

INDEX LEGEND

LOCATION: 1818 CEDAR BRIDGE ROAD
WINTERSET IOWA
NE.1/4-SW.1/4 SEC. 30 T76N R27W
MADISON COUNTY IOWA

REQUESTOR: SHIRLEY WIEDMAN

PROPRIETOR: SHIRLEY M. WIEDMAN

SURVEYOR: JOEL R. ROMÉY

COMPANY & RACCOON VALLEY LAND SURVEYING LLC

RETURN TO: 33235 L AVENUE
ADEL IOWA 50003
PHONE: 515.493.8317

PLAT OF SURVEY

PART E. 1/2

NE. 1/4 - SW. 1/4

SEC. 30 T76N R27W

Document 2025 1534

Book 2025 Page 1534 Type 06 026 Pages 2
Date 6/17/2025 Time 9:59:23AM
Rec Amt \$12.00

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

NW. COR. NE.1/4 SW.1/4
SEC. 30 T76N R27W
FOUND 5/8" IR
WITH YPC #6808

S89°12'30"E
1331.80'M

NE. CORNER SW.1/4
(CENTER OF SECTION)
SEC. 30 T76N R27W
FOUND 5/8" IR IN
ROCK DRIVE 1.4' DEEP

665.90'C

665.90'C

PARCEL DESCRIPTION:

PARCEL P:

AN IRREGULAR SHAPED PORTION OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER (NE. 1/4) OF THE SOUTHWEST QUARTER (SW. 1/4) OF SECTION 30, TOWNSHIP 76 NORTH, RANGE 27 WEST OF THE 5th P.M., MADISON COUNTY, IOWA, DESCRIBED AS:
BEGINNING AT THE SOUTHEAST CORNER OF THE NE. 1/4 OF THE SW. 1/4 OF SAID SECTION 30; THENCE S88°51'50"W ALONG THE SOUTH LINE OF THE NE. 1/4 OF THE SW. 1/4 OF SAID SECTION 30, A DISTANCE OF 310.65 FEET; THENCE N00°41'10"E, A DISTANCE OF 754.00 FEET; THENCE N86°27'25"W, A DISTANCE OF 72.15 FEET; THENCE N00°00'00"W, A DISTANCE OF 82.53 FEET; THENCE N65°08'00"E, A DISTANCE OF 150.10 FEET; THENCE N89°52'00"E, A DISTANCE OF 244.25 FEET TO THE EAST LINE OF THE SW.1/4 OF SAID SECTION 30; THENCE S00°25'55"W ALONG THE EAST LINE OF THE SW.1/4 OF SAID SECTION 30, A DISTANCE OF 910.80 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 6.58 ACRES INCLUDING 1.48 ACRES FOR PUBLIC ROAD RIGHT-OF-WAY.

NOTES:

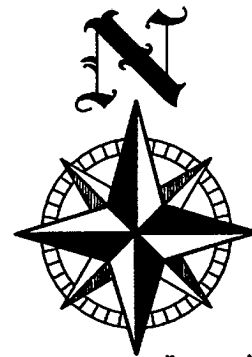
SAID PARCELS BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD.

BASIS OF BEARINGS: IOWA REAL TIME NETWORK SOUTH ZONE.

DATE OF FIELD WORK: JUNE 2025.

