

INDEX LEGEND

Sec. 1-75-28 N 5th PM

Location: Replat of Lot 3 Seven Oaks Sub. Winterset

Requestor: Steven Reed

Proprietor: Steven Reed

Project: 25017 Date of Survey: 4/4/2025

Surveyor Co: Boldman Surveying & Consulting

Prepared by/Return to: Craig S. Boldman

521 West Green Street, Winterset, Ia 50273

Phone/fax: 515-462-9242

FINAL PLAT OF SEVEN OAKS SUBDIVISION PLAT NO. 2

Being a Replat of Lot 3 of Seven Oaks Subdivision, an Official Plat, located in Section 1, Township 75 North, Range 28

West of the 5th P.M., Madison County, Iowa.

BK: 2025 PG: 1911

Recorded: 7/24/2025 at 2:52:39.0 PM

Pages 1

County Recording Fee: \$7.00

Iowa E-Filing Fee: \$3.13

Combined Fee: \$10.13

Revenue Tax: \$0.00

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

OWNER/DEVELOPER:

Steve Reed Developments
2248 Carver Road
Winterset, IA 50273
515-975-1016

SURVEYOR

Boldman Surveying & Consulting
521 West Green St
Winterset, Ia 50273
515-202-9157

UTILITIES

Electric-R.E.C.
Gas-Propane
Sewer-Private Septic
Cable-Future
Water-City of Winterset

SETBACKS

Front and Rear-50' from property line
Side-25' from property line

ZONING- "A" AGRICULTURE

Wilkie, Katherine M. Etal
Nelson, Noel R
C/O MARK NELSON
1406 QUINCY LN
CHARLESTON, WV 25314

Timber Creek Development
2287 Carver Rd
Winterset, IA 50273-

Winterset Community School District
110 W WASHINGTON
Winterset, IA 50273-

FAIRHOLM, CHRISTOPHER D
1524 S 4TH AVE
Winterset, IA 50273-

Ashby, Michael E & Shou
1618 S 4th Ave
Winterset, IA 50273-

SHILHANEX, JENNIFER
708 W FREMONT ST
WINTERSET, IA 50273

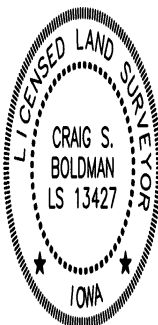
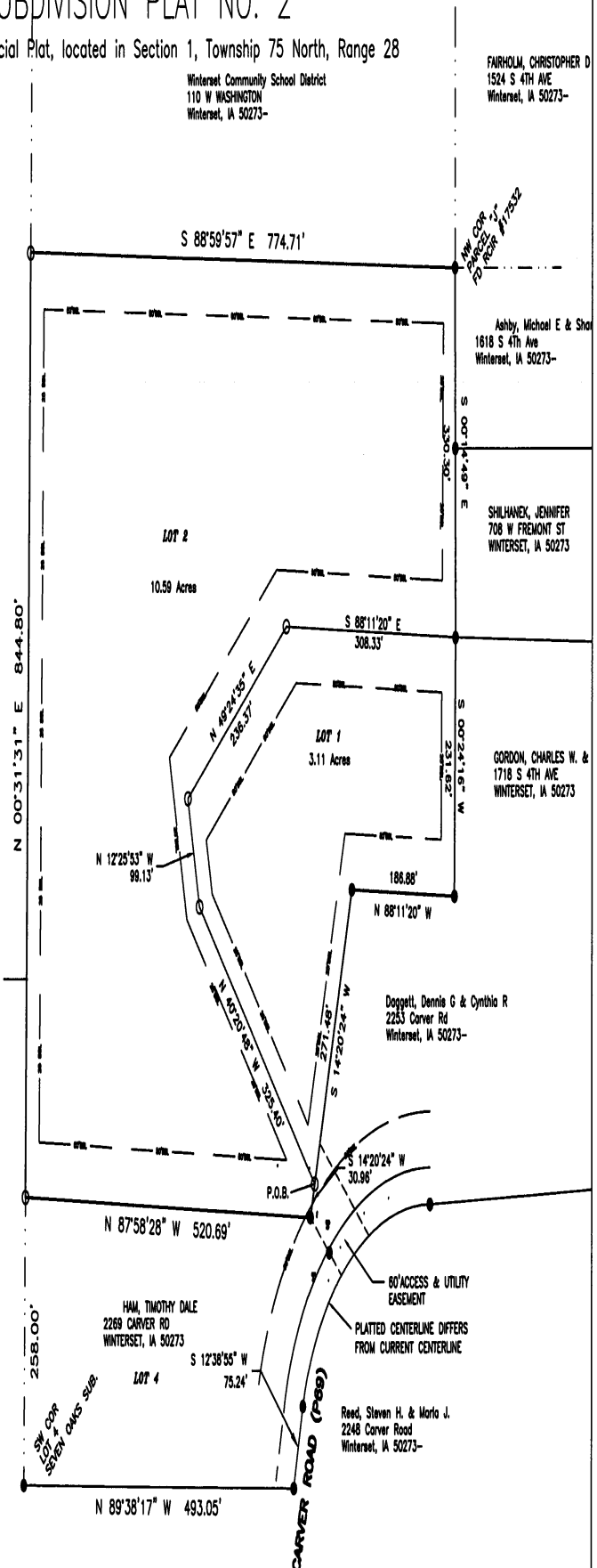
GORDON, CHARLES W. &
1718 S 4TH AVE
WINTERSET, IA 50273

Doppelt, Danna G & Cynthia R
2253 Carver Rd
Winterset, IA 50273-

Reed, Steven H. & Maria J.
2248 Carver Road
Winterset, IA 50273-



APPROXIMATE 1/4-1/4 SECTION LINE



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: *7/18/2025*

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

Renewal date is December 31, 2026

Pages or sheets covered by this seal *this sheet*