



Document 2020 2207

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INDX  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

Prepared by: Mark L. Smith, POB 230, Winterset, IA 50272 Telephone: 515/462-3731  
Return To: Mark L. Smith, POB 230, Winterset, IA 50273

**Plat and Certificate  
for  
Arbor Park Plat 4  
An Addition to the City of Winterset,  
Madison County, Iowa**

I, Robert Hendricks, Zoning Administrator of the City of Winterset, Madison County, Iowa, do hereby certify that the plat to which this certificate is attached is a plat of a subdivision known and designated as Arbor Park, Plat No. 4, an Addition to the City of Winterset, Madison County, Iowa; and, that the real estate comprising said plat is described as follows:

**See Legal Description Attached.**

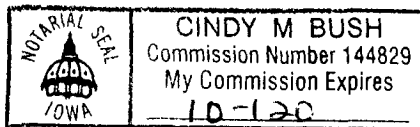
I do further certify that attached hereto are true and correct copies of the following documents which have been submitted in connection with said plat:

1. Dedication of Plat of Arbor Park Plat 4, an Addition to the City of Winterset, Madison County, Iowa;
2. Attorney's Opinion;

3. Consent to Platting;
4. Certificate of Treasurer;
5. Auditor's Approval;
6. Ground Water Hazard Statement.
7. Resolution of Winterset City Council;
8. Deed of Restrictions.

all of which are duly certified in accordance with the Winterset Zoning Ordinance.

Dated this 23<sup>rd</sup> day of JUNE 2020.



Robert D Hendricks  
Robert Hendricks, Zoning Administrator

STATE OF IOWA, COUNTY OF MADISON

On this 23<sup>rd</sup> day of June, 2020, before me, the undersigned, a Notary Public in and for the said State, personally appeared, Robert D. Hendricks, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledge that he executed the same as his voluntary act and deed.

Cindy M Bush  
Notary Public in and for said State of Iowa

#### LEGAL DESCRIPTION – ARBOR PARK, PLAT NO. 4

A part of Lot Fourteen (14) C & C Allen's Addition, an Official Plat in the City of Winterset, Madison County, Iowa, and more particularly described as follows: Beginning at the Northwest Corner of Arbor Park Plat 3, an Official Plat in said City of Winterset; Thence South  $0^{\circ}43'49''$  East along the Westerly line of said Arbor Park Plat 3, a distance of 245.76 feet to the Northeast Corner of Lot 10, Arbor Park Plat No. 1, an Official Plat in said City of Winterset; thence North  $89^{\circ}20'50''$  West along the Northerly Line of said Arbor Park Plat No. 1, a distance of 320.60 feet; thence South  $0^{\circ}09'55''$  West continuing along said Northerly line, 130.00 feet; thence North  $89^{\circ}21'07''$  West continuing along said Northerly line, 66.00 feet; thence North  $0^{\circ}09'55''$  East continuing along said Northerly line, 80.00 feet; thence North  $89^{\circ}21'07''$  West continuing along said Northerly line, 130.00 feet to the Northwest corner of Lot 14, said Arbor Park Plat No. 1, said point also being on the Westerly line of said Lot 14, C & C Allen's Addition; thence North  $0^{\circ}12'21''$  East along said Westerly line, 400.00 feet; thence South  $89^{\circ}21'07''$  East, 129.72 feet; thence North  $0^{\circ}09'55''$  East, 29.33 feet; thence South  $89^{\circ}50'05''$  East, 66.00 feet; thence South  $89^{\circ}47'27''$  East, 419.32 feet to the Westerly line of Parcel 'G' of Lot 14, C & C Allen's Addition as shown on the Plat of Survey recorded in Book 2, Page 389; thence South  $0^{\circ}14'14''$  West along said Westerly line, 120.49 feet to the Southwest corner of said Parcel 'G', said point also being on the Northerly line of said Arbor Park Plat 3; thence South  $81^{\circ}14'42''$  West along said Northerly line, 103.67 feet to the Point of Beginning and containing 5.05 acres (219,944 square feet).

**DEDICATION OF PLAT  
OF  
ARBOR PARK, PLAT NO. 4  
TO THE CITY OF WINTERSET, MADISON COUNTY, IOWA**

**KNOW ALL MEN BY THESE PRESENTS:**

That Corkrean Development, Inc., does hereby certify that they are the sole owners and proprietors of the following-described real estate:

**See Legal Attached.**

That the subdivision of the above-described real estate as shown by the final plat of Arbor Park, Plat No. 4 is with the free consent and in accordance with the owner's desire


DATED this 2<sup>nd</sup> day of June, 2020.

