

INDEX LEGEND

LOCATION: LOT 5, NORTH STONE VILLAGE PLAT 6
& PT SW1/4 SE1/4 SEC 25-76-28

REQUESTOR: PETER CORKREAN

PROPRIETOR: NORTH STONE TOWNHOMES, LLC

SURVEYOR: MICHAEL A. BROONER

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH: 515-369-4400



Document 2022 62

Book 2022 Page 62 Type 06 026 Pages 2

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INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

PLAT OF SURVEY

LOT 5A DESCRIPTION

A PART OF LOT 5, NORTH STONE VILLAGE PLAT 6, AN OFFICIAL PLAT AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN THE CITY OF WINTERSET, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 00°49'47" WEST ALONG THE EASTERLY LINE OF SAID LOT 5, A DISTANCE OF 15.22 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID EASTERLY LINE AND A CURVE CONCAVE WESTERLY WHOSE RADIUS IS 38.00 FEET, WHOSE ARC LENGTH IS 15.87 FEET AND WHOSE CHORD BEARS SOUTH 12°47'32" WEST, 15.75 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID EASTERLY LINE AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 57.00 FEET, WHOSE ARC LENGTH IS 2.67 FEET AND WHOSE CHORD BEARS SOUTH 23°24'41" WEST, 2.67 FEET; THENCE NORTH 88°13'34" WEST, 118.08 FEET TO THE WEST LINE OF SAID LOT 5; THENCE NORTH 00°04'06" EAST ALONG SAID WEST LINE AND THE EAST LINE OF LOT 1, NORTH STONE VILLAGE PLAT 5, AN OFFICIAL PLAT IN SAID CITY OF WINTERSET, 44.76 FEET; THENCE SOUTH 89°10'13" EAST, 122.95 FEET TO THE WEST LINE OF STREET LOT 'B', SAID NORTH STONE VILLAGE PLAT 6; THENCE SOUTH 00°49'47" WEST ALONG SAID WEST LINE, 13.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.13 ACRES (5,587 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

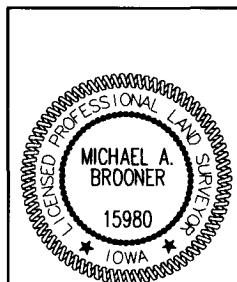
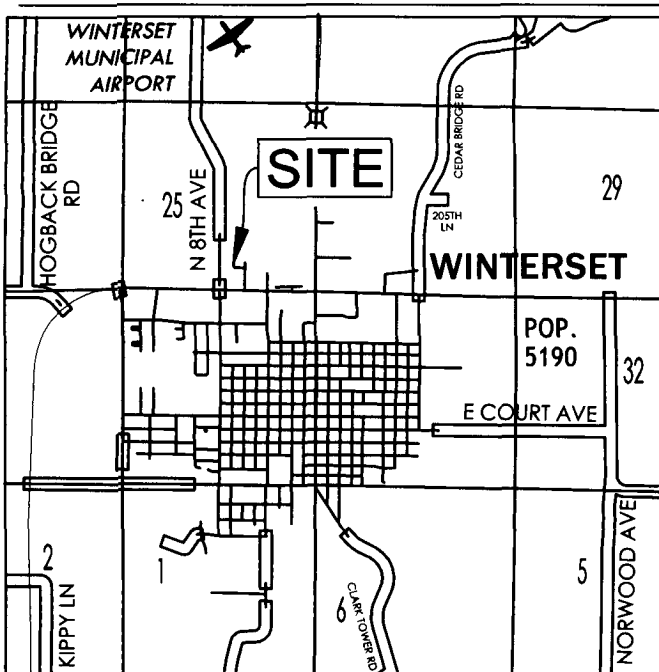
LOT 5B DESCRIPTION

A PART OF LOT 5, NORTH STONE VILLAGE PLAT 6, AN OFFICIAL PLAT IN THE CITY OF WINTERSET, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 00°04'06" EAST ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 103.25 FEET; THENCE SOUTH 88°13'34" EAST, 118.08 FEET TO THE EASTERLY LINE OF SAID LOT 5; THENCE SOUTHERLY ALONG SAID EASTERLY LINE AND A CURVE CONCAVE EASTERLY WHOSE RADIUS IS 57.00 FEET, WHOSE ARC LENGTH IS 46.40 FEET AND WHOSE CHORD BEARS SOUTH 01°15'07" EAST, 45.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 65°25'41" WEST ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 131.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.20 ACRES (8,666 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

VICINITY MAP



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 12-24-2021
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:

