

INDEX LEGEND

LOCATION: PT. SEC 18-75-27, NE1/4 SE1/4
PT. SEC 18-75-27, NW1/4 SE1/4

REQUESTOR &
PROPRIETOR: UTSLER, LARRY H & MICHELLE J FAMILY TRUST
2600 SCENIC VIEW DRIVE
WAUKEE, IOWA 50263

SURVEYOR: MICHAEL A. BROONER

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

PLAT OF SURVEY

BOOK 2025 PG. 3010
Recorded: 11/10/2025 at 10:46:36.0 AM
Pages 6
County Recording Fee: \$32.00
Iowa E-Filed Fee: \$3.60
Combined Fee: \$35.60
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

AREA ABOVE RESERVED FOR RECORDING STAMP

PARCEL 'K' DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 75 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°57'17" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 499.93 FEET TO THE NORTHWEST CORNER OF TRACT '2' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2019, PAGE 2464; THENCE SOUTH 01°10'27" EAST ALONG THE WEST LINE OF SAID TRACT '2', A DISTANCE OF 208.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT '2'; THENCE NORTH 89°54'43" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT '2', A DISTANCE OF 311.78 FEET; THENCE NORTH 00°10'07" EAST ALONG SAID SOUTHERLY LINE, 68.64 FEET; THENCE NORTH 88°21'01" EAST ALONG SAID SOUTHERLY LINE, 504.20 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00°15'26" WEST ALONG SAID EAST LINE, 1184.95 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°48'56" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 1316.91 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89°49'11" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 619.20 FEET; THENCE NORTH 00°10'49" WEST, 983.77 FEET; THENCE SOUTH 87°30'59" EAST, 624.37 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00°05'23" EAST ALONG SAID WEST LINE, 358.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 50.51 ACRES (2,200,135 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD INCLUDING ROADWAY EASEMENT ALONG THE EAST 40 FEET THEREOF, SAID EASEMENT CONTAINS 1.09 ACRES (47,377 SQUARE FEET).

DATE OF SURVEY

SEPTEMBER 19, 2025

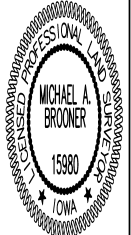
AREA SUMMARY

NW1/4 SE1/4: 13.83 AC (602,372 SF)
NE1/4 SE1/4: 36.68 AC (1,597,763 SF)
TOTAL AREA: 50.51 AC (2,200,135 SF)

ROADWAY EASEMENT IN NE1/4 SE 1/4
1.09 ACRES (47,377 SF)

SURVEYOR'S NOTE

THERE IS A DISCREPANCY BETWEEN THE PROPERTY DESCRIPTIONS, RECORDED SURVEY AND FOUND MONUMENTS AT THE NORTHEASTERLY CORNER OF THE SUBJECT PROPERTY. THE DESCRIPTION OF THE SUBJECT PROPERTY RECORDED IN BOOK 2019, PAGE 1757 EXCEPTS OUT PROPERTY NOW KNOWN AS TRACTS 1 AND 2 OF THE CORRECTED PLAT OF SURVEY RECORDED IN BOOK 2019, PAGE 2464. THE DISTANCES SHOWN FOR SAID DESCRIPTION EXCEPTIONS DOES NOT MATCH THE DISTANCES SHOWN OR THE FOUND MONUMENTS SHOWN ON SAID PLAT OF SURVEY. THE CURRENT DEED FOR THE ADJOINING PROPERTY RECORDED IN BOOK 2019 PAGE 3065 SHOWS THE PROPERTY DESCRIPTION AS BEING THE PROPERTY DESCRIBED IN SAID PLAT OF SURVEY. IT APPEARS TO THIS SURVEYOR THAT SAID PLAT OF SURVEY WAS PREPARED AT THE REQUEST OF THE ADJOINING OWNER TO CORRECT THIS DISCREPANCY. THIS SURVEYOR ACCEPTS SAID PLAT OF SURVEY, THE FOUND MONUMENTS, THE EXISTING FENCES AND THE DESCRIPTION OF THE ADJOINING PROPERTY AS THE COMMON PROPERTY LINE.

