



Document 2019 3031

Book 2019 Page 3031 Type 06 026 Pages 2
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INDX
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDEX LEGEND

LOCATION: LOT 2, CASPER FIRST ADDITION,
WINTERSET, IOWA
REQUESTOR: CORKREAN PROPERTIES
PROPRIETOR: CASPER FAMILY, LC
C/O MARGARET M. CASPER
PO BOX 329
WINTERSET, IA 50273
SURVEYOR: MICHAEL A. BROONER
COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY
✓ & RETURN TO: CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400

PLAT OF SURVEY

LEGAL DESCRIPTION - PARCEL 'A'

A PART OF LOT 2, CASPER FIRST ADDITION, AN OFFICIAL PLAT IN THE CITY OF WINTERSET, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 00°06'30" WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 79.17 FEET; THENCE SOUTH 89°53'44" EAST, 19.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°53'44" EAST, 105.00 FEET; THENCE SOUTH 00°07'52" WEST, 85.00 FEET; THENCE NORTH 89°53'44" WEST, 105.00 FEET; THENCE NORTH 00°07'52" EAST, 85.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.20 ACRES (8,925 SQUARE FEET).

LEGAL DESCRIPTION - PARCEL 'B'

ALL OF LOT 2, CASPER FIRST ADDITION, AN OFFICIAL PLAT IN THE CITY OF WINTERSET, MADISON COUNTY, IOWA EXCEPT; COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 00°06'30" WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 79.17 FEET; THENCE SOUTH 89°53'44" EAST, 19.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°53'44" EAST, 105.00 FEET; THENCE SOUTH 00°07'52" WEST, 85.00 FEET; THENCE NORTH 89°53'44" WEST, 105.00 FEET; THENCE NORTH 00°07'52" EAST, 85.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.20 ACRES (8,925 SQUARE FEET). PARCEL 'B' CONTAINS 0.78 ACRES (34,142 SQUARE FEET).

LEGAL DESCRIPTION - UNIT 1 OF PARCEL 'A'

A PART OF PARCEL 'A', OF LOT 2, CASPER FIRST ADDITION, AN OFFICIAL PLAT IN THE CITY OF WINTERSET, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 00°06'30" WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 79.17 FEET; THENCE SOUTH 89°53'44" EAST, 19.88 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 'A' AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°53'44" EAST ALONG THE NORTH LINE OF SAID PARCEL 'A', 69.73 FEET; THENCE SOUTH 00°07'52" WEST, 85.00 FEET TO THE SOUTH LINE OF SAID PARCEL 'A'; THENCE NORTH 89°53'44" WEST ALONG SAID SOUTH LINE, 69.73 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 'A'; THENCE NORTH 00°07'52" EAST ALONG THE WEST LINE OF SAID PARCEL 'A', 85.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.14 ACRES (5,927 SQUARE FEET).

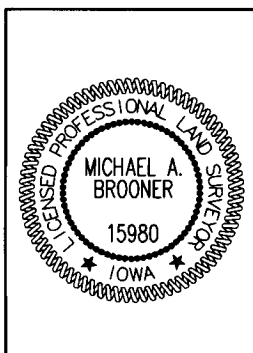
LEGAL DESCRIPTION - UNIT 2 OF PARCEL 'A'

A PART OF PARCEL 'A', OF LOT 2, CASPER FIRST ADDITION, AN OFFICIAL PLAT IN THE CITY OF WINTERSET, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 00°06'30" WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 79.17 FEET; THENCE SOUTH 89°53'44" EAST, 19.88 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 'A'; THENCE CONTINUING SOUTH 89°53'44" EAST ALONG THE NORTH LINE OF SAID PARCEL 'A', 69.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°53'44" EAST ALONG SAID NORTH LINE, 35.27 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 'A'; THENCE SOUTH 00°07'52" WEST ALONG THE EAST LINE OF SAID PARCEL 'A', 85.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 'A'; THENCE NORTH 89°53'44" WEST ALONG THE SOUTH LINE OF SAID PARCEL 'A', 35.27 FEET; THENCE NORTH 00°07'52" EAST, 85.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.07 ACRES (2,998 SQUARE FEET).

NOTE

THIS PLAT OF SURVEY IS INTENDED TO BE A PART OF A HORIZONTAL PROPERTY REGIME (CONDOMINIUM).



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.

