hours of youth volunteers for summer day camp, 44 hours of DNR and conservation volunteers for a field trip, and 3 hours from a dozen people with the Bridge Church to help beautify Lelah Bradley. Outside of program help, volunteers helped with cleaning the nature center, clearing the flower beds at the nature center, organizing files, assist with construction of the residence's deck, brush removal, sanding picnic tables in preparation of being painted, spreading sand at the Lelah Bradley playground, and painting and staining buildings at Lelah Bradley.



Donations

Donations have also be an important resource for the department. Donations have been monetary, materials, and skilled service. Hall engineering donated staff hours using their GPS equipment to make accurate maps of trails and areas of interest at Sharon Bluffs and Lelah Bradley. These maps will be posted in the kiosks at each park. Mercy One donated an indoor aviary that can be used for a small hawk or owl. Delaware North at Honey Creek donated beekeeping equipment including hives, hive tools, and extraction equipment, as well as snow shoes and ice skates. Hill Phoenix powder coated doors for the shower house which greatly improved the look of the building. Local resident, Mike Cissel, donated

hornet nests to exhibit at the Nature Center. Local resident, Mary Ann Bond donated corn for the elk and squirrels. Local resident, Mike Godby, donated a top bar hive which had previously been displayed at Honey Creek Resort, as well as fixed some damage to it. Curious Kids made a monetary donation to the program. Lisa and Wallace Carter, Jr., and Angela Bellinger spearheaded donation collection to pay for new fire rings at each of the ACCB camp sites, and a set of bags boards for each campground. Donations came from both businesses and individuals including Dannco, Flowertique, Laney B's Boutique, The Hall



Tree, Jim Irelan, Carl Sindelar, Rodney Enterprises, Lange Funeral Home, Blue Sun Graphics, Joe's Quick Shop, Jennifer and Mike Lennie, Harshman Dentistry, Kris Shondel, Kris Koestner, Wal-Mart, Russ Ocker Realty, Henry and Brenda Ortman, Wally and Lisa Carter, Whitlow and Padavich Families, Centerville Fire Department, Art Kirchoff, Hy-Vee, Bratz Shell Service, Hometown Realty, Tangleberries, Residents of Centerville, Raw Metalworks, Bogle Realty, Hunter's Management Group, The Bridge Church, Harold and Stacy Lear, and Bellinger Trucking.

Grants

In addition to donations, ACCB received several grants to continue to improve our areas. ACCB received a \$40,000 Tourism Grant from PACT to upgrade our sites from 30 amp to 50 amp electric at Lelah Bradley campgrounds. The Appanoose County Community Fund awarded ACCB \$4,500 to upgrade the playground with new fall materials and recovering the platforms. PACT Trails Grant awarded ACCB \$20,000 to improve the trails at Lelah Bradley. This work will include bollards at the trail entrances to replace the road closed signs, gravel for the surface, culverts, and park benches.

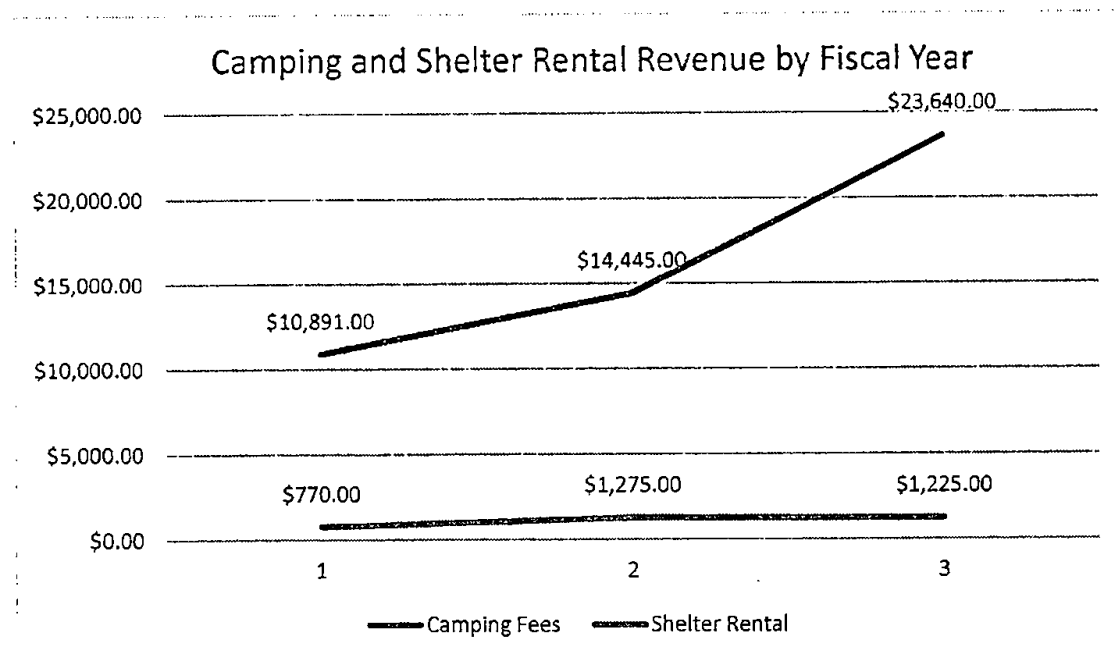
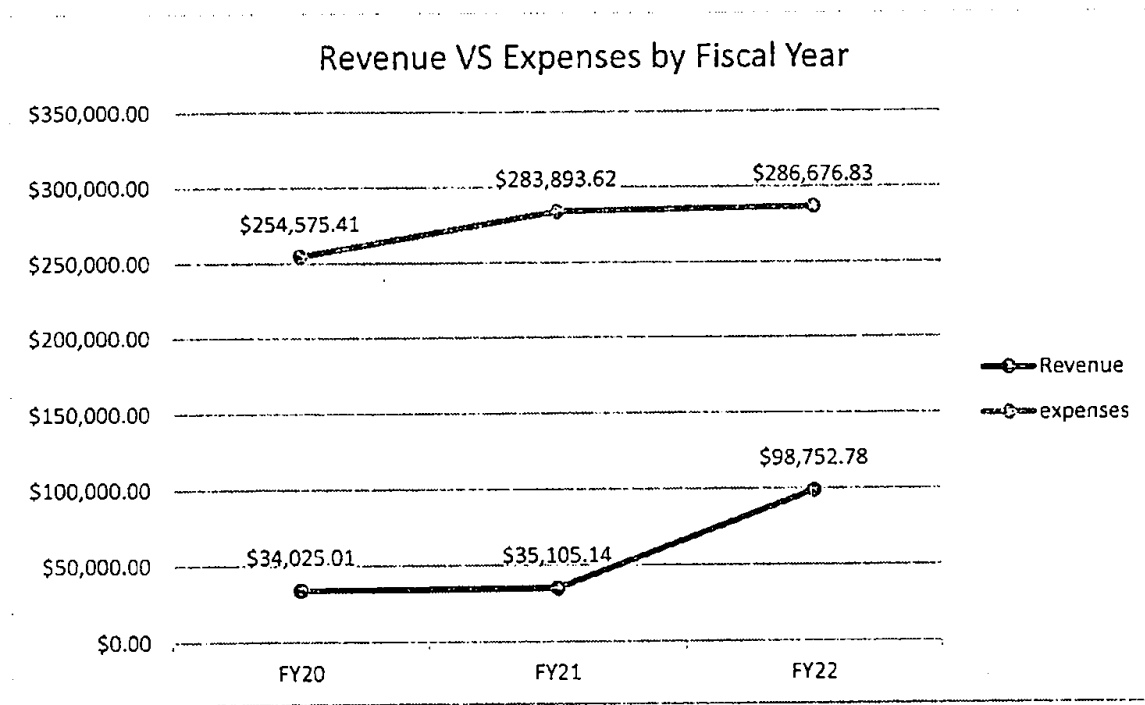
Upcoming Projects

