



Document 2023 1274

Book 2023 Page 1274 Type 06 024 Pages 5

Date 6/06/2023 Time 1:34:19PM

Rec Amt \$27.00

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Resolution Approving Parcel Survey

PREPARER INFORMATION: Andrew Barden, City and Zoning Clerk, 124 W Court Ave, Winterset 50273 (515)462-1422

TAXPAYER INFORMATION: Winterwalk Properties LLC, 65 W Jefferson Winterset, Iowa 50273

RETURN DOCUMENT TO: Andrew Barden, City and Zoning Clerk, 124 W Court Ave, Winterset 50273

GRANTOR: See attached **GRANTEE:** (name)

LEGAL DESCRIPTION: (if applicable)
See page: Book 2023 Page 442

Document or instrument of associated documents previously recorded:
(if applicable)

RESOLUTION NO. 2023-19

RESOLUTION APPROVING PLAT OF SURVEY FOR PARCEL "R"

WHEREAS there was filed in the office of the City/Zoning Administrator of the City of Winterset, Iowa, plat of survey of property owned by Winterwalk Properties LLC; and

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

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WINTERSET, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

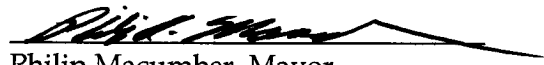
COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00°08'47"W ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 174.78 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°48'33" EAST, 573.99 FEET; THENCE SOUTH 00°08'46" WEST, 646.64 FEET TO THE NORTHERLY LINE OF CASPER FIRST ADDITION, AN OFFICIAL PLAT IN SAID CITY OF WINTERSET; THENCE SOUTH 87°14'05" WEST ALONG SAID NORTHERLY LINE, 341.95 FEET; THENCE NORTH 00°47'42" EAST CONTINUING ALONG SAID NORTHERLY LINE, 46.99 FEET; THENCE NORTH 89°04'19" WEST CONTINUING ALONG SAID NORTHERLY LINE, 233.05 FEET TO SAID WEST SECTION LINE; THENCE NORTH 00°08'47" EAST ALONG SAID WEST SECTION LINE, 614.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.43 ACRES, SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

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 (Res 2022-46) 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 Winterwalk Properties LLC described above is hereby approved.
2. The requirement of the Industrial District (4.12054) of the City of Winterset, Iowa that certain improvements be constructed within said plat of survey will be adhered to.
3. The City 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.

DATED at Winterset, Iowa, this 30th day of May 2023.


Philip Macumber, Mayor

ATTEST:



Andrew J. Barden, City Administrator

PLAT OF SURVEY - PARCEL "R" Part of SE1/4 SE1/4 and Part of PARCEL "H" in SECTION 25-T76N-R28W

Document 2023 442
Book 2023 Page 442 Type 96 026 Pages
Date 3/83/2023 Time 2:33:58PM
Rec Amt \$12.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

LOCATION: SE1/4 SE1/4 OF SECTION 25-T76N-R28W

SURVEY FOR: CORREAN DEVELOPMENT INC.

PROPRIETOR: ROBERT M. CASPER

REVOCABLE TRUST
2218 N. JOHN WAYNE DR.
WINSETT, IOWA 50275

SURVEYOR: MATTHEW J. THOMAS, PLS

PREPARED BY: CIVIL DESIGN ADVANTAGE, LLC
& RETURN TO: 4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

PH: (515) 369-4400

DATE OF SURVEY: DECEMBER 23, 2022

PARCEL "R"
366994 SF
8.43 AC

PLAT LEGEND

- SECTION CORNER AS NOTED
- 1/2" REBAR, RED PLASTIC CAP #19968
- (UNLESS OTHERWISE NOTED)
- MEASURED BEARING & DISTANCE
- RECORDED BEARING & DISTANCE
- DECEDED BEARING & DISTANCE
- CENTERLINE
- SECTION LINE
- EASEMENT LINE

FOUND SET

1/2" REBAR, RED PLASTIC CAP #19968

(M)

(R)

(O)

NW CORNER
OF PARCEL "A"
BK 2002 PG 4951
FND 1/2" REBAR
W/YELLOW
CAP #5041

S007°16'W 771.13'

N89°42'36"W 821.80'

NE CORNER
SE1/4 SE1/4
SEC 25-T76N-R28W
SET 1/2" REBAR
W/RED CAP #19968
POINT OF COMMENCEMENT

S89°48'33"E 573.99'