CORKREAN DEVELOPMENT, INC.

By   
Peter Corkrean, President

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 2<sup>nd</sup> day of June, 2020, by Peter Corkrean as President of Corkrean Development, Inc.

  
Notary Public in and for said State of Iowa



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**ATTORNEY'S OPINION FOR FINAL PLAT,  
ARBOR PARK, PLAT NO. 4**

I, Mark L. Smith, an attorney at law licensed to practice under the laws of the State of Iowa, have examined the abstract of title in one (1) part, last certified to May 17, 2020, at 8:00 A.M., by Madison County Abstract Co., purporting to show the chain of title to the following described real estate, which is the real property contained in Final Plat, Arbor Park, Plat No.4, City of Winterset, Madison County, Iowa:

**See Description Attached.**

In my opinion, merchantable title to the above described property is in the name of Corkrean Development, Inc., free and clear of all liens and encumbrances, except:

A. Entry No. 67 shows an Open End Mortgage from Peter J. Corkrean, a Single Person, and Sarah C. Nigg, a Married Person, to Farmers & Merchants State Bank in the principal amount of \$603,750.00 dated June 6, 2006, and filed June 10, 2006, in Book 2006, page 2830 of the Recorder's Office of Madison County, Iowa. This Mortgage was signed and acknowledged by Peter J. Corkrean, Sarah C. Nigg and Shawn Nigg, and acknowledged as Sara C. and Shawn Nigg, as Husband and Wife.

B. Entry No. 79 shows an Open End Mortgage from Corkrean Development, Inc., a corporation, by Peter J. Corkrean, President, and personally, and by Sarah C. Nigg, Vice President and personally, to Farmers & Merchants State Bank in the principal amount of \$100,000.00 dated October 16, 2006, and filed October 23, 2006, in Book 2006, Page 4375 of the Recorder's Office of Madison County, Iowa.


C. Entry No. 92 shows an Open End Mortgage from Corkrean Development, Inc., By Peter Corkrean, President and Sarah Nigg, Vice President, to Farmers & Merchants State Bank

dated November 10, 2016, and filed December 5, 2016, in Book 2016, Page 3713 of the Recorder's Office of Madison County, Iowa, to secure credit in the amount of \$1,200,000.00. This Mortgage is a third lien against the real estate under examination.

D. Entry No. 6 shows an Easement from Mary C. Ryner and William A. Ryner, Wife and Husband, to and with Wilbur T. Riser and Helen Riser, Husband and Wife, which grants to Mr. and Mrs. Riser an easement for the purpose of installing, maintaining, repairing and replacing or servicing a waterline from the main waterline of the City of Winterset to the Riser property. The said Ryners have the right to tap any waterline previously installed or hereinafter installed by Risers to establish a cattle watering station. The easement also provides for the sharing of costs of the water. It also provides that Risers shall have the right to enter upon the easement for the purpose of repairing, replacing, maintaining or servicing the waterline and shall reimburse Ryners for any damages to lands or crops. This Easement provides that it shall be a permanent easement and shall extend to the parties, their successors and assigns and shall be treated as a covenant running with the land.

Respectfully submitted,

JORDAN, OLIVER & WALTERS, P.C.

By 

Mark L. Smith

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**CONSENT TO PLATTING  
FARMERS & MERCHANTS STATE BANK**

Farmers & Merchants State Bank does consent to the platting and subdivision of the following-described real estate:

**See Attached Legal Description.**

in accordance with the ordinances of City of Winterset, Iowa, Madison County, Iowa, and the laws of the State of Iowa.

The undersigned holds the following mortgages on the above real estate:


A. Entry No. 67 shows an Open End Mortgage from Peter J. Corkrean, a Single Person, and Sarah C. Nigg, a Married Person, to Farmers & Merchants State Bank in the principal amount of \$603,750.00 dated June 6, 2006, and filed June 10, 2006, in Book 2006, page 2830 of the Recorder's Office of Madison County, Iowa. This Mortgage was signed and acknowledged by Peter J. Corkrean, Sarah C. Nigg and Shawn Nigg, and acknowledged as Sara C. and Shawn Nigg, as Husband and Wife.

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Dated this 2nd day of June, 2020.