- Trail Improvements/Earthwork at Lelah Bradley
- Lelah Bradley campground upgrades to full hookups
- Upgrade and refurbish the playground at Lelah Bradley
- Repair and replace borders at the playgrounds at Lelah Bradley and Sharon Bluffs
- Repair and improvement of trails at Sharon Bluffs
- Start repairing and replacing steps on the Sharon Bluffs trails

Major Equipment Purchases

Purchase	Vendor	Cost
Cement mixer	Lockridge	\$360.00
Dump trailer	Lonnie Bloomquist	\$8,000
Skidloader brush mower	Sinclair	\$10,900

References



Data Acquisition Agreement Concerning Geographic Information System Data

This Data Acquisition Agreement is entered into this 23 day of August, 20 22 by and between Appanoose County AND

Checkpoint Solutions (Hereinafter referred to as Customer)
(Print or Type Customer Name)

3555 N 24th St, Quincy IL 62305
(Print or Type Customer Address)

Colton Moore 217-740-7322
(Print or Type Customer Contact Person) (Print or Type Customer Telephone Number)

Describe the intended use for the acquired data: _____

Checkpoint Solutions is assisting Farmer's Mutual Telephone Co-Op with their
Fiber Expansion/grant acquisition projects. The addressing will be used on Farmer's
website to sort customers by serviceability when submitting interest in their service.

The PURPOSE OF THIS DATA ACQUISITION AGREEMENT is to specify the terms and conditions under which Customer may acquire Geographic Information Systems (GIS) data from Appanoose County.

NOTE: Appanoose County GIS cadastral map data does not replace or modify land surveys, deeds, and/or other legal instruments defining, land ownership and use.

Appanoose County, has developed a digital graphic and tabular database (Geographic Information System, hereinafter GIS) depicting land and cadastral data based on NAD_1983 State Plane, Iowa South FIPS 1402 Feet.

Appanoose County agrees to provide the GIS data listed on page 3 of this agreement, for the intended use described above. The fees charged the Customer for this GIS data are based on the cost of the data, as well as the direct cost of the of materials and services to provide the data.

Customer hereby acknowledges the limitations of the Appanoose County GIS data and information contained therein and restrictions on the use of the GIS data.

Limitations of the data and information provided

1. Appanoose County is not responsible for any hardware or software needed to access and use the product and information therein.
2. The Appanoose County GIS data distributed by Appanoose County contains information from publicly available sources. Appanoose County has developed the data for internal use. All data is provided as is, with all faults, and without warranty of any kind, expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.
3. The Grantee understands and acknowledges that the data and information contained therein are subject to constant change and that its accuracy cannot be guaranteed. Appanoose County makes no warranties or a guarantee, expressed or implied, as to the accuracy, completeness, or correctness of such data, nor accepts any liability arising from any incorrect, incomplete or misleading information contained therein.
4. Appanoose County shall not be subject to liability for human errors, defect or failure of machines, or any material used in connection with the machines, including but not limited to CDs, DVDs, and FTP(where available).
5. Appanoose County shall not be subject to liability for any lost profits or consequential damages, or claims against the Customer by Third parties. The liability of Appanoose County for damages, regardless of the form of the action, shall not exceed the fee paid for the GIS data.
6. The entire risk as to the quality, performance and usefulness of the data rests with the Customer.
7. The Customer releases Appanoose County and its officers, agents, consultants, contractors and employees from any and all claims, actions or causes of action for damages including, but not limited to, any costs of recovering, reprogramming or reproducing of programs or data stored in or used with the Appanoose County GIS data, damage to property, damages for personal injury or for any lost profits, lost savings or other special incidental or consequential damages arising, from the use of or inability to use the Appanoose County GIS data.
8. The Customer shall indemnify and hold harmless Appanoose County and its officers, agents, consultants, contractors and employees from any and all liability claims or damages to any person or property arising from or connected with the use of Appanoose County GIS data.

