

BK: 2022 PG: 1928  
 Recorded: 6/28/2022 at 9:44:52.0 AM  
 Pages 1  
 County Recording Fee: \$7.00  
 Iowa E-Filing Fee: \$3.13  
 Combined Fee: \$10.13  
 Revenue Tax:  
 LISA SMITH RECORDER  
 Madison County, Iowa

PREPARED BY: PELDS DESIGN SERVICES - 2323 DIXON STREET, DES MOINES, IOWA 50316 - PH. (515)265-8196

**BOUNDARY RETRACEMENT SURVEY**

**FENCE NOTES:**  
 FN#1: VINYL FENCE CORNER IS 0.4' ± EAST OF PROPERTY LINE.  
 FN#2: VINYL FENCE CORNER IS 0.1' ± SOUTH & 0.1' ± EAST OF PROPERTY CORNER.  
 FN#3: VINYL FENCE CORNER IS 1' ± NORTH OF PROPERTY LINE.

**ENCROACHMENT NOTE:**  
 EN#1: ADJACENT EXISTING DRIVEWAY ENCROACHES INTO SUBJECT PROPERTY BY 1.2' ±.

**Curve Table (R)**

Curve #	Arc Length
C1	54.47'

**Curve Table (P)**

Curve #	Arc Length
C1	55.52'

**Curve Table (M)**

Curve #	Arc Length	Radius	Delta	Chord Length	Chord Direction	Tangent
C1	54.44'	51.50'	60°33'54"	51.94'	S31°07'54"W	30.07'

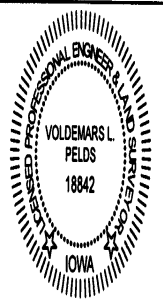
- SYMBOLS LEGEND**
- FOUND IRON ROD OR PIPE
  - ± MORE OR LESS
  - (M)/(P)/(R) MEASURED/PLATTED/RECORDED
  - WYC WITH YELLOW CAP
  - WOC WITH ORANGE CAP
  - PUE PUBLIC UTILITY EASEMENT
  - ↔ VINYL FENCE

**DATE OF SURVEY:**  
06.09.2022

**RECORD INDEX:**  
 LOCATION: WEST COURT ADDITION  
 REQUESTOR: ROSS BRIDGEFORD  
 PROPRIETOR(S): ROSS E. & MELODY A. BRIDGEFORD  
 PROPRIETOR/SITE ADDRESS: 922 WEST COURT AVE WINTERSET, IA 50273  
 SURVEYOR: VOLDEMARS PELDS  
 COMPANY: PELDS DESIGN SERVICES  
 RETURN TO: 2323 DIXON STREET DES MOINES, IA 50316

**LEGAL DESCRIPTION:**  
 WD BK 2016 PG 3122  
 Lot Six (6) of West Court Addition to Winterset, Madison County, Iowa.

**NOTE:**  
 THE EASEMENT IS EXISTING AND IS SHOWN ON FINAL PLAT OF WEST COURT ADDITION RECORDED IN BOOK 1 PAGE 52 IN THE OFFICE OF MADISON COUNTY RECORDER.



I HEREBY CERTIFY THAT THIS LAND 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.

