

INDEXLEGEND

COUNTY: Madison
PARCEL DESIGNATION: Parcel "N"
SECTION: 25 TOWNSHIP: 76 RANGE: 28
ALIQUOT PART: E1/2 SW1/4
SUBDIVISION NAME:
BLOCK: LOT(S):
SITE ADDRESS: N 8th Avenue
CITY: Winterset
PROPRIETOR: Michael K Johnson
REQUESTED BY: Pat Corkrean

ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING
101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048



Document 2017 288

Book 2017 Page 288 Type 06 026 Pages 3
Date 1/24/2017 Time 2:42:24PM
Rec Amt \$17.00

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

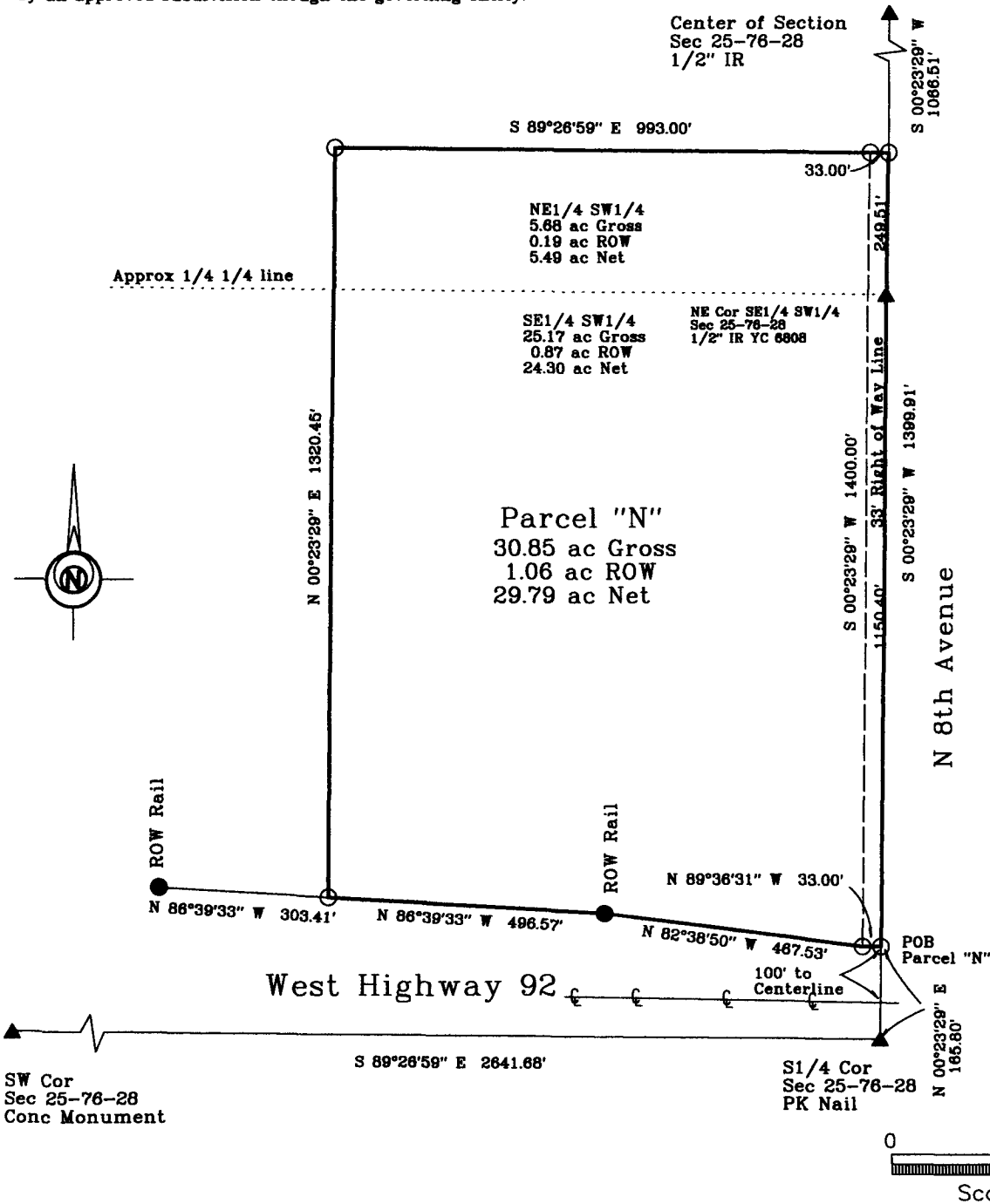
INDX
ANNO
SCAN
CHEK

THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY

PREPARED BY & RETURN TO: ABACI CONSULTING INC, 101 NE CIRCLE DR., GRIMES, IA 50111, PH.(515)986-5048

PLAT OF SURVEY
PARCEL "N" OF THE E1/2 OF THE SW1/4
SEC 25-76-28

NOTE
That part of Parcel "N" hereon, lying in the NE1/4 of the SW1/4, is not intended to nor shall be divided or sold off of Parcel "N". Parcel "N" to remain intact as one piece until further subdivided by an approved subdivision through the governing entity.



