

LOCATION:

LOT 2 LAKERIDGE ACRES
MADISON COUNTY IOWA
2207 196th COURT
WINTERSET IOWA 50273

REQUESTOR:

SHANE K. PASHEK

PROPRIETOR:

TIMOTHY C. & RITAL DEFORD

SURVEYOR:

JOEL R. ROMNEY

COMPANY &

RACCOON VALLEY LAND SURVEYING LLC

RETURN TO:

33235 L AVENUE
ADEL IOWA 50003
PHONE: 515.493.8317

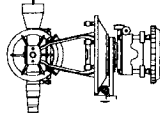
PROPERTY DESCRIPTION:

AN IRREGULAR SHAPED PORTION OF LOT 2 IN LAKERIDGE ACRES, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF MADISON COUNTY, IOWA, BEING THE PRIVATE ROADWAY, 196th COURT AS IT IS PRESENTLY ESTABLISHED WITHIN SAID LOT 2, DESCRIBED AS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N33°51'55"E ALONG THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 78.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID 196th COURT; THENCE S88°20'45"E ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 196th COURT, A DISTANCE OF 148.75 FEET; THENCE EASTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 193th COURT AND ALONG 66.00 FEET RADIUS CONCAVE SOUTHEASTERLY, A DISTANCE OF 152.83 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 132°40'21", A LENGTH OF 152.83 FEET; A CHORD LENGTH OF 120.90 FEET AND A CHORD BEARING OF N67°16'30"E TO THE EASTERLY LINE OF SAID LOT 2; THENCE S43°36'40"W ALONG THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 66.00 FEET; THENCE S01°14'55"W ALONG THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 66.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE N88°51'30"W ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 257.20 FEET TO THE POINT OF BEGINNING.

SAID PARCEL BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.
SAID PARCEL BEING SUBJECT TO AND TOGETHER WITH AN INGRESS-EGRESS EASEMENT OVER AND ACROSS ALL OF PARCEL "A" FOR THE BENEFIT OF LOTS 2, 3 AND 4 IN LAKERIDGE ACRES.

NOTES:

SAID TRACT OF LAND CONTAINS 0.47 ACRES.
DATE OF FIELD WORK: SEPTEMBER & DECEMBER 2022
BEARING BASIS: IOWA RTK SOUTH ZONE DATUM.



