

COUNTY: MADISON  
SITE ADDRESS: 222 S 4TH AVE  
CITY: WINTERSET  
PARCEL DESIGNATION: Parcel 820000401070000  
SUBDIVISION NAME: TIDRICK AND WARD'S ADDITION TO TOWN OF WINTERSET  
BLOCK: 1 LOT(S): 7 & 8  
PROPRIETOR: GARTH REEVES  
REQUESTED BY: MARK HAYS  
SURVEYOR NAME: MERLIN L DAVIS

# ABACI CONSULTING, INC.

CIVIL ENGINEERING - LAND SURVEYING

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



Document 2022 2155

Book 2022 Page 2155 Type 06 026 Pages 1

Date 7/20/2022 Time 10:49:43AM

Rec Amt \$7.00

INDX

ANNO

SCAN

CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

\*THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY\*

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

## BOUNDARY RETRACEMENT SURVEY

**LEGAL DESCRIPTION:** S 72' Lots 7 & 8, Block 1 Tidrick & Ward's Addition to the Town of Winterset.

PIPE IS 27.40' EAST  
FROM NW PIN AND  
5.5' SOUTH OF PROP  
LINE

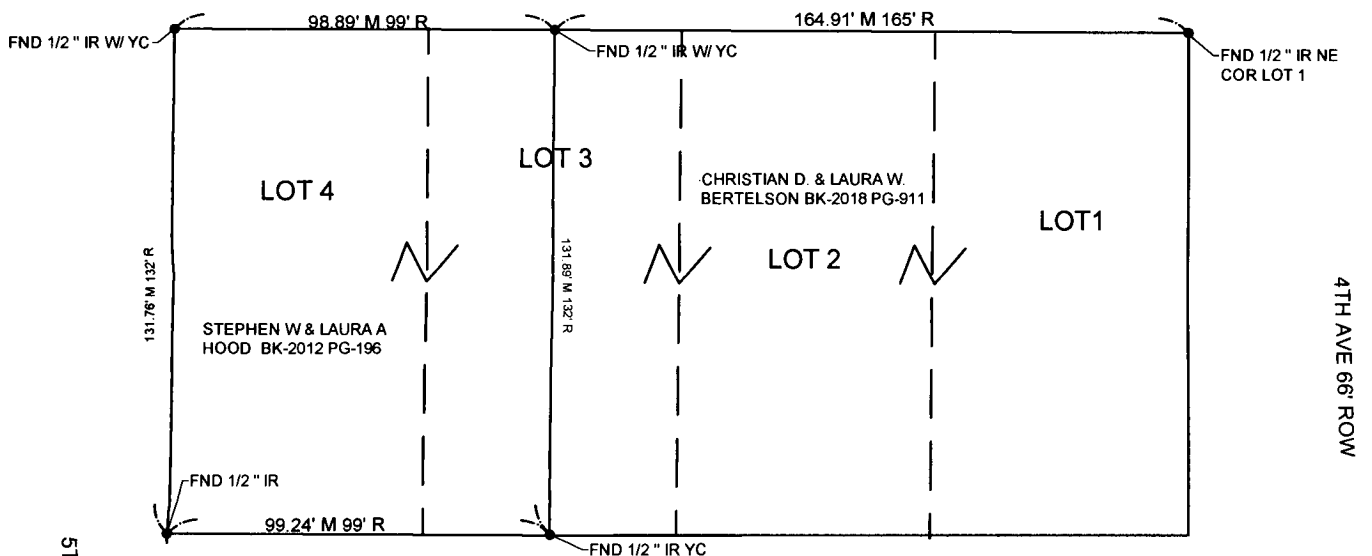
4" PVC

DETAIL A

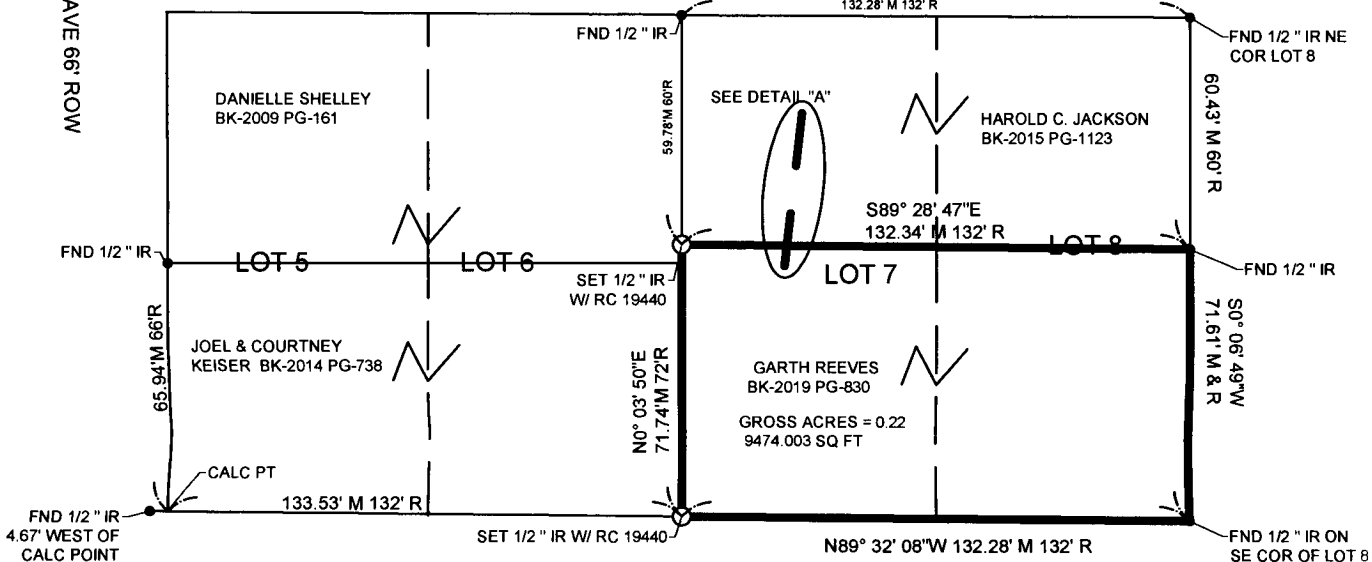
0 50'

SCALE: 1" = 50' FEET

WASHINGTON STREET 66' ROW



ALLEY 16.5'



SOUTH STREET 66' ROW

Basis of Bearing is Iowa State Plane Coordinate System South Zone.

FIELD WORK DATE: 07/05/2022 DRAWING DATE: 07/14/2022 DRAFTER: DR JOB NUMBER: 22155

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.

SIGNATURE: *Merlin L. Davis* DATE: 7/19/2022

PRINTED OR TYPED NAME: MERLIN L. DAVIS  
IOWA LIC. NO. 19440  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022.

THIS SHEET ONLY

PAGES COVERED BY THIS SEAL:



### LEGEND OF SYMBOLS & ABBREVIATIONS

R RECORDED DISTANCE  
M MEASURED DISTANCE  
C CALCULATED DISTANCE  
● CORNER MONUMENT FOUND  
○ SET 1/2" IR RC 19440 UNLESS NOTED  
▲ SECTION CORNER FOUND  
△ SECTION CORNER SET 1/2" IR RC 19440 UNLESS NOTED  
POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT  
YC YELLOW CAP  
RC RED CAP  
OC ORANGE CAP  
IR IRON PIPE  
IP IRON ROD