Restrictions on use of the data and information provided

1. The Customer understands that this is a one-time only delivery and that Appanoose County has no responsibility for updating, this product or information therein.
2. This Data Acquisition Agreement does not constitute a sale or transfer of any title or interest in the Appanoose County GIS data.
3. The Customer agrees to recognize and honor in perpetuity the copyrights, and other proprietary claims for databases, tax maps, and other collateral information, and products established or produced by Appanoose County, or the vendors furnishing said items to Appanoose County
4. The Customer may copy the Appanoose County GIS data granted via this agreement only for backup purposes and not for use by any party other than the Customer.

5. Derived products such as graphic displays and printed tabular listings derived from Appanoose County GIS data may be used in publications and presentations, provided that credit is given to Appanoose County as the custodian of the data and credit is also given to the original source of the data if other than Appanoose County.
6. The Appanoose County GIS data are acquired solely and exclusively for the internal use of the Customer and not for the use by any other person or entity, including, but not limited to, any entity which is affiliated with the Customer unless specified at the time of acquisition.
7. The Customer shall not license, assign, release, publish, transfer, sell or otherwise make available the Products or portion thereof to a third party without the expressed written permission of Appanoose County. Any such attempted assignment or transfer shall be null and void, and shall be a breach of this Agreement.
8. Upon the occurrence of the breach of or non-compliance with any term or provision of this Agreement, Appanoose County may provide written notice of the occurrence to the Customer, and terminate this Agreement. This Agreement shall terminate immediately following such notice by Appanoose County. The Customer shall, within 30 day after termination of this Agreement, return all GIS Products that were provided through this Agreement and are in the possession of the Customer to Appanoose County
9. This Data Acquisition Agreement constitutes the entire contract between the parties hereto. This Agreement may not be changed, modified, or amended, in whole or in part, except in writing, and signed by the parties.
10. This Agreement and performance hereunder shall be governed and construed by the laws of the State of Iowa.

Appanoose County makes no claims as to the reliability of the data or the validity of any future use of this data. Appanoose County maintains an ongoing program to record and correct errors in this data that are brought to its attention. Appanoose County maintains records regarding the methods used to collect and process this data and will provide this information upon request.

If any provision or provisions of this Agreement shall be held to be invalid, illegal, unenforceable or in conflict with the law of any jurisdiction, the validity, legality and enforceability of the remaining provisions shall not be affected or impaired thereby.

Appanoose County provides the Products listed below to the Customer for internal use in accordance with this Data Acquisition Agreement.

The GIS Products being provided via this agreement are:

Address data: Street name, City, State, and zip for entirety of Appanoose County. If

possible, lat and long would also be appreciated. Otherwise that can be calculated internally.

The period of time for which the Customer is allowed the right to use the GIS Products is:

Other restrictions imposed on the use of such Products are: _____

Customer shall pay Appanoose County a one-time fee of \$ 25 . 00 for the cost of the time to produce the data, as well the direct cost of materials and services has itemized on the Appanoose County GIS Data Cost Analysis sheet.

The undersigned acknowledges the terms and conditions of this Data Acquisition Agreement specified above and warrants to Appanoose County that he/she has full power and authority to enter into, and where applicable, to act as the agent of the Customer and be bound to perform its obligations under this Agreement;

Authorizing Signature: Colton Moore Date 8/23

Print Name: Colton Moore

Title: Customer Success Manager

Company or Affiliation: Checkpoint Solutions, in service to Farmer's Mutual Telephone

Appanoose County acknowledges this Data Acquisition Agreement as specified above:

_____ Date _____
(Chair, Appanoose County Board of Supervisors)

To submit this form please print, complete, and mail to:

GIS Technician
1200 Hwy 2 West
Centerville, IA 52544
jfoster@appanoosecounty.net

Kelly Howard

From: Chris Johnston <chris@wingercompanies.com>
Sent: Friday, August 26, 2022 9:52 AM
To: Kelly Howard
Subject: RE: Signed quote

Kelly,

The final price on the boiler install should be \$66,342.00.

The price for the condensate/boiler feed tank replacement is \$9,958.00 (if done at the same time as the boiler replacement. I would recommend that the board make a decision on this soon, as the tank also has a long lead time.

Thanks,

Chris Johnston
Estimator/Project Manager
Winger Service
918 Hayne St., P.O. Box 637
Ottumwa, IA 52501
Ph: 641-682-3407 Ext 1028
Cell: 641-799-7596
Fax: 641-682-9986
chris@wingercompanies.com

-----Original Message-----

From: Chris Johnston <chris@wingercompanies.com>
Sent: Tuesday, August 16, 2022 3:01 PM
To: 'Kelly Howard' <khoward@appanoosecounty.net>
Subject: RE: Signed quote

Kelly,

I have some possible good news, but also another question to ask for the courthouse boiler replacement project. When I spoke with the boiler supplier, they said that the boiler may ship this fall. If the weather stays reasonable until December like last year, there might be a possibility of installation before winter. They also gave me the final/exact price that we will be charged for the boiler. I will get that number to you this week or early next week.