Raccoon Valley
Land Surveying

33235 L Avenue Adel Iowa 50003 515.493.8317

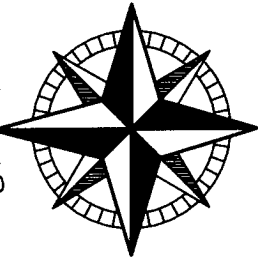


INDEX LEGEND

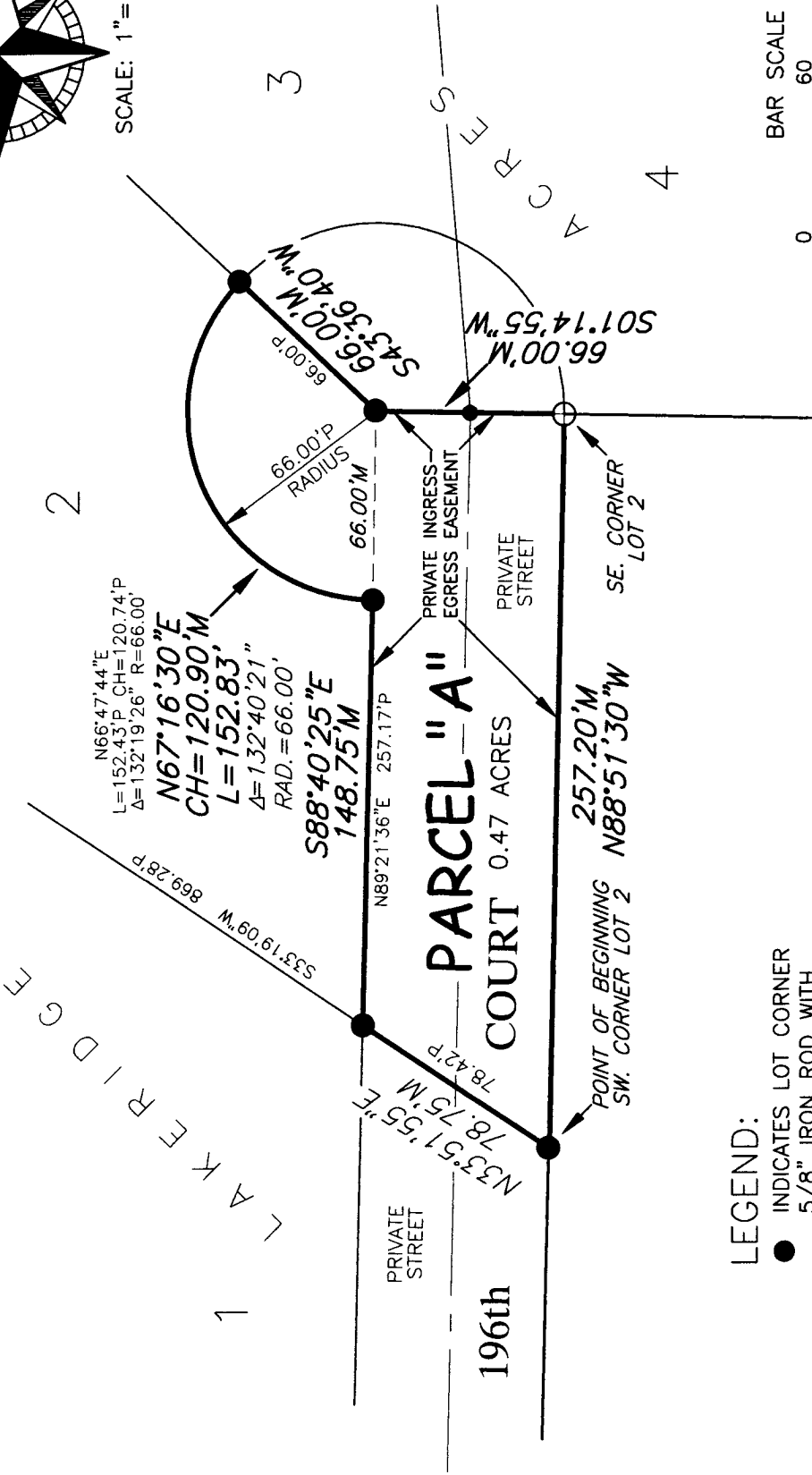
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ANNO
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CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

PLAT OF SURVEY

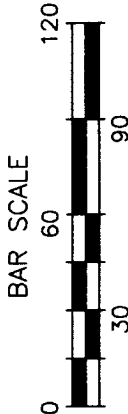


SCALE: 1"=60'



LEGEND:

- INDICATES LOT CORNER
- 5/8" IRON ROD WITH YELLOW PLASTIC CAP #6806
- INDICATES LOT CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971
- M INDICATES MEASURED DISTANCE
- P INDICATES PLATTED DISTANCE



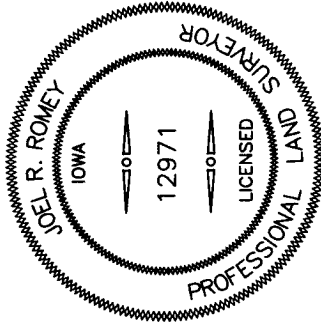
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. LICENSE RENEWAL DATE: 31 DEC. 2023 PAGES COVERED BY THIS SEAL: THIS PAGE ONLY

Joel R. Romney

SIGNED:

JOEL R. ROMNEY P.L.S. 12 71

DATE: 12/05/22





Philip A. Macumber, Mayor

124 W. COURT AVENUE
WINTERSET, IOWA 50273-1545
PHONE (515) 462-1422
FAX (515) 462-1963

Andrew J. Barden, City Administrator

TO: Madison County Zoning

From: Winterset Planning and Zoning Commission

RE: 2214 196th Ct.

Winterset Planning and Zoning Commission held a hearing on November 30, 2022 to give their recommendation for approval for amending property lines at 2214 196th Ct. This governmental body gave their approval due to the property being within located in unincorporated Madison County within a 2-mile radius of Winterset city limits. Members Bush, Cowman, Ellwanger, LaGrange, and McDonald voted yay, with Chairman Pashek abstaining from the vote and member Gillespie being absent.

Andrew Barden
City Administrator

Hollie Burgus
Code Enforcement Officer