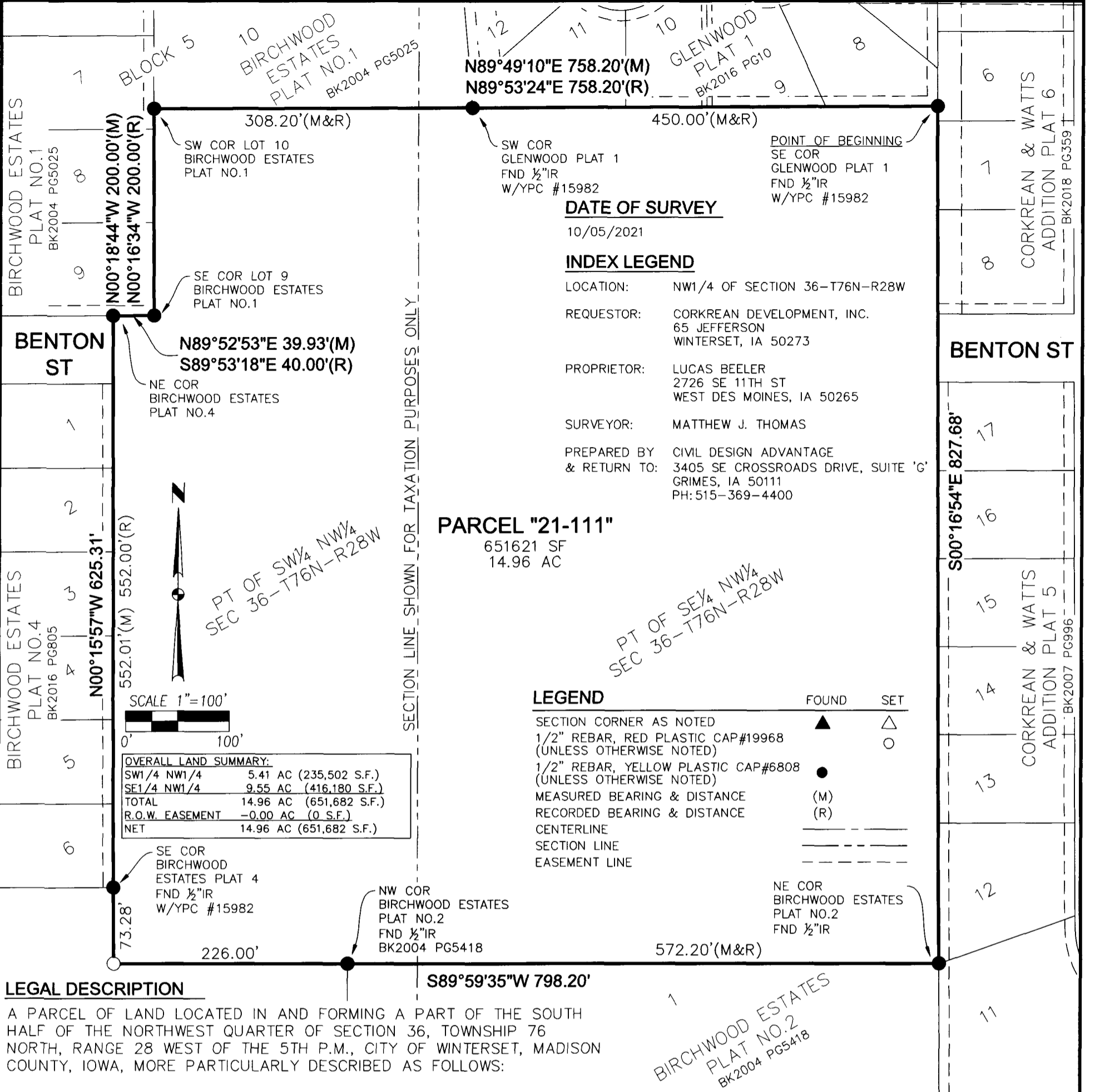


PLAT OF SURVEY- PARCEL "21-111" OF THE S1/2 NW1/4 OF SEC.36-T76N-R28W

FILE: H:\2020\2011636\DWG\2011636-PARCEL 21-111 PLAT OF SURVEY.DWG
 FILE DATE: 1/4/22 DATE PLOTTED: 1/4/2022 8:42 AM COMMENT:
 PLOTTED BY: MATTHEW THOMAS



