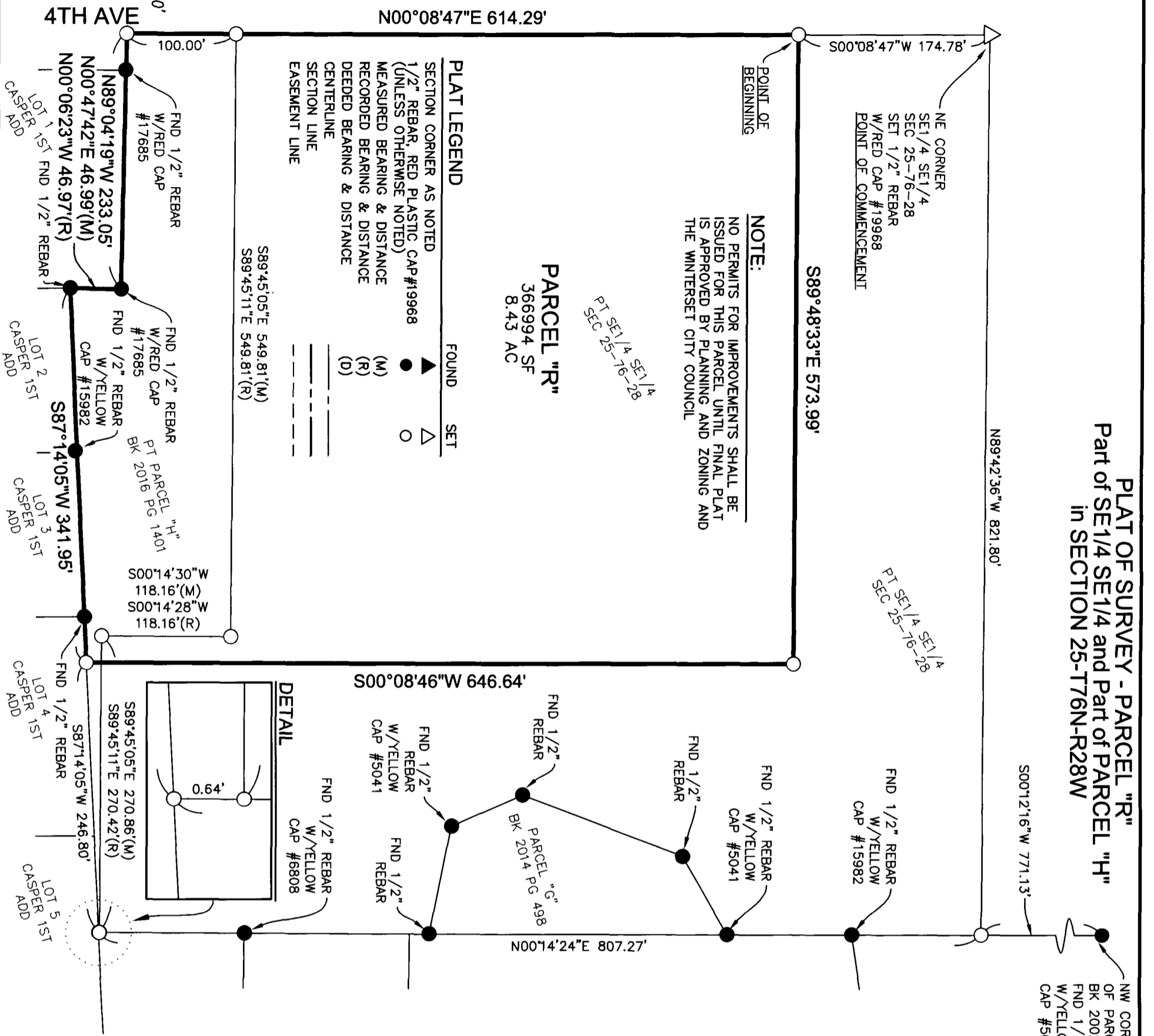
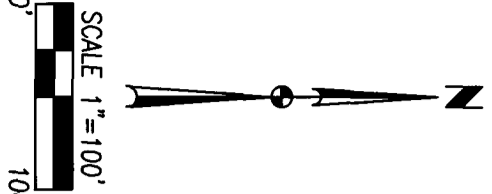


PT SW 1/4 SE 1/4  
 SEC 25-76-28



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

**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  
 DEEDED BEARING & DISTANCE  
 CENTERLINE  
 SECTION LINE  
 EASEMENT LINE

