

COUNTY: MADISON
SITE ADDRESS: 1775 MAPLE CT, WINTERSET
SECTION 12, TOWNSHIP 76N, RANGE 28W, NE of SE
PARCEL DESIGNATION: "P"
SUBDIVISION NAME: COVERED BRIDGE ESTATES
LOT(S): 12 AND PARCEL "M"
PROPRIETOR: NOEL, CHRISTINE AND RONALD
REQUESTED BY: TINA NOEL
SURVEYOR NAME: MERLIN L. DAVIS

Document 2023 1598

Book 2023 Page 1598 Type 06 026 Pages 1
Date 7/13/2023 Time 10:57:36AM
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MADISON COUNTY IOWA
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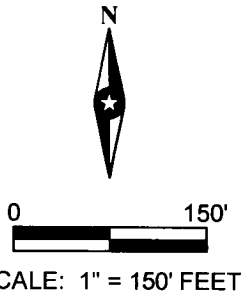
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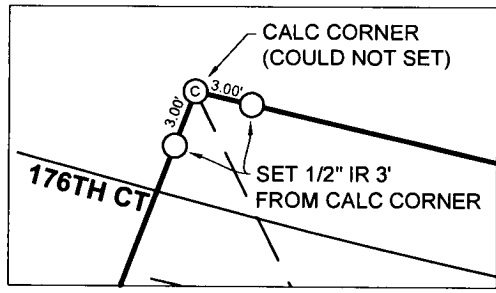
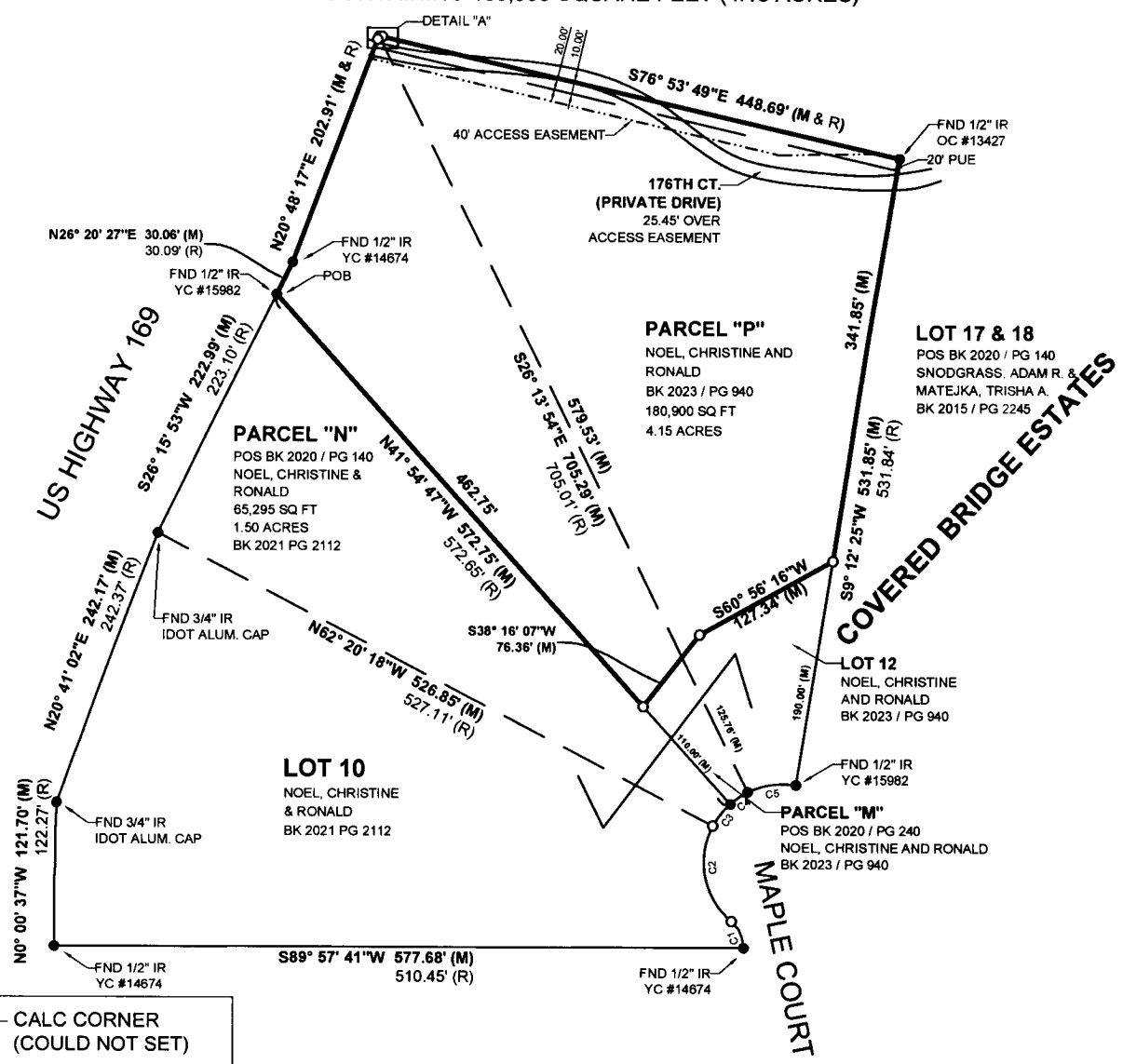
LEGAL DESCRIPTION PARCEL "P"