DATE OF SURVEY

10/05/2021

INDEX LEGEND

LOCATION: NW1/4 OF SECTION 36-T76N-R28W
 REQUESTOR: CORKREAN DEVELOPMENT, INC.
 65 JEFFERSON WINTERSET, IA 50273
 PROPRIETOR: LUCAS BEELER
 2726 SE 11TH ST WEST DES MOINES, IA 50265
 SURVEYOR: MATTHEW J. THOMAS
 PREPARED BY: CIVIL DESIGN ADVANTAGE
 & RETURN TO: 3405 SE CROSSROADS DRIVE, SUITE 'G'
 GRIMES, IA 50111
 PH: 515-369-4400

PARCEL "21-111"
 651621 SF
 14.96 AC

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, RED PLASTIC CAP#19968 (UNLESS OTHERWISE NOTED)		○
1/2" REBAR, YELLOW PLASTIC CAP#6808 (UNLESS OTHERWISE NOTED)	●	
MEASURED BEARING & DISTANCE	(M)	
RECORDED BEARING & DISTANCE	(R)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	

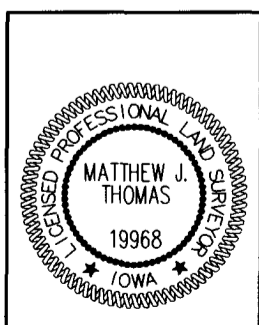
OVERALL LAND SUMMARY:

SW1/4 NW1/4	5.41 AC (235,502 S.F.)
SE1/4 NW1/4	9.55 AC (416,180 S.F.)
TOTAL	14.96 AC (651,682 S.F.)
R.O.W. EASEMENT	-0.00 AC (0 S.F.)
NET	14.96 AC (651,682 S.F.)

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN AND FORMING A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5TH P.M., CITY OF WINTERSET, MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF GLENWOOD PLAT 1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WINTERSET, MADISON COUNTY, IOWA; THENCE SOUTH 00°16'54" EAST ALONG THE WEST LINE OF CORKREAN & WATTS ADDITION PLAT 6 AND OF CORKREAN & WATTS ADDITION PLAT 5, BOTH OFFICIAL PLATS, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WINTERSET, MADISON COUNTY, IOWA, A DISTANCE OF 827.68 FEET TO THE NORTHEAST CORNER OF BIRCHWOOD ESTATES PLAT NO.2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WINTERSET, MADISON COUNTY, IOWA; THENCE SOUTH 89°59'35" WEST ALONG THE NORTH LINE OF SAID BIRCHWOOD ESTATES PLAT NO.2, A DISTANCE OF 798.20 FEET TO A PROJECT EAST LINE OF BIRCHWOOD ESTATES PLAT NO.4, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WINTERSET, MADISON COUNTY, IOWA; THENCE NORTH 00°15'57" WEST ALONG EAST LINE OF SAID BIRCHWOOD ESTATES PLAT NO.4, A DISTANCE OF 625.31 FEET TO THE NORTHEAST CORNER OF BIRCHWOOD ESTATES PLAT NO.4 AND A POINT ON THE SOUTH LINE OF BIRCHWOOD ESTATES PLAT NO.1, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WINTERSET, MADISON COUNTY, IOWA; THENCE NORTH 89°52'53" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 39.93 FEET TO THE SOUTHEAST CORNER OF SAID BIRCHWOOD ESTATES PLAT NO.1; THENCE NORTH 00°18'44" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF LOT 10 OF SAID BIRCHWOOD ESTATES PLAT NO.1; THENCE NORTH 89°49'10" EAST ALONG THE SOUTH LINE OF SAID BIRCHWOOD ESTATES PLAT NO.1 AND GLENWOOD PLAT 1, A DISTANCE OF 758.20 FEET TO THE POINT OF BEGINNING, CONTAINING 14.96 ACRES, SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.



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.

