

OWNER'S STATEMENT OF CONSENT AND DEDICATION

STATE OF IOWA, COUNTY OF BUCHANAN, ss.

KNOW ALL MEN BY THESE PRESENTS: That Steve Gee Construction, Inc., an Iowa corporation, as proprietors and fee owners of the real estate described as follows:

See attached Exhibit A.

That the subdivision as it appears on the plat of said real estate, hereto attached, is entitled **The Pines Third Addition to the City of Independence, Iowa** and is with the free consent and in accordance with the desires of the owners and proprietors of the above described tract of land.

That there is a lien holder in regard to the property described above to obtain the consent thereof in regard to this platting procedure, to wit: **Northeast Security Bank.**

That the streets as shown on said plat are hereby dedicated to the public use forever. That the proprietors, Steve Gee Construction, Inc., an Iowa corporation, does dedicate all of the easements as shown on said plat to the uses set out and provided in Chapter 409A of the Iowa Code, and do hereby state that said easements as shown on the final plat filed herein, a copy of which is attached to this Dedication, are for the purposes of and shall be confined to the easements for public utilities to include gas, power, telephone, water, sewer and such drainage easements which are deemed necessary for the orderly development of the land encompassed within the plat.

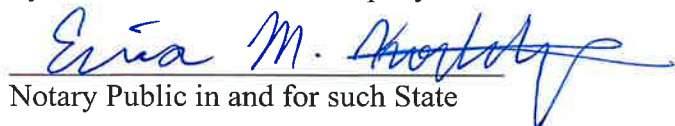
Dated: December 23, 2025.

STEVE GEE CONSTRUCTION, INC.



By: Steven P. Gee, its President

On this 23rd day of December, 2025, before me the undersigned, a Notary Public in and for the said County and State, personally appeared Steven P. Gee, to me personally known, who being by me duly sworn, did say that he is the President, respectively of said corporation, that no seal has been procured by the said company; that said instrument was signed on behalf of said company by authority of its Directors; and that the said Steven P. Gee as such officer, acknowledged the execution of said instrument to be his voluntary act and deed of said company.



Notary Public in and for such State



EXHIBIT A

Beginning at the Southeast corner of Lot 5, Hummingbird Court at the Pines Second Addition to Independence, Buchanan County, Iowa, thence along the East line of said Hummingbird Court at the Pines Second Addition, $N00^{\circ}43'24''$ West, 45.49 feet; thence continuing along said East line $N00^{\circ}25'10''$ West, 269.98 feet to the Southwest corner of Lot 6 Goldfinch Court at the Pines First Addition, thence along the Southerly line of said Goldfinch Court at the Pines First Addition, $N61^{\circ}11'21''$ East, 736.70 feet, thence $N65^{\circ}25'41''$ East, 88.35 feet to the Southwest corner of Lot 4, Cardinal Court at the Pines, thence along the Southerly boundary of Cardinal Court at the Pines $N81^{\circ}16'41''$ East, 193.75 feet, thence $N89^{\circ}50'03''$ East, 263.16 feet to the West right of way line of 6th Avenue Southwest, thence along said West right-of-way line $S00^{\circ}09'57''$ East, 277.74 feet to the Northeast corner of Tract A of the Pines First Addition, thence along the Northerly line of said Pines First Addition $S89^{\circ}50'08''$ West, 251.57 feet, thence $S61^{\circ}22'57''$ West, 936.33 feet to the Northeast corner of Lot 1 of the Pines Second Addition, thence $S75^{\circ}25'08''$ West, 41.49 feet, thence $N89^{\circ}59'47''$ West, 65.11 feet to the point of beginning.