

INDEX LEGEND

Location:: Fieldstone Addition
 Requestor: Susan R. Smith
 Proprietor: Susan R. smith
 Project: 20025 Date of Survey: 5/13/2020
 Surveyor Co: Boldman Surveying Consultants
 Prepared by/Return to: Craig S.Boldman
 521 West Green Street, Winterset, Ia 50273
 Phone/fax: 515-462-9242



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LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

PLAT OF SURVEY

Parcel "A" being the North 16' of Lot 1 and the South 85' of Lot 2 in Fieldstone Addition, forming a part of the City of Winterset, Madison County, Iowa, described as follows:

Commencing at a 1/2" iron rod at the Southwest corner of said Lot 1; thence N 00°14'02" W a distance of 89.00' to the point of beginning; thence continuing N00°14'02" W a distance of 101.25'; thence S 89°19'39" E a distance of 257.42' to a 1/2" iron rod; thence S 00°01'14" E a distance of 100.73' to a 1/2" iron rod; thence N 89°26'31" W a distance of 257.03' to the point of beginning.

Containing 25974.8 square feet, 0.596 acres

Parcel "B" being all of Lot 1, except the North 16', in Fieldstone Addition, forming a part of the City of Winterset, Madison County, Iowa, described as follows:

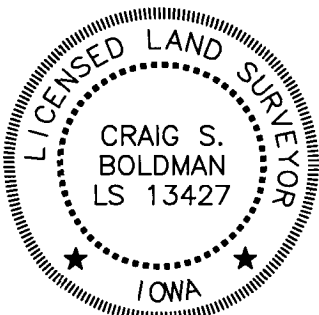
Beginning at a 1/2" iron rod at the Southwest corner of said Lot 1; thence N 00°14'02" W, along the West line of said Lot 1, a distance of 89.00' to a 1/2" iron rod; thence S 89°26'31" E, along the South line of the North 16' of said Lot 1 a distance of 257.03' to a 1/2" iron rod; thence S 00°01'14" E a distance of 87.11' to a 1/2" iron rod; thence N 89°51'43" W, along the South line of said Lot 1, a distance of 256.69' to the point of beginning.

Containing an area of 22617.0 square feet, 0.519 acres

***Surveyor's Note:**

It is this Surveyor's opinion that the Plat of Fieldstone Addition was recorded in error in Book 3 Page 208 in the Office of the Madison County Recorder. According to said plat the total distance across the East and West lines of Lots 1, 2 and 3 is shown as 260'. The distance should have been recorded as 257'. This fact is shown on the Plat of Clark's Irregular Survey and agrees with existing field evidence.

- 1/2" IRON ROD W ORANGE CAP #13427 SET
- 1/2" IRON ROD W YELLOW CAP #5041 FOUND (ORIGINAL)
- × NOTHING FOUND OR SET



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa

Signature Craig S. Boldman Date 5/14/2020

Name Craig S. Boldman P.L.S No. 13427

Renewal date is December 31, 2020

Pages or sheets covered by this seal 1/1

