

INDEX LEGEND

LOCATION: LOT 1, NORTH STONE VILLAGE PLAT 7,
WINTERSET, MADISON COUNTY, IOWA

REQUESTOR: NORTH STONE TOWNHOMES, LLC

PROPRIETOR: NORTH STONE TOWNHOMES, LLC
65 JEFFERSON
WINTERSET, IA 50273

SURVEYOR: MICHAEL A. BROONER

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE



Document 2022 2919

Book 2022 Page 2919 Type 06 026 Pages 1
Date 10/06/2022 Time 1:59:43PM
Rec Amt \$7.00

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

PREPARED BY
& RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: 515-369-4400

PLAT OF SURVEY

DATE OF SURVEY

LOT 1A DESCRIPTION

OCTOBER 4, 2022

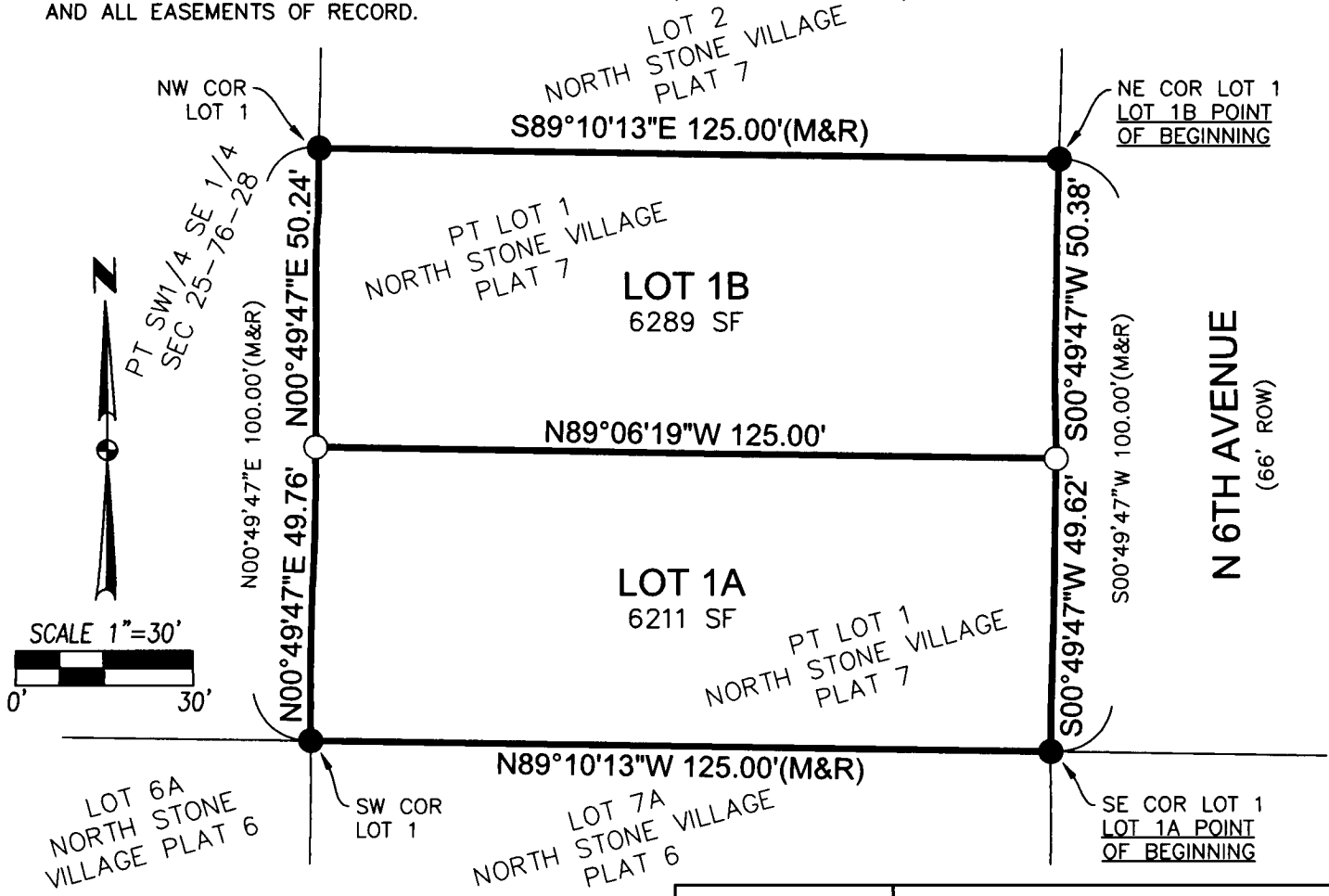
A PART OF LOT 1, NORTH STONE VILLAGE PLAT 7, AN OFFICIAL PLAT IN THE CITY OF WINTERSET, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89°10'13" WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 125.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00°49'47" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 49.76 FEET; THENCE SOUTH 89°06'19" EAST, 125.00 FEET TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH 00°49'47" WEST ALONG SAID EAST LINE, 49.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.14 ACRES (6,211 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

LOT 1B DESCRIPTION

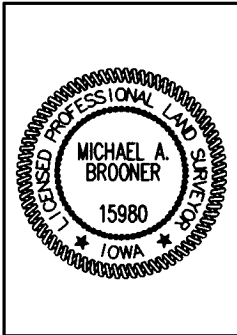
A PART OF LOT 1, NORTH STONE VILLAGE PLAT 7, AN OFFICIAL PLAT IN THE CITY OF WINTERSET, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00°49'47" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 50.38 FEET; THENCE NORTH 89°06'19" WEST, 125.00 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 00°49'47" EAST ALONG SAID WEST LINE, 50.24 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89°10'13" EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.14 ACRES (6,289 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	



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.

Michael Brooner 10-5-2022
MICHAEL A. BROONER, P.L.S. DATE

LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

FILE: H:\2020\2005264\DWG\2005264--LOT 1 POS.DWG
FILE DATE: 10/4/22 DATE PLOTTED: 10/5/2022 7:58 AM
PLOTTED BY: JON ERDAHL