

INDEX LEGEND

Location:: Outlot 7 South Addition, Winterset

Requestor: Bob Duff

Proprietor: Robert & Linda Duff

Project: 22003 Date of Survey: 1/18/2022

Surveyor Co: Boldman Surveying & Consulting

Prepared by/Return to: Craig S. Boldman

521 West Green Street, Winterset, Ia 50273

Phone/fax: 515-462-9242

BK: 2022 PG: 1612

Recorded: 5/31/2022 at 2:24:41.0 PM

Pages 3

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.32

Combined Fee: \$20.32

Revenue Tax:

LISA SMITH RECORDER

Madison County, Iowa

PLAT OF SURVEY

PARCEL "A" part of Out Lot Seven (O.L.7) of South Addition to the City of Winterset, Madison County, Iowa, described as follows:

Beginning at the NW corner of said O.L.7; thence S 89°54'44" E, along the North line of said O.L.7, a distance of 88.25'; thence S 00°09'35" E a distance of 132.00'; thence N 89°54'44" W a distance of 88.25'; thence N 00°09'35" W a distance of 132.00' to the point of beginning.

Containing 11648.9 square feet or 0.267 acres

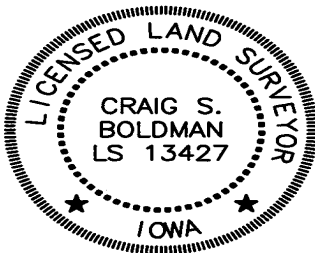
PARCEL "B" part of Out Lot Seven (O.L.7) of South Addition to the City of Winterset, Madison County, Iowa, described as follows:

Commencing at the NW corner of said O.L.7; thence S 89°54'44" E, along the North line of said O.L.7, a distance of 88.25' to the Point of Beginning; thence continuing S 89°54'44" E, a distance of 76.75'; thence S 00°09'35" E a distance of 132.00'; thence N 89°54'44" W a distance of 76.75'; thence N 00°09'35" W a distance of 132.00' to the point of beginning.

Containing 10149.5 square feet or 0.233 acres

WOOD FENCE ————
CUT "X" SET ○
1/2" IRON ROD FOUND ●
1/2" O.C.I.R. #17350 FOUND ■
5/8" O.C.I.R. #13427 SET ○
NOT SET x
O.C.I.R.—ORANGE CAPPED IRON ROD

Updated 5/30/22 No Changes



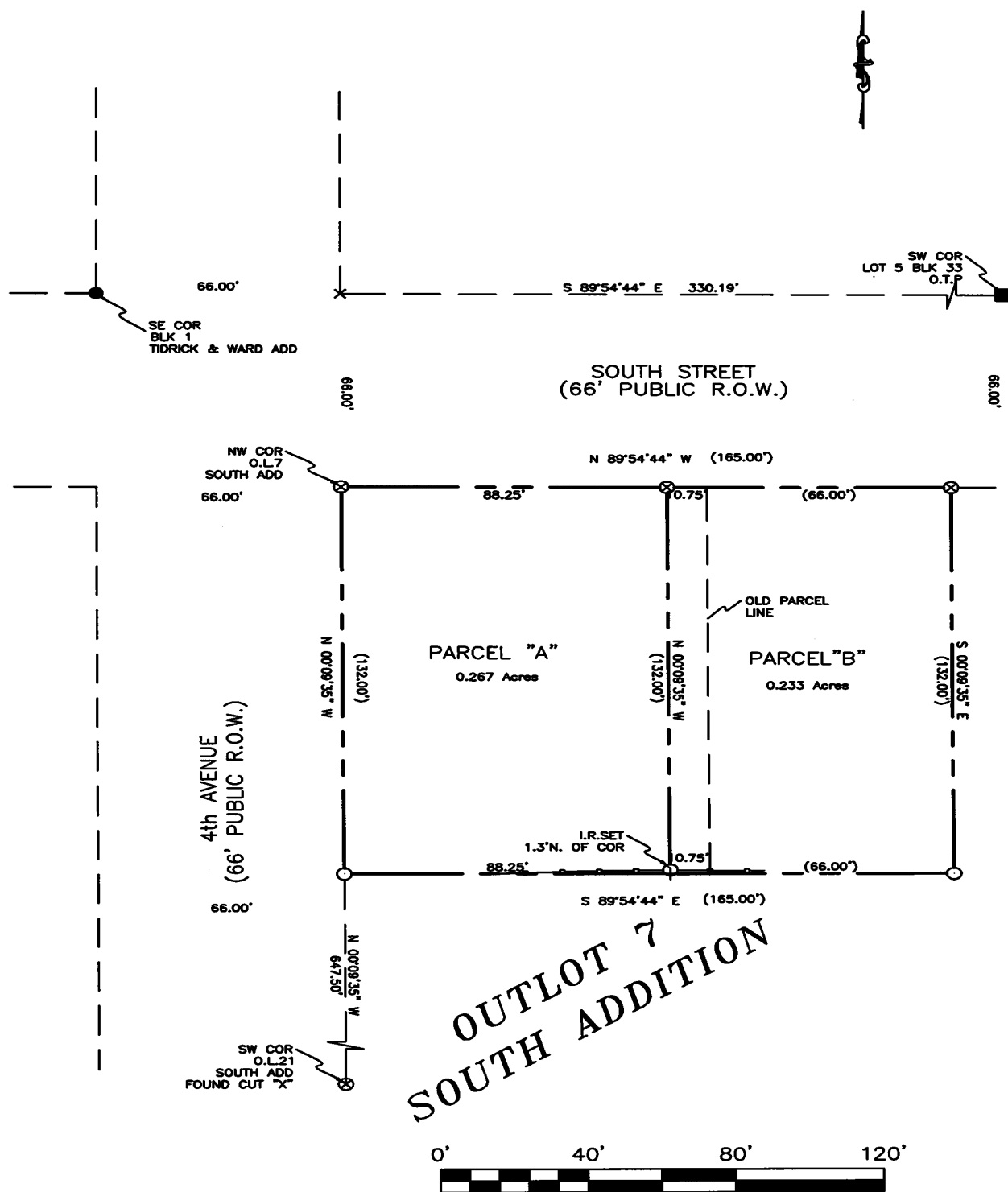
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa

Signature Craig S. Boldman Date 4/19/22

Name Craig S. Boldman P.L.S No. 13427

Renewal date is December 31, 2022

Pages or sheets covered by this seal 11



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**

January 31, 2022

To Whom It May Concern:

I have reviewed the plat of survey for Robert and Linda Duff in Outlot 7, South Addition and find it to be conforming to the Winterset Municipal Code as of this date.

If you need further assistance with this matter, please contact me at 515-462-1422 and I will be happy to assist you.

Sincerely,

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

**Robert Hendricks
Zoning Official
City of Winterset**