

INDEX LEGEND

PLAT OF SURVEY
PARCELS M & N OF LOT 11 IN
COVERED BRIDGE ESTATES



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Date 1/14/2020 Time 11:05:54AM
Rec Amt \$17.00

INDX
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

COUNTY: Madison
SITE ADDRESS: Maple Court
CITY: Winterset
SECTION: 12 TOWNSHIP: 76 RANGE: 28
PARCEL DESIGNATION: M & N
SUBDIVISION NAME: Covered Bridge Estates
BLOCK: LOT(S): 11
PROPRIETOR: Bittersweet Acres LLC
REQUESTED BY: Rachel Eller
SURVEYOR NAME: Vincent E. Piagentini

PREPARED BY & RETURN TO: ABACI CONSULTING INC, 3000 SE GRIMES BLVD, STE 800, GRIMES, IA 50111, PH(515)986-5048

THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY

Legal Description - Parcel 'M'

All that part of Lot 11 of Covered Bridge Estates, an Official Plat, now included in and forming a part of Madison County, Iowa, more particularly described as follows: Beginning at the Southeast corner of said Lot 11, thence North 42°35'39" West, a distance of 638.67 feet, to a point on the West line of said Lot 11; thence North 25°35'33" East, along the West line of said Lot 11, a distance of 30.09 feet, to a bend in the West line of said Lot 11; thence continuing along the West line of said Lot 11, North 20°08'33" East, a distance of 202.48 feet, to the Northwest corner of said Lot 11; thence South 26°57'08" East, along the North line of said Lot 11, a distance of 771.16 feet to the Point of Beginning, and containing 1.52 acres of land, more or less, including 0.01 acres of Private Road Easement.

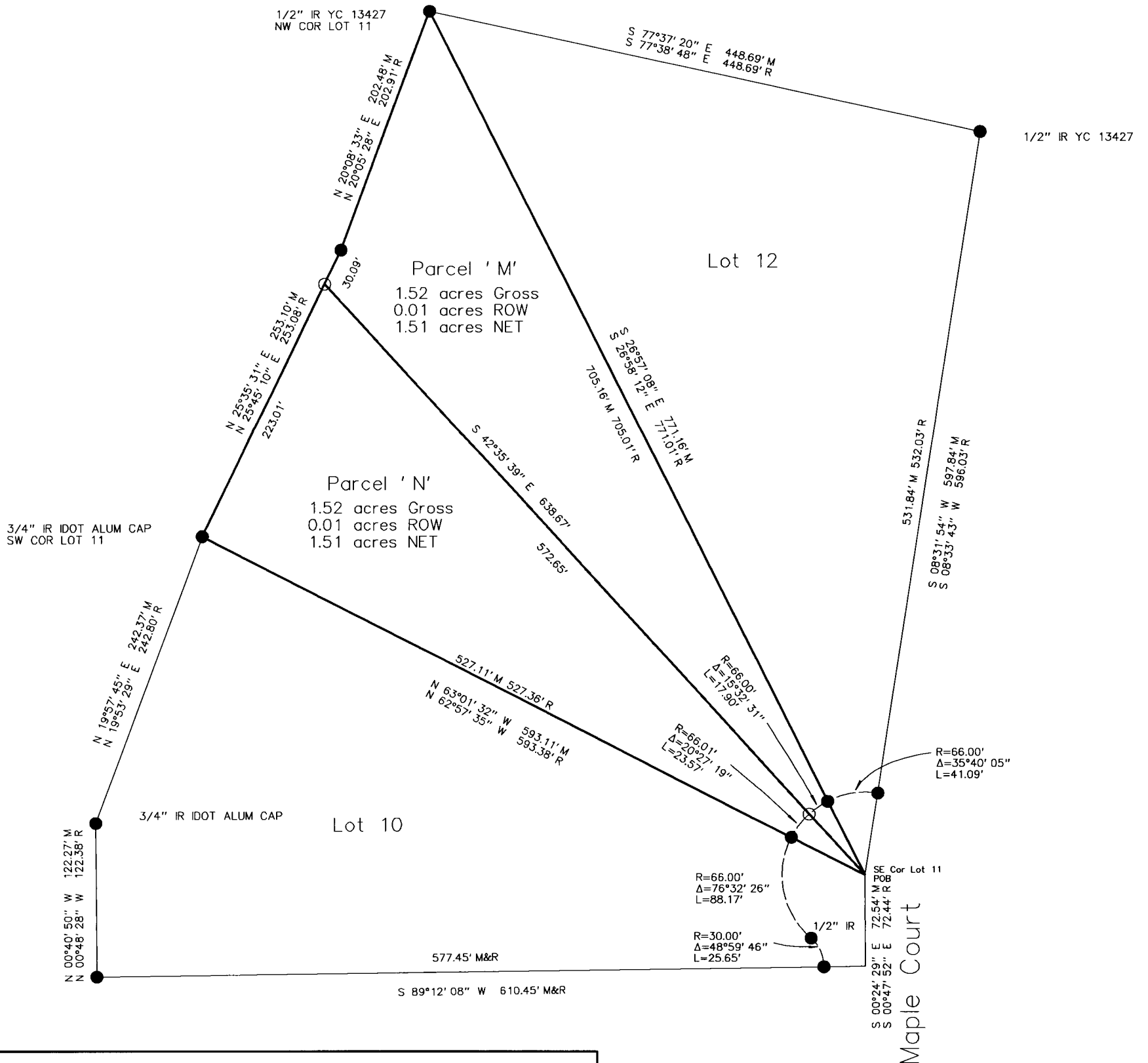
Legal Description - Parcel 'N'

