

INDEX LEGEND



Document 2022 1194

COUNTY: Madison
 SITE ADDRESS: Lot 4 Plat 7
 CITY: Winterset
 PARCEL DESIGNATION: N/A
 SECTION: TOWNSHIP: RANGE:
 ALIQUOT PART:
 SUBDIVISION NAME: North Stone Village Plat 7
 BLOCK: LOT(S): 4
 PROPRIETOR: North Stone Townhomes LLC
 REQUESTED BY: Peter Corkrean
 SURVEYOR NAME: Vincent E. Piagentini

Book 2022 Page 1194 Type 06 026 Pages 1
 Date 4/25/2022 Time 2:25:28PM
 Rec Amt \$7.00

INDX
 ANNO
 SCAN
 CHEK

LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

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 4 NORTH STONE VILLAGE PLAT 7
CITY OF WINTERSET, MADISON COUNTY, IOWA

Legal Description

A subdivision of existing Lot 4, North Stone Village Plat 7, City of Winterset, Madison County, Iowa, more particularly described as follows:

Lot 4A

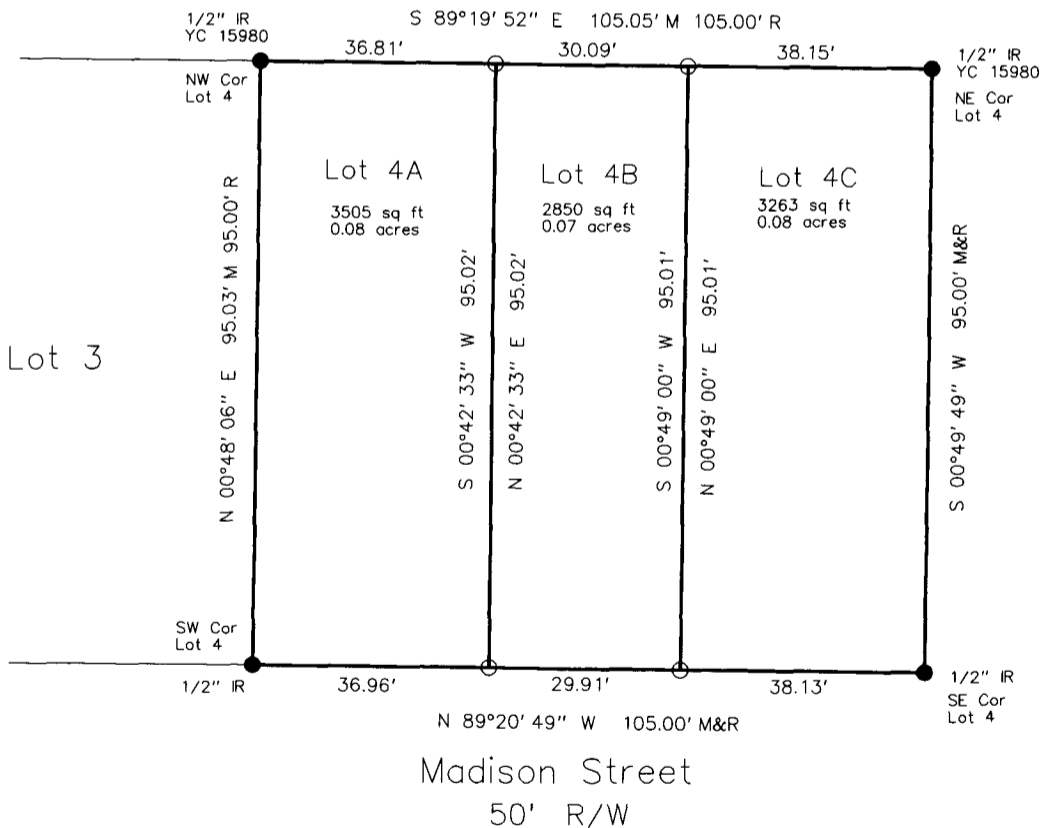
Beginning at the Northwest Corner of Lot 4, North Stone Village Plat 7, City of Winterset, Madison County, Iowa, thence South 89°19'52" East, along the North line of said Lot 4, a distance of 36.81 feet; thence South 00°42'33" West, a distance of 95.02 feet, along the projection of a common wall of a triplex building extended to the South line of said Lot 4; thence North 89°20'49" West, along the South line of said Lot 4, a distance of 36.96 feet, to the Southwest Corner of said Lot 4; thence North 00°48'06" East, along the West line of said Lot 4, a distance of 95.03 feet to the Point of Beginning, and containing 3,505 square feet or 0.08 acres of land, more or less.

Lot 4B

Commencing at the Northwest corner of Lot 4 North Stone Village Plat 7, City of Winterset, Madison County, Iowa, thence South 89°19'52" East, along the North line of said Lot 4, a distance of 36.81 feet, to the Point of Beginning; thence continuing South 89°19'52" East, along the North line of Lot 4, a distance of 30.09 feet; thence South 00°49'00" West, along the projection of a common wall of a triplex building extended to the South line of said Lot 4, a distance of 95.01 feet; thence North 89°20'49" West, along the South line of said Lot 4, a distance of 29.91 feet; thence North 00°42'33" East, along the projection of a common wall of a triplex building extended to the North line of said Lot 4, a distance of 95.02 feet to the Point of Beginning, and containing 2,850 square feet or 0.07 acres of land, more or less.

Lot 4C

Beginning at the Northeast corner of Lot 4 North Stone Village Plat 7, City of Winterset, Madison County, Iowa, thence South 00°49'49" West, along the East line of Lot 4, a distance of 95.00 feet, to the Southeast corner of said Lot 4; thence North 89°20'49" West, along the South line of said Lot 4, a distance of 38.13 feet; thence North 00°49'00" East, along the projection of a common wall of a triplex building extended to the North line of said Lot 4, a distance of 95.01 feet; thence South 89°19'52" East, along the North line of said Lot 4, a distance of 38.15 feet to the Point of Beginning, and containing 3,623 square feet or 0.08 acres of land, more or less.



DATE OF SURVEY FIELDWORK: 3/31/22 DRAWING DATE: 4/22/22 DRAFTER: VP PROJECT NO: 22065

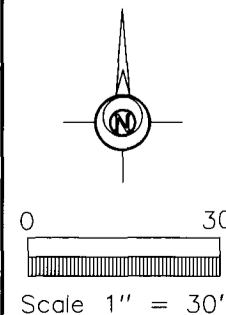
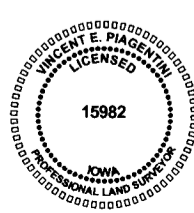
SYMBOLS LEGEND:

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 4/25/22
 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