Matthew J. Thomas 01/04/22
 MATTHEW J. THOMAS, P.L.S. DATE

LICENSE NUMBER 15980
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
 PAGES OR SHEETS COVERED BY THIS SEAL:
 THIS SHEET

RESOLUTION NO. 2021-34

RESOLUTION APPROVING PLAT OF SURVEY

WHEREAS there was filed in the office of the Zoning Administrator of the City of Winterset, Iowa, two plats of survey of property owned by Luke Beeler: and

WHEREAS the parcels of land comprising said plat of survey is described as follows:

Legal Description - A parcel of land located in and forming a part of the South Half of the Northwest Quarter of Section 36, Township 76 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows:

Beginning at the Southeast Corner of GLENWOOD PLAT 1, an Official Plat, now included in and forming a part of the City of Winterset, Madison County, Iowa; thence South 00°16'17" East along the West Line of CORKREAN & WATTS ADDITION PLAT 6 and of CORKREAN & WATTS ADDITION PLAT 5, both Official Plats, now included in and forming a part of the City of Winterset, Madison County, Iowa, a distance of 827.68 feet to the Northeast Corner of BIRCHWOOD ESTATES PLAT NO.2, an Official Plat, now included in and forming a part of the City of Winterset, Madison County, Iowa; thence South 89°59'35" West along the North Line of said BIRCHWOOD ESTATES PLAT NO.2, a distance of 798.20 feet to a project East Line of BIRCHWOOD ESTATES PLAT NO.4, an Official Plat, now included in and forming a part of the City of Winterset, Madison County, Iowa; thence North 00°15'57" West along East Line of said BIRCHWOOD ESTATES PLAT NO.4, a distance of 625.31 feet to the Northeast Corner of BIRCHWOOD ESTATES PLAT NO.4 and a point on the South Line of BIRCHWOOD ESTATES PLAT NO.1, an Official Plat, now included in and forming a part of the City of Winterset, Madison County, Iowa; thence North 89°52'53" East along said South Line, a distance of 39.93 feet to the Southeast Corner of said BIRCHWOOD ESTATES PLAT NO.1; thence North 00°18'44" West along said South Line, a distance of 200.00 feet to the Southwest Corner of LOT 10 of said BIRCHWOOD ESTATES PLAT NO.1; thence North 89°49'10" East along the South Line of said BIRCHWOOD ESTATES PLAT NO.1 and GLENWOOD PLAT 1, a distance of 758.35 feet to the Point of Beginning, containing 14.96 Acres, subject to all easements, restrictions and covenants of record.

AND

Legal Description - A parcel of land located in and forming a part of the Southwest Quarter of the Northwest Quarter of Section 36, Township 76 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows:

Beginning at the Northwest Corner of BIRCHWOOD ESTATES PLAT NO.2, an Official Plat, now included in and forming a part of the City of Winterset, Madison County, Iowa; thence South 00°16'08" East along the West Line of said BIRCHWOOD ESTATES PLAT NO.2, a distance of 391.56 feet to the Southwest Corner of said BIRCHWOOD ESTATES PLAT NO.2 and the South Line of the Southwest Quarter of the Northwest Quarter of said Section 36; thence North 89°22'29" West along said South Line, a distance of 226.04 feet; thence North


00°15'57" West, a distance of 389.06 feet; thence North 89°59'35" East, a distance of 225.99 feet to the Point of Beginning, containing 2.03 Acres, subject to all easements, restrictions and covenants of record.

WHEREAS the Planning & Zoning Commission of the City of Winterset, Iowa, has reviewed said plats of survey and finds that the plats of survey conform to the provisions of the land use plan and is in compliance with the Ordinances of the City of Winterset, Madison County, Iowa, and recommends that the plats of survey should be approved by the City Council of the City of Winterset, Iowa.


NOW THEREFORE BE IT RESOLVED by the City Council of the City of Winterset, Iowa:

1. The plats of survey on property owned by Luke Beeler
2. The requirement of the Subdivision Ordinance of the City of Winterset, Iowa that certain improvements be constructed within said plat of survey is hereby waived.
3. The Zoning Administrator of the City of Winterset, Iowa, is hereby directed to certify this resolution which shall be affixed to said plats to the County Recorder which should be filed and recorded in connection therewith.

Passed and approved this 6th day of December 2021.


Philip A Macumber, Mayor

ATTEST:


Andrew Barden, City Administrator