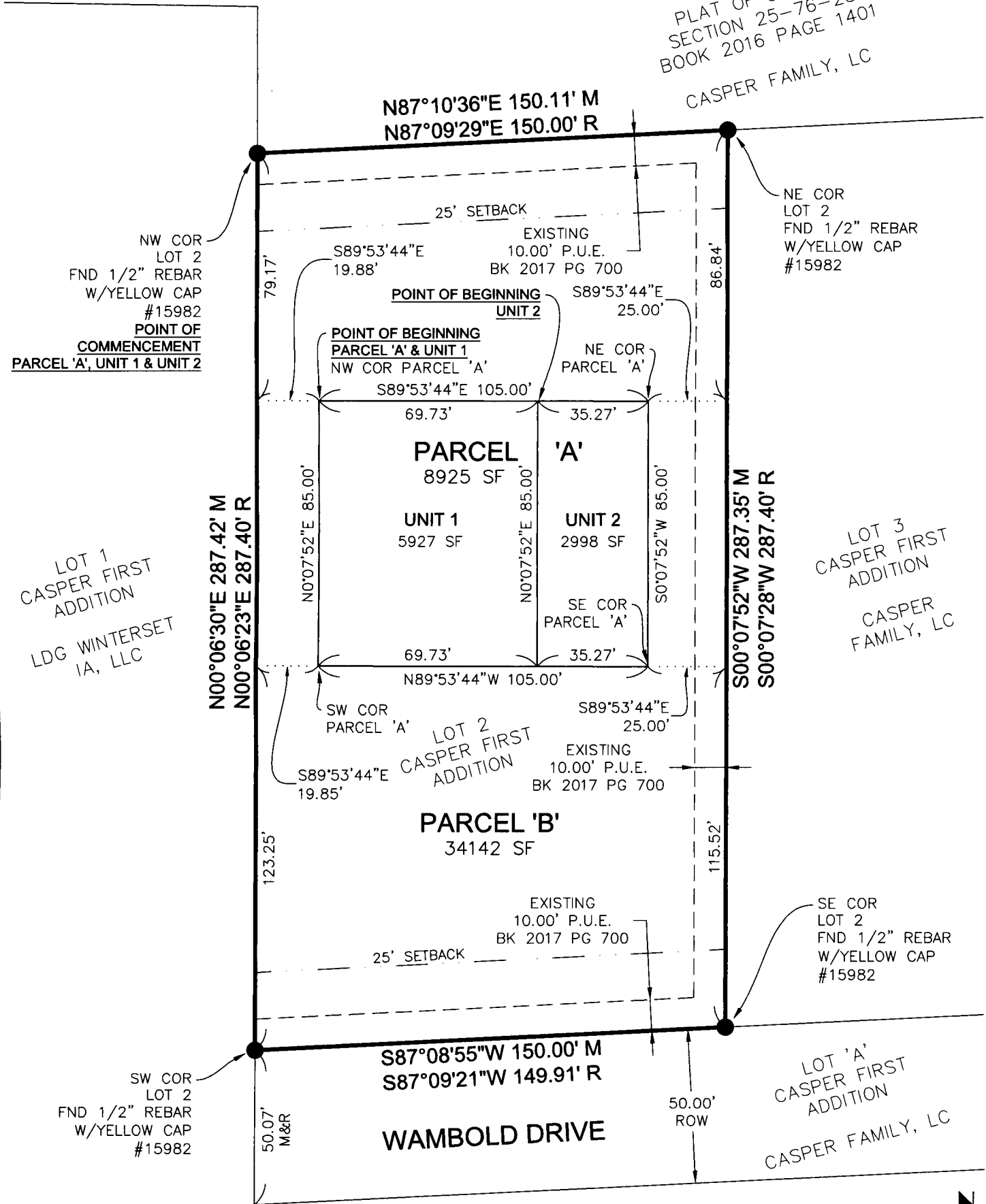
Michael Brooner 9-20-2019
MICHAEL A. BROONER, P.L.S. DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020
PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1-2

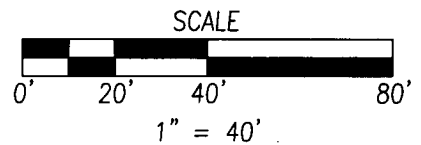
PLAT OF SURVEY

PARCEL 'H'
 PLAT OF SURVEY
 SECTION 25-76-28
 BOOK 2016 PAGE 1401
 CASPER FAMILY, LC



LEGEND

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



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 FILE DATE: 9/17/19 DATE PLOTTED: 9/17/2019 2:53 PM
 PLOTTED BY: ERIC WITHROW

2/2

LOT 2 CASPER FIRST ADDITION
 PLAT OF SURVEY



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 GRIMES, IOWA 50111
 PH: (515) 369-4400 Fax: (515) 369-4410

1902.058

WINTERSET, IOWA