



Document 2021 1785

COUNTY: Madison
 SITE ADDRESS: 602 & 606 W Stone Street
 CITY: Winterset
 PARCEL DESIGNATION:
 SECTION: TOWNSHIP: RANGE:
 ALIQUOT PART:
 SUBDIVISION NAME: North Stone Village Plat 6
 BLOCK: LOT(S): 1
 PROPRIETOR: North Stone Townhomes LLC
 REQUESTED BY: Peter Corkrean
 SURVEYOR NAME: Vincent E. Piagentini

Book 2021 Page 1785 Type 06 026 Pages 1
 Date 5/03/2021 Time 10:27:01AM
 Rec Amt \$7.00

INDX
 ANNO
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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

"CORRECTED" PLAT OF SURVEY FOR NORTH STONE TOWNHOMES LLC
LOCATED ON LOT 1, OF NORTH STONEN VILLAGE PLAT 6,
CITY OF WINTERSET, MADISON COUNTY, IOWA

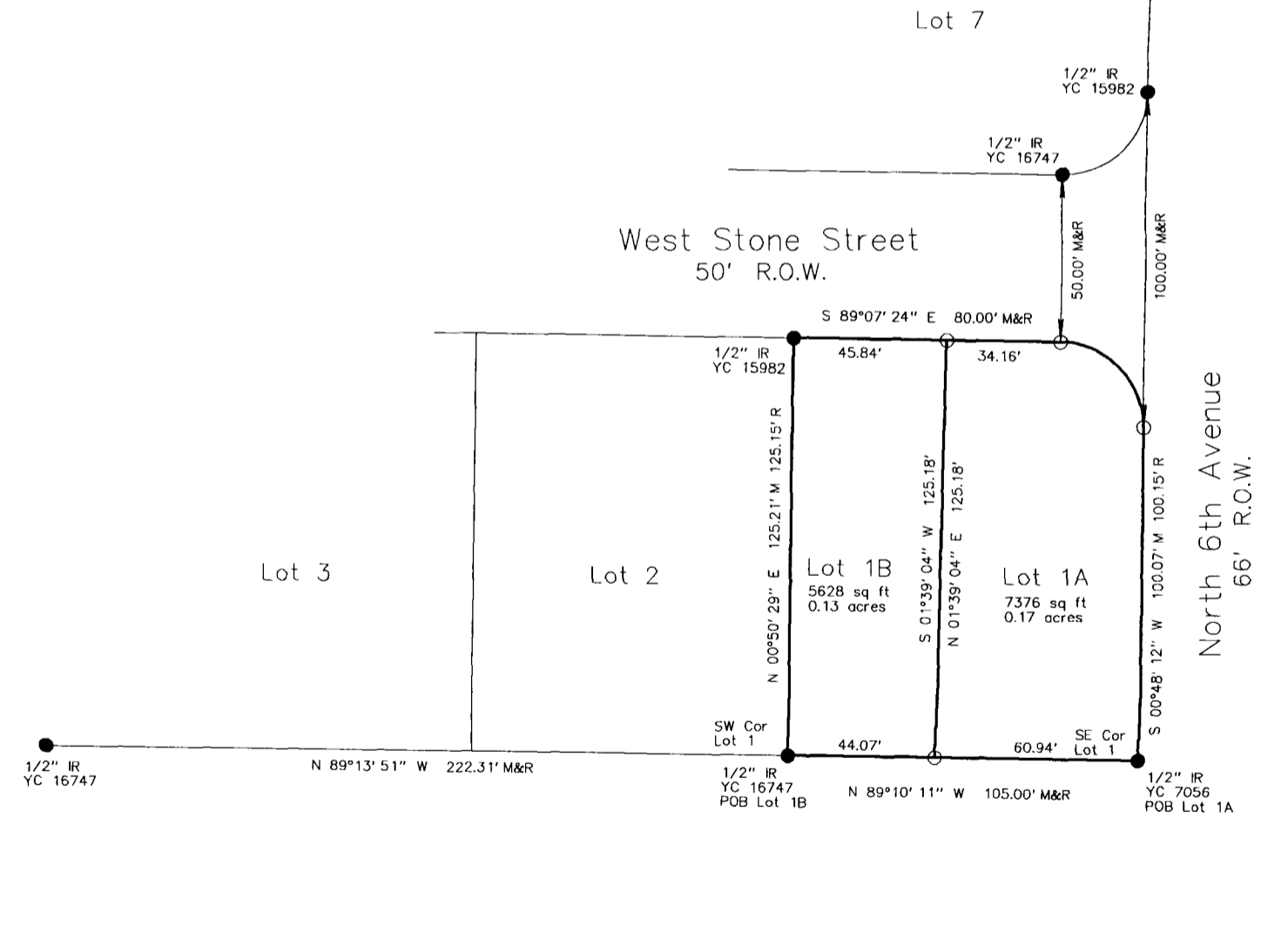
THIS SURVEY IS BEING FILED TO CORRECT A TYPO ON THE SURVEY FILED IN BOOK 2021 PAGE 1636

Legal Description

A subdivision of existing Lot 1, North Stone Village Plat 6, City of Winterset, Madison County, Iowa, more particularly described as follows:

Lot 1A
 Beginning at the Southeast Corner of Lot 1, North Stone Village Plat 6, City of Winterset, Madison County, Iowa, thence North 89°10'13" West, along the South line of said Lot 1, a distance of 60.94 feet; thence North 01°39'04" East, along the projection of a common wall of a duplex building extended to the North line of said Lot 1; thence South 89°07'26" East, along the North line of Lot 1, a distance of 34.16 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°00'52", an arc length of 39.28 feet, and a chord which bears South 44°00'31" East, having a chord distance of 35.36 feet; thence South 00°48'12" West, along the East line of Lot 1, a distance of 100.07 feet, to the Point of Beginning, and containing 7,376 square feet or 0.17 acres of land, more or less.

Lot 1B
 Beginning at the Southwest Corner of Lot 1, North Stone Village Plat 6, City of Winterset, Madison County, Iowa, thence North 00°50'29" East, along the West line of Lot 1, a distance of 125.21 feet; thence South 89°07'23" East, along the North line of Lot 1, a distance of 45.84 feet; thence South 01°39'04" West a distance of 125.18 feet, along the projection of a common wall of a duplex building extended to the South line of said Lot 1; thence North 89°10'08" West, along the South line of said Lot 1, a distance of 44.07 feet to the Point of Beginning, and containing 5,628 square feet or 0.13 acres of land, more or less.



DATE OF SURVEY FIELDWORK: 4/5/21 DRAWING DATE: 4/21/21 DRAFTER: VP PROJECT NO: 21116

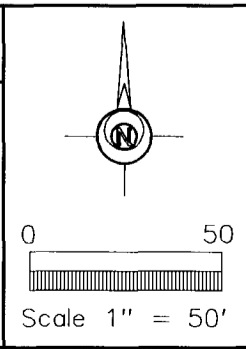
SYMBOLS LEGEND:

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.

Vincent E. Piagentini 4/26/21

VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022. ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)

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
- RC RED CAP
- IR IRON ROD
- IP IRON PIPE