The negative issue that I see is with the condensate/boiler feed tank. I was at the courthouse a week or so ago to verify gas pressure for the new boiler and it looks like the feed tank has deteriorated since I originally looked at it in 2021. I assume the close proximity to the water/steam leak on the boiler has caused increased deterioration on the tank. I would highly recommend replacement of the feed tank during boiler replacement project. Right now lead time on this tank would be 12 weeks. I will get a cost on this replacement to you soon so you can talk it over with maintenance and the board of supervisors.

Thanks,

Chris Johnston
Estimator/Project Manager
Winger Service
918 Hayne St., P.O. Box 637
Ottumwa, IA 52501
Ph: 641-682-3407 Ext 1028
Cell: 641-799-7596
Fax: 641-682-9986
chris@wingercompanies.com

-----Original Message-----

From: Kelly Howard <khoward@appanoosecounty.net>
Sent: Tuesday, July 12, 2022 9:27 AM
To: chris@wingercompanies.com
Subject: Signed quote

Chris-
Attached is the signed quote. Sorry about that!

Kelly Howard
Appanoose County Auditor &
Commissioner of Elections
201 N 12th St #11
Centerville, IA 52544
(641) 856-6191

-----Original Message-----

From: auditor-copier@appanoosecounty.net
<auditor-copier@appanoosecounty.net>
Sent: Tuesday, July 12, 2022 10:36 AM
To: Kelly Howard <khoward@appanoosecounty.net>
Subject: Scanned image from Appanoose Co. Auditor

Reply to: auditor-copier@appanoosecounty.net
<auditor-copier@appanoosecounty.net>
Device Name: Appanoose Co. Auditor
Device Model: MX-M4070
Location: Front Desk

File Format: PDF MMR(G4)
Resolution: 300dpi x 300dpi

Attached file is scanned image in PDF format.

STATEMENT OF CONSENT TO PLAT

Timber and Tines, LLC, the owner and proprietor of the following described real estate:

RATHBUN JUNCTION SUBDIVISION LOCATED IN PARCEL B IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 69 NORTH, RANGE 17 WEST OF THE FIFTH PRINCIPAL MERIDIAN, AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 69 NORTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN APPANOOSE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, BEGINNING AT A FOUND IRON PIN AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 69 NORTH, RANGE 17 WEST OF THE FIFTH PRINCIPAL MERIDIAN, APPANOOSE COUNTY, IOWA AND PROCEEDING THENCE SOUTH 88°17'50" WEST 423.11 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7 TO A SET IRON PIN ON THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY J29 AS PRESENTLY LOCATED; THENCE NORTH 49°22'29" WEST 8.03 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY J29 TO A FOUND RIGHT-OF-WAY RAIL; THENCE NORTH 53°56'53" WEST 518.06 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY J29 TO A FOUND RIGHT-OF-WAY RAIL; THENCE NORTH 53°54'02" WEST 773.46 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY J29 TO A FOUND RIGHT-OF-WAY RAIL; THENCE NORTH 53°56'37" WEST 133.46 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY J29 TO A SET IRON PIN; THENCE NORTH 48°05'10" EAST 194.88 FEET TO A SET IRON PIN; THENCE NORTH 57°37'51" EAST 37.52 FEET TO A SET IRON PIN; THENCE NORTH 75°16'17" EAST 294.11 FEET TO A SET IRON PIN; THENCE NORTH 84°57'02" EAST 317.12 FEET TO A SET IRON PIN; THENCE NORTH 83°43'19" EAST 264.47 FEET TO A SET IRON PIN; THENCE NORTH 72°22'24" EAST 178.48 FEET TO A SET IRON PIN; THENCE SOUTH 79°35'52" EAST 312.27 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE SOUTH 03°16'21" EAST 1,113.16 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7 TO THE POINT OF BEGINNING, SAID SUBDIVISION CONTAINING 27.215 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS OF RECORD.

does hereby state, pursuant to Iowa Code Section 354.11(1)(a) that the plat of said real estate was prepared with the free consent and in accordance with the desires of said Timber and Tines, LLC

Dated this 4 day of August, 2022.



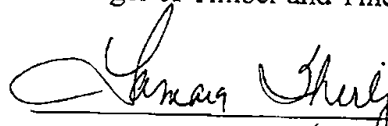
Timber and Tines, LLC

By 

James W. Fleming, its Owner and Manager

STATE OF GEORGIA, COUNTY OF FORSYTH ss.

The foregoing instrument was signed and acknowledged before me on the 4 day of August, 2022, by James Waide Fleming as Owner and Manager of Timber and Tines, LLC.


_____, Notary Public

TITLE OPINION

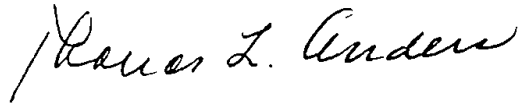
I, Thomas L. Anders, a practicing attorney in Centerville, Appanoose County, Iowa, do hereby certify pursuant to Iowa Code Section 354.11(1)(c), that I have examined the Abstract of Title certified to by Peoples Abstract & Title Company (TGD # 8251) on the 25th day of July, 2022 at 8:00 o'clock A.M. to Rathbun Junction Subdivision, being legally described as follows:

PARCEL B LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 69 NORTH, RANGE 17 WEST OF THE FIFTH PRINCIPAL MERIDIAN, AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 69 NORTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN APPANOOSE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS,
BEGINNING AT A FOUND IRON PIN AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 69 NORTH, RANGE 17 WEST OF THE FIFTH PRINCIPAL MERIDIAN, APPANOOSE COUNTY, IOWA AND PROCEEDING THENCE SOUTH 88°17'50" WEST 423.11 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7 TO A SET IRON PIN ON THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY J29 AS PRESENTLY LOCATED; THENCE NORTH 49°22'29" WEST 8.03 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY J29 TO A FOUND RIGHT-OF-WAY RAIL; THENCE NORTH 53°56'53" WEST 518.06 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY J29 TO A FOUND RIGHT-OF-WAY RAIL; THENCE NORTH 53°54'02" WEST 773.46 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY J29 TO A FOUND RIGHT-OF-WAY RAIL; THENCE NORTH 53°56'37" WEST 133.46 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY J29 TO A SET IRON PIN; THENCE NORTH 48°05'10" EAST 194.88 FEET TO A SET IRON PIN; THENCE NORTH 57°37'51" EAST 37.52 FEET TO A SET IRON PIN; THENCE NORTH 75°16'17" EAST 294.11 FEET TO A SET IRON PIN;
THENCE NORTH 84°57'02" EAST 317.12 FEET TO A SET IRON PIN; THENCE NORTH 83°43'19" EAST 264.47 FEET TO A SET IRON PIN; THENCE NORTH 72°22'24" EAST 178.48 FEET TO A SET IRON PIN; THENCE SOUTH 79°35'52" EAST 312.27 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE SOUTH 03°16'21" EAST 1,113.16 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7 TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 27.215 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS OF RECORD.

I find merchantable title to said real estate as shown by said abstract to be in Timber and Tines, LLC, an Iowa limited liability company, subject to the following:

1. The abstract indicates that the real estate taxes payable in fiscal year 2021-2022 are paid in full. The taxes payable in fiscal year 2022-2023 have not been delivered to the county treasurer as of the date of the last continuation.

Respectfully submitted,

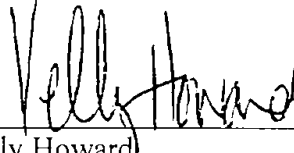
A handwritten signature in cursive script, reading "Thomas L. Anders". The signature is written in black ink and is positioned below the typed name "Thomas L. Anders".

AUDITOR'S STATEMENT

I, Kelly Howard, Auditor of Appanoose County, Iowa, pursuant to Iowa Code Sections 354.6(2) and 354.11(1)(e) hereby approves the name "Rathbun Junction Subdivision" for the following described real estate, to-wit:

RATHBUN JUNCTION SUBDIVISION LOCATED IN PARCEL B IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 69 NORTH, RANGE 17 WEST OF THE FIFTH PRINCIPAL MERIDIAN, AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 69 NORTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN APPANOOSE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS,
BEGINNING AT A FOUND IRON PIN AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 69 NORTH, RANGE 17 WEST OF THE FIFTH PRINCIPAL MERIDIAN, APPANOOSE COUNTY, IOWA AND PROCEEDING THENCE SOUTH 88°17'50" WEST 423.11 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7 TO A SET IRON PIN ON THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY J29 AS PRESENTLY LOCATED; THENCE NORTH 49°22'29" WEST 8.03 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY J29 TO A FOUND RIGHT-OF-WAY RAIL; THENCE NORTH 53°56'53" WEST 518.06 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY J29 TO A FOUND RIGHT-OF-WAY RAIL; THENCE NORTH 53°54'02" WEST 773.46 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY J29 TO A FOUND RIGHT-OF-WAY RAIL; THENCE NORTH 53°56'37" WEST 133.46 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY J29 TO A SET IRON PIN; THENCE NORTH 48°05'10" EAST 194.88 FEET TO A SET IRON PIN; THENCE NORTH 57°37'51" EAST 37.52 FEET TO A SET IRON PIN; THENCE NORTH 75°16'17" EAST 294.11 FEET TO A SET IRON PIN; THENCE NORTH 84°57'02" EAST 317.12 FEET TO A SET IRON PIN; THENCE NORTH 83°43'19" EAST 264.47 FEET TO A SET IRON PIN; THENCE NORTH 72°22'24" EAST 178.48 FEET TO A SET IRON PIN; THENCE SOUTH 79°35'52" EAST 312.27 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE SOUTH 03°16'21" EAST 1,113.16 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7 TO THE POINT OF BEGINNING, SAID SUBDIVISION CONTAINING 27.215 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS OF RECORD.

Dated this 8th day of August, 2022.

A handwritten signature in black ink, appearing to read "Kelly Howard", written over a horizontal line.

Kelly Howard
Appanoose County Auditor

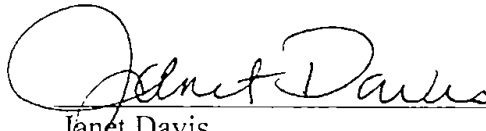
TREASURER'S CERTIFICATE

I, Janet Davis, Treasurer of Appanoose County, Iowa, pursuant to Iowa Code Section 354.11(1)(f), do hereby certify that the following described real estate, to-wit:

RATHBUN JUNCTION SUBDIVISION LOCATED IN PARCEL B IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 69 NORTH, RANGE 17 WEST OF THE FIFTH PRINCIPAL MERIDIAN, AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 69 NORTH, RANGE 18 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN APPANOOSE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS,
BEGINNING AT A FOUND IRON PIN AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 69 NORTH, RANGE 17 WEST OF THE FIFTH PRINCIPAL MERIDIAN, APPANOOSE COUNTY, IOWA AND PROCEEDING THENCE SOUTH 88°17'50" WEST 423.11 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7 TO A SET IRON PIN ON THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY J29 AS PRESENTLY LOCATED; THENCE NORTH 49°22'29" WEST 8.03 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY J29 TO A FOUND RIGHT-OF-WAY RAIL; THENCE NORTH 53°56'53" WEST 518.06 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY J29 TO A FOUND RIGHT-OF-WAY RAIL; THENCE NORTH 53°54'02" WEST 773.46 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY J29 TO A FOUND RIGHT-OF-WAY RAIL; THENCE NORTH 53°56'37" WEST 133.46 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY J29 TO A SET IRON PIN; THENCE NORTH 48°05'10" EAST 194.88 FEET TO A SET IRON PIN; THENCE NORTH 57°37'51" EAST 37.52 FEET TO A SET IRON PIN; THENCE NORTH 75°16'17" EAST 294.11 FEET TO A SET IRON PIN; THENCE NORTH 84°57'02" EAST 317.12 FEET TO A SET IRON PIN; THENCE NORTH 83°43'19" EAST 264.47 FEET TO A SET IRON PIN; THENCE NORTH 72°22'24" EAST 178.48 FEET TO A SET IRON PIN; THENCE SOUTH 79°35'52" EAST 312.27 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE SOUTH 03°16'21" EAST 1,113.16 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7 TO THE POINT OF BEGINNING, SAID SUBDIVISION CONTAINING 27.215 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS OF RECORD.

is free from certified taxes and certified special assessments in that the real estate taxes payable in fiscal year 2021-2022 (and all prior taxes) are paid in full.

Dated this 8th day of August, 2022.



Janet Davis
Appanoose County Treasurer

RESOLUTION NO. _____

**RESOLUTION APPROVING FINAL PLAT
OF RATHBUN JUNCTION SUBDIVISION**

WHEREAS, the final plat and accompanying materials for Rathbun Junction Subdivision have been filed with the Appanoose County Auditor; and

WHEREAS, the plat of Rathbun Junction Subdivision as filed is found to be correct and complies in all respects with the requirements of the Appanoose County and the laws of the State of Iowa;

WHEREAS, Timber and Tines, LLC, as owner and proprietor, seeks final approval of the Plat.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF APPANOOSE COUNTY, IOWA, that the plat of Rathbun Junction Subdivision is hereby approved and accepted by the Board of Supervisors of Appanoose County, Iowa.

BE IT FURTHER RESOLVED THAT THE Appanoose County Auditor is authorized and directed to file the final plat of Rathbun Junction Subdivision, as well as any other documents related thereto, with the Appanoose County Recorder.

Passed and approved this _____ day of _____, 2022.

Linda Demry, Chairman of the Board of Supervisors

Attest:

Kelly Howard, Appanoose County Auditor

CERTIFICATE

STATE OF IOWA, COUNTY OF APPANOOSE, SS.

We, Linda Demry, Chairman of the Appanoose County Board of Supervisors, and Kelly Howard, Appanoose County Auditor, do hereby certify that the above and foregoing resolution is a true and correct copy of that certain Resolution passed by the Appanoose County Board of Supervisors on the ____ day of _____, 2022.

Linda Demry, Chairman

Kelly Howard, Auditor

Subscribed and sworn to before me this _____ day of _____, 2022.

Notary Public in and for the State of Iowa

INDEX LEGEND	
Property Location	HWY 67 / 15th St. at Ave. P. Table #1719
	AT OR 11.6 Qtr. of Sec. 12. Table #1819
	Adjoins 00000 Country, Iowa
Surveyor	Francis J. Edwards, P.E. and P.L.S.
Return Documents to:	BATF Engineering Services
	P.O. Box 225 Cedarville in 52544
Survey Requested by	Gen'l. Ltr. - Professional Realty
Prepared by	CAS Enterprises - Ventura Inc. LLC
Survey Date	1/17/2012

