INDEX LEGEND

COUNTY: MADISON

SITE ADDRESS: 1775 MAPLE CT

CITY: WINTERSET

PARCEL DESIGNATION: "P"

SUBDIVISION NAME: COVERED BRIDGE ESTATES
LOT(S): 12 AND PARCEL "M"
PROPRIETOR: NOEL, CHRISTINE AND RONALD
REQUESTED BY: TINA NOEL

SURVEYOR NAME: MERLIN L. DAVIS

## ABACI CONSULTING, INC. CIVIL ENGINEERING - LAND SURVEYING

3000 SE Grimes Blvd., Ste 800, GRIMES, IOWA 50111, PH. (515)986-5048

ment 2023 1185

Book 2023 Page 1185 Type 06 026 Pages 1 Date 5/30/2023 Time 11:37:31AM

Rec Amt \$7.00

INDX. ANNO SCAN V

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

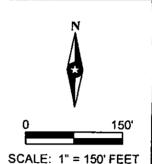
"THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY"

## PREPARED BY & RETURN TO: ABACI CONSULTING INC, 3000 SE Grimes Blvd Ste 800, GRIMES, IA 50111, PH(515)986-5048 **PLAT OF SURVEY**

## **LEGAL DESCRIPTION PARCEL "P"**

A PART OF LOT 12 AND PARCEL "M" OF COVERED BRIDGE ESTATES, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF WINTERSET, MADISON COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH CORNER OF PARCEL 'N' RECORDED IN PLAT OF SURVEY BK 2020 / PG 140, THENCE NORTH 26°20'27" EAST, ALONG THE RIGHT OF WAY LINE OF US HIGHWAY 169, 30.06' FEET; THENCE NORTH 20°48'17" EAST, CONTINUING ALONG SAID RIGHT OF WAY, 202.91' FEET; THENCE SOUTH 76°53'49" EAST, 448.69' FEET TO THE NORTHEAST CORNER OF LOT 17; THENCE SOUTH 9°12'25" WEST, ALONG THE WEST LINE OF SAID LOT 17, RECORDED IN SAID PLAT OF SURVEY, 341.85' FEET; THENCE SOUTH 60°56'16" WEST, 127.34' FEET, THENCE SOUTH 38°16'07" WEST, 76.36' FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "N"; THENCE NORTH 41°54'47" WEST 462.75' FEET TO THE POINT OF BEGINNING. CONTAINING 180,900 SQUARE FEET (4.15 ACRES) MORE OR LESS.



S76° 53' 49°E 448.69' (M & R) . N20. 49: 17-E 202.91' () 40 ACCESS EASEMENT -20 PUE LOT 17 & 18

POS BK 2020 / PG 140

SNODGRASS, ADAM R. ALES

MATEJKA, TRISHA A.

BK 2015 / PG 2245

SOUTH ALED BRUNGER

CONTROL

LOT

NC 176TH CT. (PRIVATE DRIVE) 25.45' OVER N26° 20' 27"E 30.06' (M) 30.09' (R) ACCESS EASEMENT PARCEL "P" NOEL CHRISTINE AND RONALD BK 2023 / PG 940 180,900 SQ FT PARCEL "N" 4.15 ACRES POS BK 2020 / PG 140 NOEL, CHRISTINE &

RONALD 65,295 SQ FT 1.50 ACRES BK 2021 PG 2112 N62-20 18 W 526.65 N20.41.02'E , NOEL CHRISTINE **LOT 10** €6 NOEL, CHRISTINE & RONALD 121.70°( PARCEL "M" FND 3/4" IR IDOT ALUM, ÇAP POS BK 2020 / PG 240 NOEL, CHRISTINE AND RONALD BK 2021 PG 2112 W... 25 ... 00 ŝ S89° 57' 41"W 577.68' (M) FND 1/2" IR **CALC CORNER** (COULD NOT SET)

Curve Table					
Curve #	Length	Redhis	Detta	Chord Direction	Chord Length
C1	25.64	30,00	48 96	824° 13' 25 €	24.87' (M & R)
C2	88.54	66 00	76.66	810" 46" 10"E	82.05' (M) 82.01' (R
ස	23.59	66 00	20 40	638" 35" 58"W	23,46° (M)
CI	17,81	86 00	15.46	655" D1" 29"VV	17.78 (M) 17.85 (R)
CS	41.28	66 00	35,84	681° 35' 33'W	49.61 (M) 40.21 (R)

Basis of Bearing is Iowa State Plane Coordinate System South Zone. FIELD WORK DATE: 05/19/2023 DRAFTER: MS JOB NUMBER: #23091

DRAWING DATE: 05/22/2023 THEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED 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.

SET 1/2" IR 3' FROM CALC CORNER

**MERLIN L. DAVIS** 

INTED OR TYPED NAME: . IOWA LIC. NO. 19440

176TH CT

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024.

THIS SHEET ONLY PAGES COVERED BY THIS SEAL

CONAL TOWN MERLIN L DAVIS 19440 WO NOW AND THE STREET

LEGEND OF SYMBOLS & ABBREVIATIONS OC ORANGE CAP

RECORDED DISTANCE

М MEASURED DISTANCE

CALCULATED DISTANCE

IP IRON PIPE IR IRON ROD

FND 1/2" IR UNLESS NOTED •

SET 1/2" IR OC 19440 UNLESS NOTED

SECTION CORNER FOUND SECTION CORNER SET 1/2" IR

OC 19440 UNLESS NOTED POB POINT OF BEGINNING POC POINT OF COMMENCEMENT

YC YELLOW CAP