

COUNTY: Madison  
 PARCEL DESIGNATION:  
 SECTION: TOWNSHIP: RANGE:  
 ALIQUOT PART:  
 SUBDIVISION NAME: North Stone Village Plat 6  
 BLOCK: LOT(S): 6  
 SITE ADDRESS: 1403 - 1407 N 7th Avenue  
 CITY: Winterset  
 PROPRIETOR: North Stone Townhomes LLC  
 REQUESTED BY: Peter Corkrean  
 SURVEYOR NAME: Vincent E. Piagentini



Document 2020 3449

Book 2020 Page 3449 Type 06 026 Pages 1  
 Date 9/11/2020 Time 1:05:57PM  
 Rec Amt \$7.00

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LISA SMITH, COUNTY RECORDER  
 MADISON COUNTY IOWA

**ABACI CONSULTING, INC.**  
**CIVIL ENGINEERING - LAND SURVEYING**

3000 SE Grimes Blvd., Ste 800, GRIMES, IOWA 50111, PH. (515)986-5048

\*THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY\*

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

**PLAT OF SURVEY FOR NORTH STONE TOWNHOMES LLC  
 LOCATED ON LOT 6 OF NORTH STONE VILLAGE PLAT 6,  
 CITY OF WINTERSET, MADISON COUNTY, IOWA**

**Legal Description**

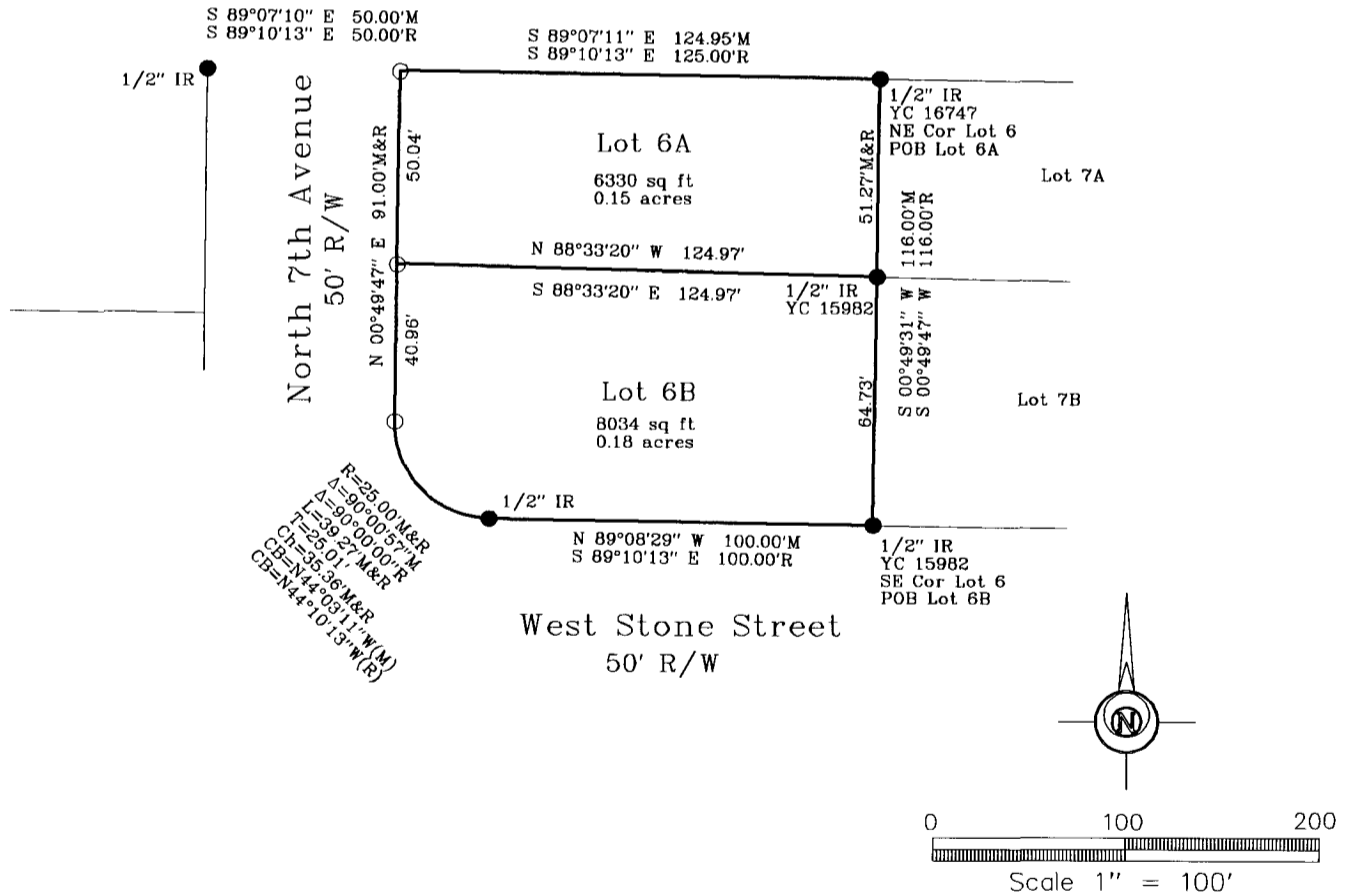
A subdivision of existing Lot 6, North Stone Village Plat 6, City of Winterset, Madison County, Iowa, more particularly described as follows:

**Lot 6A:**

Beginning at the Northeast corner of Lot 6, North Stone Village Plat 6, City of Winterset, Madison County, Iowa, thence South 00°49'31" West, a distance of 51.27 feet, along the East line of said Lot 6; thence North 88°33'20" West, a distance of 124.97 feet, along a projection of a common wall of a duplex building extended to the West line of said Lot 6; thence North 00°49'45" East, a distance of 50.04 feet, along the West line of said Lot 6; thence South 89°07'11" East, along the North line of said Lot 6, a distance of 124.95 feet to the Point of Beginning, and containing 6,330 square feet or 0.15 acres of land, more or less.

**Lot 6B**

Beginning at the Southeast corner of Lot 6, North Stone Village Plat 6, City of Winterset, Madison County, Iowa, thence North 89°08'29" West, along the South line of said Lot 6, a distance of 100.00 feet to a point on a curve; thence along a curve to the right having a radius of 25.00 feet, a delta of 90°00'57", an arc length of 39.28 feet, and a chord which bears North 44°03'11" West, having a chord distance of 35.36 feet; thence North 00°49'49" East, a distance of 40.96 feet; thence South 88°33'20" East, a distance of 124.97 feet, along a projection of a common wall of a duplex building extended to the East line of said Lot 6; thence South 00°49'31" West, along the East line of said Lot 6, a distance of 64.73 feet to the Point of Beginning, and containing 8,034 square feet or 0.18 acres of land, more or less.



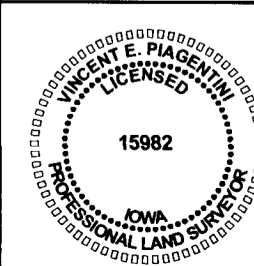
DATE OF SURVEY FIELDWORK: 9/3/20 DRAWING DATE: 9/4/20 DRAFTER: VP PROJECT NO: 20339

**SYMBOLS LEGEND:**

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.

REVISION DATE:

*Vincent E. Piagentini* 9/4/2020  
 VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE



- R RECORDED DISTANCE
- M MEASURED DISTANCE
- C CALCULATED DISTANCE
- CORNER MONUMENT FOUND
- 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
- OC ORANGE CAP
- IR IRON ROD
- IP IRON PIPE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)