INDEX LEGEND

LOCATION:

LOT 2, CORKREAN & WATTS ADDITION PLAT 6, WINTERSET, MADISON COUNTY, IOWA

REQUESTOR:

CORKREAN & WATTS DEVELOPMENT

PROPRIETOR:

CORKREAN & WATTS DEVELOPMENT

65 W JEFFERSON WINTERSET, IOWA 50273

SURVEYOR:

SURVEYOR COMPANY:

MICHAEL A. BROONER CIVIL DESIGN ADVANTAGE

PREPARED BY

& RETURN TO: CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PH: 515--369--4400

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INDX **ANNO SCAN** 

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

CHEK

## PLAT OF SURVEY

DATE OF SURVEY

OCTOBER 14, 2022

## LOT 2A DESCRIPTION

A PART OF LOT 2, CORKREAN & WATTS ADDITION PLAT 6, 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 2; THENCE SOUTH 00'14'20" EAST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 50.18 FEET; THENCE SOUTH 89'54'07" WEST, 132.09 FEET TO THE WEST LINE OF SAID LOT 2; THENCE NORTH 00'15'32" WEST ALONG SAID WEST LINE, 39.33 FEET; THENCE NORTH 00'22'26" WEST ALONG SAID WEST LINE, 11.49 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 89'49'04" EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 132.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.15 ACRES (6,671 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

## LOT 2B DESCRIPTION

A PART OF LOT 2, CORKREAN & WATTS ADDITION PLAT 6, 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 2; THENCE NORTH 88'32'05" WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 132.10 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00'21'07" WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 23.45 FEET; THENCE NORTH 00"15'32" WEST ALONG SAID WEST LINE, 20.89 FEET; THENCE NORTH 89'54'07" EAST, 132.09 FEET TO THE EAST LINE OF SAID LOT 2; THENCE SOUTH 00'14'20" EAST ALONG SAID EAST LINE, 47.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.14 ACRES (6,093 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF



