

INDEX LEGEND

LOCATION: PT. LOT 1, ARBOR PARK PLAT 5
WINTerset, MADISON COUNTY, IOWA

REQUESTOR: HOMES BY FLEETWOOD, LLC

PROPRIETOR: HOMES BY FLEETWOOD, LLC
475 W 50TH ST
SUITE 100
WEST DES MOINES, IA 50273

SURVEYOR: LOUIS M. KELEHAN

COMPANY: CIVIL DESIGN ADVANTAGE

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

AREA RIGHT RESERVED FOR RECORDING STAMP

BK: 2024 PG: 1349
Recorded: 6/14/2024 at 1:36:11.0 PM
Pages 2
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.22
Combined Fee: \$15.22
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

PLAT OF SURVEY

PARCEL EE DESCRIPTION

THE NORTH 3.00 FEET OF LOT 1, ARBOR PARK PLAT 5, AN OFFICIAL PLAT IN THE CITY OF WINTerset, MADISON COUNTY, IOWA.

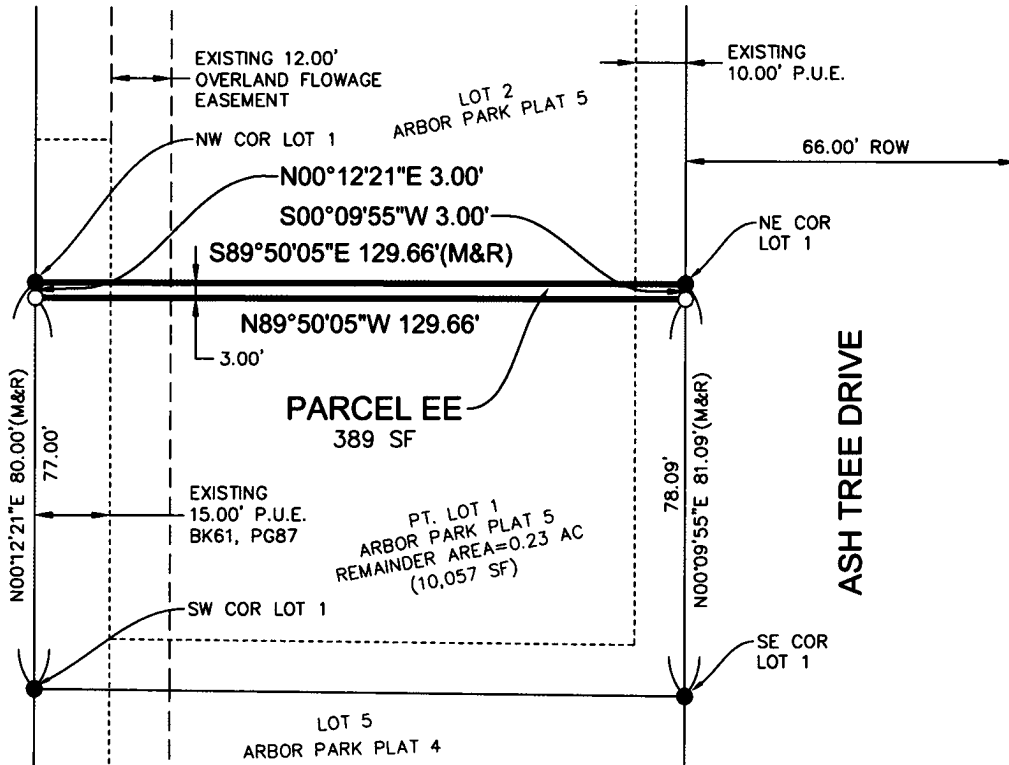
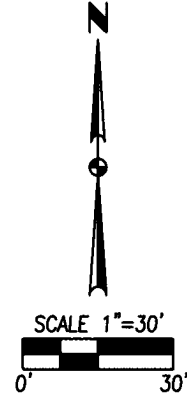
THE PROPERTY CONTAINS 0.01 ACRES (389 SQUARE FEET) AND IS SUBJECT TO ANY AN ALL EASEMENTS OF RECORD.

NOTE

1. THE INTENT OF THIS SURVEY IS TO CREATE A NEW TAX PARCEL FOR THE TRANSFER OF PROPERTY.
2. PARCEL EE IS TO BE TIED TO LOT 2, ARBOR PARK PLAT 5.

DATE OF SURVEY

MAY 16, 2024



LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #18660 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
PROPERTY BOUNDARY	---	



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.

Louis M. Kelehan 5/16/24
LOUIS M. KELEHAN, P.L.S. DATE

LICENSE NUMBER 18660
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET



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

Thomas J Leners, Mayor

Andrew J. Barden, City Administrator

5/8/2024

The property known as Arbor Park, Plat 5 comprising of 16 buildable lots recorded on June 5th, 2023, Book 2023, Page 1265

The real property owners requested to adjust the property lines to accommodate City of Winterset minimum set back requirements on lots and increasing the following lots 2, 7, 8, and 15.

The property lines and sq ft on lots 1,6,9, and 16 will be amended to accommodate the desire.

The proposed property adjustments lines have been presented and reviewed by city staff and meet all zoning requirements for the City of Winterset.

The developer or real property owner may record at their cost the amended property lines.

A handwritten signature in black ink, appearing to read "Andrew Barden".

**Andrew Barden
City Administrator/ Zoning Administrator/ City Clerk**