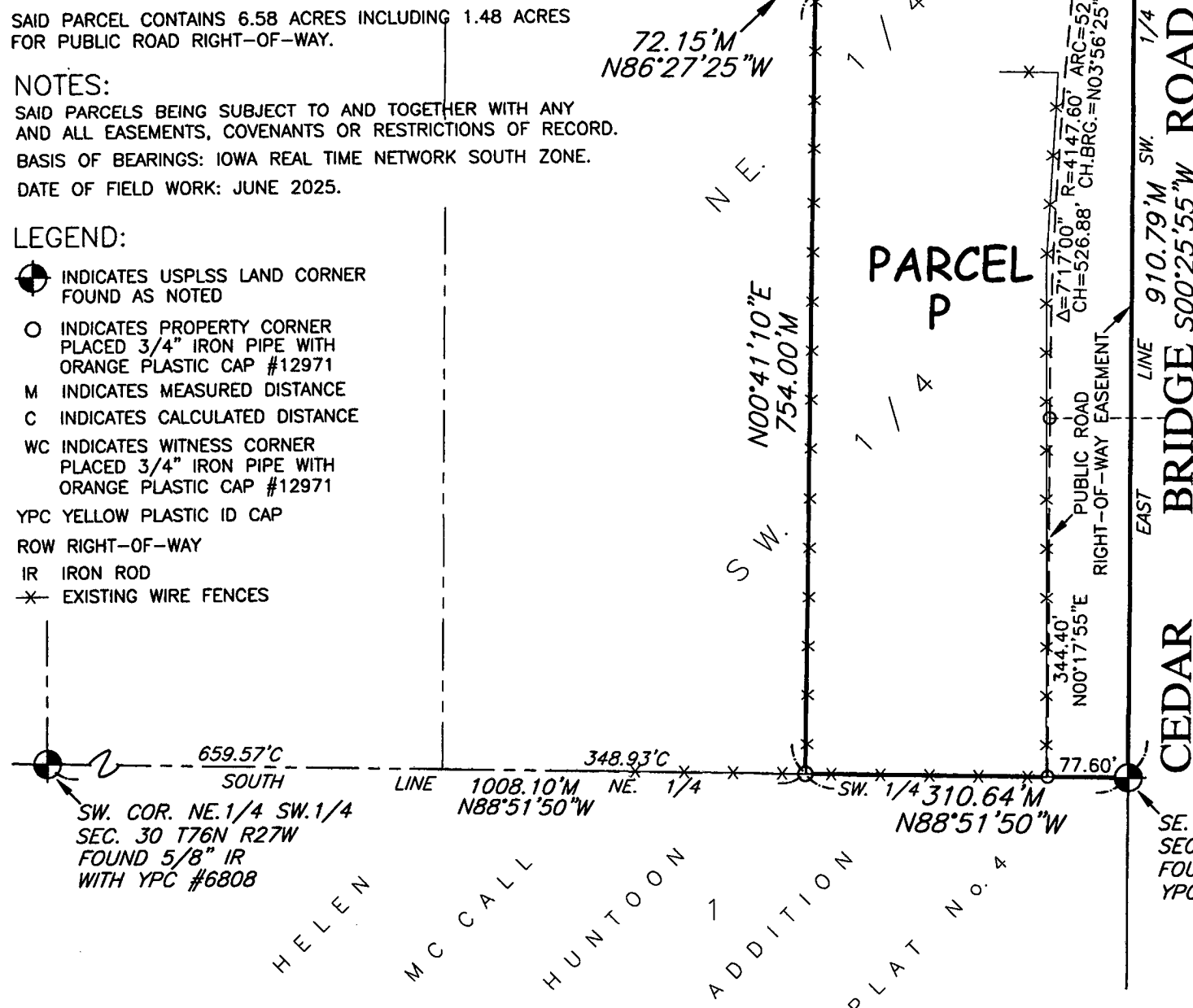
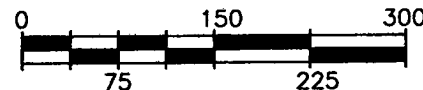
LEGEND:

- INDICATES USPLSS LAND CORNER FOUND AS NOTED
- INDICATES PROPERTY CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971
- M INDICATES MEASURED DISTANCE
- C INDICATES CALCULATED DISTANCE
- WC INDICATES WITNESS CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971
- YPC YELLOW PLASTIC ID CAP
- ROW RIGHT-OF-WAY
- IR IRON ROD
- EXISTING WIRE FENCES



SCALE: 1"=150'

BAR SCALE



CEDAR BRIDGE ROAD
EAST LINE
SW. 1/4
S00°25'55"W
910.79'M

SE. COR. NE.1/4-SW.1/4
SEC. 30 T76N R27W
FOUND 5/8" IR WITH
YPC #6808 1.2' DEEP

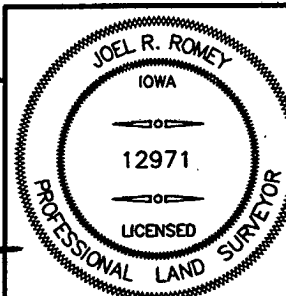
Raccoon—Valley
Land Surveying

33235 L Avenue Adel Iowa 50003
Phone: 515.493.317

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. LICENSE RENEWAL DATE: 31 DEC. 2025 PAGES COVERED BY THIS SEAL: THIS PAGE ONLY

SIGNED:

Joel R. Roméy DATE: 06/16/25



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1 OF 1

DRAWING NO.

'25
016



CITY HALL
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

6/6/2025

The request to approve the split of a parcel (400073062020000) including the address of 1818 Cedar Bridge Rd, Winterset, Iowa 50273, which is immediately adjacent to the current corporate city limits of the City of Winterset know as:

The Split Parcel as submitted as "Parcel P" with a legal description of:

Legal Description:

PARCEL P:

AN IRREGULAR SHAPED PORTION OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER (NE. 1/4) OF THE SOUTHWEST QUARTER (SW. 1/4) OF SECTION 30, TOWNSHIP 76 NORTH, RANGE 27 WEST OF THE 5th P.M., MADISON COUNTY, IOWA, DESCRIBED AS:

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This parcel is approved for division as having met the minimum zoning regulations.

Consideration of voluntary annexation into the City Limits or tie to infrastructure shall be based upon the desire of the landowner and/or future subdivision plans.

Any future splits are required to be approved by Winterset Planning and Zoning as a subdivision (more than 4 parcels).

Andrew Barden
City Administrator/City Clerk/Zoning Administrator

City Council

Mary Ann Orr- North Mike Fletcher- South

Christopher Fairholm-Mayor Pro Tem, At-Large Michael Eller – At Large Michael Cook- At Large