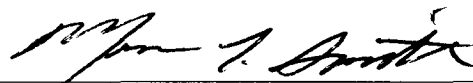
FARMERS & MERCHANTS STATE BANK

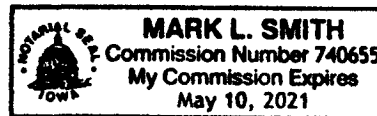
By  VP  
Tim J. Rehmeyer

Title: Vice President

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 2nd day of June,  
2020, by Tim J. Rehmeyer as Vice President of the Farmers & Merchants  
State Bank.

  
Notary Public in and for said State



#### **LEGAL DESCRIPTION – ARBOR PARK, PLAT NO. 4**

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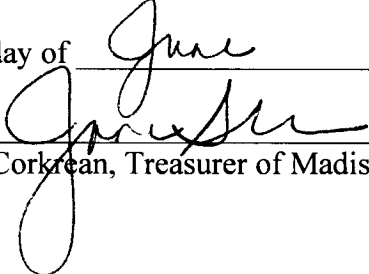
**CERTIFICATE OF THE COUNTY TREASURER  
OF MADISON COUNTY, IOWA**

---

I, Jana Corkrean, do hereby certify that I am the duly elected and acting Treasurer of Madison County, Iowa; that I have examined the records in my office, and that there are no unpaid taxes forming a lien against the following-described real estate, to-wit:

**See Legal Attached.**

DATED at Winterset, Iowa, this 3 day of June, 2020.

  
\_\_\_\_\_  
Jana Corkrean, Treasurer of Madison County, Iowa

#### **LEGAL DESCRIPTION – ARBOR PARK, PLAT NO. 4**

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## CERTIFICATE OF AUDITOR

Pursuant to Iowa Code requirements, the following proposed subdivision name:

**Arbor Park Plat 4,  
City of Winterset, Madison County, Iowa.**

For property located at:

**See Legal Description Attached,**

And owned by: Corkrean Development, Inc.

Has been approved on the 2<sup>nd</sup> day of June, 2020.

By the Auditor, Madison County, Iowa.

Shelley D. Kaster  
Heidi Burhans, Auditor  
Shelley D. Kaster

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2020-18

**RESOLUTION APPROVING  
SUBDIVISION PLAT OF ARBOR PARK, PLAT NO. 4**

**WHEREAS**, there was filed in the Office of the City Administrator of the City of Winterset, Madison County, Iowa, a registered land surveyor's plat of a proposed subdivision known as Arbor Park, Plat No. 4, an addition to the City of Winterset, Iowa; and

**WHEREAS**, the real estate comprising said plat is described as follows:

A part of Lot Fourteen (14) C & C Allen's Addition, an Official Plat in the City of Winterset, Madison County, Iowa, and more particularly described as follows: Beginning at the Northwest Corner of Arbor Park Plat 3, an Official Plat in said City of Winterset; Thence South 0°43'49" East along the Westerly line of said Arbor Park Plat 3, a distance of 245.76 feet to the Northeast Corner of Lot 10, Arbor Park Plat No. 1, an Official Plat in said City of Winterset; thence North 89°20'50" West along the Northerly Line of said Arbor Park Plat No. 1, a distance of 320.60 feet; thence South 0°09'55" West continuing along said Northerly line, 130.00 feet; thence North 89°21'07" West continuing along said Northerly line, 66.00 feet; thence North 0°09'55" East continuing along said Northerly line, 80.00 feet; thence North 89°21'07" West continuing along said Northerly line, 130.00 feet to the Northwest corner of Lot 14, said Arbor Park Plat No. 1, said point also being on the Westerly line of said Lot 14, C & C Allen's Addition; thence North 0°12'21" East along said Westerly line, 400.00 feet; thence South 89°21'07" East, 129.72 feet; thence North 0°09'55" East, 29.33 feet; thence South 89°50'05" East, 66.00 feet; thence South 89°47'27" East, 419.32 feet to the Westerly line of Parcel 'G' of Lot 14, C & C Allen's Addition as shown on the Plat of Survey recorded in Book 2, Page 389; thence South 0°14'14" West along said Westerly line, 120.49 feet to the Southwest corner of said Parcel 'G', said point also being on the Northerly line of said Arbor Park Plat 3; thence South 81°14'42" West along said Northerly line, 103.67 feet to the Point of Beginning and containing 5.05 acres (219,944 square feet).