A PART OF LOT 12 AND PARCEL "M" OF COVERED BRIDGE ESTATES, NOW INCLUDED IN AND FORMING A PART OF SECTION 12, TOWNSHIP 76 NORTH, RANGE 26 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH CORNER OF PARCEL 'N' RECORDED IN PLAT OF SURVEY BK 2020 / PG 140, THENCE NORTH 26°20'27" EAST, ALONG THE RIGHT OF WAY LINE OF US HIGHWAY 169, 30.06' FEET; THENCE NORTH 20°48'17" EAST, CONTINUING ALONG SAID RIGHT OF WAY, 202.91' FEET; THENCE SOUTH 76°53'49" EAST, 448.69' FEET TO THE NORTHWEST CORNER OF LOT 17; THENCE SOUTH 9°12'25" WEST, ALONG THE WEST LINE OF SAID LOT 17, RECORDED IN SAID PLAT OF SURVEY, 341.85' FEET; THENCE SOUTH 60°56'16" WEST, 127.34' FEET, THENCE SOUTH 38°16'07" WEST, 76.36' FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "N"; THENCE NORTH 41°54'47" WEST 462.75' FEET TO THE POINT OF BEGINNING. CONTAINING 180,900 SQUARE FEET (4.15 ACRES) MORE OR LESS.



**CORRECTED PLAT OF SURVEY
AS RECORDED IN BOOK 2023 PAGE 1185**



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	25.64	30.00	48.98	S24° 13' 25" E	24.87' (M & R)
C2	88.54	66.00	76.88	S10° 46' 10" E	82.05' (M) 82.01' (R)
C3	23.59	66.00	20.48	S38° 35' 58" W	23.48' (M)
C4	17.81	66.00	15.46	S55° 01' 29" W	17.76' (M) 17.85' (R)
C5	41.28	66.00	35.84	S81° 35' 33" W	40.81' (M) 40.21' (R)

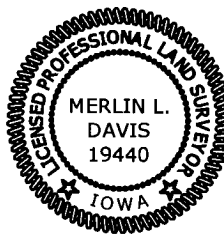
Basis of Bearing is Iowa State Plane Coordinate System South Zone.

FIELD WORK DATE: 05/19/2023 DRAWING DATE: 05/22/2023 DRAFTER: MS JOB NUMBER: #23091

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.

Merlin L. Davis
SIGNATURE
MERLIN L. DAVIS
DATE 7/13/2023

PRINTED OR TYPED NAME:
IOWA LIC. NO. 19440
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024.
THIS SHEET ONLY



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