

INDEX LEGEND

COUNTY: Madison
 SITE ADDRESS: 1204 & 1228 W Summit
 CITY: Winterset
 SECTION: 1 TOWNSHIP: 75 RANGE: 28
 ALIQUOT PART: W1/2 NW1/4 NW1/4
 PARCEL DESIGNATION: Parcel "R" & "S"
 PROPRIETOR: Madison County Auction Rentals
 REQUESTED BY: Brett Osborne
 SURVEYOR NAME: Vincent E. Piagentini

PLAT OF SURVEY
 PARCELS "R" & "S"
 W1/2 OF NW1/4 OF NW1/4
 SEC 1 - T75N - R28



Document 2020 3392

Book 2020 Page 3392 Type 06 026 Pages 3
 Date 9/09/2020 Time 1:24:30PM
 Rec Amt \$17.00

INDX
 ANNO
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 CHEK

LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

PREPARED BY & RETURN TO: ABACI CONSULTING INC, 3000 SE GRIMES BLVD, STE 800, GRIMES, IA 50111, PH(515)986-5048

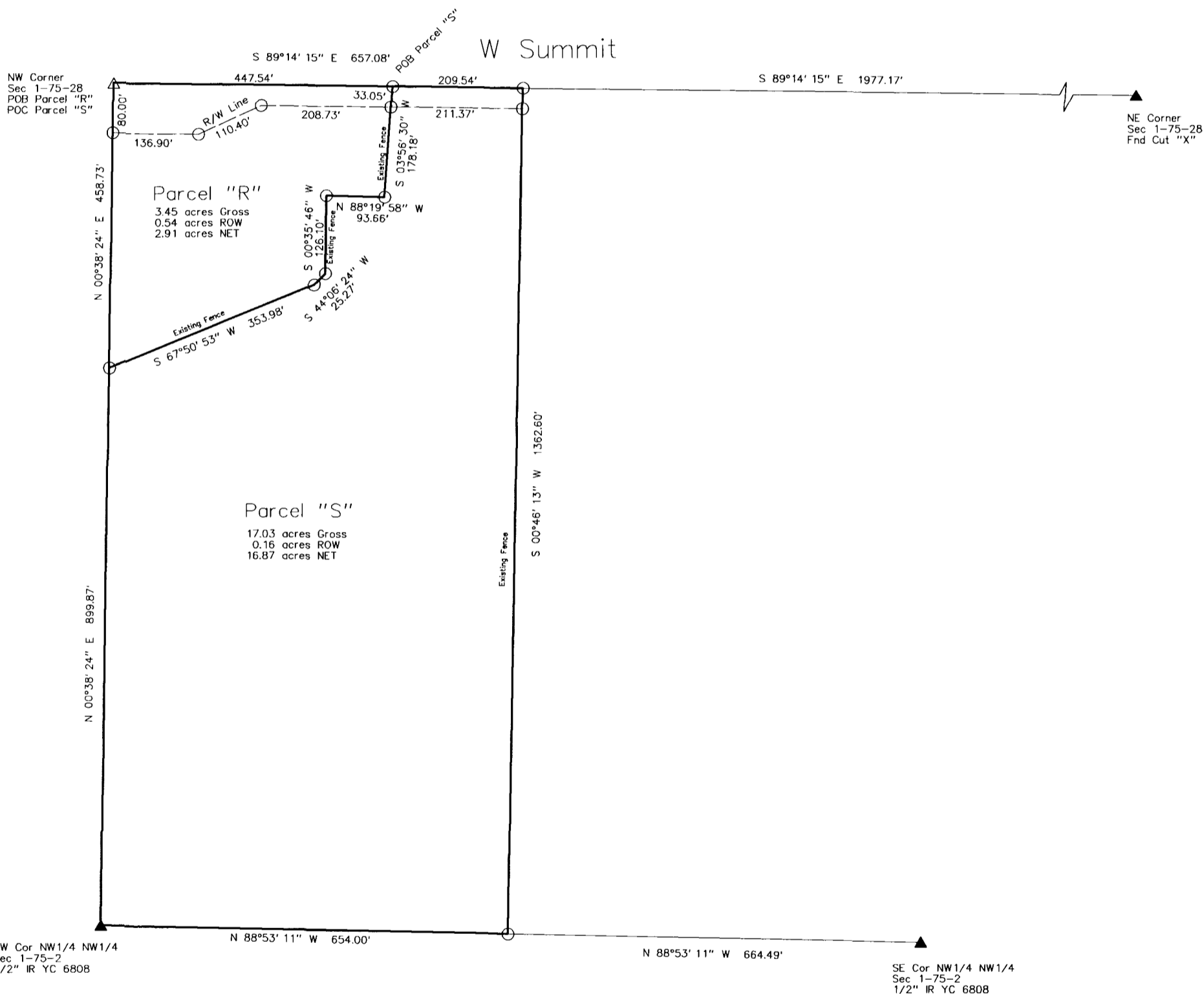
THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY

Legal Description - Parcel "R"

All that part of the West Half (W1/2) of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 1, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
 Beginning at the Northwest corner of said Section 1, thence South 89°14'15" East, along the North line of said W1/2 of the NW1/4 of the NW1/4 of said Section 1, a distance of 447.54 feet; thence South 03°56'30" West, along an existing fence, a distance of 178.18 feet; thence North 88°19'58" West, along an existing fence, a distance of 93.66 feet; thence South 00°35'46" West, along an existing fence, a distance of 126.10 feet; thence South 44°06'24" West, along an existing fence, a distance of 25.27 feet; thence South 67°50'53" West, along an existing fence, a distance of 353.98 feet, to a point on the West line of the NW1/4 of the NW1/4 of said Section 1; thence North 00°38'24" East, along the West line of the NW1/4 of the NW1/4 of said Section 1, a distance of 458.73 feet to the Point of Beginning, and containing 3.45 acres of land, more or less, including 0.54 acres of road easement.

Legal Description - Parcel "S"

All that part of the West Half (W1/2) of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 1, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
 Commencing at the Northwest corner of said Section 1, thence South 89°14'15" East, along the North line of said W1/2 of the NW1/4 of the NW1/4 of said Section 1, a distance of 447.54 feet, to the Point of Beginning; thence continuing South 89°14'15" East, a distance of 209.54 feet; thence South 00°46'13" West, a distance of 1,362.60 feet, to the Southeast corner of the W1/2 of the NW1/4 of the NW1/4 of said Section 1; thence North 88°53'11" West, along the South line of the W1/2 of the NW1/4 of the NW1/4 of said Section 1, a distance of 654.00 feet, to the Southwest corner of the NW1/4 of the NW1/4 of said Section 1; thence North 00°38'24" East, along the West line of the NW1/4 of the NW1/4 of said Section 1, a distance of 899.87 feet; thence North 67°50'53" East, along an existing fence, a distance of 353.98 feet; thence North 44°06'24" East, along an existing fence, a distance of 25.27 feet; thence North 00°35'46" East, along an existing fence, a distance of 126.10 feet; thence South 88°19'58" East, along an existing fence, a distance of 93.66 feet; thence North 03°56'30" East, along an existing fence and projection thereof, a distance of 178.18 feet to the Point of Beginning, and containing 17.03 acres of land, more or less, including 0.16 acres of road easement.



ABACI CONSULTING, INC.

CIVIL ENGINEERING - LAND SURVEYING

3000 SE Grimes Blvd., Ste 800, GRIMES, IOWA 50111, PH. (515)986-5048

DATE OF SURVEY FIELDWORK: 7/31/20 DRAWING DATE: 8/26/20 DRAFTER: VP PROJECT NO: 20301

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Vincent E. Piagentini 9/4/2020
 VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE

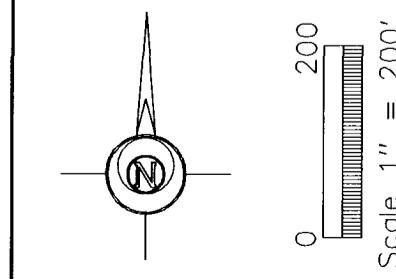
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)



SYMBOLS LEGEND:

- R RECORDED DISTANCE
- M MEASURED DISTANCE
- C CALCULATED DISTANCE
- CORNER MONUMENT FOUND
- SET 1/2" IR YC 15982 UNLESS NOTED
- ▲ SECTION CORNER FOUND
- △ SECTION CORNER SET 1/2" IR YC 15982 UNLESS NOTED
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- YC YELLOW CAP
- IR IRON ROD
- IP IRON PIPE



RESOLUTION NO. 2020-20

RESOLUTION APPROVING PLAT OF SURVEY

WHEREAS there was filed in the office of the Zoning Administrator of the City of Winterset, Iowa, plat of survey of property owned by Madison County Auction Rentals; and

WHEREAS the parcel of land comprising said plat of survey is described as follows:

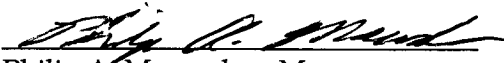
See Exhibit "A"

WHEREAS the Planning & Zoning Commission of the City of Winterset, Iowa, has reviewed said plat of survey and finds that the plat of survey conforms to the provisions of the land use plan and is in compliance with the Ordinances of the City of Winterset, Madison County, Iowa, and recommends that the plat of survey should be approved by the City Council of the City of Winterset, Iowa.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Winterset, Iowa:

1. The plat of survey on property owned by Madison County Auction Rentals; described above is hereby approved.
2. The requirement of the Subdivision Ordinance of the City of Winterset, Iowa that certain improvements be constructed within said plat of survey is hereby waived.
3. The Zoning Administrator of the City of Winterset, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder which should be filed and recorded in connection therewith.

Passed and approved this 8th day of September, 2020


Philip A. Macumber, Mayor

ATTEST:


Kelley L Brown, City Administrator

Exhibit "A"

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