All that part of Lot 11 of Covered Bridge Estates, an Official Plat, now included in and forming a part of Madison County, Iowa, more particularly described as follows: Beginning at the Southeast corner of said Lot 11, thence North 63°01'32" West, along the South line of said Lot 11, a distance of 593.11 feet, to the Southwest corner of said Lot 11; thence North 25°35'31" East, along the West line of said Lot 11, a distance of 223.01 feet; thence South 42°35'39" East, a distance of 638.67 feet to the Point of Beginning, and containing 1.52 acres of land, more or less, including 0.01 acres of Private Road Easement.

NOTE

Parcel M is to be attached to Lot 12. Parcel M, being sold without Lot 12 will cause it to be designated "non-buildable" by the Madison County Zoning Department.

Parcel N is to be attached to Lot 10. Parcel N, being sold without Lot 10 will cause it to be designated "non-buildable" by the Madison County Zoning Department.



ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING
3000 SE Grimes Blvd., Ste 800, GRIMES, IOWA 50111, PH. (515)986-5048

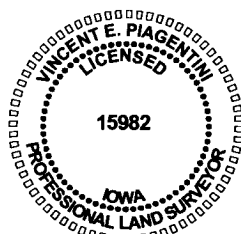
DATE OF SURVEY FIELDWORK: 10/28/19 DRAWING DATE: 11/1/19 DRAFTER: VP PROJECT NO: 19269

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 1/10/2020

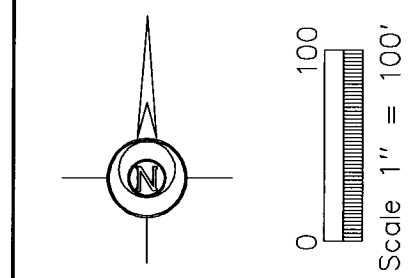
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)



SYMBOLS LEGEND:

- R RECORDED DISTANCE
- M MEASURED DISTANCE
- C CALCULATED DISTANCE
- FOUND 1/2" IR YC 14674 UNLESS NOTED
- 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
- IR IRON ROD
- IP IRON PIPE



RESOLUTION NO. 17-2019

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 Bittersweet Acres LLC; and

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

See Exhibit "A"

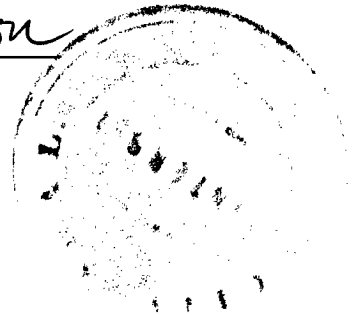
WHEREAS the Planning & Zoning Commission of the City of Winterset, Iowa, has reviewed said plat of survey and finds that the plat of survey conforms to the provisions of the land use plan and is in compliance with the Ordinances of the City of Winterset, Madison County, Iowa, and recommends that the 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 Bittersweet Acres LLC 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 2nd day of December, 2019.


James Olson, Mayor



ATTEST:


Kelley L Brown, City Administrator

Exhibit "A"

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