**WHEREAS**, there was also filed with said plat a dedication of said plat containing a statement to the effect that the subdivision as it appears on the plat is with the free consent and in accordance with the desire of the proprietor, Corkrean Development, Inc.; and

**WHEREAS**, said plat was accompanied by an opinion from an attorney at law showing that title is in fee simple in said owners, that the platted land is free from embrace, and a certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes;



and,

**WHEREAS**, the City Council of the City of Winterset, Madison County, Iowa, finds that said plat conforms to the provisions of the Ordinances of the City of Winterset, Madison County, Iowa, and that the plat, papers and documents presented therewith should be approved by the City Council of the City of Winterset, Madison County, Iowa.

**NOW, THEREFORE, BE IT RESOLVED** by the City of Council of the City of Winterset, Madison County, Iowa:

1. Said plat, known as Arbor Park Plat 4, an addition to the City of Winterset, Iowa, is hereby approved.
2. The Zoning Administrator of the City of Winterset, Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County documents which should be filed and recorded in connection therewith.

Passed and approved this 15<sup>th</sup> day of JUNE, 2020.

CITY OF WINTERSET, IOWA

By *Philip A. Macumber*  
Philip A. Macumber, Mayor

ATTEST:

*Kelley Brown*  
Kelley Brown, City Administrator



#### **LEGAL DESCRIPTION – ARBOR PARK, PLAT NO. 4**

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**DEED OF RESTRICTIONS  
ARBOR PARK PLAT NO. 4  
AN ADDITION TO THE CITY OF WINTERSET,  
MADISON COUNTY, IOWA**

That Corkrean Development, Inc. an Iowa corporation, is now the fee simple owner and record titleholder of the following-described real estate, to-wit:

**See Attached Legal Description.**

which real estate is being platted as Arbor Park Plat No. 4, an Addition to the City of Winterset, Madison County, Iowa.

Said owners do hereby impose and subject said real estate to certain regulations, covenants, restrictions, and easements as to the use and occupancy thereof, as follows:

1) All lots in said Plat shall be used in a manner consistent with the Winterset Zoning Ordinance, the above-described real estate being located in R-2, one and two family residential district. No structure shall be erected on any lot except a single-family residential dwelling structure, a one- to three-car garage and certain accessory buildings provided that accessory buildings other than garages may not be erected in excess of 400 square feet in area. One story dwellings shall contain a minimum of 1100 total square feet of finished ground floor area. Two story dwellings shall contain a minimum of 1200 total square feet of finished area on the main and second levels. Also, a townhouse consisting of two residential units, may be constructed on any lot. No construction shall start on any such dwelling until the plans have been approved by the developer. No mobile homes, manufactured homes, double-wide homes or earth homes shall be erected or placed on any of the lots in said Arbor Park Plat No. 4 an Addition to the City of Winterset, Madison County, Iowa. Motor homes, camper trailers, boats, motorcycles, and other recreational vehicles shall not be stored on the premises unless the same are stored in a garage as permitted by these covenants.

- 2) No exposed tile foundation shall be permitted and all exposed exterior concrete wall material shall be painted or covered with brick or stone veneer.
- 3) Any dog run, trash receptacle, or other outside structure of like nature, shall be properly screened by reasonable shrubbery or decorative fence or both.
- 4) No automotive, boat or other mechanical repair work may be performed at or any Lot and all hobby type activity of a similar nature shall be confined to the interior of buildings on the lot. No bulky or unsightly piece of machinery shall be kept on any lot at any time.
- 5) Satellite dishes must be permanently installed to be located so that no part of the dish is viewable from the front of the home it services.
- 6) All portions of a lot not occupied by structures, walkways, driveways, parking or landscaping shall be sodded with grass within ninety (90) days after completion of the residence thereon unless weather conditions make this requirement impossible to satisfy, in which event, they shall be sodded within sixty (60) days after weather conditions reasonably permit compliance with this requirement. At least two trees shall be planted by any lot owner.
- 7) No lot in the Plat shall be further subdivided, except that a lot may be divided and sold to or with adjoining lots to increase their size and a lot may also be divided in two for the purpose of placing a townhouse on the lot.
- 8) No trailer, basement, tent, shack, garage, barn, or other accessory building in the tract shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.
- 9) No building shall be erected on any building lot unless the design and location is in harmony with the existing structures and locations in the tract and does not violate any of these protective covenants.

