

INDEX LEGEND

COUNTY: MADISON
SECTION: E 1/2, NW 1/4, E 1/2 SW 1/4
SEC. 35, T-76N, R-28W

SURVEY FOR AND OWNERS: CHERYL L. ADAMS 2012
REVOCABLE TRUST & WILLIAM E. ADAMS 2012
REVOCABLE TRUST, WINTERSET, IOWA

SURVEYOR & SURVEY COMPANY:
J. Brian Morrissey, P.E., P.L.S.
Morrissey Surveying & Consulting, L.L.C.
1405 Hwy G28, Otley, IA 50214

✓ PREPARED BY AND RETURN TO:
J. Brian Morrissey, 1405 Hwy G28, Otley, IA 50214
(515) 480-2531



Document 2021 1972

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

PLAT OF SURVEY
E 1/2 of the NW 1/4, E 1/2 SW 1/4, SEC. 35, T-76N, R-28W
MADISON, COUNTY, IOWA

(SEE PAGE 3 FOR GRAPHICAL REPRESENTATION OF THIS PLAT OF SURVEY)

DESCRIPTION PARCEL - E

That part of a tract of land described in a Warranty Deed recorded in Book 2013, Page 2272, at the Madison County, Iowa, Recorder's Office, located in the East Half of the Northwest Quarter and the East Half of the Southwest Quarter of Section 35, Township 76 North, Range 28 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Beginning at the Center of said Section 35, also being the northeast corner of Parcel "D" as recorded in Book 1, Page 92, at said Recorder's Office;
thence South 00 degrees 16 minutes 30 seconds West 50.00 feet along the east line of the Southwest Quarter of said Section 35, the east line of said parcel "D", and the west line of Iowa Highway No. 92;
thence North 89 degrees 46 minutes 04 seconds West 1314.02 feet along the south line of said Parcel "D" to the west line of the East Half of the Southwest Quarter of said Section 35;
thence North 00 degrees 16 minutes 42 seconds East 50.00 feet along said west line to the southwest corner of the Southeast Quarter of the Northwest Quarter of said Section 35;
thence North 00 degrees 15 minutes 01 seconds East 1896.75 feet along the west line of the East Half of said Section 35 to the southeast corner of Parcel "A" as recorded in Book 2006, Page 4930, at said Recorder's Office;
thence North 00 degrees 15 minutes 01 seconds East 39.24 feet along said west line and along the east line of said Parcel "A";
thence North 78 degrees 01 minutes 03 seconds East 75.49 feet;
thence South 25 degrees 48 minutes 48 seconds East 605.79 feet;
thence South 30 degrees 35 minutes 03 seconds East 709.00 feet;
thence South 33 degrees 03 minutes 57 seconds East 84.17 feet;
thence South 29 degrees 04 minutes 56 seconds East 133.89 feet;
thence South 30 degrees 40 minutes 56 seconds East 236.32 feet;
thence North 85 degrees 02 minutes 10 seconds East 379.23 feet to the east line of the East Half of the Northwest Quarter of said Section 35;
thence South 00 degrees 17 minutes 15 seconds West 443.29 feet along said east line and along a northerly extension of the west line of Iowa Highway No. 92 to the point of beginning.

Said tract contains 31.20 acres.

AREA BY 1/4 1/4 SECTION

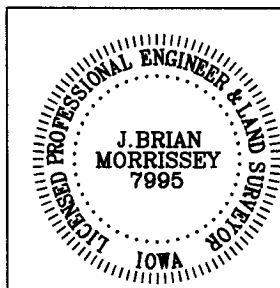
NE 1/4, NW 1/4 = 3.34 Acres
SE 1/4, NW 1/4 = 27.86 Acres

TOTAL GROSS ACRES = 31.20 ACRES

NOTE:
BEARINGS AND DISTANCES ON THIS PLAT ARE BASED ON IOWA STATE PLANE GRID TO GROUND GPS COORDINATES, NAD83, SOUTH ZONE.

MONUMENTS

- ▲ - found sec. cor. (pipe, stone, etc.)
- - set - 5/8" x 18" rebar with orange plastic cap P.L.S. 7995 or Mag nail in pavement
- - no monument found or set
- - found lot cor. (1/2" yellow plastic capped rebar, P.L.S. #6808, unless otherwise noted).



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 Land Surveyor under the laws of the State of Iowa.

