
Preparer Information: Brian C. Eddy, 2349 Jamestown Ave., Suite 4, Independence, IA 50644, Phone: (319) 334-3704

Return Document To: Brian C. Eddy, 2349 Jamestown Ave., Suite 4, Independence, IA 50644, Phone: (319) 334-3704

AGREEMENT REGARDING LOT COMBINATION

I, Tammy L. Silberstein, am the owner of the following described property located in Buchanan County, Iowa, legally described as:

Lots 8 and 9 in The Pines First Addition to Independence, Buchanan County, Iowa (the "Property).

***The Auditor is hereby requested to combine Parcel No. 1009304001 and 1009304002 into one tax parcel.**

The purchase of this Agreement is to set for my understanding and agreement to bind the Property made up of more than one platted lot, together as one, to agree to at no time to transfer one lot without the other, in recognition of the fact that to do so would be violative of the Independence, Iowa Code of Ordinances, and to further acknowledge my understanding and Agreement is irrevocable and shall run with the land, binding on my heirs, transferees, and successors in interest. The Property was combined pursuant to the Amendment of Restrictive Covenants for The Pines First Addition to the City of Independence, Iowa, in File No. 2010R02098, in the records of the Buchanan County, Iowa Recorded (the "Amendment"). While the Amendment attempted to combine the lots, the City does not recognize this as the City was not a party of the Amendment. Due to this fact, the Amendment effectively only restricted the ability of the owners of the Property to build a separate primary structure on each lot, and therefore this agreement is needed by the City to combine said lots together in order to build a single-family residence on the Property.

The City Council of the City of Independence approved this agreement by Resolution _____ on the _____ day of _____, 20_____, in lieu of requiring Tammy L. Silberstein to obtain a survey officially combining said lots to one parcel, as a mean of resolving side yard setback concerns where one house is proposed to be constructed on the Property, over the shared lot line of the lots described above.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 12-19, 2025

Tammy Silberstein

Tammy Silberstein

STATE OF IOWA, COUNTY OF BUCHANAN:

This instrument was acknowledged before me on December 19, 2025, by Tammy L. Silberstein, a single person.

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Notary Public