10) The titleholder of each lot, vacant or improved, shall keep his lot or lots free of weeds and debris, and shall not engage in an activity which is a nuisance.

11) These covenants are to run with the land and shall be binding on all parties and persons claiming through or under them, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by a vote of the majority of the then owners of the lots, it is agreed to delete the said covenants in whole or in part. No new or additional covenants shall be added unless all of the owners of the lots in said Arbor Park Plat No.4, an Addition to the City of Winterset, Madison County, Iowa, agree in writing to any such additional covenants, provided that as long as the Developer owns a lot or lots in Arbor Park Plat No. 4, the Developer shall have the right to add additional covenants to this Deed of Restrictions, amend such Deed of Restrictions or delete any portion of such Deed of Restrictions without the consent of any of the other owners in Arbor Park Plat No. 4. The easements shown at numbered paragraph 14 hereof are perpetual in nature and may not be deleted.

12) If any party shall violate or attempt to violate any of the covenants, conditions or restrictions contained herein, it shall be lawful for any owner of any lot or lots in the subdivision to institute proceedings in law or in equity against the person or persons violating or attempting to violate any such covenants, conditions or restrictions, and to prevent or enjoin him or them from so doing or recover damages for such violation.

13) Invalidity of any one of these covenants by judgment or court order shall not affect any of the other provisions which shall remain in full force and effect.

14) Perpetual easements for ingress, egress, drainage and utility purposes are hereby granted to the City of Winterset, Iowa, Mid American Energy, Century Link, Mediacom, Farmers Electric Coop - Greenfield and their successors and assigns for the installation,

operation, maintenance and repair thereof, as shown by the Engineer's Final Plat filed herewith.

15) If any lot owner decides to erect a fence upon his lot, the total cost of installation of such fence shall be borne by said lot owner as well as the cost of all future maintenance of the fence. No adjoining lot owner shall be required to participate in the cost of the erection or maintenance of any fence. Any fence erected shall be the sole property of the lot owner and can be removed by such lot owner at his discretion. No fences shall be erected in any front yard of any lot. Nothing in this paragraph shall be deemed to preclude a fencing agreement between adjoining lot owners for erection and maintenance of a common fence; however, for any such common fence agreement to be enforceable upon future lot owners, such fencing agreement must be in writing and filed for record in the Madison County Recorder's office in order to apprise prospective purchasers of their obligations with respect to such fencing.

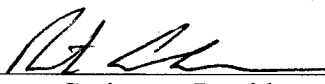
16) No animals shall be kept or maintained on any of the lots in Arbor Park Plat No. 4, to the City of Winterset, Madison County, Iowa, except ordinary household pets.

17) Any person, partnership, corporation or other entity purchasing a vacant lot in Arbor Park Plat No. 4, an Addition to the City of Winterset, Madison County, Iowa, shall commence construction of a residential dwelling withing twelve (12) months of the date of delivery of a deed to said purchaser from the developer. In the event such buyer has not commenced construction within said 12-month period, the developer shall have the right to repurchase said lot at the same price paid by the buyer plus interest at the rate of seven percent (7%) per annum from and after date of the Deed from developer to buyer; and upon developer exercising the option to repurchase the lot buyer shall promptly comply and furnish to developer an abstract showing merchantable title and a warranty deed.

18) "Developer" is defined as Corkrean Development, Inc., an Iowa Corporation.

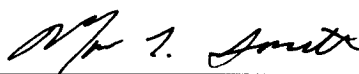
Dated this 2<sup>nd</sup> day of June, 2020.

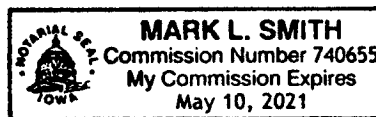
CORKREAN DEVELOPMENT, INC.

By   
Peter Corkrean, President and Secretary

STATE OF IOWA :  
:SS  
MADISON COUNTY :

This instrument was acknowledged before me on this 2<sup>nd</sup> day of June, 2020, by Peter Corkrean, President and Secretary of Corkrean Development, Inc.