NOTE:
NO PERMITS FOR IMPROVEMENTS SHALL BE
ISSUED FOR THIS PARCEL UNTIL FINAL PLAT
IS APPROVED BY PLANNING AND ZONING AND
THE WINSETT CITY COUNCIL

POINT OF
BEGINNING

FND 1/2" REBAR
W/YELLOW
CAP #15982

FND 1/2" REBAR
W/YELLOW
CAP #5041

FND 1/2" REBAR
W/YELLOW
CAP #5041

FND 1/2" REBAR
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FND 1/2" REBAR
W/YELLOW
CAP #5041

SCALE 1"=100'

4TH AVE

N00°08'47"E 614.29'

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PLAT OF SURVEY - PARCEL "R"

Part of SE1/4 SE1/4 and Part of PARCEL "H"

in SECTION 25-T76N-R28W

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MADISON COUNTY IOWA

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PROPRIETOR: ROBERT M. CASPER

REVOCABLE TRUST

2218 N. JOHN WAYNE DR.

WINSETT, IOWA 50275

SURVEYOR: MATTHEW J. THOMAS, PLS

PREPARED BY: CIVIL DESIGN ADVANTAGE, LLC

& RETURN TO: 4121 NW URBANDALE DRIVE

URBANDALE, IA 50322

PH: (515) 369-4400

DATE OF SURVEY: DECEMBER 23, 2022

LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER

OF SECTION 25, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE FIFTH

PRINCIPAL MERIDIAN IN THE CITY OF WINSETT, MADISON COUNTY,

IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST

QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00°08'47"W

ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE

SOUTHEAST QUARTER, 174.78 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°48'33" EAST, 573.99 FEET; THENCE SOUTH

00°08'46" WEST, 846.64 FEET TO THE NORTHERLY LINE OF CASPER

FIRST ADDITION, AN OFFICIAL PLAT IN SAID CITY OF WINSETT;

THENCE SOUTH 87°14'05" WEST ALONG SAID NORTHERLY LINE, 341.95

FEET; THENCE NORTH 00°47'42" EAST CONTINUING ALONG SAID

NORTHERLY LINE, 48.99 FEET; THENCE NORTH 89°04'19" WEST

CONTINUING ALONG SAID NORTHERLY LINE, 233.05 FEET TO SAID WEST

SECTION LINE; THENCE NORTH 00°08'47" EAST ALONG SAID WEST

SECTION LINE, 614.29 FEET TO THE POINT OF BEGINNING AND

CONTAINING 8.43 ACRES, SUBJECT TO ALL EASEMENTS, RESTRICTIONS

AND COVENANTS OF RECORD.

I, HENRY COUNTY, THAT THE LAND SURVEYING DOCUMENT WAS

PREPARED AND THE RELATED SURVEY WORK WAS EXAMINED

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.

DATE 03/03/23

USING MY SEAL

MY LICENSE EXPIRATION DATE IS DECEMBER 31, 2023

PAGES OF SHEETS COVERED BY THIS SEAL

THIS SHEET

2212.027



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

The Parcel known as 'XX' with a legal description of:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WINTERSET, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00°08'47"W ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 174.78 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°48'33" EAST, 573.99 FEET; THENCE SOUTH 00°08'46" WEST, 646.64 FEET TO THE NORTHERLY LINE OF CASPER FIRST ADDITION, AN OFFICIAL PLAT IN SAID CITY OF WINTERSET; THENCE SOUTH 87°14'05" WEST ALONG SAID NORTHERLY LINE, 341.95 FEET; THENCE NORTH 00°47'42" EAST CONTINUING ALONG SAID NORTHERLY LINE, 46.99 FEET; THENCE NORTH 89°04'19" WEST CONTINUING ALONG SAID NORTHERLY LINE, 233.05 FEET TO SAID WEST SECTION LINE; THENCE NORTH 00°08'47" EAST ALONG SAID WEST SECTION LINE, 614.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.43 ACRES, SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.

This parcel includes all or sections of existing parcels: 842007100021600 and 842007100022000 in the City of Winterset, Iowa.

This parcel is approved for transfer as a legal plat of survey conforming to zoning regulations.

No permits for improvements shall be issued for this parcel until final plat is approved by Planning and Zoning and the Winterset City Council

Andrew Barden
City Administrator