APPROVED _____ APPOINTEE BOARD OF SUPERVISORS

DATE _____ LINDA ELMERT, CHAIR

MARK HEGGILL _____

JULIE KUMATYCHO _____

APPROVED _____ APPOINTEE COUNTY AUDITOR

DATE: _____ KELLY HOWARD _____

APPROVED _____ APPOINTEE COUNTY ASSESSOR

DATE: _____ MICHAEL BARTH _____

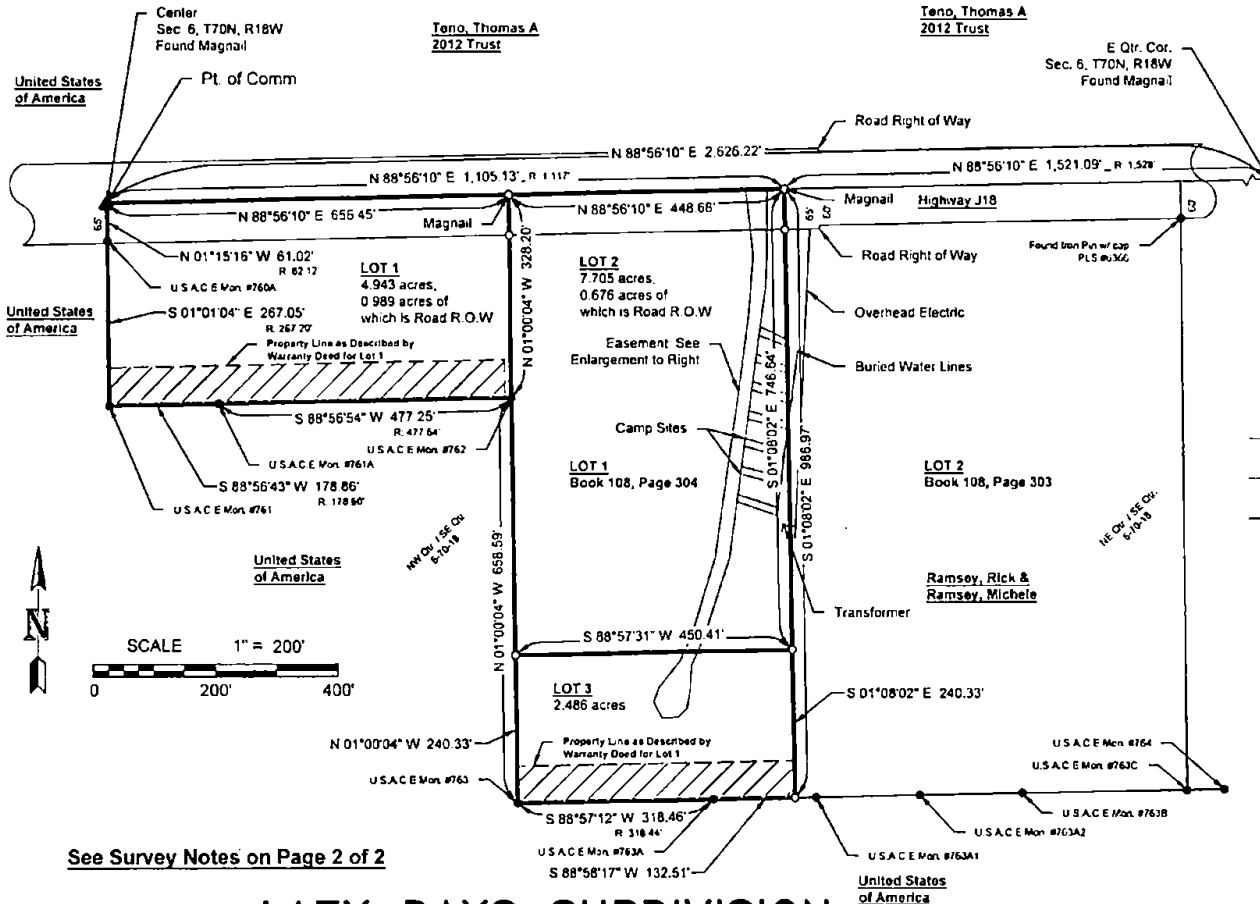
APPROVED _____ APPOINTEE COUNTY ENGINEER

DATE: _____ BRADLEY J SKINNER, PE & PLS _____

INDEX LEGEND

Property Location	NW 1/4 SE 1/4
Sec. 6, T70N, R18W	
Appanoose County, Iowa	
Surveyor /	Wendell Folkerts, P.E. and P.L.S.
Return Document to	B&T Engineering Services
	P.O. Box 825, Centerville, IA 52544
Survey Requested by:	Tanner Voss
Proprietor	Voss, Tanner & Voss, Codi
Survey Date:	1/24/2022

B & T ENGINEERING SERVICES, INC., P.O. Box 825 Centerville, IA. 52544 (541) 437-4478



See Survey Notes on Page 2 of 2

LAZY DAYS SUBDIVISION

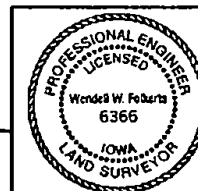
IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 6, TOWNSHIP 70 NORTH, RANGE 18 WEST

Survey Notes
Basis for Bearing is Iowa Regional Coordinate System, Zone 12
MONUMENT LEGEND
▲ Found Monument as Noted at U.S.P.L.S. Corner
▲ Set 1/2" bar with pink cap at U.S.P.L.S. Corner
● Found Monument as noted
○ Set 1/2" bar with pink cap. PLS 6366

FINAL SUBDIVISION PLAT

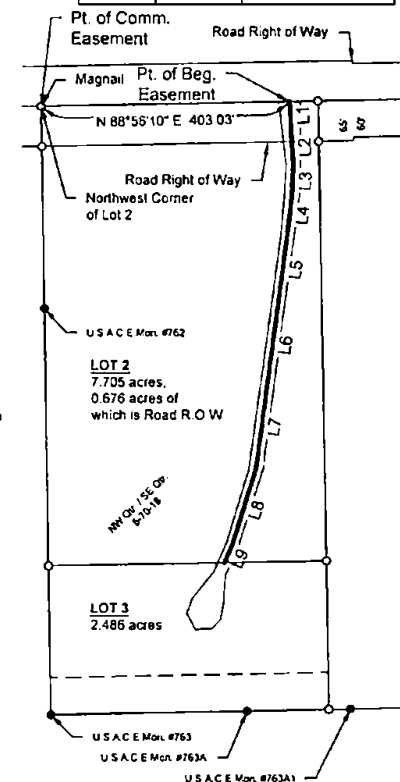
I hereby certify that this land surveying document was prepared by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Wendell W. Folkerts
Wendell W. Folkerts, P.E. & L.S. Registration No. 6366



Date: 7-18-22
My registration renewal date is December 31, 2023.
Pages covered by this certification: Page 1 and 2

Easement Line Table		
Line #	Length	Direction
L1	49.84'	S 03°26'30" E
L2	52.17'	S 03°29'08" E
L3	52.50'	S 02°21'46" W
L4	56.08'	S 06°13'16" W
L5	121.01'	S 07°25'09" W
L6	126.02'	S 07°42'31" W
L7	141.47'	S 07°34'25" W
L8	129.43'	S 17°08'45" W
L9	32.56'	S 23°38'07" W



EASEMENT

Property Location	NW 1/4, T5E 01R Sec. 6, T70N, R18W Ashtabula County, Iowa
Surveyor / Return Document to	Wendell Edwards, P.E. and P.L.S. BAT Engineering Services
Survey Requested by	P.O. Box 825 Centerline, IA 52544
Proprietor:	Tanner Voss
Survey Date	Voss, Tanner & Voss, LLC 3/24/2022

B & T ENGINEERING SERVICES, INC., P.O. Box 825 Centerville, IA. 52544 (541) 437-4478

COMMENCING 1528 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 70, RANGE 18. THENCE SOUTH 927 FEET, THENCE DUE WEST 460 FEET, THENCE DUE NORTH 660 FEET, THENCE DUE WEST 657 FEET, THENCE NORTH 267 FEET, THENCE DUE EAST 1117 FEET MORE OR LESS TO THE PLACE OF BEGINNING, KNOWN AS LOT ONE OF SAID FORTY ACRE TRACT.

