

INDEX LEGEND

COUNTY: Madison
SITE ADDRESS: 4423 Cedar Bridge Road
CITY: Winterset
PARCEL DESIGNATION: Parcels "E", "F" & "J"
SECTION: 17 & 20 TOWNSHIP: 76 RANGE: 27
ALIQUOT PART: SE1/4 SW1/4 & SW1/4 SE1/4 (17)
NE1/4 NW1/4 (20)
PROPRIETOR: Raymond Hitchcock
REQUESTED BY: Merrill Hitchcock
SURVEYOR NAME: Vincent E. Piagentini

PLAT OF SURVEY
PARCELS "E", "F" & "J"
IN SE1/4 SW1/4 & SW1/4 SE1/4 OF
SEC 17-T76N-R27W &
IN NE1/4 NW1/4 OF
SEC 20-T76N-R27W



Document 2021 1997

Book 2021 Page 1997 Type 06 026 Pages 4
Date 5/17/2021 Time 10:28:26AM
Rec Amt \$22.00

INDX
ANNO
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CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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

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

Legal Description - Parcel "E"

All that part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 17, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
Commencing at the South 1/4 corner of said Section 17, thence North 00°34'47" West, along the East line of the SE1/4 of the SW1/4 of said Section 17, a distance of 17.50 feet; thence North 88°05'54" West, a distance of 389.51 feet, to the Point of Beginning; thence North 88°32'06" West, a distance of 188.99 feet; thence South 89°19'54" West, a distance of 686.54 feet; to a point on the existing East right of way line of Cedar Bridge Road, as shown on the Acquisition Plat in Book 3 Page 69; thence North 00°56'42" East along said right of way, a distance of 170.24 feet; thence South 89°12'06" East along said right of way, a distance of 22.03 feet; thence North 00°11'54" West, along said right of way, a distance of 125.46 feet; thence South 88°36'45" East, a distance of 471.77 feet; thence North 00°00'00" East, a distance of 19.68 feet; thence South 88°13'30" East, a distance of 367.56 feet; thence South 02°22'43" East, a distance of 289.24 feet to the Point of Beginning, and containing 5.69 acres of land, more or less.

Legal Description - Parcel "F"

All that part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) and the South Half (S1/2) of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 17, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
Beginning at the South 1/4 Corner of said Section 17, thence North 00°34'46" East, along the East line of the SE1/4 of the SW1/4 of said Section 17, a distance of 17.50 feet; thence North 88°05'54" West, a distance of 389.51 feet; thence North 02°22'43" West, a distance of 289.24 feet; thence North 88°13'30" West, a distance of 367.56 feet; thence South 00°00'00" East, a distance of 19.68 feet; thence North 88°36'45" West, a distance of 471.77 feet, to a point on the existing East right of way of Cedar Bridge Road as shown in the Acquisition Plat in Book 3 Page 69; thence North 00°11'54" West, along said existing East right of way line, a distance of 1,012.53 feet, to a point on the North line of the SE1/4 of the SW1/4 of said Section 17; thence South 89°01'24" East, along the North line of the SE1/4 of the SW1/4 of said Section 17, a distance of 1,257.12 feet, to the NE Corner of the SE1/4 of the SW1/4 of said Section 17; thence South 00°34'47" West, a distance of 656.86 feet; thence South 89°03'13" East, a distance of 1,299.57 feet, to a point on the East line of the SW1/4 of the SE1/4 of said Section 17; thence South 00°42'40" West, a distance of 658.55 feet, to the SE corner of the SW1/4 of the SE1/4 of said Section 17; thence North 88°58'42" West, along the South line of the SW1/4 of the SE1/4 of said Section 17, a distance of 1,298.07 feet, to the Point of Beginning, and containing 51.12 acres of land, more or less.

Legal Description - Parcel "J"

All that part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 17 and the Northeast (NE1/4) of the Northwest Quarter (NW1/4) of Section 20, all in Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
Beginning at the North 1/4 Corner of said Section 20, also being the South 1/4 Corner of said Section 17, thence South 00°45'10" West, along the East line of the NE1/4 of the NW1/4 of said Section 20, a distance of 1,317.13 feet, to the Southeast corner of said NE1/4 of the NW1/4; thence North 89°29'19" West, along the South line of the NE1/4 of the NW1/4 of said Section 20, a distance of 1,282.70 feet, to a point on the existing East right of way of Cedar Bridge Road as shown in the Acquisition Plat in Book 3 Page 67; thence North 00°49'55" East, along said right of way, a distance of 14.46 feet; thence South 88°27'08" East, along said right of way, a distance of 11.85 feet; thence North 05°06'52" East, along said right of way, a distance of 319.08 feet; thence North 02°48'42" West, along said right of way, a distance of 200.86 feet; thence North 01°32'32" East, along said right of way, a distance of 499.54 feet; thence North 04°46'06" East, along said right of way, a distance of 100.53 feet; thence North 04°53'05" West, along said right of way, a distance of 187.04 feet, to a point on the South line of the SE1/4 of the SW1/4 of said Section 17; thence North 04°26'44" West, along the right of way as shown on Acquisition Plat in Book 3 Page 69, a distance of 14.32 feet; thence North 89°19'33" East, a distance of 686.54 feet; thence South 88°32'06" East, a distance of 188.99 feet; thence South 88°05'54" East, a distance of 389.51 feet; thence South 00°34'46" West, a distance of 17.50 feet to the Point of Beginning, and containing 38.65 acres of land, more or less.