FOUND SET



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

N89°42'36"W 821.80'

NE CORNER  
 SE1/4 SE1/4  
 SEC 25-76-28  
 SET 1/2" REBAR  
 W/RED CAP #19968  
 POINT OF COMMENCEMENT

S89°48'33"E 573.99'

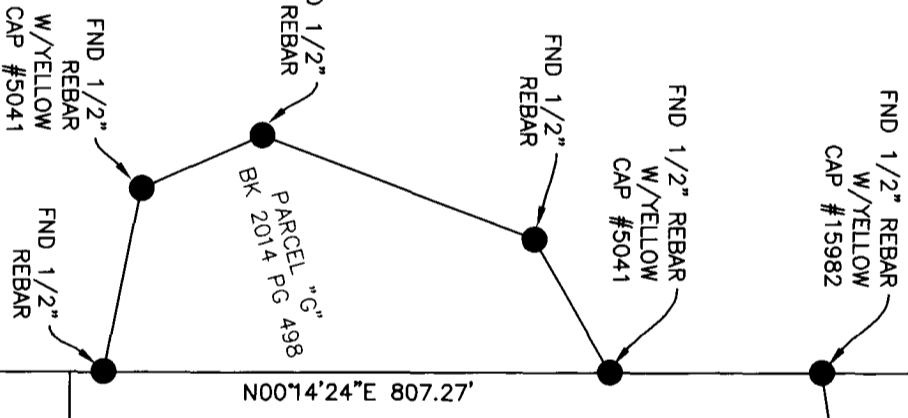
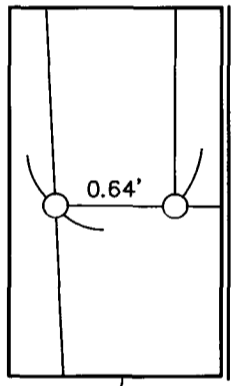
PT SE1/4 SE1/4  
 SEC 25-76-28

S00°12'16"W 771.13'

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

S00°08'46"W 646.64'

N00°14'24"E 807.27'



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

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

FND 1/2" REBAR

FND 1/2" REBAR

PARCEL "G"  
 BK 2014 PG 498

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

FND 1/2" REBAR

FND 1/2" REBAR  
 W/YELLOW  
 CAP #6808

S89°45'05"E 270.86'(M)  
 S89°45'11"E 270.42'(R)

S87°14'05"W 246.80'

LOT 5  
 CASPER 1ST  
 ADD

LOT 4  
 CASPER 1ST  
 ADD

LOT 3  
 CASPER 1ST  
 ADD

LOT 2  
 CASPER 1ST  
 ADD

LOT 1  
 CASPER 1ST  
 ADD

**INDEX LEGEND**

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

SURVEY FOR: CORKREAN DEVELOPMENT INC.

PROPRIETOR: ROBERT M. CASPER  
 REVOCABLE TRUST  
 2218 N. JOHN WAYNE DR.  
 WINTERSSET, IOWA 50273

SURVEYOR: MATTHEW J. THOMAS, PLS

PREPARED BY: CIVIL DESIGN ADVANTAGE, LLC  
 & RETURN TO: 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PH: (515) 369-4400

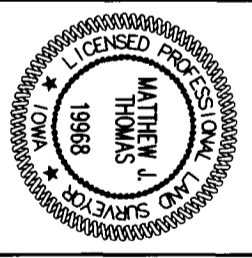
DATE OF SURVEY  
 DECEMBER 23, 2022

**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 WINTERSSET, 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 WINTERSSET; 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.

Document 2023 442  
 Book 2023 Page 442 Type 06 026 Pages  
 Date 3/03/2023 Time 2:33:50PM  
 Rec Amt \$12.00

BRANDY MACUMBER, COUNTY RECORDER  
 MADISON COUNTY IOWA



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY 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.  
 MATTHEW J. THOMAS, P.L.S.  
 DATE 03/03/23  
 LICENSE NUMBER 19968  
 MY LICENSE RENEVAL DATE IS DECEMBER 31, 2023  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 THIS SHEET

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



4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400  
 ENGINEER: \_\_\_\_\_ TECH: \_\_\_\_\_ REVIEW: \_\_\_\_\_

REVISIONS	DATE
PREPARED	2-24-23



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

Philip A. Macumber, Mayor

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