



COUNTY: Madison
PARCEL DESIGNATION:
SECTION: TOWNSHIP: RANGE:
ALIQUOT PART:
SUBDIVISION NAME: North Stone Village Plat 6
BLOCK: LOT(S): 7
SITE ADDRESS: 1404 - 1408 6th Avenue N
CITY: Winterset
PROPRIETOR: North Stone Townhomes LLC
REQUESTED BY: Peter Corkrean
SURVEYOR NAME: Vincent E. Piagentini

Book 2020 Page 513 Type 06 026 Pages 1
Date 2/18/2020 Time 11:08:55AM
Rec Amt \$7.00

INDX
ANNO
SCAN
CHEK

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 7, OF NORTH STONE VILLAGE PLAT 6,
CITY OF WINTERSET, MADISON COUNTY, IOWA

Legal Description

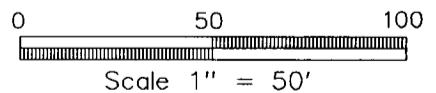
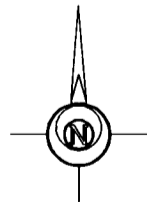
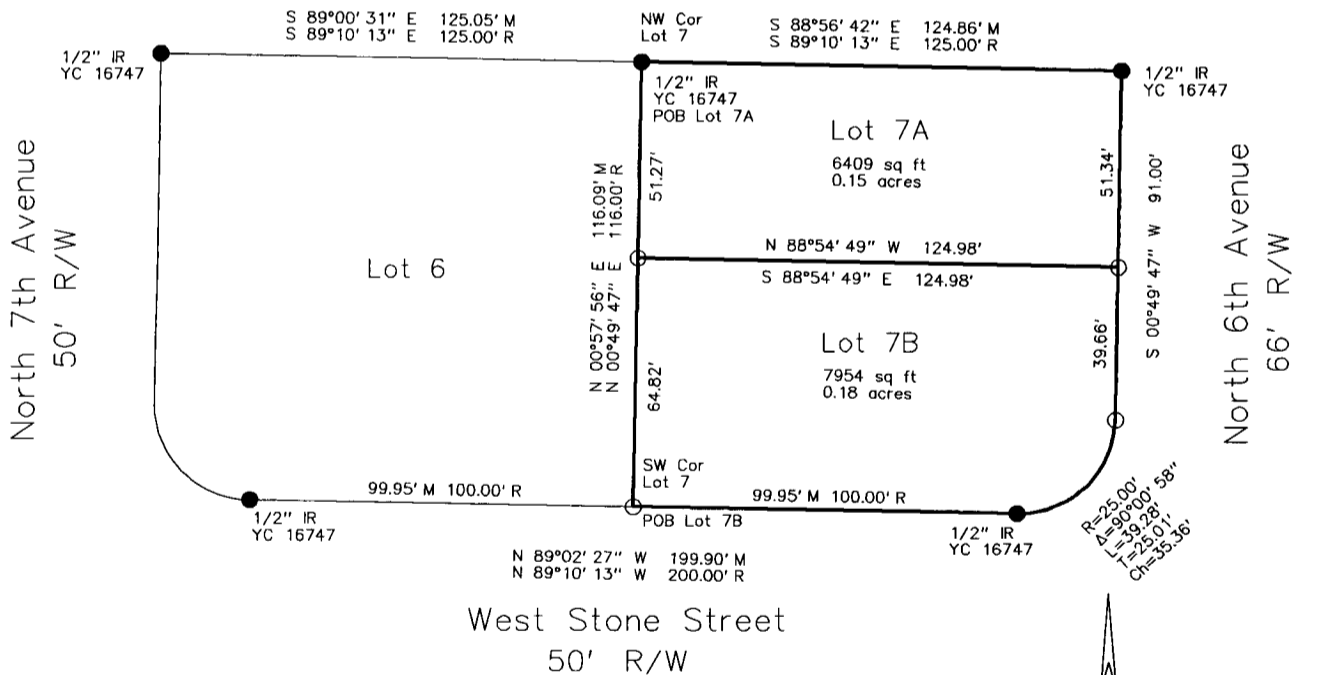
A subdivision of existing Lot 7, North Stone Village Plat 6, City of Winterset, Madison County, Iowa, more particularly described as follows:

Lot 7A:

Beginning at the Northwest corner of Lot 7, North Stone Village Plat 6 City of Winterset, Madison County, Iowa, thence South 88°56'42" East, a distance of 124.86 feet, along the North line of said Lot 7 to the Northeast corner of said Lot 7; thence South 00°49'47" West, along the East line of said Lot 7, a distance of 51.34 feet; thence North 88°54'49" West, a distance of 124.98 feet, along the projection of a common wall of a duplex building extended to the West line of said Lot 7; thence North 00°57'55" East, along the West line of said Lot 7, a distance of 51.27 feet to the Point of Beginning, and containing 6,409 square feet or 0.15 acres of land, more or less.

Lot 7B

Beginning at the Southwest corner of Lot 7, North Stone Village Plat 6 City of Winterset, Madison County, Iowa, thence North 00°57'57" East, a distance of 64.82 feet, along the West line of said Lot 7; thence South 88°54'49" East, a distance of 124.98 feet, along the projection of a common wall of a duplex extended to the East line of said Lot 7; thence South 00°49'47" West, along said East line of Lot 7, a distance of 39.66 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°00'58", an arc length of 39.28 feet, and a chord which bears South 46°14'44" West, having a chord distance of 35.36 feet to a point on a line; thence North 89°02'27" West, along the South line of said Lot 7, a distance of 99.95 feet to the Point of Beginning, and containing 7,954 square feet or 0.18 acres of land, more or less.

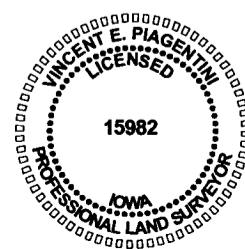


DATE OF SURVEY FIELDWORK: 1/29/20 DRAWING DATE:2/13/20 DRAFTER: VP PROJECT NO: 20111

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:



- 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

Vincent E. Piagentini signature and date 2/13/2020
VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020.

ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)