



Document 2019 3487

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Index Legend	
Location:	Section 36, Township 76, Range 28, SW of SE
Requestor:	EMG
Proprietor:	Snf Winterset Propco LLC
Surveyor:	David Sherrill
Surveyor Company:	Sherrill Associates, INC
Return To:	316 N. Main Street Edwardsville, IL 62025
Prepared By:	David Sherrill Sherrill Associates, LLC 316 N. Main Street Edwardsville, IL 62025 (618)656-9251

12. STORM SEWER EASEMENT FILED JULY 27, 1978 IN ROOM 112 OF DEED RECORDS, PAGE 435. AFFECTS AND APPLIES AS SHOWN.

13. REQUEST FOR THE ESTABLISHMENT OF A SPECIAL PUBLIC ROAD CONNECTION FILED SEPTEMBER 3, 1978 IN BOOK 30 OF MISCELLANEOUS RECORDS, PAGE 534. THIS IS FOR THE CURRENT RIGHT OF WAY OF IOWA HWY. NO. 92 (IOWA W. SUMMIT STREET) AS SHOWN.

1. This survey was made in accordance with laws and/or Minimum Standards of the State of Iowa.
2. The basis of bearing for this survey is the Northernly right of way line of W. Summit Street, being North 89 degrees 14 minutes 4 seconds West, as shown hereon.
3. The property described herein is the same as the property described in Commonwealth Title Insurance Company Commitment No. 30-800 with an effective date of May 6, 2019 and that all easements, covenants and restrictions referenced in said title commitment or referenced herein shall be deemed to be a part of this survey and shall have been placed hereon or otherwise noted as to their effect on the subject property.
4. Said described property is located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 1912-00246A, with the Flood Insurance Rate Map for the State of Iowa, which is the current Flood Insurance Rate Map for the community in which said premises is located.
5. The property has direct access to W. Summit Street, South Street, and 10th Avenue, a dedicated public street.
6. The total number of striped parking spaces on the subject property's _____, including designated handicap spaces, _____, including _____.
7. There is no observed evidence of current, earth moving work, building construction or building additions (except as shown or noted hereon).
8. There are no proposed changes in street right of way lines, according to City of Winnetka.
9. There is no observed evidence of recent street or sidewalk construction or repairs.
10. There is no observed evidence of site use as a solid waste dump, dump or sanitary landfill.
11. Utility Note: Observed evidence of utilities has been shown pursuant to Section 5 Paragraph E (iv) of the AT&T/NSP Minimum Standard Detail Requirements.
12. No apparent wetlands are located on the subject property according to the U.S. Fish and Wildlife Service National Wetlands Inventory located at www.fws.gov/wetlands/.
13. The building height, shown hereon, was measured between the highest point of the building and the finished floor elevation in the approximate location as depicted on the drawing.

Zoning District: R-2 (SINGLE AND TWO-FAMILY RESIDENTIAL)

Front: 30 feet Side: 12 feet on any one side, 25 feet total on both sides Rear: 30 feet	112.2 feet Yes Exceeds 30 feet	Yes
Minimum Lot Size: 12,000 Sq. Feet Building Footprint: None required	6.01 Acres / 261,773 Square feet 566 square feet 507 square feet 1,617 square feet 20,295 square feet 397 square feet 141 square feet	Yes Yes
Lot Frontage: 80 feet Building Height: 35 feet	Exceeds 80 feet 1 story / 15 feet	Yes Yes
Parking: Minimum four (4) spaces for each two (2) cars and one parking space for each two persons regularly employed on the premises. 80 beds / 4 = 20 Estimated employees 24 / 2 = 12	17 total parking, located including 2 handicap spaces	Yes

Zoning Source:
EMG
10461 MILL RUN CIRCLE, SUITE 1100
OWINGS MILLS, MD 21117
www.emgcorp.com
PHONE: 800-733-0660
EMG PROJECT NUMBER: 138777.19R000-008.259
DATED: 7-2-2019

A SUBJECT'S SHED CROSSES INTO STORM SEWER EASEMENT (BK 112, PG 435). BY A WIDTH OF 3.0' FOR A LENGTH OF 10.07 AS SHOWN.

● IRON PIN FOUND ○ IRON PIN SET
 EXISTING STRUCTURE ABBREVIATIONS OVERHEAD ELECTRIC
 POWER POLE (R) RECORD TELEPHONE SPUCE BOX
 LIGHT STANDARD (M) MEASURED TELEPHONE SPUCE BOX
 WATER METER [] ELECTRIC SPUCE BOX
 WATER VALVE [] ELECTRIC METER
 GAS METER [] TRANSFORMER
 GRADED INLET [] CURB INLET
 MANHOLE [] CABLE SPUCE BOX
 SIGN [] PIPE BOX/ARROW
 PIPE BOX/ARROW

PROJECT LOCATION

TO OXFORD FINANCE LLC, AS AGENT, ITS SUCCESSORS AND/OR ASSIGNS; COMMONWEALTH LAND TITLE INSURANCE COMPANY;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10a, 13, 14, 16, 17, and 20 of Table A thereof.

The field work was completed on 7-2-2019

Date of Plat or Map: 4-4-99



DAVID J. SHERRILL, PLS 12315
IN THE STATE OF IOWA
LICENSE EXPIRATION: 12-31-2019

THE EAST 499-65 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTH-WESTS' QUARTER, EXCEPT THE NORTH 17-25 FEET OF THE EAST 25 FEET THEREOF; AND EXCEPT THE SOUTH 165 FEET OF THE EAST 132 FEET THEREOF, OF SECTION 36, TOWNSHIP 75 NORTH, RANGE 28 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA.

THE ABOVE DESCRIPTION DESCRIBES THAT SAME PROPERTY AS IN COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO. 201808, DATED MAY 6, 2019.

LAND AREA:

261,773± S.F.
6.01± ACRES

SCALE: 1" = 40'

COORDINATED BY:



Memorial Road, Suite A-1
Tulahoma City, OK 73114
800.411.2010
www.emqcorp.com

[illegible]

ALTA/NSPS LAND TITLE SURVEY

WEST BRIDGE CARE AND REHABILITATION
1015 W. SUMMIT STREET
CITY OF WINTERSET, COUNTY OF MADISON, IOWA 50237



SA **SHERILL ASSOCIATES, INC.**
Surveyors - Engineers - Planners

316 N. Main Street
Edwardsville, IL 62026
618-668-9251 Phone
618-656-9498 Fax