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LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

COUNTY: Madison
 SITE ADDRESS: Lot 3 Plat 7
 CITY: Winterset
 PARCEL DESIGNATION: N/A
 SECTION: TOWNSHIP: RANGE:
 ALIQUOT PART:
 SUBDIVISION NAME: North Stone Village Plat 7
 BLOCK: LOT(S): 3
 PROPRIETOR: North Stone Townhomes LLC
 REQUESTED BY: Peter Corkrean
 SURVEYOR NAME: Vincent E. Piagentini

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

PLAT OF SURVEY FOR NORTH STONE TOWNHOMES, LLC
LOCATED ON LOT 3 NORTH STONE VILLAGE PLAT 7,
CITY OF WINTERSSET, MADISON COUNTY, IOWA

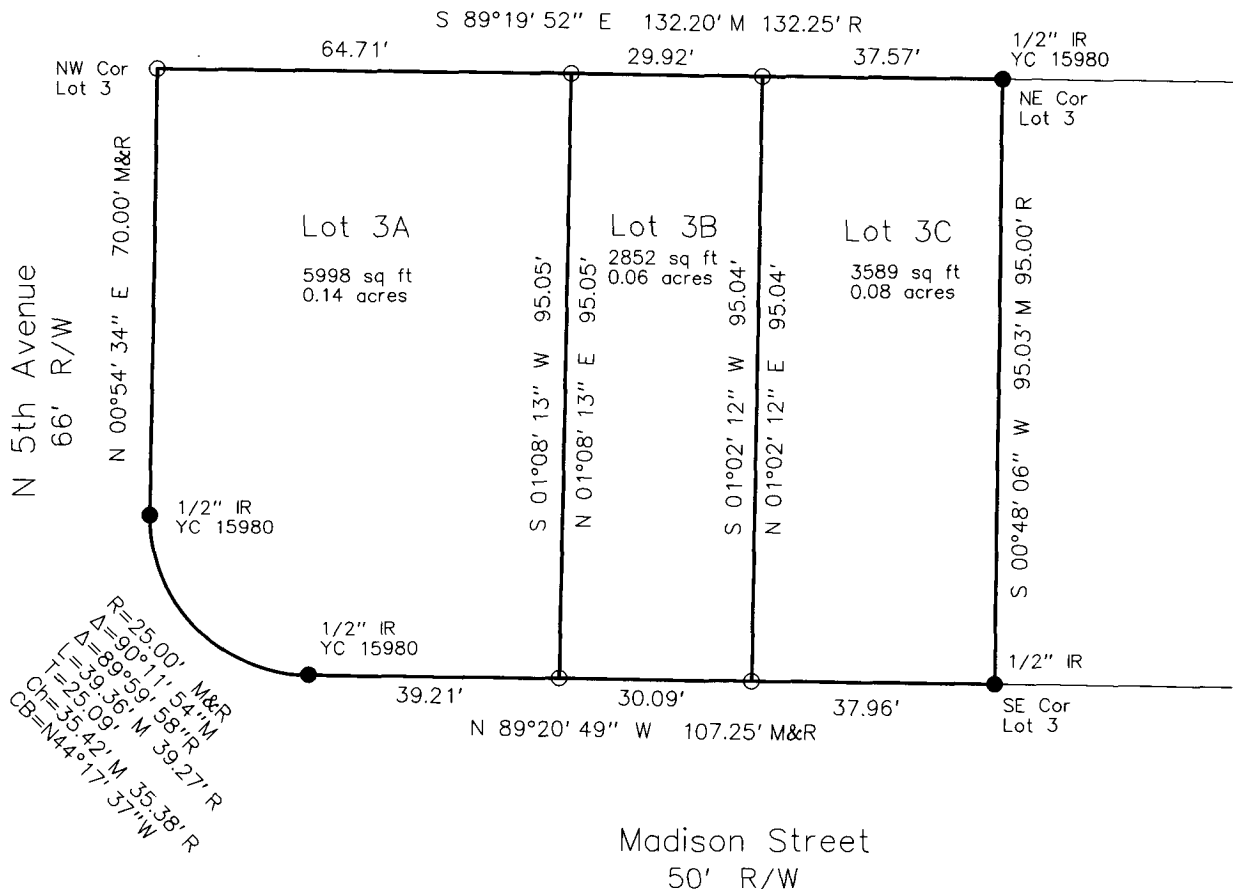
Legal Description

A subdivision of existing Lot 3, North Stone Village Plat 7, City of Winterset, Madison County, Iowa, more particularly described as follows:

Lot 1A
 Beginning at the Northwest Corner of Lot 3, North Stone Village Plat 7, City of Winterset, Madison County, Iowa, thence South 89°19'52" East, along the North line of said Lot 3, a distance of 64.71 feet; thence South 01°08'13" West, a distance of 95.05 feet, along the projection of a common wall of a triplex building extended to the South line of said Lot 3; thence North 89°20'49" West, along the South line of said Lot 3, a distance of 39.21 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°11'54", an arc length of 39.36 feet, and a chord which bears North 44°17'37" West, having a chord distance of 35.42 feet; thence North 00°54'34" East, along the West line of said Lot 3, a distance of 70.00 feet to the Point of Beginning, and containing 5,998 square feet or 0.14 acres of land, more or less.

Lot 3B
 Commencing at the Northwest Corner of Lot 3, North Stone Village Plat 7, City of Winterset, Madison County, Iowa, thence South 89°19'52" East, along the North line of said Lot 3, a distance of 64.71 feet, to the Point of Beginning; thence continuing South 89°19'52" East, along the North line of said Lot 3, a distance of 29.92 feet; thence South 01°02'12" West, along the projection of a common wall of a triplex building extended to the South line of said Lot 3, a distance of 95.04 feet; thence North 89°20'49" West, along the South line of said Lot 3, a distance of 30.09 feet; thence North 01°08'13" East, along the projection of a common wall of a triplex building extended to the North line of said Lot 3, a distance of 95.05 feet to the Point of Beginning, and containing 2,852 square feet or 0.06 acres of land, more or less.

Lot 3C
 Beginning at the Northeast Corner of Lot 3, North Stone Village Plat 7, City of Winterset, Madison County, Iowa, thence South 00°48'06" West, along the East line of said Lot 3, a distance of 95.03 feet, to the Southeast Corner of said Lot 3; thence North 89°20'49" West, along the South line of said Lot 3, a distance of 37.96 feet; thence North 01°02'12" East, along the projection of a common wall of a triplex building extended to the North line of said Lot 3, a distance of 95.04 feet; thence South 89°19'52" East, along the North line of said Lot 3, a distance of 37.57 feet to the Point of Beginning, and containing 3,589 square feet or 0.08 acres of land, more or less.



R=25.00' M&R
 Δ=90°11'54" M
 L=39.36' M 39.27' R
 T=35.09' M 35.38' R
 Ch=35.42' M 35.38' R
 CB=N44°17'37" W

DATE OF SURVEY FIELDWORK: 3/31/22 DRAWING DATE: 4/22/22 DRAFTER: VP PROJECT NO: 22064

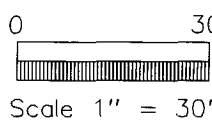
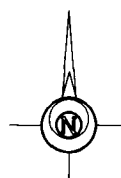
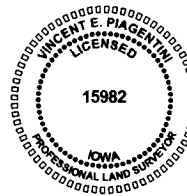
SYMBOLS LEGEND:

Basis of Bearing is Iowa State Place Coordinate System South Zone

REVISION DATE:

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 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022. ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)



- 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