

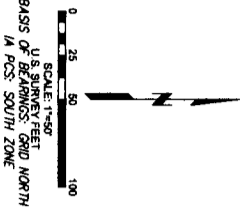
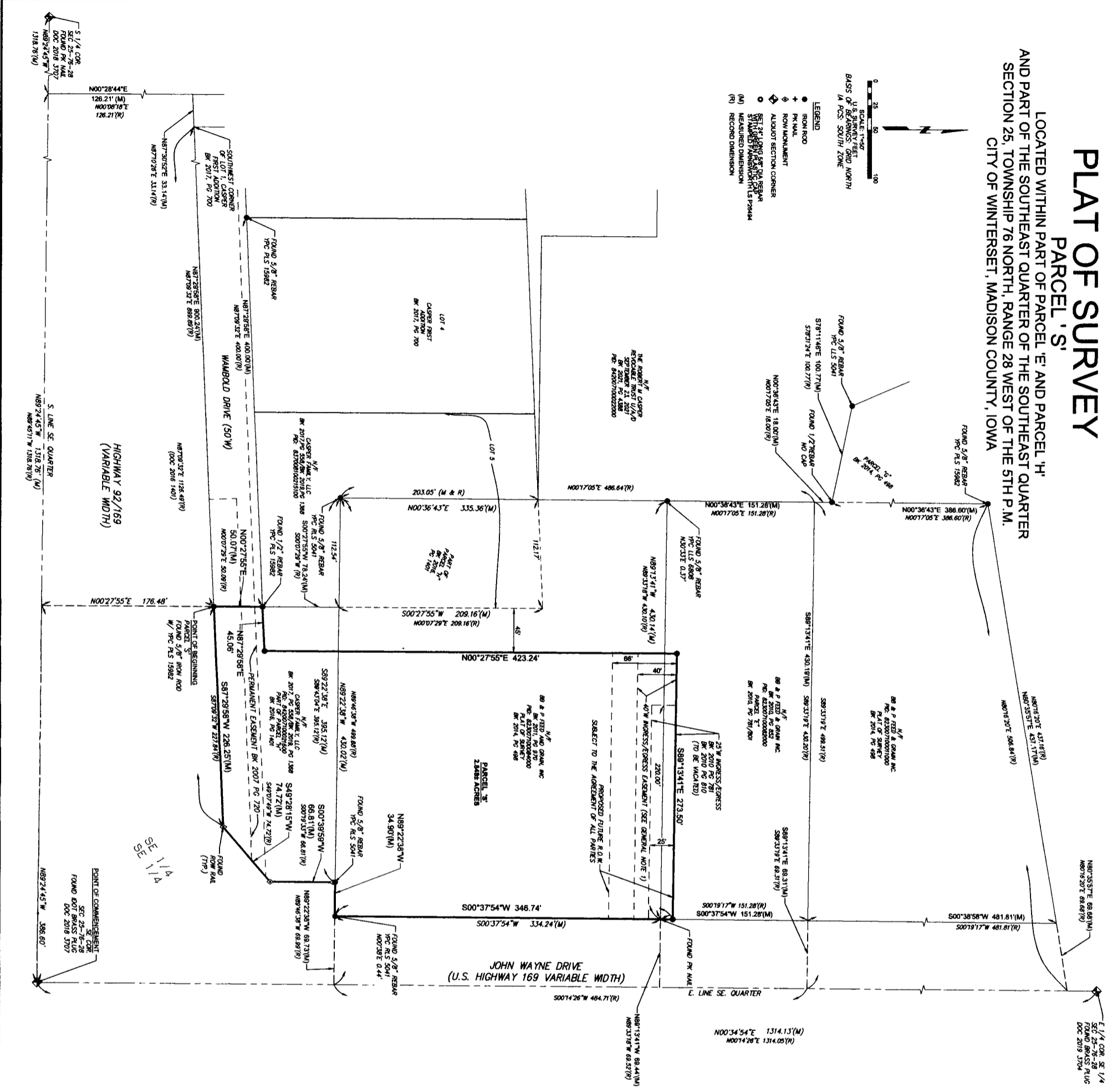
INDX
 ANNO
 SCAN
 CHEK

BRANDY MACUMBER, COUNTY RECORDER
 MADISON COUNTY IOWA

PLAT OF SURVEY

PARCEL 'S'

LOCATED WITHIN PART OF PARCEL 'E' AND PARCEL 'H' AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 25, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5TH P.M. CITY OF WINTERSET, MADISON COUNTY, IOWA



- LEGEND**
- IRON ROD
 - ⊕ P.N.M.L.
 - ⊕ ROW MONUMENT
 - ⊕ ALIQUOT SECTION CORNER
 - ⊕ SETTING POINT FOR REBAR
 - ⊕ SETTING POINT FOR MONUMENT
 - (M) MEASURED DIMENSION
 - (R) RECORD DIMENSION

VICINITY MAP
(NOT TO SCALE)

OWNERS:
 B.B. & P. FEED AND GRAIN, INC.
 P.O. BOX 329
 WINTERSET, IA 50273

ENGINEER:
 WATERMARK ENGINEERING
 2201 W. UNIVERSITY PARKWAY
 ALHAMBRA, IL 60002

LAND SURVEYOR:
 SEE TITLE BLOCK LOG(S) / SURVEYOR'S CERTIFICATE

SURVEY PREPARED FOR:
 MADONNARDI USA, L.L.C. A DELAWARE LIMITED LIABILITY COMPANY

ENGINEERS:
 B.B. & P. FEED AND GRAIN, INC.
 P.O. BOX 329
 WINTERSET, IA 50273

LAND SURVEYOR:
 CASPER FAMILY, L.C.
 C/O MARSHALL M. CASPER
 P.O. BOX 329
 WINTERSET, IA 50273

LEGAL DESCRIPTION - PARCEL 'S'

A TRACT OF LAND BEING PART OF PARCELS 'E' AND 'H' AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF WINTERSET, MADISON COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25, THENCE ALONG THE SOUTH LINE OF SAID SECTION 25, 178.66 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 92/169 AND THE SOUTH LINE OF WABOLDR DRIVE, ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL 'S', THENCE CONTINUING ALONG SAID EAST LINE OF SAID WABOLDR DRIVE, NORTH 00° 27' 57" EAST, 50.07 FEET, THENCE DEPARTING SAID EAST LINE, NORTH 87° 29' 59" EAST, 45.06 FEET, THENCE NORTH 00° 27' 57" EAST, 188.14 FEET, THENCE SOUTH 88° 13' 41" EAST, 273.50 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 169 (AKA JOHN WAYNE DRIVE), THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 88° 13' 41" WEST, 346.74 FEET, THENCE NORTH 88° 13' 41" WEST, 334.24 FEET, THENCE SOUTH 87° 29' 59" WEST, 226.25 FEET TO THE POINT OF BEGINNING, CONTAINING 124,049 SQUARE FEET OR 2.848 ACRES, MORE OR LESS.

THIS IS TO CERTIFY THAT THIS PLAT OF SURVEY IS MADE IN ACCORDANCE WITH THE WITH THE CURRENT IOWA STANDARDS FOR LAND SURVEYING, MEETS THE ACCURACY REQUIREMENTS AS DEFINED THEREIN, AND THE RESULTS ARE AS SHOWN ON THIS PLAT. BEARINGS ARE BASED ON GRID NORTH OF THE IOWA PLANE COORDINATE SYSTEM, SOUTH ZONE. THE FIELDWORK WAS COMPLETED ON JUNE 3RD, 2022.

I HEREBY CERTIFY THAT THIS LAND SURVEY DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

FARNSWORTH GROUP, INC.
 20 ALLEN AVE. STE 200
 ST. LOUIS, MISSOURI 63118

Eric Trentmann
 5/26/23
 LICENSED LAND SURVEYOR
 IOWA
 P26494

GENERAL NOTES

1) THE 40' WINGRESS / EGRESS EASEMENT SHOWN HEREON IS HEREBY DEDICATED FOR USE BY THE ADJACENT LANDOWNERS.

2) THE 40' WINGRESS / EGRESS EASEMENT SHOWN HEREON IS HEREBY DEDICATED FOR USE BY THE ADJACENT LANDOWNERS.

3) THE 40' WINGRESS / EGRESS EASEMENT SHOWN HEREON IS HEREBY DEDICATED FOR USE BY THE ADJACENT LANDOWNERS.

Farnsworth GROUP
 20 ALLEN AVENUE, SUITE 200
 ST. LOUIS, MISSOURI 63118
 (314) 962-7900 / info@fw.com

www.fw.com
 Engineers | Architects | Surveyors | Scientists

DATE: 1/08/2023
DESIGNED: EAT
DRAWN: JPB
REVIEWED: CME
FIELD BOOK NO.: 8/385

PLAT OF SURVEY

PROJECT NO.: 0220841.00

RESOLUTION NO. 2023-18

RESOLUTION APPROVING PLAT OF SURVEY FOR PARCEL "S"

WHEREAS there was filed in the office of the City/Zoning Administrator of the City of Winterset, Iowa, plat of survey of property owned by BB&P, Feed and Grain, Casper Family, LC ; and

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

A TRACT OF LAND BEING PART OF PARCELS 'E' AND 'H', AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF WINTERSET, MADISON COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

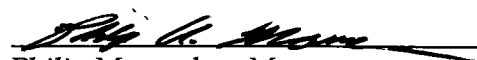
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, NORTH 89°24'45" WEST, 386.60 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 00°27'55" EAST, 176.48 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 92 / 169 AND THE SOUTH LINE OF WAMBOLD DRIVE, ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL 'S'; THENCE CONTINUING ALONG THE EAST LINE OF SAID WAMBOLD DRIVE, NORTH 00° 27' 55" EAST, 50.07 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 87° 29' 58" EAST, 45.06 FEET; THENCE NORTH 00° 27' 55" EAST, 423.24 FEET; THENCE SOUTH 89° 13' 41" EAST, 273.50 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 169 (A.K.A. JOHN WAYNE DRIVE); THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00° 37' 54" WEST, 346.74 FEET; THENCE NORTH 89° 22' 38" WEST, 34.90 FEET; THENCE SOUTH 00° 39' 59" WEST, 66.81 FEET; THENCE SOUTH 49° 28' 15" WEST, 74.72 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 92 / 169; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 87° 29' 58" WEST, 226.25 FEET TO THE POINT OF BEGINNING. CONTAINING 124,049 SQUARE FEET OR 2.848 ACRES, MORE OR LESS.

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 (Res 2022-46) 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 BB&P, Feed and Grain, Casper Family, LC described above is hereby approved.
2. The requirement of the Commercial District (4.12049) of the City of Winterset, Iowa that certain improvements be constructed within said plat of survey will be adhered to.
3. The City 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.

DATED at Winterset, Iowa, this 30th day of May 2023.


Philip Macumber, Mayor

ATTEST:



Andrew J. Barden, City Administrator