SHEETS 1 AND 2

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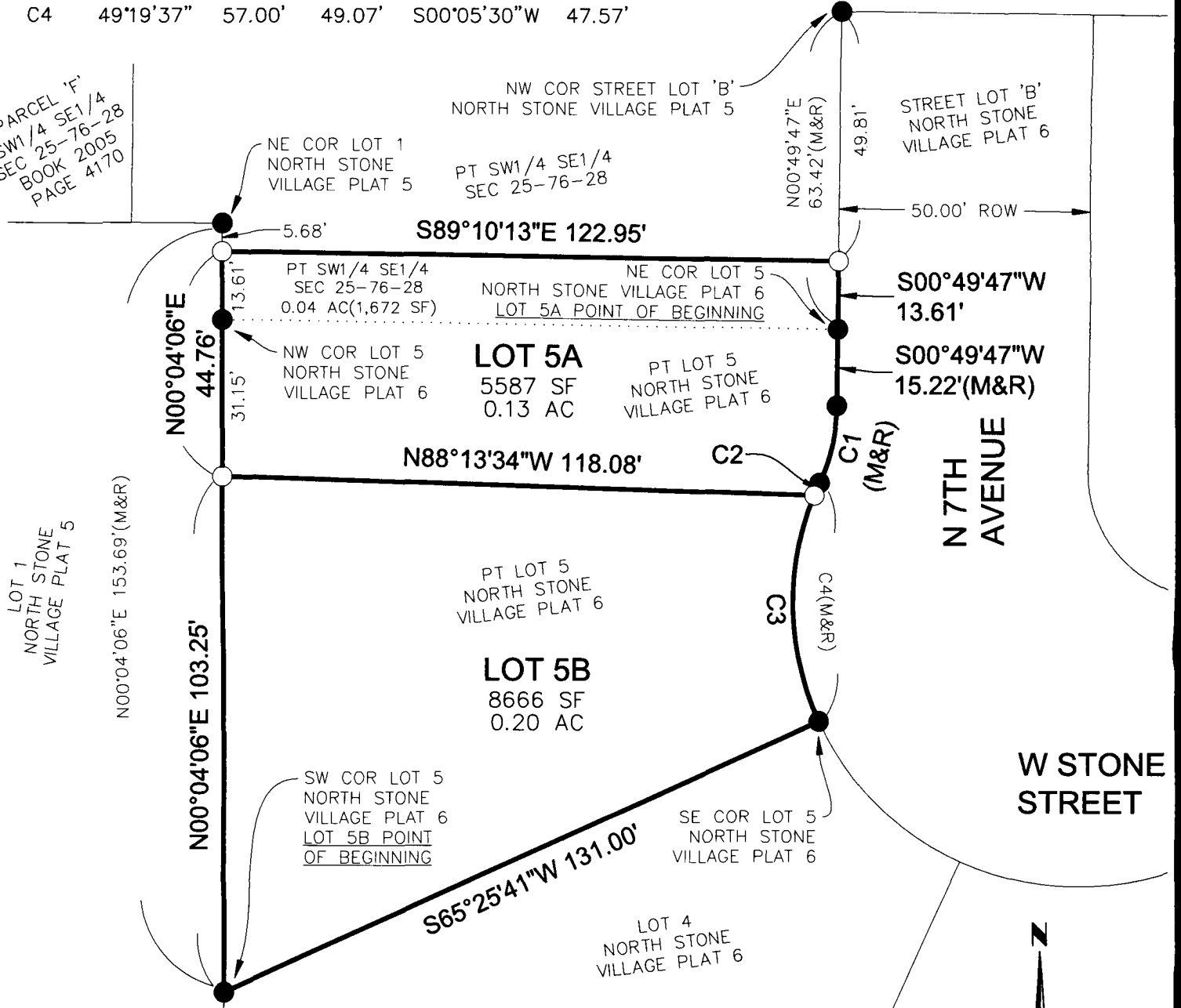
PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
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GRIMES, IOWA 50111
PH: 515-369-4400

PLAT OF SURVEY

CURVE DATA

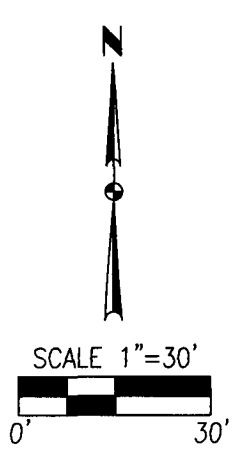
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	23°55'31"	38.00'	15.87'	S12°47'32"W	15.75'
C2	2°41'13"	57.00'	2.67'	S23°24'41"W	2.67'
C3	46°38'23"	57.00'	46.40'	S01°15'07"E	45.13'
C4	49°19'37"	57.00'	49.07'	S00°05'30"W	47.57'

PARCEL 'F'
SW1/4 SE1/4
SEC 25-76-28
BOOK 2005
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LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#15980 (UNLESS OTHERWISE NOTED)		○
1/2" REBAR, YELLOW PLASTIC CAP#16747 (UNLESS OTHERWISE NOTED)	●	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
CENTERLINE	---	---
SECTION LINE	---	---
EASEMENT LINE	---	---



FILE: H:\2021\2112973\DWG\2112973-PLAT OF SURVEY.DWG
FILE DATE: 12/23/21 DATE PLOTTED: 12/23/2021 1:36 PM
PLOTTED BY: JON ERDAHL

2/2
2112.973

LOT 5, NORTH STONE VILLAGE PLAT 6
& PT SW1/4 SE1/4 SEC 25-76-28
PLAT OF SURVEY
WINTERSSET, IOWA



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