



Document 2020 4449

Book 2020 Page 4449 Type 06 026 Pages 5
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDEX ANNO SCAN
CHECK

PLAT OF SURVEY
PARCELS 'C' & 'D'
E1/2 SE1/4
SEC. 35-76-28
MINTERSSET, IOWA

PROPRIETORS:
HERBERT T REED TRUST
C/O JOHN REED
2216 204TH COURT
MINTERSSET, IOWA 50273

PROPERTY OWNERS:
HERBERT T REED TRUST
C/O JOHN REED
2216 204TH COURT
MINTERSSET, IOWA 50273

APPLICANT & PREPARED FOR:
HERBERT T REED TRUST
C/O JOHN REED
2216 204TH COURT
MINTERSSET, IOWA 50273

PROFESSIONAL
LAND SURVEYOR:
CIVIL ENGINEERING CONSULTANTS, INC.
ATTN: PATRICK J SHEPARD, PLS
2400 86TH STREET, SUITE 12
URBANDALE, IA 50322
PHONE: (515) 276-4804
FAX: (515) 276-7084
EMAIL: SHEPARD@CECLAC.COM

LEGAL DESCRIPTION: PARCEL 'C'
A PARCEL OF LAND IN THE SE1/4 OF SECTION 35, TOWNSHIP 76 NORTH, RANGE 28, WEST OF THE 5TH P.M., CITY OF MINTERSSET, MADISON COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE EAST 1/4 CORNER OF SAID SE1/4; THENCE 500°10'01"W, 658.41 FEET ALONG THE EAST LINE OF SAID SE1/4 TO THE NE CORNER OF THE S1/2 N1/2 SE1/4 AND THE POINT OF BEGINNING; THENCE CONTINUING 500°10'01"W, 360.00 FEET ALONG SAID EAST LINE TO A POINT; THENCE N89°45'51"W, 545.06 FEET TO A POINT; THENCE N00°10'01"E, 360.00 FEET TO A POINT ON THE NORTH LINE OF SAID S1/2 N1/2 SE1/4; THENCE S89°45'51"E, 545.06 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINING 4.92 ACRES INCLUDING 0.21 ACRES OF PUBLIC ROAD EASEMENT.

LEGAL DESCRIPTION: PARCEL 'D'
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PURPOSE FOR PLAT OF SURVEY:
THIS PLAT OF SURVEY IS BEING PREPARED TO CREATE TWO PARCELS FROM AN EXISTING PARCEL WITH AN ID: 84000720060000

CERTIFICATION

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY PERSONAL SPECIFICATIONS AND THAT I AM A FULLY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
PATRICK J. SHEPARD, IOWA LICENSE NO. 12285, DATE 11-18-2020
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
PAGES OR SHEETS COVERED BY THIS SEAL: 3

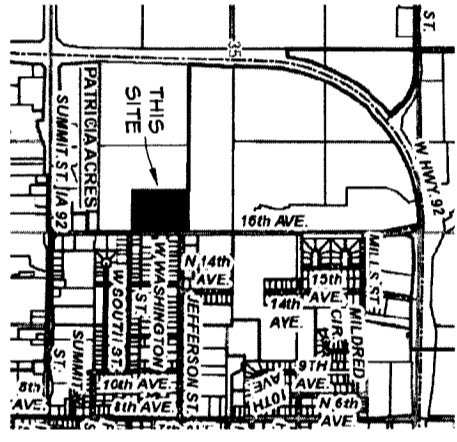
INDEX LEGEND

COUNTY:	SECTION	TOWNSHIP	RANGE	1/4	1/4
MADISON	35	76	28	NE	SE
				SE	SE

ALIQUOT PART:
35 76 28 28 5E 5E

HERBERT T REED TRUST
C/O JOHN REED
2216 204TH COURT
MINTERSSET, IOWA 50273

REQUESTED BY: JOHN REED
COMPANY: CIVIL ENGINEERING CONSULTANTS, INC.
LAND SURVEYOR ATTN: PATRICK J SHEPARD
RETURN TO: 2400 86TH STREET, URBANDALE, IA 50322



VICINITY SKETCH

DRAWING INDEX

PAGE #	SHEET TITLE
1	COVER
2	PLAT OF SURVEY
3	DETAILS

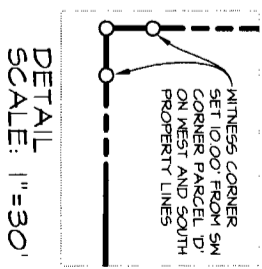
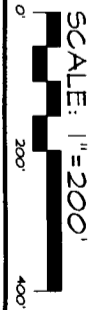
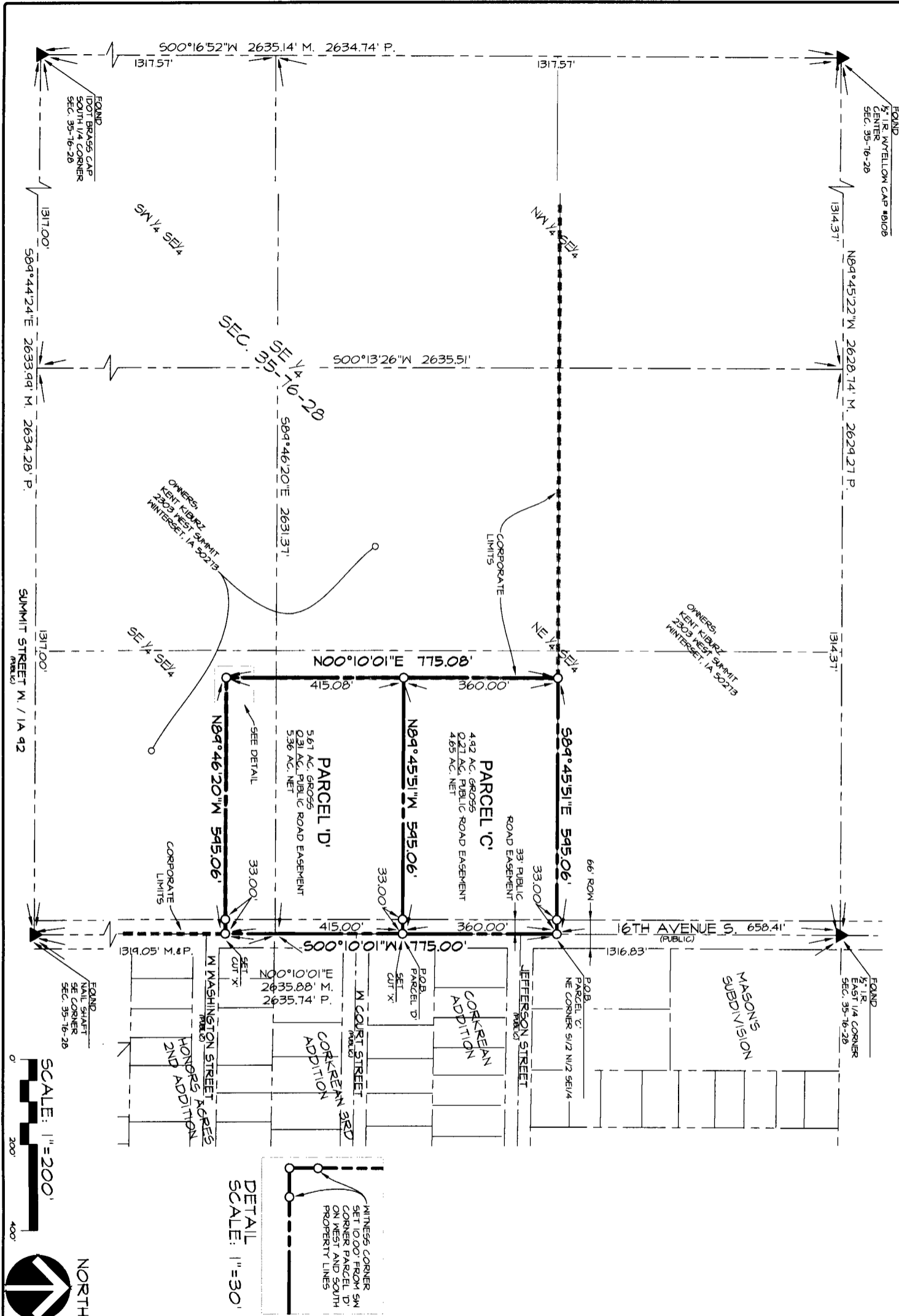
LAND AREA:
PARCEL 'C':
4.92 ACRES GROSS
0.21 ACRES PUBLIC ROAD EASEMENT
4.65 ACRES NET

1/4 SECTION AREA WITHIN PARCEL 'C':
NE SE 4.92 ACRES

PARCEL 'D':
5.61 ACRES GROSS
0.31 ACRES PUBLIC ROAD EASEMENT
5.30 ACRES NET

1/4 SECTION AREA WITHIN PARCEL 'D':
NE SE 4.08 ACRES
SE SE 1.59 ACRES

- LEGEND
- FOUND CORNERS
 - SET PROPERTY CORNER (5/8" I.R. W/RANGE CAP #12265 UNLESS OTHERWISE NOTED)
 - PROPERTY BOUNDARY LINES
 - PARCEL LINES
 - EXISTING LOT OR TAX PARCEL LINES
 - ORIGINAL PLAT LOT LINES
 - EASEMENT LINES
 - CORPORATE LIMITS
 - FENCE LINE
 - X—X—X—X— DEEDED BEARING & DISTANCE
 - P. PREVIOUSLY RECORDED BEARING & DISTANCE
 - M. MEASURED BEARING & DISTANCE
 - I.R. IRON ROD
 - I.P. COUNTY RECORDERS INDEXING BOOK
 - BK. XXX, PG. XXX PUBLIC UTILITY EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - P.O.B. POINT OF BEGINNING



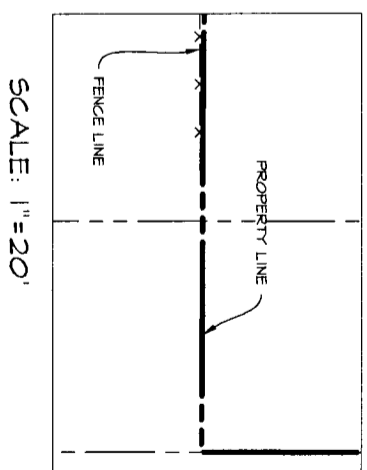
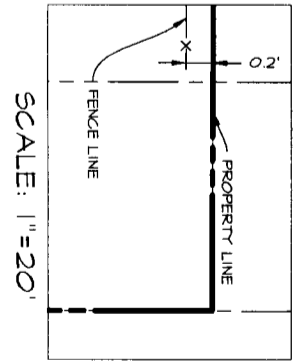
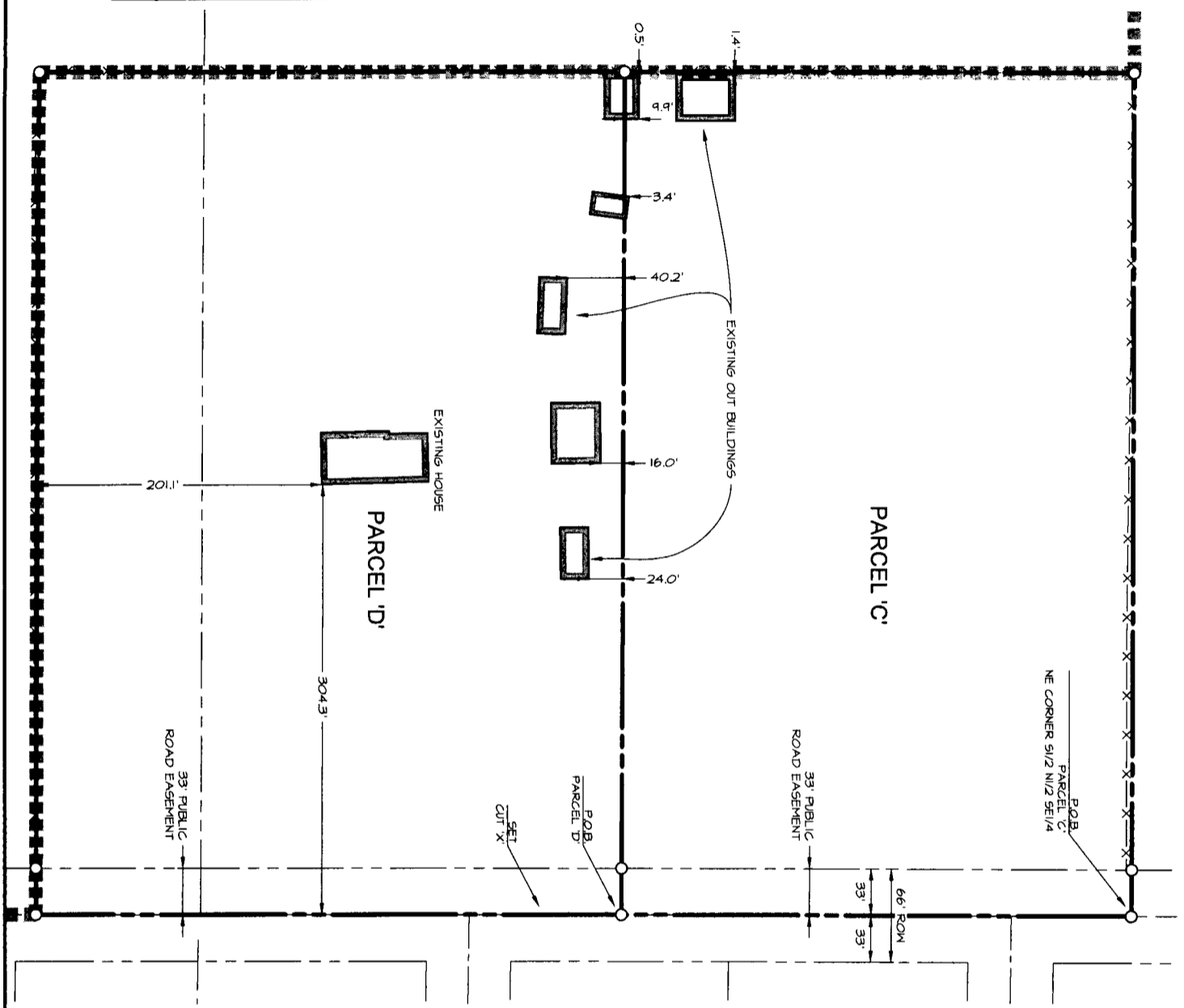
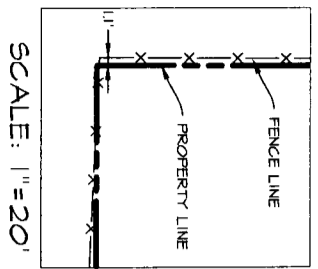
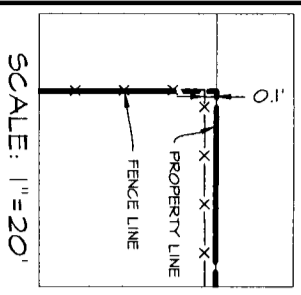
PARCELS 'C' & 'D' E/2 SE 1/4
 SEC. 35-76-28
 112 16TH AVENUE SOUTH, WINTERSET, IOWA 50273

SHEET 2 OF 3

DATE:	OCT. 02, 2016
DATE OF SURVEY:	OCT. 02, 2016
DESIGNED BY:	P.S.
DRAWN BY:	JAG-ES



Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa 50322
 515.276.4884 . Fax: 515.276.7084 . mail@ceciac.com



PARCELS 'C' & 'D' E1/2 SE1/4
 SEC. 35-76-28
 112 16TH AVENUE SOUTH, WINTERSSET, IOWA 50273
 DETAILS - DETAILS

DATE:	OCT. 02, 2010
DATE OF SURVEY:	OCT. 02, 2010
DESIGNED BY:	P.F.
DRAWN BY:	JAG-JDS



Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa 50322
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RESOLUTION NO. 2020-33

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 Herbert T Reed Trust; 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 Herbert T Reed Trust; 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 16th day of November, 2020



Trevor Bindel, Mayor Pro-Tem

ATTEST:



Kelley L Brown, City Administrator



Exhibit "A"

LEGAL DESCRIPTION: PARCEL 'C'

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