

INDEX LEGEND

COUNTY: MADISON  
 LOCATION: PARCEL "Q" OF THE SW<sup>1</sup>/<sub>4</sub>, NW<sup>1</sup>/<sub>4</sub> IN SECTION 01, TOWNSHIP 75 NORTH, RANGE 28 WEST

SURVEY FOR: DAN BUSH  
 711 N 14th AVENUE, WINTERSSET, IA 50273

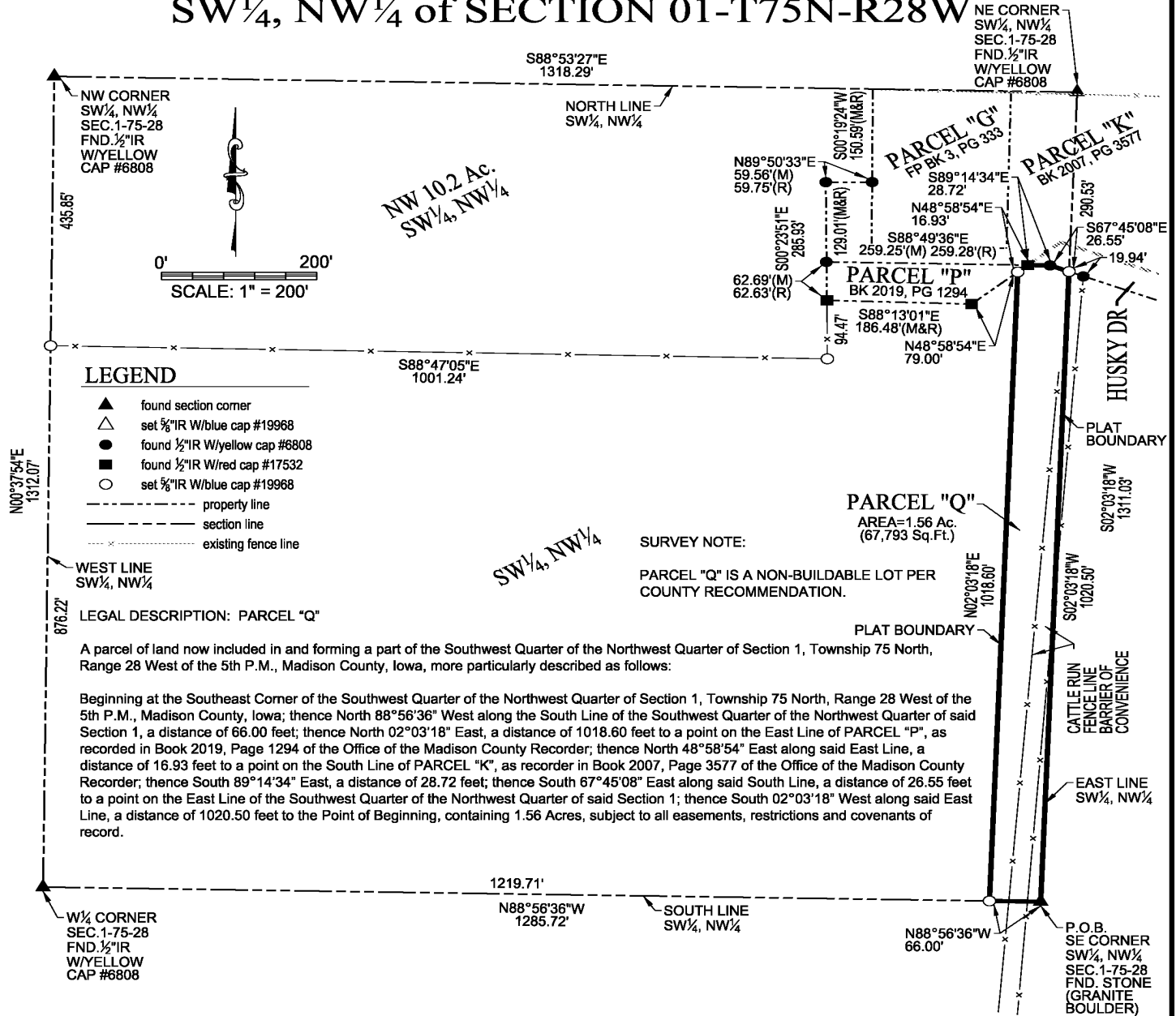
PROPRIETOR: MADISON COUNTY LIVESTOCK  
 and FAIR ASSOCIATION  
 PO BOX 542, WINTERSSET, IA 50273

RETURN TO AND PREPARED BY:  
 THOMAS LAND SURVEYING, LLC  
 MATT THOMAS, 6230 90th AVENUE,  
 INDIANOLA, IOWA 50125  
 (515) 494-6663

DATE OF SURVEY: 02-28-2020 THRU 03-17-2020

**BK: 2020 PG: 1204**  
**Recorded: 4/9/2020 at 8:39:39.0 AM**  
**Pages 3**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$20.00**  
**Revenue Tax:**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

# PLAT OF SURVEY - PARCEL "Q" in the SW<sup>1</sup>/<sub>4</sub>, NW<sup>1</sup>/<sub>4</sub> of SECTION 01-T75N-R28W



**TLS**  
 THOMAS  
 LAND  
 SURVEYING, LLC

6230 90th AVENUE  
 INDIANOLA, IA 50125  
 TELE.: 515.494.6663



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.

Signature: *Matthew J. Thomas* Date: 03-18-2020

Name: (Printed or typed) **Matthew J. Thomas**  
 License Number: **19968**  
 My license renewal date is December 31, **2021**.  
 Pages or sheets covered by this seal: **THIS SHEET**

PROJECT NUMBER	20023	COUNTY	DATE DRAWN	YEAR	SHEET NO.
		MADISON	03-18-2020	2020	1

RESOLUTION NO. 2020-12

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 Dan Bush, Madison County Livestock and Fair Association; and

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


See Exhibit "A"

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 Dan Bush, Madison County Livestock and Fair Association described above is hereby approved.
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 plat to the County Recorder which should be filed and recorded in connection therewith.

Passed and approved this 6th day of April, 2020

  
Philip A. Macumber, Mayor

ATTEST:

  
\_\_\_\_\_  
Kelley L. Brown, City Administrator

Exhibit "A"

LEGAL DESCRIPTION: PARCEL "Q"

A parcel of land now included in and forming a part of the Southwest Quarter of the Northwest Quarter of Section 1, Township 75 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Southwest Corner of the Southwest Quarter of the Northwest Quarter of Section 1, Township 75 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa; thence North 88°56'36" West along the South Line of the Southwest Quarter of the Northwest Quarter of said Section 1, a distance of 66.00 feet; thence North 02°03'18" East, a distance of 1018.60 feet to a point on the East Line of PARCEL "P", as recorded in Book 2019, Page 1234 of the Office of the Madison County Recorder; thence North 46°38'54" East along said East Line, a distance of 16.93 feet to a point on the South Line of PARCEL "K", as recorded in Book 2007, Page 3577 of the Office of the Madison County Recorder; thence South 89°14'34" East, a distance of 28.72 feet; thence South 67°45'08" East along said South Line, a distance of 26.55 feet to a point on the East Line of the Southwest Quarter of the Northwest Quarter of said Section 1; thence South 02°03'18" West along said East Line, a distance of 1020.50 feet to the Point of Beginning, containing 1.56 Acres, subject to all easements, restrictions and covenants of record.