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)

PROPRIÉTOR: Raymond Hitchcock REQUESTED BY: Merrill Hitchcock SURVEYOR NAME: Vincent E. Piagentini **REVISED AND CORRECTED**

PLAT OF SURVEY PARCELS "E", "F" & "J" IN SE1/4 SW1/4 & SW1/4 SE1/4 OF SEC 17-T76N-R27W & IN NE 1/4 NW 1/4 OF SEC 20-T76N-R27W

THIS SURVEY IS TO REPLACE THE SURVEY FILED IN BOOK 2021 PAGE 1997 OF THE MADISON COUNTY RECORDER'S OFFICE THIS SURVEY CORRECTS AN ERROR IN THE LEGAL DESCRIPTION AND DRAWING OF PARCEL "J"

Book 2021 Page 3621 Type 06 026 Pages 3 Date 8/27/2021 Time 3:35:14PM Rec Amt \$17.00

INDX **ANNO** SCAN

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

CHEK

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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" Eastalong said right of way, a distance of 170.24 feet; thence South 89°12'06" Eastalong 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 369.51 feet; thence North 88°36'45" West, a distance of 269.24 feet; thence North 68°15 30 West, a distance of 367.56 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; thence South 89°01'24" 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 SE1/4 of said Section 17; thence South 00°34'47" West, a distance of 658.85.55 feet, to the SE corner of the SE1/4 of th

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

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

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 Section 17, there south 10 45 10 Viest, 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 88°50'47" West, a distance of 1,270.85 feet, to a point on the existing East right of way of Cedar Bridge Road; 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 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 38.44 acres of land, more or less.

SYMBOLS LEGEND:

RECORDED DISTANCE
MEASURED DISTANCE
CALCUL ATED 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
POINT OF BEGINNING
POINT OF COMMENCEMENT
YELLOW CAP
ORANGE CAP RECORDED DISTANCE Š

POB POC YC OC RC IR IP RED CAP IRON ROD IRON PIPE

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

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT AM_A DULY LICENSED PROFESSIONAL LAND SURVEYOR ON UNDER MIN. LICENSED PROFESSIONAL LAINE UNDER THE LAWS OF THE STATE OF IOWAL UNDER THE LAWS OF THE

Ymt Chagehin VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022.
ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED) 2 pages



REVISED AND CORRECTED INDEX LEGEND COUNTY: Madison PLAT OF SURVEY SITE ADDRESS: 4423 Cedar Bridge Road PARCELS "E", "F" & "J" CITY: Winterset IN SE1/4 SW1/4 & SW1/4 SE1/4 OF 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 SEC 17-T76N-R27W & **IN NE 1/4 NW 1/4 OF** SEC 20-T76N-R27W SURVEYOR NAME: Vincent E. Piagentini 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* S 89°13′ 30" E 2614.81′ NW Cor NE1/4 SW1/4 Sec 17-76-27 NE Cor NW1/4 SE1/4 Sec 17-76-27 Fnd PK Nail Fnd PK Nail 1310.54 NWI/A SEI/A NEI/4 SWI/4 ш 35" 1317.11' 00°38' NW Cor SE1/4 SW1/4 Sec 17-76-27 Set RR Spike 2634.23 S 89°01' 57" E 1312.20' 5 89°07′ 46" E 1301.07′ 5/8" IR YC 7995 55.08 NE Cor SE1/4 SW1/4 Sec 17-76-27 Set 1/2" IR YC 15982 ≩ 40, PART OF SEI/A SWI/A 00°42′ NI/2 SWI/4 SEI/4 656.86 658.55 Road 00°34' 47" Bridge 1322.47" 31.51 acres NET 1313.71 35" E Acquisition Bk 3 Pg 69 S 00°11 S 89°03' 13" E 1299.57' 19.68 47" S1/2 SW1/4 SE1/4 Cedar 00°38' 00°34′ 臼 .00,00,00 S 88°13'30" E 367.56' S 88°36'45" E 471.77' N 89°12′06″ W 22.03′ 19.61 acres NET 658. Parcel "E" Parcel "F" $\sqrt{1}_{5/8^{\prime\prime}~\rm IR~YC}$ 5.69 acres Net 22'43" 00°56′ 41″ 170.24′ 51.12 adres NET S 04°26′ 44" E 14.32′ ഗS 88°05′54" E 389.51' 686.54' 0.66 acres NET S 89°19'33" W 7.50 --5/8" IR YC 7895 S 89°24′ 54" E 1313.63′ N 88°58' 42" W 1298.07 SE Cor SW1/4 SE1/4 Sec 17-76-27 Fnd 1/2" IR N 04°53, 05", W N 88°32'06" W 188.99' \$1/4 Corner Sec 17-76-27 N1/4 Corner Sec 20-76-27 Fnd 1/2" IR POB Parcel "F" POB Parcel "J" SW Cor SE1/4 SW1/4 Sec 17-76-27 NW Cor NE1/4 NW1/4 Sec 20-76-27 Fnd 1/2" IR 187.04, N 04°46', 06" E 100.53. 15/8" IR YC 7885 POC Parcel "E" Parcel "J" 499.54 38.44 acres NET 1317.13 1318.83′ Bk 3 Pg 67 ш 01°32′32″ ш R.O.W. Acquisition 32" NE1/4 NW1/4 37.78 acres NET 10, 00°45′ Z 00.20, 5/8" IR YC 7995 S N 02°48′42″ W 200.86 5/8" IR YC 7995 N 05°06' 52" E 319.08' SYMBOLS LEGEND: RECORDED DISTANCE
MEASURED DISTANCE
CALCULATED DISTANCE
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CORNER MONUMENT FOUND
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UNLESS NOTED
SECTION CORNER FOUND
SECTION CORNER SET
1/2" IR YC 15982
UNLESS NOTED
POINT OF BECINNING
POINT OF BECINNING
POINT OF COMMENCEMENT
YELLOW CAP
RED CAP
IRON ROD
IRON ROD 5/8" IR YC 7995 , _ S 88°27′ 08″ E 11.85′ N 00°49′55″ E 14.46′ N 88°50'47" W 1270.85' N 89°29′ 19″ W 1315.70′ SW Cor NE1/4 NW1/4 Sec 20-76-27 SE Cor NE1/4 NW1/4 Fnd 5/8" IR YC 7995 Sec 20-76-27 Fnd 1/2" sq IR 300 Scale 1'' = 300'Pages 2 of 2 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

CITY of WINTERSET

124 West Court Avenue WINTERSET, IOWA 50273-1545

Philip Macumber, Mayor Andrew Barden, City Administrator Phone (515) 462-1422 FAX (515) 462-1963

August 23, 2021

Vincent Piagentini Abaci Consulting. Inc 3000 SE Grimes Blvd, Ste 800 Grimes, IA 50111

I have reviewed the revised and corrected Plat of Survey for Mr. Merrill Hitchcock and do here-by approve the Plat for recordation.

Henduck

Sincerely,

Robert Hendricks Zoning Official