

INDEX LEGEND

Location:: S24-T76N-R28W of the 5th P.M.
 Requestor: Winterset Airport Authority
 Proprietor: Robert M. Casper Rev Trust
 Project: 21065 Date of Survey: 11/19/21
 Surveyor Co: Boldman Surveying Consultants
 Prepared by/Return to: Craig S.Boldman
 521 West Green Street, Winterset, Ia 50273
 Phone/fax: 515-462-9242

BK: 2022 PG: 94
Recorded: 1/7/2022 at 2:34:08.0 PM
Pages 4
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.41
Combined Fee: \$25.41
Revenue Tax:
LISA SMITH RECORDER
Madison County, Iowa

PLAT OF SURVEY

Parcel "F" being a part of the W 1/2 of the SE 1/4, lying North of the Northeasterly line of the Winterset Airport Authority property in Section 24, Township 76 North, Range 28 West of the 5th P.M., Madison County described as follows:

Beginning at a found 1/2" iron pin at the Center of said Section 24; thence S 89°37'47" E, along the North line of the SE 1/4 of said Section 24, a distance of 1070.17' to a set 1/2" iron pin with orange cap stamped "LS 13427"; thence S 04°29'11" W a distance of 1449.97' to a set 1/2" iron pin with orange cap stamped "LS 13427"; thence N 37°06'45" W a distance of 1585.81' to a set 1/2" iron pin with orange cap stamped "LS 13427"; thence N 00°02'12" E a distance of 187.84' to the point of beginning.

Containing 19.83 acres including 0.65 acres of county road right of way easement.

Parcel "Q" a part of the W 1/2 of the SE 1/4 of Section 24 and a part of the NW 1/4 of the NE 1/4 of Section 25, lying South of the Southwesterly line of the Winterset Airport Authority property, all in Township 76 North, Range 28 West of the 5th P.M, Madison County, Iowa, described as follows:

Commencing at a found 1/2" iron pin with orange cap at the corner of Parcel "C" according to Plat of Survey filed in Book 2016 at Page 2737; thence S 37°07'09" E a distance of 349.39' to a 1/2" iron pin with orange cap stamped "LS 13427" at the Point of Beginning; thence S 37°07'09" E, along the Southwesterly line of said Winterset Airport Authority, a distance of 1054.22' to a 1/2" iron pin with orange cap stamped "LS 13427"; thence S 04°29'11" W a distance of 969.89' to a 1/2" iron pin with orange cap stamped "LS 13427"; thence N 85°30'49" W a distance of 700.00' to a 1/2" iron pin with orange cap stamped "LS 13427"; thence N 04°29'11" E a distance of 1758.17' to the point of beginning.

Containing 21.92 acres

ALSO

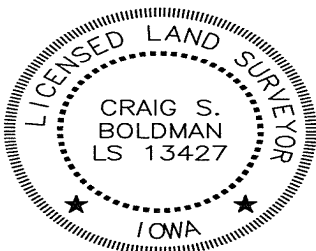
A 540'x700'x800' Easement for a Runway Protection Zone (RPZ) described as follows:

Commencing at the SW corner of the aforementioned Parcel "Q"; thence S 85°30'49" E, along the Southerly line of said Parcel "Q" line, a distance of 80.00' to the Point of beginning; thence S 85°30'49" E, along said Southerly line, a distance of 540.00'; thence S 02°38'19" E a distance of 803.99'; thence N 85°30'49" W a distance of 700.00'; thence N 11°36'41" E a distance of 803.99' to the point of beginning.

Containing 11.387 acres

Surveyor's note:

Basis for bearings is NAD83 (2011) Epoch 2010.00 using the Iowa Real Time Network. N,E coordinate values were computed from the Iowa Regional Coordinate System for Area 8