  
Notary Public in and for the State of Iowa



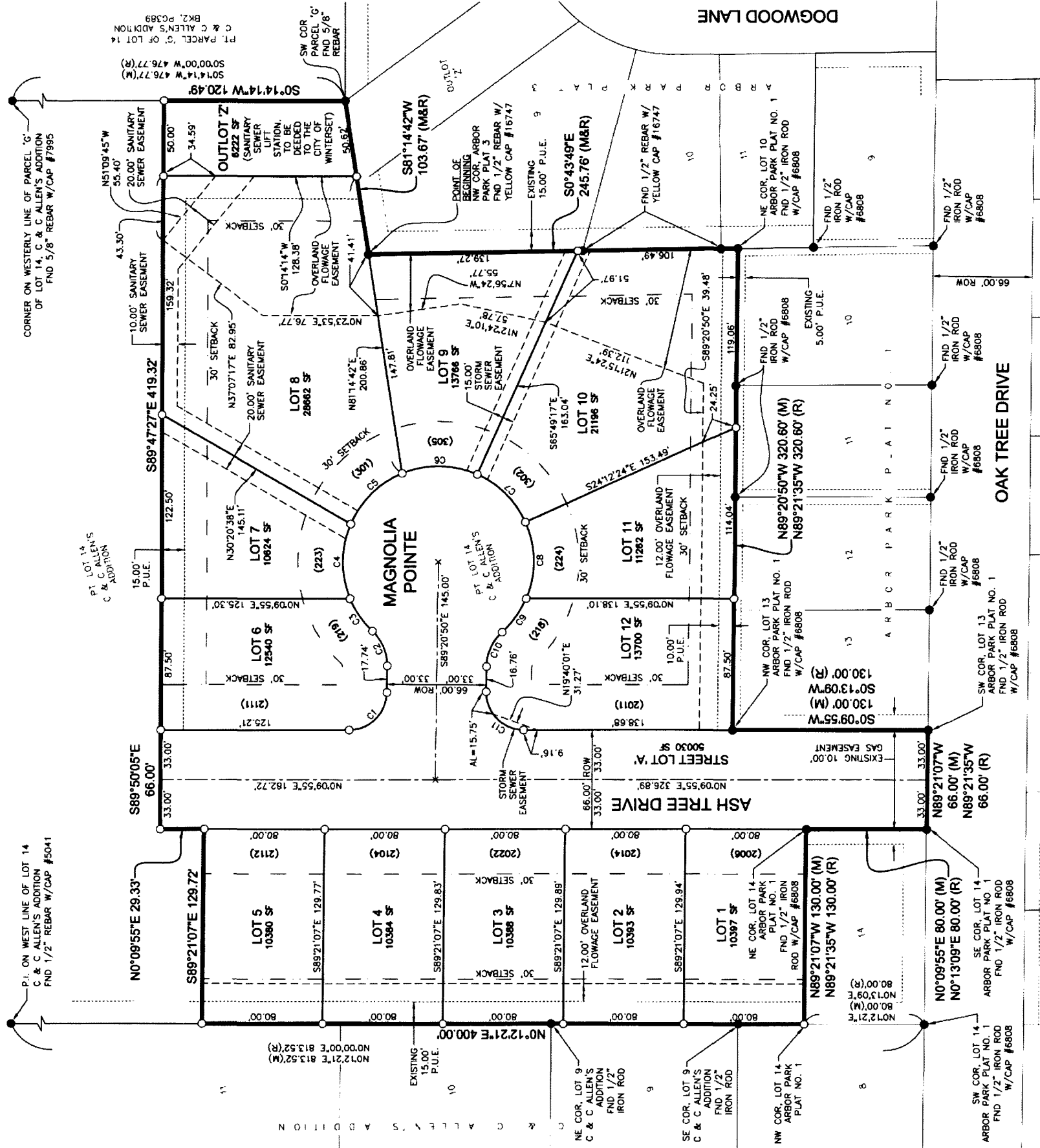
#### **LEGAL DESCRIPTION – ARBOR PARK, PLAT NO. 4**

