

INDEX LEGEND

Location:: Burk's Corner Addition to Winterset

Requestor: Justin Porter

Proprietor: Justin and Jennifer Porter

Project: 23016 Date of Survey: 4/6/23

Surveyor Co: Boldman Surveying & Consulting

Prepared by/Return to: Craig S.Boldman

521 West Green Street, Winterset, Ia 50273

Phone/fax: 515-462-9242

BK: 2023 PG: 894

Recorded: 5/1/2023 at 9:51:22.0 AM

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County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.32

Combined Fee: \$20.32

Revenue Tax:

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

PLAT OF SURVEY

Parcel "AA" a part of Lot 2 in Burk's Corner Addition to the City of Winterset, Madison County, Iowa, described as follows:

Beginning at the Northwest corner of said Lot 2;thence S 89°27'12" E a distance of 98.65';thence S 00°01'12" E a distance of 137.94' to the present North line of Summit Street; thence N 89°22'49" W, along said North line, a distance of 38.64';thence N 00°01'22" W a distance of 15.00';thence N 89°22'49" W a distance of 30.00';thence N 00°01'22" W a distance of 20.00';thence N 89°22'49" W a distance of 30.00';thence N 00°01'22" W a distance of 102.85'to the point of beginning.

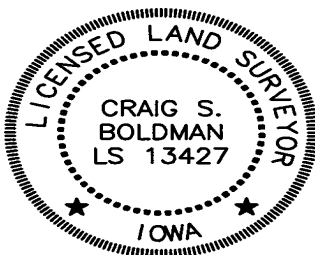
Containing 12103.0 square feet or 0.28 acres

Parcel "BB" a part of Lot 2 in Burk's Corner Addition to the City of Winterset, Madison County, Iowa, described as follows:

Commencing at the Northwest corner of said Lot 2; thence S 89°27'12" E a distance of 98.65' to the Point of Beginning; thence S 89°27'12" E a distance of 120.01' thence S 00°01'12" E a distance of 138.00' to the present North line of Summit Street; thence N 89°22'49" W, along said North line, a distance of 120.01';thence N 00°01'12" W a distance of 137.94' to the point of beginning.

Containing 16556.0 square feet or 0.38 acres

- ▲ FOUND SECTION CORNER
- FOUND 5/8"REBAR RPC #14672
- SET 1/2"REBAR OPC #13427
- (XXXX)=FROM OFFICAL PLAT OR DEED DIMENSION
- RPC=RED PLASTIC CAP
- OPC=ORANGE PLASTIC CAP
- CHAIN LINK FENCE ————●—————



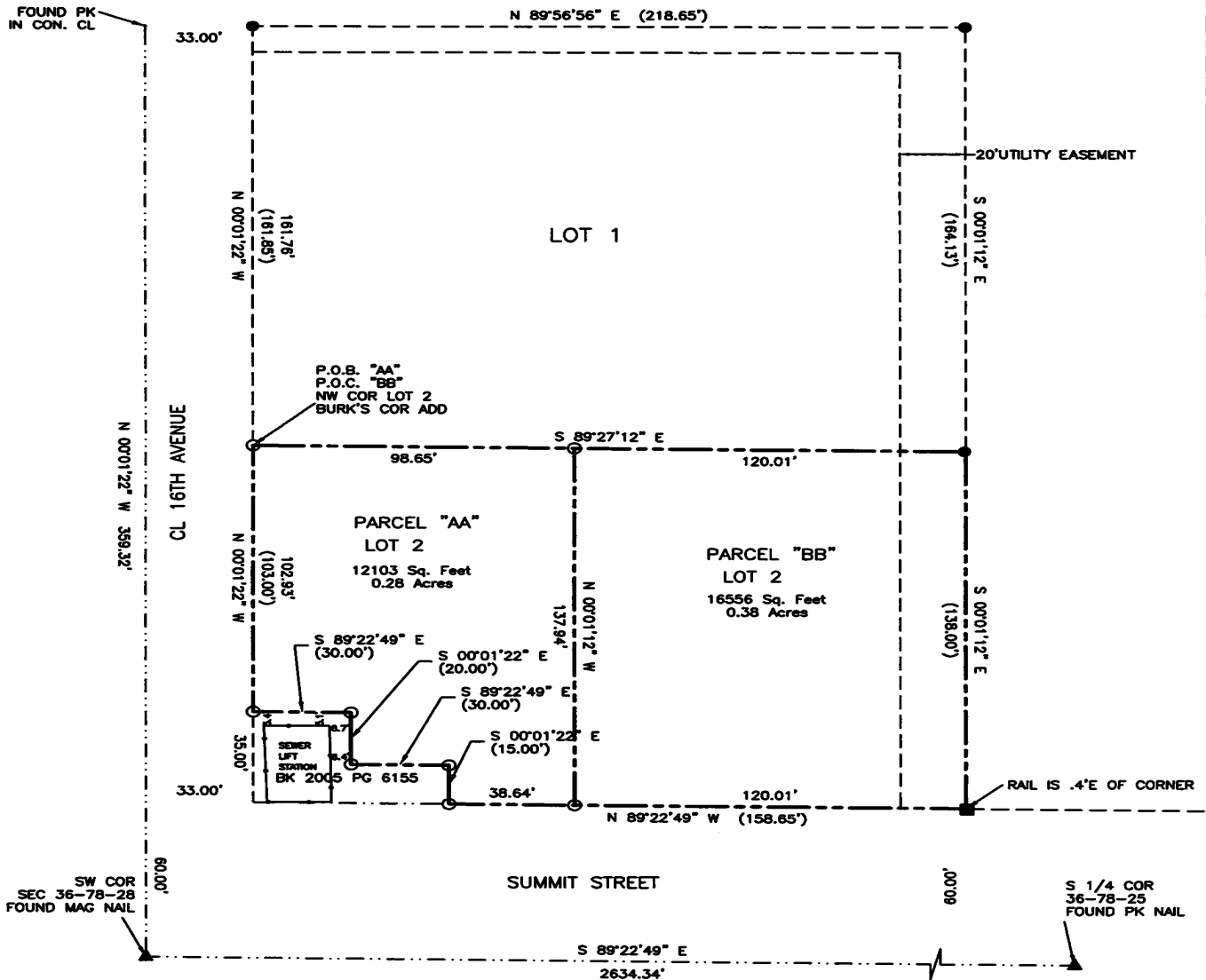
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa

Signature Craig S. Boldman Date 4/11/23

Name Craig S. Boldman P.L.S No. 13427

Renewal date is December 31, 2024

Pages or sheets covered by this seal A11





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 Planning and Zoning Commission convened on April 25, 2023 at 3:30 PM at Winterset City Hall, Members present; Shane Pashek, Sarah Cowman, David LaGrange, and JD McDonald. Absent; Rebekah Gillespie, Dan Bush and Tammy Ellwanger.

Request to split Lot 2 of Burk's Corner Addition. Parcel number 820004700558000, located at the northeast corner of 16th Avenue and Summit Street.

"Burk' Corner" originally platted on 10/25/11
Approved the Final Plat by the Winterset City Council on 11/7/2011
Recorded in Book 2011 Page 3043

"AA" and "BB", both conform to the requirements of R-2 zoning. The parcel "AA" will be 12103 square feet in area and parcel "BB" will be 16556 square feet.

Sarah Cowman made a motion to approve, second by David LaGrange. All present members voted Aye, whereupon the Chairman declared that the motion carried.

Andrew Barden
City Administrator