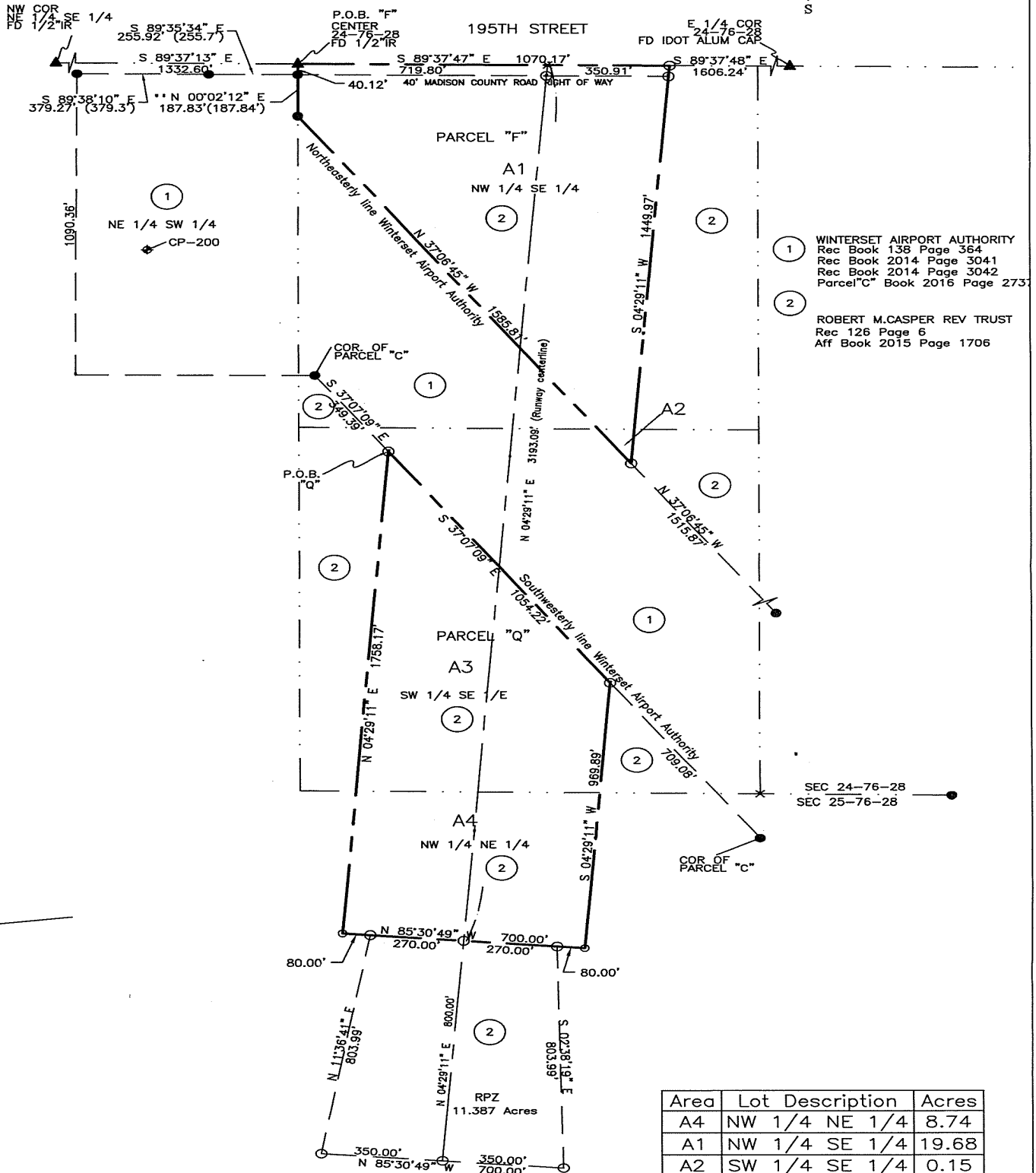
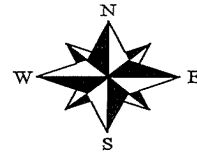
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa

Signature *Craig S. Boldman* Date 11/24/21

Name Craig S. Boldman P.L.S No. 13427

Renewal date is December 31, 2022

Pages or sheets covered by this seal A11



1 WINTerset AIRPORT AUTHORITY
 Rec Book 138 Page 364
 Rec Book 2014 Page 3041
 Rec Book 2014 Page 3042
 Parcel "C" Book 2016 Page 273

2 ROBERT M. CASPER REV TRUST
 Rec 126 Page 6
 Aff Book 2015 Page 1706

SEC 24-76-28
 SEC 25-76-28

Area	Lot Description	Acres
A4	NW 1/4 NE 1/4	8.74
A1	NW 1/4 SE 1/4	19.68
A2	SW 1/4 SE 1/4	0.15
A3	SW 1/4 SE 1/4	13.18
Total		41.75



RESOLUTION NO. 2021-35

RESOLUTION APPROVING PLAT OF SURVEY

WHEREAS there was filed in the office of the Zoning Administrator of the City of Winterset, Iowa, a plat of survey of property owned by Robert M. Casper Rev Trust; and

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

Parcel "F" being a part of the W 1/2 of the SE 1/4, lying North of the Northeasterly line of the Winterset Airport Authority property in Section 24, Township 76 North, Range 28 West of the 5th P.M., Madison County described as follows:

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Containing 11.387 acres

WHEREAS the Planning & Zoning Commission of the City of Winterset, Iowa, has reviewed said plat of survey and finds that the plat of survey conforms 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 plat 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 plat of survey on property owned by Robert M. Casper Rev Trust
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 plat 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