Signed *J. Brian Morrissey* Date 4/28/21
J. Brian Morrissey Iowa Lic. No. 7995
My license renewal date is 12/31/2021
Pages covered by this seal: 1 - 3

MORRISSEY SURVEYING & CONSULTING, LLC, 1405 HWY. G 28, OTLEY, IOWA 50214, 515-480-2531

PLAT OF SURVEY
E 1/2 of the NW 1/4, E 1/2 SW 1/4, SEC. 35, T-76N, R-28W
MADISON, COUNTY, IOWA

DESCRIPTION PARCEL - F

That part of a tract of land described in a Warranty Deed recorded in Book 2013, Page 2272, at the Madison County, Iowa, Recorder's Office, located in the East Half of the Northwest Quarter of Section 35, Township 76 North, Range 28 West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:

Beginning at the northeast corner of the Northwest Quarter of said Section 35;
 thence South 00 degrees 17 minutes 15 seconds West 2190.45 feet along the east line of said Northwest Quarter;
 thence South 85 degrees 02 minutes 10 seconds West 379.23 feet;
 thence North 30 degrees 40 minutes 56 seconds West 236.32 feet;
 thence North 29 degrees 04 minutes 56 seconds West 133.89 feet;
 thence North 33 degrees 03 minutes 57 seconds West 84.17 feet;
 thence North 30 degrees 35 minutes 03 seconds West 709.00 feet;
 thence North 25 degrees 48 minutes 48 seconds West 605.79 feet;
 thence South 78 degrees 01 minutes 03 seconds West 75.49 feet to the east line of Parcel "A" as recorded in Book 2006, Page 4930, at said Recorder's Office and to the west line of the East Half of the Northwest Quarter of said Section 35;
 thence North 00 degrees 15 minutes 01 seconds East 695.76 feet along said west line and said east line of said Parcel "A" to the northeast corner of said Parcel "A" and to the northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 35;
 thence North 89 degrees 51 minutes 16 seconds West 219.63 feet along the north line of said Northeast Quarter of the Northwest Quarter to the northwest corner of a parcel recorded in a Real Estate Contract in Book 2018, Page 1022, at said Recorder's Office;
 thence South 00 degrees 51 minutes 12 seconds West 263.50 feet along the west line of said parcel to the southwest corner of said parcel;
 thence South 89 degrees 51 minutes 16 seconds East 495.40 feet along the south line of said parcel to the southeast corner of said parcel to the west line of a parcel recorded in Book 2, Page 89, at said Recorder's Office;
 thence South 00 degrees 51 minutes 12 seconds West 26.59 feet along the west line of said parcel to the southwest corner of said parcel;
 thence North 89 degrees 57 minutes 26 seconds East 416.40 feet along the south line of said parcel to the southeast corner of said parcel;
 thence North 01 degrees 17 minutes 05 seconds East 288.76 feet along the east line of said parcel to the northeast corner of said parcel and to the north line of the Northeast Quarter of the Northwest Quarter of said Section 35;
 thence South 89 degrees 51 minutes 16 seconds East 182.15 feet along said north line to the point of beginning.

Said tract contains 44.00 acres and is subject to a Madison County Highway Easement over the northerly 0.37 acres thereof.

AREA BY 1/4 1/4 SECTION

NE 1/4, NW 1/4 = 30.63 Acres (Hwy. R.O.W. = 0.37 Acres)