A part of Lot Fourteen (14) C & C Allen's Addition, an Official Plat in the City of Winterset, Madison County, Iowa, and more particularly described as follows: Beginning at the Northwest Corner of Arbor Park Plat 3, an Official Plat in said City of Winterset; Thence South  $0^{\circ}43'49''$  East along the Westerly line of said Arbor Park Plat 3, a distance of 245.76 feet to the Northeast Corner of Lot 10, Arbor Park Plat No. 1, an Official Plat in said City of Winterset; thence North  $89^{\circ}20'50''$  West along the Northerly Line of said Arbor Park Plat No. 1, a distance of 320.60 feet; thence South  $0^{\circ}09'55''$  West continuing along said Northerly line, 130.00 feet; thence North  $89^{\circ}21'07''$  West continuing along said Northerly line, 66.00 feet; thence North  $0^{\circ}09'55''$  East continuing along said Northerly line, 80.00 feet; thence North  $89^{\circ}21'07''$  West continuing along said Northerly line, 130.00 feet to the Northwest corner of Lot 14, said Arbor Park Plat No. 1, said point also being on the Westerly line of said Lot 14, C & C Allen's Addition; thence North  $0^{\circ}12'21''$  East along said Westerly line, 400.00 feet; thence South  $89^{\circ}21'07''$  East, 129.72 feet; thence North  $0^{\circ}09'55''$  East, 29.33 feet; thence South  $89^{\circ}50'05''$  East, 66.00 feet; thence South  $89^{\circ}47'27''$  East, 419.32 feet to the Westerly line of Parcel 'G' of Lot 14, C & C Allen's Addition as shown on the Plat of Survey recorded in Book 2, Page 389; thence South  $0^{\circ}14'14''$  West along said Westerly line, 120.49 feet to the Southwest corner of said Parcel 'G', said point also being on the Northerly line of said Arbor Park Plat 3; thence South  $81^{\circ}14'42''$  West along said Northerly line, 103.67 feet to the Point of Beginning and containing 5.05 acres (219,944 square feet).



# ARBOR PARK PLAT 4 FINAL PLAT

**INDEX LEGEND**  
 LOCATION: PT. LOT 14, C & C ALLEN'S ADDITION, WINTERSSET, IOWA  
 REQUESTOR: CORREAN DEVELOPMENT, INC.  
 PROPRIETOR: CORREAN DEVELOPMENT, INC.  
 SURVEYOR: LOUIS M. KELEHAN  
 COMPANET: CIVIL DESIGN ADVANTAGE  
 PREPARED BY: CIVIL DESIGN ADVANTAGE  
 & RETURN TO: 3405 SE CROSSROADS DRIVE, SUITE G, WINTERSSET, IOWA 50273, PH: 515-369-4400



PT. LOT 14, C & C ALLEN'S ADDITION  
 C & C ALLEN'S ADDITION  
 FND 1/2" REBAR W/CAP #5041

PT. LOT 14, C & C ALLEN'S ADDITION  
 C & C ALLEN'S ADDITION  
 FND 1/2" REBAR W/CAP #7995

PT. PARCEL 'G' OF LOT 14, C & C ALLEN'S ADDITION  
 BK2, PC389

PT. ON WEST LINE OF LOT 14, C & C ALLEN'S ADDITION  
 FND 1/2" REBAR W/CAP #5041

PT. LOT 14, C & C ALLEN'S ADDITION  
 C & C ALLEN'S ADDITION  
 FND 1/2" REBAR W/CAP #7995

PT. PARCEL 'G' OF LOT 14, C & C ALLEN'S ADDITION  
 BK2, PC389

**OWNER / DEVELOPER**  
 CORREAN DEVELOPMENT, INC.  
 65 WEST JEFFERSON  
 WINTERSSET, IOWA 50273

**ENGINEER / SURVEYOR**  
 CIVIL DESIGN ADVANTAGE  
 3405 SE CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111

**ZONING**  
 R-2 SINGLE AND TWO-FAMILY RESIDENTIAL DISTRICT

**BULK REGULATIONS**  
 FRONT YARD SETBACK: 30'  
 MIN. SIDE YARD ON ONE SIDE: 5'  
 SUM OF SIDE YARDS: 15'  
 REAR YARD SETBACK: 30'

**DATE OF SURVEY**  
 FIELDWORK: JULY, 2019

**NOTES**  
 1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.  
 2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.

**LEGEND**  
 SECTION CORNER AS NOTED  
 1/2" REBAR, YELLOW CAP #18660  
 (UNLESS OTHERWISE NOTED)  
 MEASURED BEARING & DISTANCE  
 RECORDED BEARING & DISTANCE  
 DEEDED BEARING & DISTANCE  
 PUBLIC UTILITY EASEMENT  
 LOT ADDRESS  
 CENTERLINE  
 SECTION LINE  
 EASEMENT LINE  
 BUILDING SETBACK LINE  
 PLAT BOUNDARY