SYMBOLS LEGEND:

- 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

Pages 1 of 2

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, IOWA LIC. NO 15982 DATE 5/12/21
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022.
ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE) 2 pages



DATE OF SURVEY FIELDWORK: 3/8/21 DRAWING DATE: 3/25/21 DRAFTER: VP PROJECT NO: 21031

ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING
3000 SE Grimes Blvd., Ste 800, GRIMES, IOWA 50111, PH. (515)986-5048



RESOLUTION NO. 2021-08

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 Raymond Hitchcock; and

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

**Legal Description - Parcel "E"**

All that part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 17, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the South 1/4 corner of said Section 17, thence North 00°34'47" West, along the East line of the SE1/4 of the SW1/4 of said Section 17, a distance of 17.50 feet; thence North 88°05'54" West, a distance of 389.51 feet, to the Point of Beginning; thence North 88°32'06" West, a distance of 188.99 feet; thence South 89°19'54" West, a distance of 686.54 feet; to a point on the existing East right of way line of Cedar Bridge Road, as shown on the Acquisition Plat in Book 3 Page 69; thence North 00°56'42" East along said right of way, a distance of 170.24 feet; thence South 89°12'06" East along said right of way, a distance of 22.03 feet; thence North 00°11'54" West, along said right of way, a distance of 125.46 feet; thence South 88°36'45" East, a distance of 471.77 feet; thence North 00°00'00" East, a distance of 19.68 feet; thence South 88°13'30" East, a distance of 367.56 feet; thence South 02°22'43" East, a distance of 289.24 feet to the Point of Beginning, and containing 5.69 acres of land, more or less.

**Legal Description - Parcel "F"**

All that part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) and the South Half (S1/2) of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 17, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

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**Legal Description - Parcel "J"**

All that part of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 17 and the Northeast (NE1/4) of the Northwest Quarter (NW1/4) of Section 20, all in Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the North 1/4 Corner of said Section 20, also being the South 1/4 Corner of said

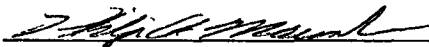
Section 17, thence South 00°45'10" West, along the East line of the NE1/4 of the W1/4 of said Section 20, a distance of 1,317.13 feet, to the Southeast corner of said NE1/4 of the NW1/4; thence North 89°29'19" West, along the South line of the NE1/4 of the NW1/4 of said Section 20, a distance of 1,282.70 feet, to a point on the existing East right of way of Cedar Bridge Road as shown in the Acquisition Plat in Book 3 Page 67; thence North 00°49'55" East, along said right of way, a distance of 14.46 feet; thence South 88°27'08" East, along said right of way, a distance of 11.85 feet; thence North 05°06'52" East, along said right of way, a distance of 319.08 feet; thence North 02°48'42" West, along said right of way, a distance of 200.86 feet; thence North 01°32'32" East, along said right of way, a distance of 499.54 feet; thence North 04°46'06" East, along said right of way, a distance of 100.53 feet; thence North 04°53'05" West, along said right of way, a distance of 187.04 feet, to a point on the South line of the SE1/4 of the SW1/4 of said Section 17; thence North 04°26'44" West, along the right of way as shown on Acquisition Plat in Book 3 Page 69, a distance of 14.32 feet; thence North 89°19'33" East, a distance of 686.54 feet; thence South 88°32'06" East, a distance of 188.99 feet; thence South 88°05'54" East, a distance of 389.51 feet; thence South 00°34'46" West, a distance of 17.50 feet to the Point of Beginning, and containing 38.65 acres of land, more or less.

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.

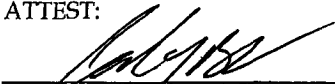
NOW THEREFORE BE IT RESOLVED by the City Council of the City of Winterset, Iowa:

1. The plat of survey on property owned by Raymond Hitchcock
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 19<sup>th</sup> day of April 2021.

  
Philip A Macumber, Mayor

ATTEST:

  
Andrew Barden, City Administrator