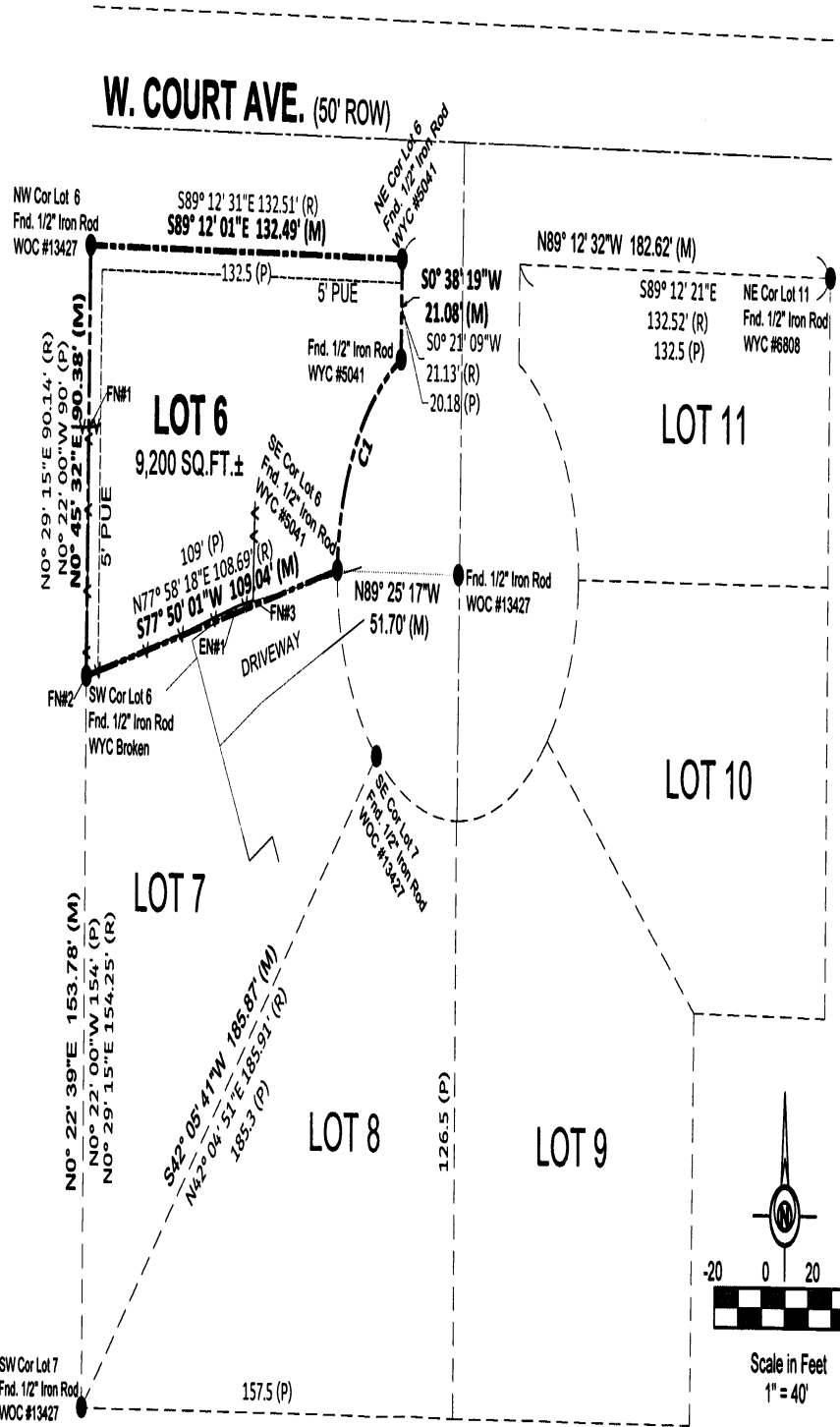
*Vol Pelds*  
 VOLDEMARS LEO PELDS, P.L.S. IA. LIC. NO. 18842 DATE 6-24-2022

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023  
 ADDITIONAL PAGES OR SHEETS COVERED BY THIS SEAL (NONE UNLESS INDICATED HERE):

**DESIGN SERVICES**  
 Architecture | Engineering | Surveying  
 2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4628, Des Moines, Iowa 50305 | Ph: 515.265.8196

**BOUNDARY RETRACEMENT SURVEY**  
 922 WEST COURT AVENUE  
 WINTERSET IA, 50273

DATE	BY	SCALE	DATE	DATE
6.15.2022	LEO PELDS	1" = 40'	6.15.2022	22.094



**WEST COURT ADDITION**