**PLAT DESCRIPTION**  
 A PART OF LOT 14, C & C ALLEN'S ADDITION, AN OFFICIAL PLAT IN THE CITY OF WINTERSSET, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF ARBOR PARK PLAT 3, AN OFFICIAL PLAT IN SAID CITY OF WINTERSSET; THENCE SOUTH 0°43'49" EAST ALONG THE WESTERLY LINE OF SAID ARBOR PARK PLAT 3, A DISTANCE OF 245.76 FEET TO THE NORTHEAST CORNER OF LOT 10, ARBOR PARK PLAT NO. 1, AN OFFICIAL PLAT IN SAID CITY OF WINTERSSET; THENCE NORTH 89°20'50" WEST ALONG THE NORTHERLY LINE OF SAID ARBOR PARK PLAT NO. 1, A DISTANCE OF 320.60 FEET; THENCE SOUTH 0°09'55" WEST CONTINUING ALONG SAID NORTHERLY LINE, 130.00 FEET; THENCE NORTH 89°21'07" WEST CONTINUING ALONG SAID NORTHERLY LINE, 66.00 FEET; THENCE NORTH 0°09'55" EAST CONTINUING ALONG SAID NORTHERLY LINE, 66.00 FEET; THENCE NORTH 89°21'07" WEST CONTINUING ALONG SAID NORTHERLY LINE, 130.00 FEET TO THE NORTHWEST CORNER OF LOT 14, SAID ARBOR PARK PLAT NO. 1, SAID POINT ALSO BEING ON THE WESTERLY LINE OF SAID LOT 14, C & C ALLEN'S ADDITION; THENCE NORTH 0°12'21" EAST ALONG SAID WESTERLY LINE, 400.00 FEET; THENCE SOUTH 89°21'07" EAST, 129.72 FEET; THENCE NORTH 0°09'55" EAST, 29.33 FEET; THENCE SOUTH 89°30'05" EAST, 66.00 FEET; THENCE SOUTH 89°47'27" EAST, 132.32 FEET TO THE WESTERLY LINE OF PARCEL 'G' OF LOT 14, C & C ALLEN'S ADDITION AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2, PAGE 388; THENCE SOUTH 0°14'14" WEST ALONG SAID WESTERLY LINE, 120.49 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 'G', SAID POINT ALSO BEING ON THE NORTHERLY LINE OF SAID ARBOR PARK PLAT 3; THENCE SOUTH 81°4'42" WEST ALONG SAID NORTHERLY LINE, 103.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.05 ACRES (219,944 SQUARE FEET).  
 PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	89°30'45"	25.00'	39.06'	S44°39'27"E	35.20'
C2	47°14'18"	31.50'	25.97'	N67°02'01"E	25.24'
C3	24°03'40"	63.50'	28.87'	N55°28'41"E	28.47'
C4	45°35'49"	63.50'	50.90'	S89°33'34"E	49.55'
C5	44°24'31"	63.50'	49.22'	S44°23'24"E	47.99'
C6	48°21'51"	63.50'	51.38'	S0°59'47"W	49.99'
C7	41°36'53"	63.50'	46.12'	S44°58'09"W	45.11'
C8	47°03'53"	63.50'	52.16'	S89°19'32"W	50.71'
C9	25°02'00"	63.50'	27.74'	N54°37'31"W	27.82'
C10	47°14'18"	31.50'	25.97'	N65°43'41"W	25.24'
C11	90°29'15"	25.00'	39.48'	S45°24'33"W	35.51'

**REVISIONS**

DATE	REVISIONS
05/13/20	FRST SUBMITTAL
05/17/20	SIGNED SUBMITTAL

3405 SE CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PHONE: (515) 369-4400 FAX: (515) 369-4410  
 ENGINEER: CIVIL DESIGN ADVANTAGE  
 WINTERSSET, IOWA

REVIEW: \_\_\_\_\_  
 TECH: \_\_\_\_\_

1807.371  
 1/1  
**ARBOR PARK PLAT 4**  
**FINAL PLAT**

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.  
 LOUIS M. KELEHAN, P.L.S.  
 DATE: 6/17/20  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023.  
 PAGES OR SHEETS COVERED BY THIS SEAL:  
 THIS SHEET

Document 2020 2207  
 Book 2020 Page 2207 Type 06 044 Pages 25  
 Date 6/23/2020 Time 2:22:14PM  
 Rec Amt \$127.00 Aud Amt \$5.00  
 INDEX  
 ANNO  
 SCAN  
 CHEK  
 LISA SMITH, COUNTY RECORDER  
 MADISON COUNTY IOWA