Legal Description - Parcel "N"
All that part of the East Half (E1/2) of the Southwest Quarter (SW1/4) in Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West, of the 5th P.M., lying North of Highway 92, more particularly described as follows:
Commencing at the South Quarter (S1/4) Corner of said Section 25, thence North 00°23'29" East, along the East line of the SW1/4 of said Section 25, a distance of 165.80 feet, to the Point of Beginning; thence North 89°36'31" West, a distance of 33.00 feet, to the West Right of way line of N 8th Avenue; thence North 82°38'50" West, along the North Right of way line of Highway 92, a distance of 467.53 feet; thence North 86°39'33" West, along the North Right of way line of Highway 92, a distance of 496.57 feet; thence North 00°23'29" East, parallel to the East line of the SW1/4 of said Section 25, a distance of 1,320.45 feet; thence South 89°26'59" East, a distance of 993.00 feet, to the East line of the SW1/4 of said Section 25; thence South 00°23'29" West, along the East line of the SW1/4 of said Section 25, a distance of 1,399.91 feet to the Point of Beginning, and containing 1,343,887 square feet or 30.85 acres of land, more or less. Subject to all restrictions and easement of record.

DATE OF SURVEY FIELDWORK: 11/30/2016 DRAWING DATE: 1/6/2017 DRAFTER: VP REVISION DATE: PROJECT NO: 16670

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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.

Vincent E. Piagentini
VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE 1/13/17

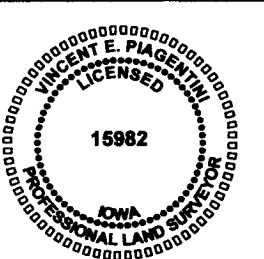
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)

SYMBOLS LEGEND:

IR IRON ROD
IP IRON PIPE

R RECORDED DISTANCE
M MEASURED DISTANCE
C CALCULATED DISTANCE
● CORNER MONUMENT FOUND
○ SET 1/2" IR YC 15982
UNLESS NOTED
▲ SECTION CORNER FOUND
△ SECTION CORNER SET
1/2" IR YC 15982
UNLESS NOTED
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
YC YELLOW CAP



RESOLUTION NO. 2017-13

RESOLUTION APPROVING PLAT OF SURVEY

WHEREAS there was filed in the office of the Zoning Administrator of the City of Winterset, Iowa, plat of survey of property owned by Michael K. Johnson; and

WHEREAS the parcel of land comprising said plat of survey is described as follows:

Parcel "N" - All that part of the East Half ($E \frac{1}{2}$) of the Southwest Quarter ($SW \frac{1}{4}$) in Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., lying North of Highway 92, more particularly described as follows:

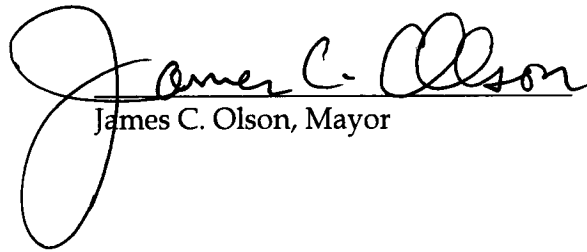
Commencing at the South Quarter ($S \frac{1}{4}$) Corner of said Section 25, thence North $00^{\circ}23'29''$ East, along the East line of $SW \frac{1}{4}$ of said Section 25, a distance of 165.80 feet, to the Point of Beginning; thence North $89^{\circ}36'31''$ West, a distance of 33.00 feet, to the West Right of way line of N 8th Avenue; thence North $82^{\circ}38'50''$ West, along the North Right of way line of Highway 92, a distance of 467.53 feet; thence North $86^{\circ}39'33''$ West, along the North Right of Way line of Highway 92, a distance of 496.57 feet; thence North $00^{\circ}23'29''$ East, parallel to the East line of the $SW \frac{1}{4}$ of said Section 25, a distance of 1,320.45 feet; thence South $89^{\circ}26'59''$ East, a distance of 993.00 feet, to the East line of the $SW \frac{1}{4}$ of said Section 25; thence South $00^{\circ}23'29''$ West, along the East line of the $SW \frac{1}{4}$ of said Section 25, a distance of 1,399.91 feet to the Point of Beginning and containing 1,343,887 square feet or 30.85 acres of land, more or less. Subject to all restrictions and easement of record.

WHEREAS the Planning & Zoning Commission of the City of Winterset, Iowa, has reviewed said plat of survey and finds that the plat of survey conforms to the provisions of the land use plan and is in compliance with the Ordinances of the City of Winterset, Madison County, Iowa, and recommends that the plat 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 plat of survey on property owned by Michael K. Johnson as described above is hereby approved.
2. Submittal of this plat of survey is to facilitate the transfer of title and the further subdivision of this parcel. As such, no building permits will be issued for this plat of survey until the subsequent submittal and approval of a subdivision plat.
3. The Zoning Administrator of the City of Winterset, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder which should be filed and recorded in connection therewith.

Passed and approved this 23rd day of January, 2017.



James C. Olson, Mayor

ATTEST:



Mark Nitchals, City Administrator