

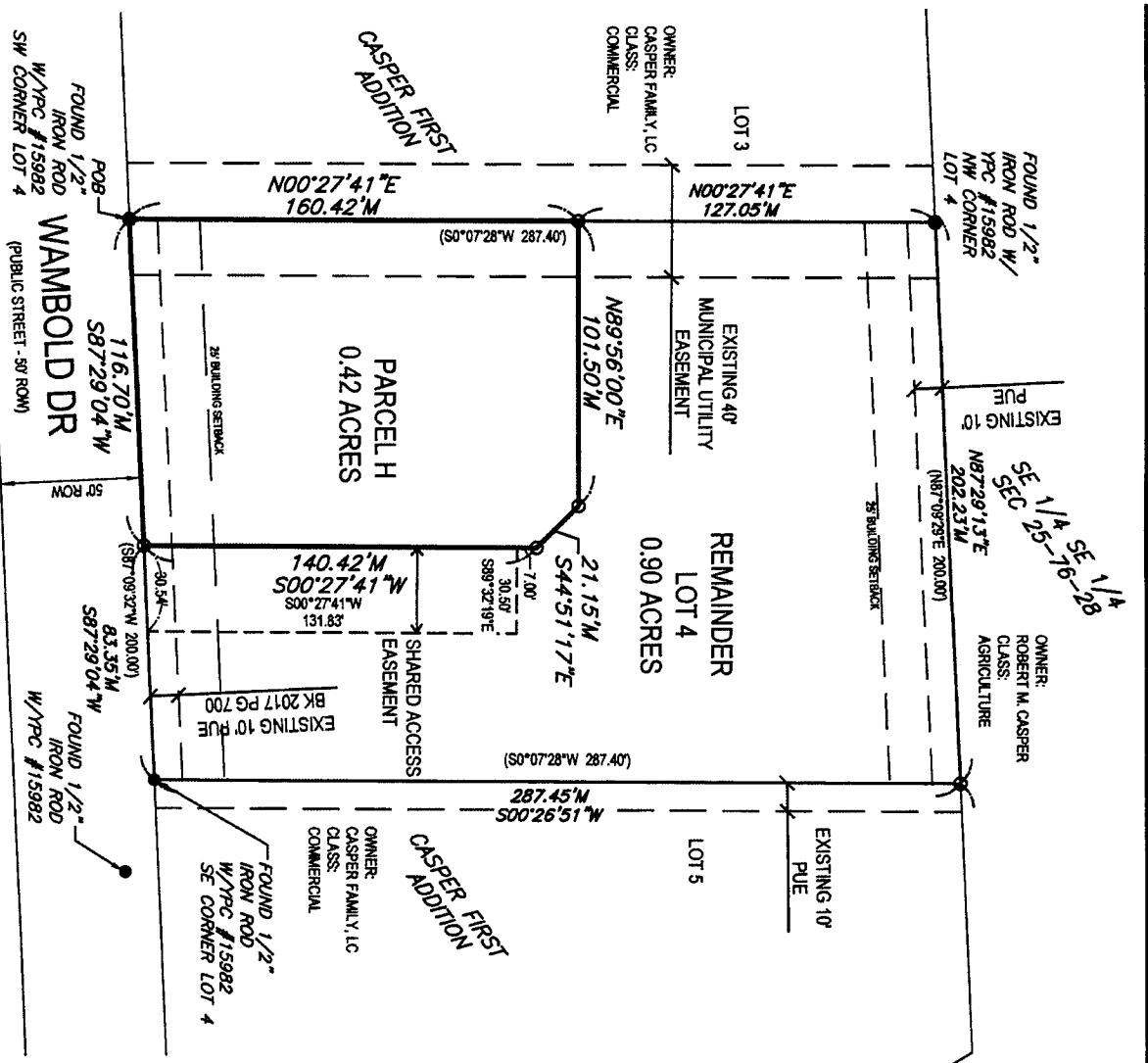
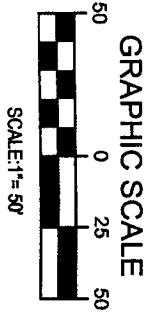


LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ANNO SCAN
CHEK

INDEX LEGEND
Location: Lot 4 Casper First Addition SE 1/4 - SE 1/4
Section 25-176N-R28W Madison County, Iowa
Requestor / Owner : Casper Family, LC
Surveyor: Larry D Hyer, PLS
Company: Bishop Engineering, 3501 104th St.
Urbandale, IA 50322 (Ph) 515-276-0467

