

INDEX LEGEND

COUNTY: MADISON
 CITY: WINTERSET
 SUBDIVISION NAME: NORTH STONE VILLAGE PLAT 6
 BLOCK: N/A LOT(S): LOT 3
 SITE ADDRESS: 620 & 624 WEST STONE STREET
 PROPRIETOR: NORTH STONE TOWNHOMES, LLC
 REQUESTED BY: PETER CORKREAN

ABACI CONSULTING, INC.
 CIVIL ENGINEERING - LAND SURVEYING

GRIMES
 101 NE CIRCLE DR.
 GRIMES, IA 50111
 (515) 986-5048

WINTERSET
 110 W. GREEN ST.
 WINTERSET, IA 50273
 (515) 462-3995



Document 2018 3977

Book 2018 Page 3977 Type 06 026 Pages 2
 Date 12/06/2018 Time 10:29:53AM
 Rec Amt \$12.00

INDX
 ANNO
 SCAN
 CHEK

LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

PLAT OF SURVEY

FIELD WORK DATE: 10/11/2018
 DRAWING DATE: 10/12/2018
 DRAFTER: BA
 JOB NUMBER: 18345

SPACE ABOVE FOR USE BY RECORDER'S OFFICE

PLAT OF SURVEY FOR CORKREAN DEVELOPMENT INC. LOCATED ON LOT 3, NORTH STONE VILLAGE PLAT 6, CITY OF WINTERSET, MADISON COUNTY, IOWA

LEGAL DESCRIPTION

A Subdivision of existing Lot 3, North Stone Village Plat 6, City of Winterset, Madison County, Iowa more particularly described as follows:

Lot 3A:
 Beginning at the Southwest corner of Lot 3, North Stone Village Plat 6, City of Winterset, Madison County, Iowa, thence North 24° 31' 20" East, a distance of 132.99 feet, along the West line of said Lot 3 to the Northwest corner of said Lot 3; thence along a curve, concave Northerly with a radius of 57.00 feet, having a chord bearing of South 81° 02' 37" East, a distance of 29.90 feet to a point; thence South 01° 18' 37" West, a distance of 117.56 feet to a point on the South line of said Lot 3; thence North 89° 10' 11" West, a distance of 82.04 feet to the point of beginning containing 0.15 acres (6,697 square feet).

Lot 3B:
 Beginning at the Southeast corner of Lot 3, North Stone Village Plat 6, City of Winterset, Madison County, Iowa, thence North 89° 10' 11" West, a distance of 45.27 feet along the South line of said Lot 3 to a point; thence North 01° 18' 37" East, a distance of 117.56 feet to a point on the North line of said Lot 3; thence along a curve, concave Northwesterly with a radius of 57.00 feet, having a chord bearing of North 75° 17' 02" East, a distance of 16.79 feet to a point of reverse curvature; thence along a curve, concave Southeasterly, having a radius of 38.00 feet, and a chord bearing of North 79° 19' 23" East, a distance of 15.75 feet to the Northeast corner of Lot 3; thence South 00° 49' 46" West along the East line of said Lot 3 to the point of beginning containing 0.13 acres (5,493 square feet).

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	30.25'	57.00'	30° 24' 26"	S81° 02' 37"E	29.90'
C2	16.85'	57.00'	16° 56' 17"	N75° 17' 02"E	16.79'
C3(M)	15.87'	38.00'	23° 55' 31"	N79° 19' 23"E	15.75'
C3 (R)	15.87'	38.00'	23° 55' 31"	S78° 52' 01"W	15.75'



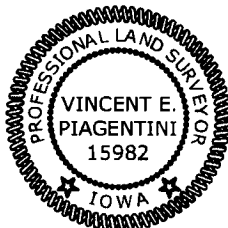
Notes:
 #1 Previously found 1/2" YC #16747 now covered in concrete, Set Cut 'X'

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
 SIGNATURE DATE 10/12/18
VINCENT E. PIAGENTINI

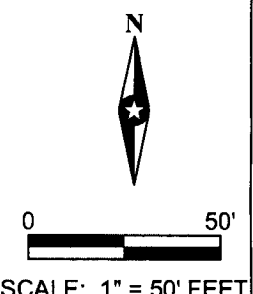
PRINTED OR TYPED NAME:
 IOWA LIC. NO. 15982
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018.
THIS SHEET ONLY

PAGES COVERED BY THIS SEAL:



LEGEND OF SYMBOLS & ABBREVIATIONS

PROPERTY CORNER: ○ (R), ● (M), △ (C)
 SECTION CORNER: ○ (R), ● (M), △ (C)
 *SET COR.
 FOUND 1/2" REBAR w/ YW CAP # 16747
 PLATTED
 MEASURED
 CALCULATED
 SECTION LINE
 QTR/OTR LINE
 BOUNDARY LINE
 PROPERTY LINE
 RIGHT OF WAY (ROW)
 CENTER LINE OF ROAD
 PUBLIC UTILITY EASEMENT (PUE)
 GAS EASEMENT
 * ALL CORNERS SET W/ 1/2" DIA. I.R. w/ YW CAP #15982



CITY of WINTERSET

124 West Court Avenue
WINTERSET, IOWA 50273-1545

James Olson, Mayor
Mark Nitchals, City Administrator

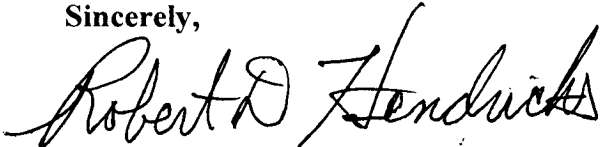
Phone (515) 462-1422
FAX (515) 462-1963

December 6, 2018

To Whom It May Concern:

I have reviewed the Plat of Survey for Corkrean Development Inc. located on Lot 3 of the North Stone Village Plat 6 subdivision, and pursuant to Title IV, Chapter 10, Section 4.1008 of the Winterset Municipal Code I hereby approve the plat as a Minor Subdivision.

Sincerely,

A handwritten signature in black ink that reads "Robert D. Hendricks". The signature is written in a cursive style with a large, prominent "H".

**Robert Hendricks
Zoning Official**