	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.	
		11-10-2025
	MICHAEL A. BROONER, P.L.S.	DATE
	LICENSE NUMBER 15980 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026 PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1 & 2	

EA

DATE: 10-31-25 09:29:25

REVISIONS

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

REVIEW:

TECH:

ENGINEER:

EA

PARCEL 'K' - SEC 18-75-27
PLAT OF SURVEY

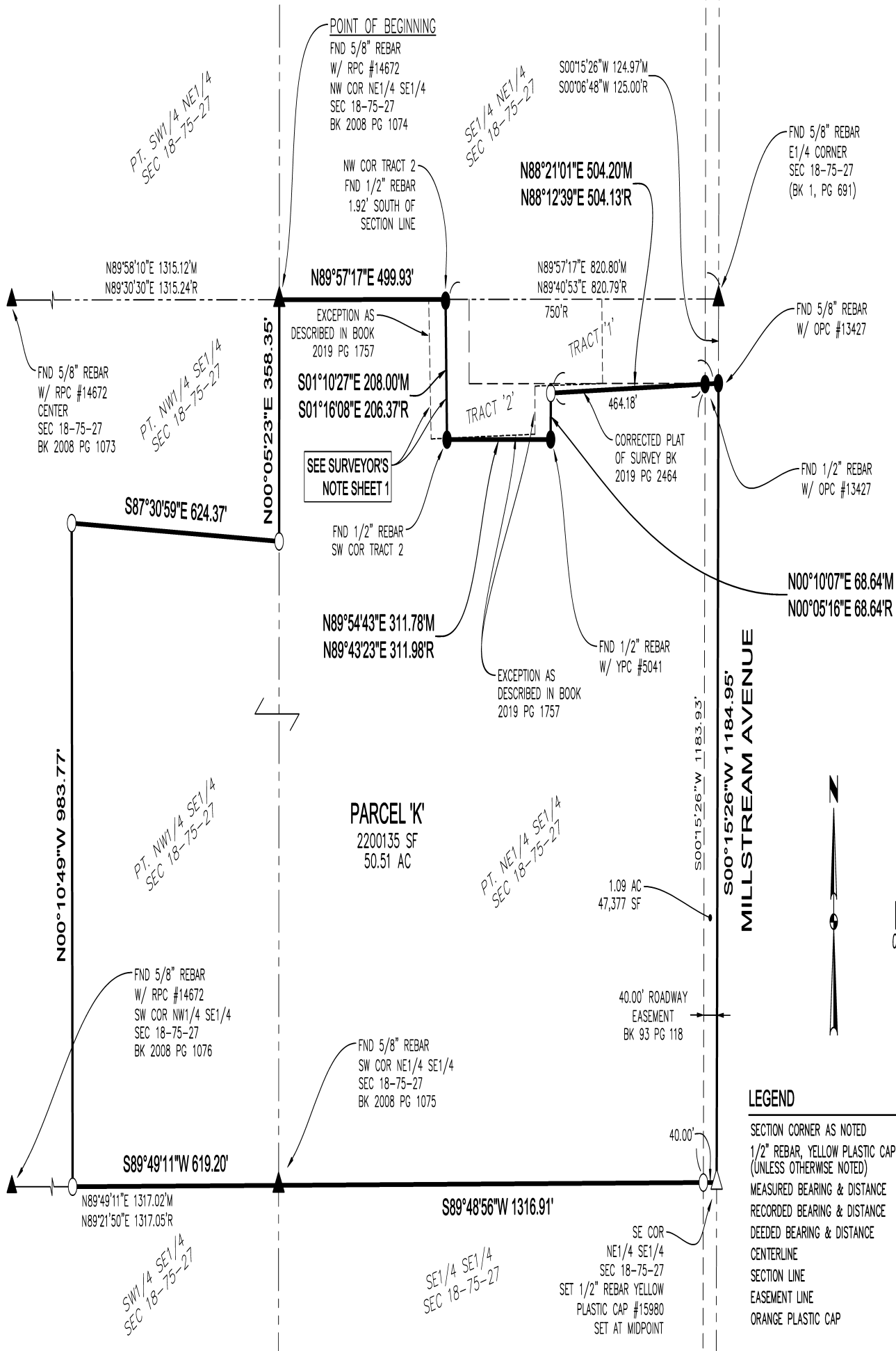
WINTERSET, IOWA

1/2

2509.681

EA

PLAT OF SURVEY



LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	
ORANGE PLASTIC CAP		OPC

RESOLUTION NO. 2025-60

RESOLUTION APPROVING PLATS OF SURVEY

WHEREAS there was filed in the office of the Zoning Administrator of the City of Winterset, Iowa, plats of survey of property owned by Larry & Michelle Utsler Trust; and

WHEREAS the parcels of land comprising said plats of survey are described as follows:

Legal Description - Parcel "K"

A PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 75 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°57'17" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 499.93 FEET TO THE NORTHWEST CORNER OF TRACT '2' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2019, PAGE 2464; THENCE SOUTH 01°10'27" EAST ALONG THE WEST LINE OF SAID TRACT '2', A DISTANCE OF 208.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT '2'; THENCE NORTH 89°54'43" EAST ALONG THE SOUTHERLY LINE OF SAID TRACT '2', A DISTANCE OF 311.78 FEET; THENCE NORTH 00°10'07" EAST ALONG SAID SOUTHERLY LINE, 68.64 FEET; THENCE NORTH 88°21'01" EAST ALONG SAID SOUTHERLY LINE, 504.20 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00°15'26" WEST ALONG SAID EAST LINE, 1184.95 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°48'56" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 1316.91 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89°49'11" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 619.20 FEET; THENCE NORTH 00°10'49" WEST, 983.77 FEET; THENCE SOUTH 87°30'59" EAST, 624.37 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00°05'23" EAST ALONG SAID WEST LINE, 358.35 FEET TO THE POINT OF BEGINNING AND CONTAINING 50.51 ACRES (2,200,135 SQUARE FEET).
THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD INCLUDING ROADWAY EASEMENT ALONG THE EAST 40 FEET THEREOF, SAID EASEMENT CONTAINS 1.09 ACRES (47,377 SQUARE FEET).

Legal Description - Parcel "L"

PARTS OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 18, TOWNSHIP 75 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 00°06'12" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 1311.63 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 00°05'23" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 358.35 FEET; THENCE NORTH 87°30'59" WEST, 624.37 FEET; THENCE SOUTH 00°10'49" EAST, 983.77 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89°49'11" WEST ALONG SAID SOUTH LINE, 697.82 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00°10'19" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 370.16 FEET TO THE EASTERLY LINE OF CLARK TOWER SUBDIVISION PLAT 2 PHASE 1, AN OFFICIAL PLAT; THENCE NORTH 37°26'53" EAST ALONG SAID EASTERLY LINE, 196.76 FEET; THENCE NORTH 37°25'51" EAST ALONG SAID EASTERLY LINE, 451.55 FEET TO THE SOUTHEAST CORNER OF LOT 5, CLARK TOWER SUBDIVISION PLAT 2 PHASE 2, AN OFFICIAL PLAT; THENCE NORTH 06°13'39" EAST ALONG THE EASTERLY LINE OF SAID CLARK TOWER SUBDIVISION PLAT 2 PHASE 2, A DISTANCE OF 387.88 FEET; THENCE NORTH 06°20'32" EAST ALONG SAID EASTERLY LINE, 66.07 FEET; THENCE NORTH 06°08'59" EAST ALONG SAID EASTERLY LINE, 65.90 FEET; THENCE NORTH 06°14'08" EAST ALONG SAID EASTERLY LINE, 450.21 FEET TO THE NORTHEAST CORNER OF LOT 4, SAID CLARK TOWER SUBDIVISION PLAT 2 PHASE 2; THENCE NORTH 80°02'36" WEST ALONG THE NORTHERLY LINE OF SAID CLARK TOWER SUBDIVISION PLAT 2 PHASE 2, A DISTANCE OF 416.37 FEET; THENCE NORTH 79°54'39" WEST ALONG SAID NORTHERLY LINE, 60.63 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE NORTH 80°20'30" WEST ALONG SAID NORTHERLY LINE, 25.12 FEET; THENCE NORTH 79°43'59" WEST ALONG SAID NORTHERLY LINE, 45.51 FEET TO THE SOUTHEAST CORNER OF LOT 4, CLARK TOWER SUBDIVISION, AN OFFICIAL PLAT; ~~THENCE NORTH 09°52'53" EAST ALONG THE EASTERLY LINE OF SAID CLARK TOWER SUBDIVISION, 181.89 FEET; THENCE NORTH 09°44'15" WEST ALONG SAID EASTERLY LINE, 161.59 FEET; THENCE NORTH 09°42'51" WEST ALONG SAID EASTERLY LINE, 340.35 FEET TO THE NORTHEAST CORNER OF LOT 5 SAID CLARK TOWER SUBDIVISION; THENCE NORTH 89°34'29" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 100.31 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 89°33'50" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 1313.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 53.47 ACRES (2,329,046 SQUARE FEET).~~

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

Legal Description - Parcel "M"

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 75 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF

THE SOUTHWEST QUARTER; THENCE SOUTH 89°48'48" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 1322.25 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°27'38" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, 864.12 FEET; THENCE SOUTH 89°32'22" EAST, 486.13 FEET TO THE SOUTHERLY LINE OF CLARK TOWER SUBDIVISION PLAT 2 PHASE 1, AN OFFICIAL PLAT; THENCE SOUTH 71°23'38" EAST ALONG SAID SOUTHERLY LINE, 78.70 FEET; THENCE SOUTH 55°11'09" EAST ALONG SAID SOUTHERLY LINE, 114.45 FEET; THENCE SOUTH 33°51'52" EAST ALONG SAID SOUTHERLY LINE, 130.31 FEET; THENCE SOUTH 33°44'38" EAST ALONG SAID SOUTHERLY LINE, 130.28 FEET; THENCE SOUTH 46°45'27" EAST ALONG SAID SOUTHERLY LINE, 97.30 FEET; THENCE SOUTH 30°34'36" EAST ALONG SAID SOUTHERLY LINE, 104.73 FEET; THENCE SOUTH 17°43'11" EAST ALONG SAID SOUTHERLY LINE, 122.09 FEET; THENCE SOUTH 36°44'46" EAST ALONG SAID SOUTHERLY LINE, 105.72 FEET; THENCE SOUTH 79°58'21" EAST ALONG SAID SOUTHERLY LINE, 81.25 FEET; THENCE NORTH 61°54'06" EAST ALONG SAID SOUTHERLY LINE, 93.85 FEET; THENCE NORTH 41°45'27" EAST ALONG SAID SOUTHERLY LINE, 161.14 FEET; THENCE NORTH 37°26'53" EAST ALONG SAID SOUTHERLY LINE, 36.33 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00°10'19" WEST ALONG SAID EAST LINE, 370.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.64 ACRES (812,034 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD INCLUDING ROADWAY EASEMENT BEING THE WEST 75.00 FEET THEREOF. SAID EASEMENTS CONTAINS 1.49 ACRES (64,777 SQUARE FEET).

Legal Description - Parcel "N"

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 75 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 'C' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 3, PAGE 263; THENCE SOUTH 87°02'59" EAST ALONG THE SOUTH LINE OF SAID PARCEL 'C', 367.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 'C'; THENCE SOUTH 29°23'47" EAST ALONG THE SOUTHERLY LINE OF CLARK TOWER SUBDIVISION PLAT 2 PHASE 1, AN OFFICIAL PLAT, 158.60 FEET; THENCE SOUTH 37°53'05" EAST ALONG SAID SOUTHERLY LINE, 65.31 FEET; THENCE NORTH 89°32'22" WEST, 486.13 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°27'38" EAST ALONG SAID WEST LINE, 204.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.90 ACRES (82,648 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD INCLUDING ROADWAY EASEMENT BEING THE WEST 75.00 FEET THEREOF. SAID EASEMENTS CONTAINS 0.35 ACRES (15,231 SQUARE FEET).

Legal Description – RETRACEMENT PLAT OF SURVEY

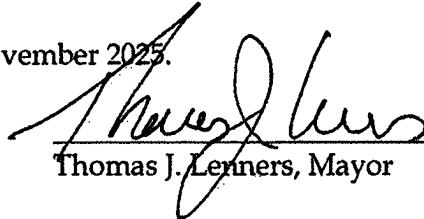
LOTS 2, 6, 7, 8, 9 AND 10, CLARK TOWER SUBDIVISION PLAT 2 PHASE 1 AND LOTS 3, 4 AND 5, CLARK TOWER SUBDIVISION PLAT 2 PHASE 2, BOTH BEING OFFICIAL PLATS IN MADISON COUNTY, IOWA.

WHEREAS the Planning & Zoning Commission of the City of Winterset, Iowa, met and reviewed said plats of survey on October 28, 2025 and found that the plats of survey conform to the provisions of the land use plan and are in compliance with the Ordinances of the City of Winterset, Madison County, Iowa, and recommends that the plats of survey should be approved by the City Council of the City of Winterset, Iowa.

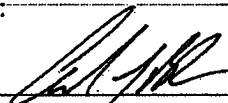
NOW THEREFORE BE IT RESOLVED by the City Council of the City of Winterset, Iowa:

1. The plats of survey are on property owned by Larry & Michelle Utsler Trust.
2. The requirement of the Subdivision Ordinance of the City of Winterset, Iowa that certain improvements be constructed within said plat of survey is hereby waived.
3. The Zoning Administrator of the City of Winterset, Iowa, is hereby directed to certify this resolution which shall be affixed to said plats to the County Recorder which should be filed and recorded in connection therewith.

Passed and approved this 3rd day of November 2025.


Thomas J. Lenners, Mayor

ATTEST:


Andrew Barden, City Administrator / Zoning Administrator