
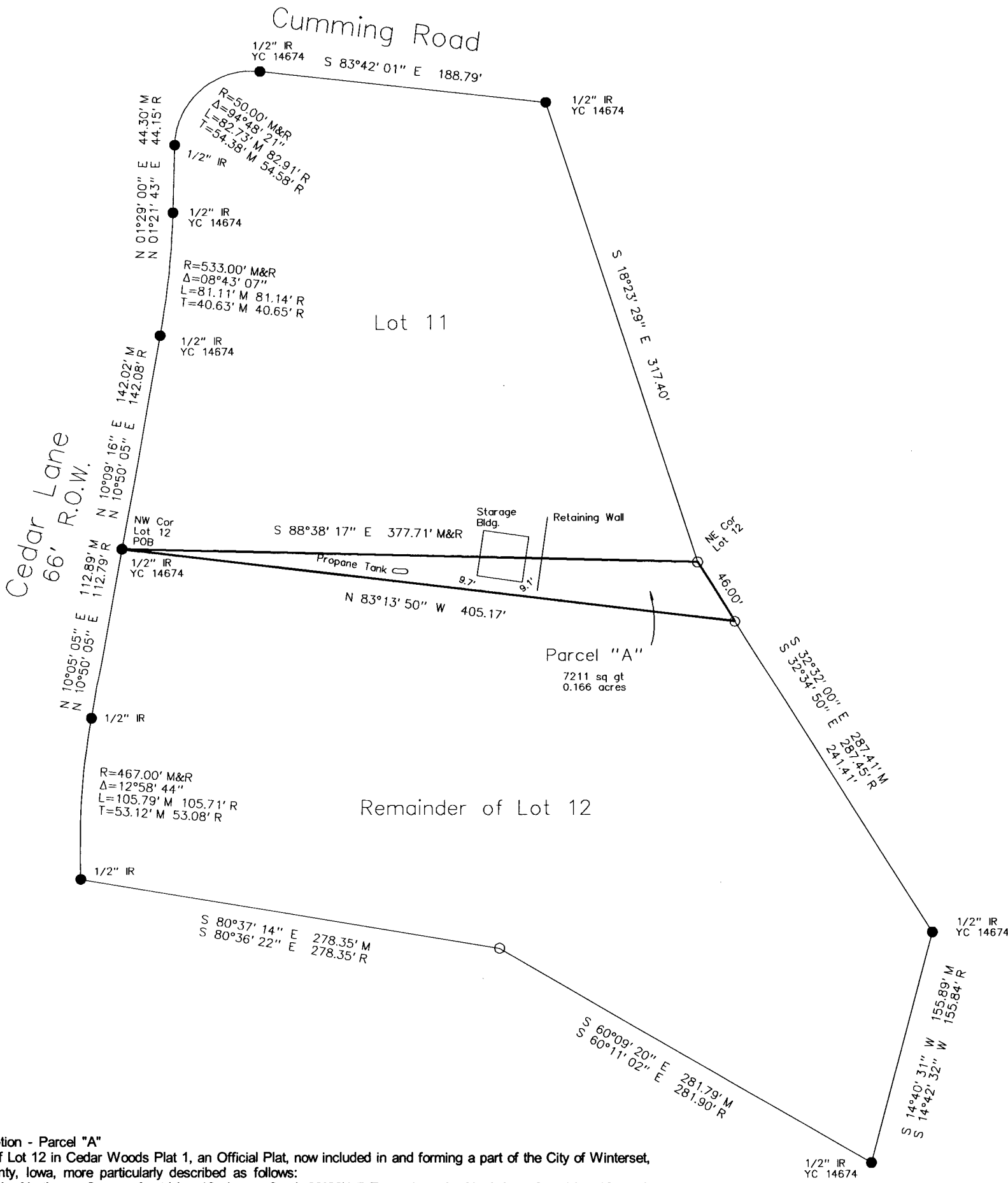


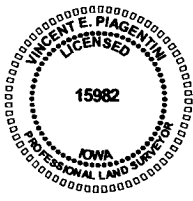
INDEX	LEGEND	PLAT OF SURVEY PARCEL "A" OF LOT 12 IN CEDAR WOODS PLAT 1	 Document 2021 2201 Book 2021 Page 2201 Type 06 026 Pages 2 Date 5/28/2021 Time 10:37:48AM Rec Amt \$12.00 LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA	INDX ANNO SCAN CHEK
COUNTY: Madison SITE ADDRESS: 5114 Cedar Lane CITY: Winterset PARCEL DESIGNATION: Parcel "A" SECTION: 18 TOWNSHIP: 76 RANGE: 27 ALIQUOT PART: NE1/4 SE1/4 SUBDIVISION NAME: Cedar Woods Plat 1 BLOCK: LOT(S): 12 PROPRIETOR: Cameron & Chloe Marks REQUESTED BY: Tom Kalasinsky SURVEYOR NAME: Vincent E. Piagentini				
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 "A"
All that part of Lot 12 in Cedar Woods Plat 1, an Official Plat, now included in and forming a part of the City of Winterset, Madison County, Iowa, more particularly described as follows:
Beginning at the Northwest Corner of said Lot 12, thence South 88°38'17" East, along the North line of said Lot 12, a distance of 377.71 feet, to the Northeast Corner of said Lot 12; thence South 32°32'00" East, along the East line of said Lot 12, a distance of 46.00 feet; thence North 83°13'50" West, a distance of 405.17 feet to the Point of Beginning, and containing 7,211 square feet or 0.166 acres of land, more or less.

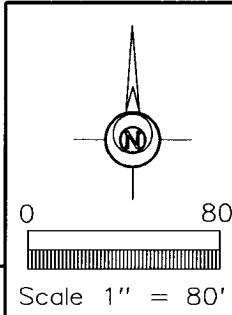
I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Vincent E. Piagentini 5/28/21
VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022.
ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE).



Basis of Bearing is Iowa State Place
Coordinate System South Zone

DATE OF SURVEY FIELDWORK: 4/5/21 DRAWING DATE: 5/11/21 DRAFTER: VP PROJECT NO: 21105



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
OC	ORANGE CAP
RC	RED CAP
IR	IRON ROD
IP	IRON PIPE

ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING
3000 SE Grimes Blvd., Ste 800, GRIMES, IOWA 50111, PH. (515)986-5048

CITY of WINTERSET

**124 West Court Avenue
WINTERSET, IOWA 50273-1545**

**Philip Macumber, Mayor
Andrew Barden, City Administrator**

**Phone (515) 462-1422
FAX (515) 462-1963**

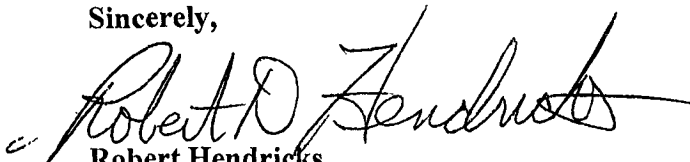
May 14, 2021

To Whom It May Concern:

The City of Winterset has reviewed the Plat of Survey "Parcel A of Lot 12 in Cedar Woods Plat 1" and find it to be conforming to the Winterset Municipal Code, and hereby approve the plat to be recorded.

If I may be any further assistance with this matter, please contact me at 462-1422 and I will be happy to assist you.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert D. Hendricks", with a long horizontal flourish extending to the right.

**Robert Hendricks
Building & Zoning Official**