SE 1/4, NW 1/4 = 13.37 Acres

TOTAL GROSS ACRES = 44.00 ACRES

LINE TABLE MEASURED

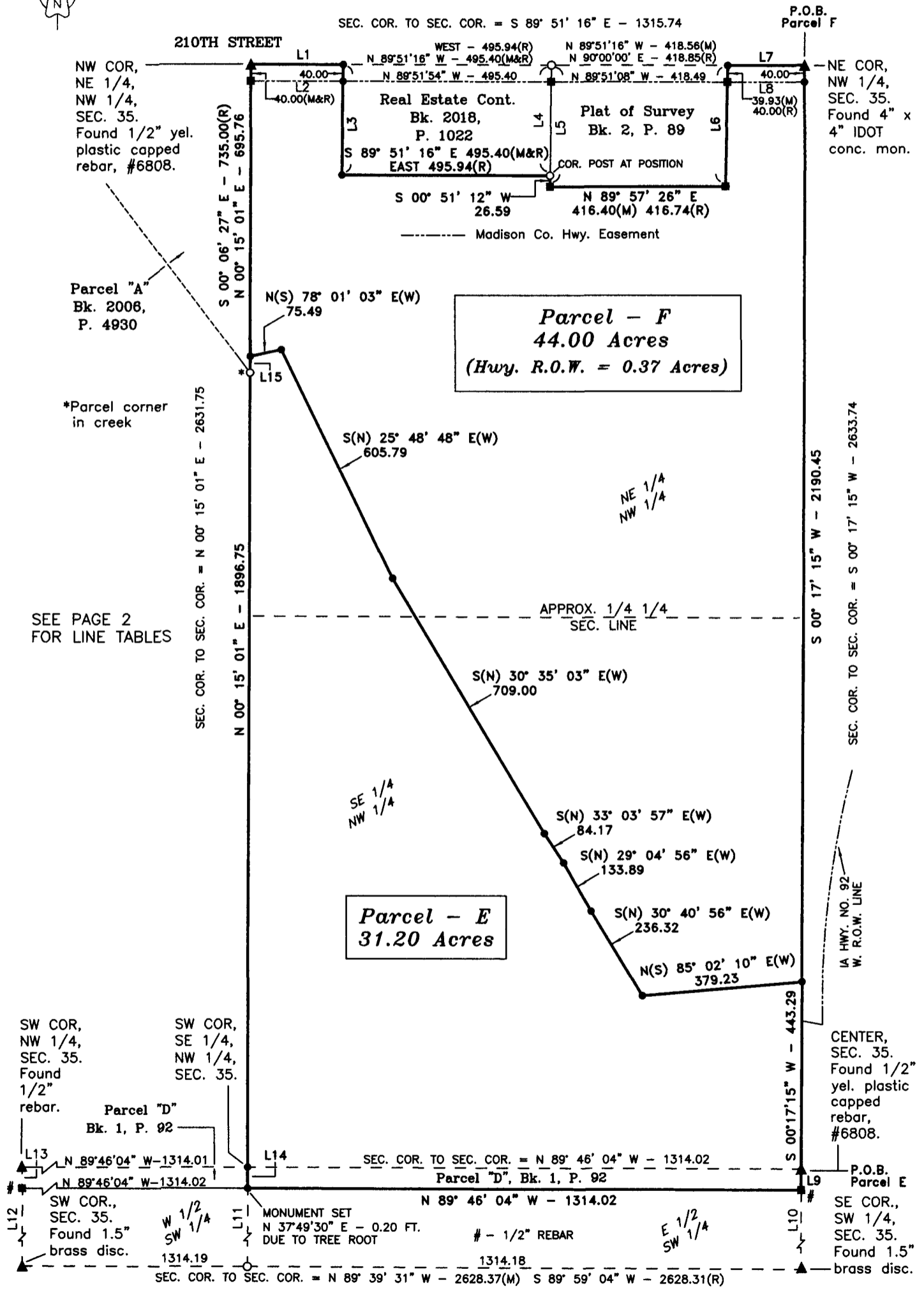
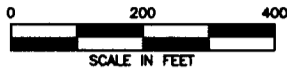
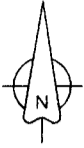
LINE	BEARING	DISTANCE
L1	S 89° 51' 16" E	219.63
L2	S 89° 51' 11" E	219.22
L3	S 00° 51' 12" W	263.50
L4	S 00° 51' 12" W	263.50
L5	S 00° 51' 12" W	290.09
L6	N 01° 17' 05" E	288.76
L7	S 89° 51' 16" E	182.15
L8	S 89° 49' 52" E	182.62
L9	S 00° 16' 30" W	50.00
L10	S 00° 16' 30" W	2634.70
L11	S 00° 16' 42" W	2632.20
L12	S 00° 16' 56" W	2629.70
L13	S 00° 16' 56" E	50.00
L14	N 00° 16' 42" E	50.00
L15	N 00° 15' 01" E	39.24

LINE TABLE RECORDED

LINE	BEARING	DISTANCE
L3	SOUTH	263.50
L4	NORTH	263.50
L5	N 00° 42' 03" E	290.39
L6	S 01° 07' 20" E	288.94
L7	S 90° 00' 00" W	182.15
L9	S 00° 04' 47" E	50.00
L10	S 00° 04' 47" E	2634.74
L12	N 00° 00' 00"	2627.21
L12	N 00° 04' 30" W	2629.67
L13	N 00° 04' 30" W	50.00
L15	N 00° 06' 27" E	

MEASURED DISTANCE/BEARING - (M)
 RECORDED DISTANCE/BEARING - (R)

PLAT OF SURVEY
E 1/2 of the NW 1/4, E 1/2 SW 1/4, SEC. 35, T-76N, R-28W
MADISON, COUNTY, IOWA



Parcel - F
44.00 Acres
(Hwy. R.O.W. = 0.37 Acres)

Parcel - E
31.20 Acres

RESOLUTION NO. 2021-11

RESOLUTION APPROVING PLAT OF SURVEY

WHEREAS there was filed in the office of the Zoning Administrator of the City of Winterset, Iowa, a plat of survey of property owned by William Adams; and

WHEREAS the parcel of land comprising said plat of survey is described as follows:

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.

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Said tract contains 44.00 acres and is subject to a Madison County Highway Easement over the northerly 0.37 acres thereof.


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

1. The plat of survey on property owned by William Adams

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 3rd day of May 2021.



Trevor Bindel, Mayor Pro Tem

ATTEST:



Andrew Barden, City Administrator