- LEGEND:**
- PROPERTY CORNER - FOUND AS NOTED
 - PROPERTY CORNER - PLACED 3/4" IRON PIPE WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED
 - ⊙ SECTION CORNER - FOUND AS NOTED
 - M MEASURED DISTANCE
 - () PREVIOUSLY RECORDED
 - ROW RIGHT OF WAY
 - POC POINT OF COMMENCEMENT
 - POB POINT OF BEGINNING
 - YPC YELLOW PLASTIC CAP



NOTE:

1. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION. EASEMENTS MAY EXIST THAT ARE NOT SHOWN.
2. BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS, DATUM = NAD 83, IOWA SOUTH

PROPERTY DESCRIPTION:

PARCEL H
AN IRREGULAR SHAPED PORTION OF LOT 4, CASPER FIRST ADDITION, AN OFFICIAL PLAT, WINTERSSET, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE N00°27'41"E ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 160.42 FEET; THENCE S89°36'00"E, A DISTANCE OF 101.50 FEET; THENCE S44°51'17"E, A DISTANCE OF 21.15 FEET; THENCE S00°27'41"W, A DISTANCE OF 140.42 FEET TO THE SOUTH LINE OF SAID LOT 4; THENCE S87°29'04"W ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 116.70 FEET TO THE POINT OF BEGINNING.
SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD. SAID TRACT CONTAINS 0.42 ACRES.

ACCESS EASEMENT DESCRIPTION:

AN IRREGULAR SHAPED PORTION OF LOT 4, CASPER FIRST ADDITION, AN OFFICIAL PLAT, WINTERSSET, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE N87°29'04"E ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 116.702 FEET TO THE POINT OF BEGINNING; THENCE N00°27'41"E, A DISTANCE OF 133.42 FEET; THENCE S89°32'19"E, A DISTANCE OF 32.50 FEET; THENCE S00°27'41"W, A DISTANCE OF 131.83 FEET TO THE SOUTH LINE OF SAID LOT 4; THENCE S87°29'04"W ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 30.54 FEET TO THE POINT OF BEGINNING.

FIELD WORK COMPLETED ON: 7-27-2020



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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: *Larry D. Hyer* PLS #15982 DATE: 12-17-2020
LICENSE RENEWAL DATE: DEC. 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL: 1 OF 1

Bishop Engineering
"Planning Your Successful Development"
3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959

PARCEL H - CASPER FIRST ADDITION
WINTERSSET, MADISON COUNTY, IOWA

PLAT OF SURVEY

DRAWN BY: CEJ
PROJECT NUMBER: 200253
SHEET NUMBER: 1 OF 1

RESOLUTION NO. 2020-42

RESOLUTION APPROVING PLAT OF SURVEY

WHEREAS there was filed in the office of the Zoning Administrator of the City of Winterset, Iowa, plat of survey of property owned by Casper Family LC; and

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

See Exhibit "A"

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 Casper Family LC described above is hereby approved.
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 21st day of December, 2020


Philip A. Macumber, Mayor

ATTEST:



Kelley L. Brown, City Administrator

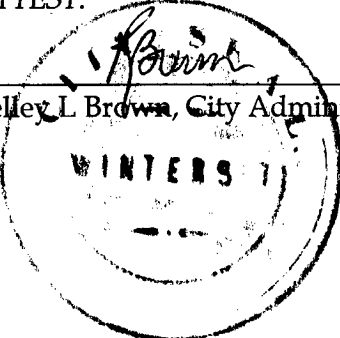
The seal is circular with a double-line border. Inside the inner circle, the word "WINTERS" is printed in a bold, sans-serif font. Above the word, there is a small, illegible mark or logo. The seal is stamped in black ink.

Exhibit "A"

PROPERTY DESCRIPTION:

PARCEL H

AN IRREGULAR SHAPED PORTION OF LOT 4, CASPER FIRST ADDITION, AN OFFICIAL PLAT, WINTERSET, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4; THENCE $N00^{\circ}27'41''E$ ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 160.42 FEET; THENCE $N89^{\circ}56'00''E$, A DISTANCE OF 101.50 FEET; THENCE $S44^{\circ}51'17''E$, A DISTANCE OF 21.15 FEET; THENCE $S00^{\circ}27'41''W$, A DISTANCE OF 140.42 FEET TO THE SOUTH LINE OF SAID LOT 4; THENCE $S87^{\circ}29'04''W$ ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 116.70 FEET TO THE POINT OF BEGINNING.

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