After Survey More Particularly Described as:

Lazy Days Subdivision In the Northwest Quarter of the Southeast Quarter of Section 6, Township 70 North, Range 18 West of the Fifth Principal Meridian, Appanoose County, Iowa, more particularly described as follows.

Commencing at a found Magnail at the Center of Section 6, Township 70 North, Range 18 West of the Fifth Principal Meridian, Appanoose County, Iowa and proceeding thence North 88°56'10" East 1,105.13 feet along the North line of the Southeast Quarter of said Section 6 to a set Magnail;

thence South 01°05'02" East 986.97 feet to a set iron pin on the North line of property owned by the United States America (U.S.A.);

thence South 88°58'17" West 132.51 feet along the North line of said property owned by the U.S.A. to U.S. Army Corps of Engineers (USACE) Monument #753A;

thence South 88°57'12" West 318.46 feet along the North line of said property owned by the U.S.A. to USACE Monument #763;

thence North 01°00'04" West 658.59 feet along the East line of said property owned by the U.S.A. to USACE Monument #762;

thence South 88°56'54" West 477.25 feet along the North line of said property owned by the U.S.A. to USACE Monument #761A;

thence South 88°56'43" West 178.85 feet along the North line of said property owned by the U.S.A. to USACE Monument #761;

thence North 01°01'04" West 267.05 feet along the East line of said property owned by the U.S.A. to USACE Monument #760A;

thence North 01°15'16" West 61.02 feet to the Point of Commencement, said Subdivision containing 15.134 acres, more or less, 1.865 acres of which is Appanoose County road right-of-way, subject to easements of record.

A Perpetual Access Easement 20.00 feet in width, 10.00 feet on each side of the following described centerline:

Commencing at a set magnet nail at the Northwest Corner of Lot 2 of Lazy Days Subdivision in the Northwest Quarter of the Southeast Quarter of Section 6, Township 70 North, Range 18 West of the Fifth Principle Meridian, Appanose County, Iowa and proceeding thence North 88°56'10" East 403.03 feet along the North Line of the Southeast Quarter of said Section 6 to the Point of Beginning.

thence South 03°26'30" East 49.84 feet;
thence South 03°29'05" East 52.17 feet;
thence South 02°21'46" West 52.50 feet;
thence South 06°13'16" West 56.08 feet;
thence South 07°25'09" West 121.01 feet;
thence South 07°42'31" West 126.02 feet;
thence South 07°34'25" West 141.47 feet;
thence South 17°08'45" West 129.43 feet;
thence South 23°38'07" West 32.56 feet to the North line of Lot 3.

Lot 1 and Lot 2 in the Southeast Quarter of Section 5, Township 70 North, Range 18 West, of the Fifth Principal Meridian were initially created by Warranty Deed. Recorded in Book 108, Pages 303 and 304 in the Office of the Apponose County Recorder, without a Plat of Survey. The legal descriptions in said Warranty Deeds create a shortage of distance along the North line of the Southeast Quarter of said Section 6. The shortage of distance has been prorated across the North and South lines of said Lot 1 and Lot 2. The legal description of said Lot 1 creates an encroachment along the West line with the adjacent property of the United States of America for the Rathbun Dam Reservoir Project, Tract No. 335-1, as recorded in Deed Record Lands 102, Pages 393-395 in the Office of the Apponose County Recorder. The legal description of said Lot 1 also creates a gap between the South line of said Lot 1 and said property of the United States of America.

At the request of the Owner, this Survey has been conducted to place the South and West Boundaries of Lot 1 as described by Warranty Deed recorded in Book 2020, Page 611 in the Office of the Appanoose County Recorder, contiguous to the North and East Boundaries of said property of the United States of America.

The Owner is to furnish an affidavit prepared by its Attorney to indicate the intention of the Warranty Deed was to meet the North and East boundaries of the property of the United States of America.

**B & T ENGINEERING
SERVICES, INC.**

Scale

one

Location	Appanoose County, IA
----------	----------------------

Page
2 of 3

Date _____

Project No
LS-2204

Drawn By
J. Schofield

INDEX LEGEND	
Property Location:	NW Qtr. / SE Qtr. Sec. 8, T70N, R16W Appanoose County, Iowa
Surveyor /	Wendell Foltens P.E. and P.L.S.
Return Document to	B&T Engineering Services P.O. Box 825, Centerville, IA 52544
Survey Requested by	Tanner Voss
Proprietor	Voss, Tanner & Voss, Cods
Survey Date	3/24/2022

B & T ENGINEERING SERVICES, INC., P.O. Box 825 Centerville, IA. 52544 (641) 437-4478

APPROVED APPANOOSE BOARD OF SUPERVISORS

DATE: _____
LINDA DEMRY, CHAIR

MARK MCGILL

JEFF KULMATYCKI

APPROVED APPANOOSE COUNTY AUDITOR

DATE: _____
KELLY HOWARD

APPROVED APPANOOSE COUNTY ASSESSOR

DATE: _____
MICHAEL BARTH

APPROVED APPANOOSE COUNTY ENGINEER

DATE: _____
BRADLEY J SKINNER, PE & PLS