



Document 2023 883

Book 2023 Page 883 Type 06 026 Pages 2
Date 4/28/2023 Time 9:23:59AM
Rec Amt \$12.00

INDX
ANNO
SCAN
CHEK

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDEX LEGEND

LOCATION: LOT 6, NORTH STONE VILLAGE PLAT 7,
WINTERSET, MADISON COUNTY, IOWA
REQUESTOR: NORTH STONE TOWNHOMES, LLC
PROPRIETOR: NORTH STONE TOWNHOMES, LLC
65 JEFFERSON
WINTERSET, IA 50273
SURVEYOR: MICHAEL A. BROONER
SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: 515-369-4400

PLAT OF SURVEY

LOT 6A DESCRIPTION

A PART OF LOT 6, NORTH STONE VILLAGE PLAT 7, 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 6; THENCE NORTH 00°49'47" EAST ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 41.15 FEET; THENCE NORTH 00°49'47" EAST ALONG SAID WEST LINE, 28.85 FEET; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 6 AND A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.27 FEET AND WHOSE CHORD BEARS NORTH 45°49'48" EAST, 35.36 FEET; THENCE SOUTH 89°10'11" EAST ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 9.87 FEET; THENCE SOUTH 00°55'57" WEST, 95.00 FEET TO THE SOUTH LINE OF SAID LOT 6; THENCE NORTH 89°10'11" WEST ALONG SAID SOUTH LINE, 34.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.07 ACRES (3,170 SQUARE FEET).

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

LOT 6B DESCRIPTION

A PART OF LOT 6, NORTH STONE VILLAGE PLAT 7, AN OFFICIAL PLAT IN THE CITY OF WINTERSET, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 89°10'11" EAST ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 34.70 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°55'57" EAST, 95.00 FEET TO THE NORTH LINE OF SAID LOT 6; THENCE SOUTH 89°10'11" EAST ALONG SAID NORTH LINE, 30.83 FEET; THENCE SOUTH 01°38'58" WEST, 95.01 FEET TO THE SOUTH LINE OF SAID LOT 6; THENCE NORTH 89°10'11" WEST ALONG SAID SOUTH LINE, 29.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.07 ACRES (2,872 SQUARE FEET).

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

LOT 6C DESCRIPTION

A PART OF LOT 6, NORTH STONE VILLAGE PLAT 7, AN OFFICIAL PLAT IN THE CITY OF WINTERSET, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH 89°10'11" WEST ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 37.98 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°10'11" WEST ALONG SAID SOUTH LINE, 29.94 FEET; THENCE NORTH 01°38'58" EAST, 95.01 FEET TO THE NORTH LINE OF SAID LOT 6; THENCE SOUTH 89°10'11" EAST ALONG SAID NORTH LINE, 29.98 FEET; THENCE SOUTH 01°40'37" WEST, 95.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.07 ACRES (2,846 SQUARE FEET).

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

LOT 6D DESCRIPTION

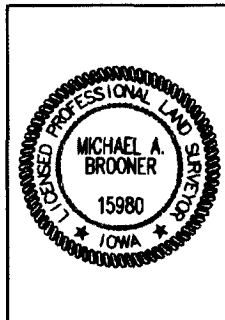
A PART OF LOT 6, NORTH STONE VILLAGE PLAT 7, AN OFFICIAL PLAT IN THE CITY OF WINTERSET, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH 89°10'11" WEST ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 37.98 FEET; THENCE NORTH 01°40'37" EAST, 95.01 FEET TO THE NORTH LINE OF SAID LOT 6; THENCE SOUTH 89°10'11" EAST ALONG SAID NORTH LINE, 36.57 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 00°49'49" WEST ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 95.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.08 ACRES (3,541 SQUARE FEET).

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

LEGEND

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



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 A. Brooner 4-28-2023
MICHAEL A. BROONER, P.L.S. DATE

LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 AND 2

FILE: H:\2020\2005264\DWG\2005264-LOT 6 POS.DWG
FILE DATE: 4/27/23 DATE PLOTTED: 4/27/2023 1:07 PM
PLOTTED BY: JON ERDAHL

PLAT OF SURVEY

MADISON STREET

(50' ROW)

$\Delta=90^{\circ}00'02''$ L=39.27'
 R=25.00' CH=35.36'
 CHB=S45°49'48"W
 (M&R)

NE COR LOT 6

N89°10'11"W 107.25'(M&R)

N 6TH AVENUE
 (66' ROW)

S00°49'47"W
 28.85'(M&R)

S00°49'47"W
 41.15'(M&R)

LOT 6A
 3170 SF

PT. LOT 6
 NORTH STONE
 VILLAGE PLAT 7

LOT 6B
 2872 SF

PT. LOT 6
 NORTH STONE
 VILLAGE PLAT 7

LOT 6C
 2846 SF

PT. LOT 6
 NORTH STONE
 VILLAGE PLAT 7

LOT 6D
 3541 SF

PT. LOT 6
 NORTH STONE
 VILLAGE PLAT 7

S00°49'49"W 95.00'(M&R)

LOT 5
 NORTH STONE VILLAGE PLAT 7

9.87'

30.83'

29.98'

36.57'

S00°55'57"W 95.00'

S01°38'58"W 95.01'

S01°40'37"W 95.01'

34.70'

29.64'

29.94'

37.98'

S89°10'11"E 132.25'(M&R)

SW COR LOT 6
 LOT 6A POINT OF
 BEGINNING
 AND
 LOT 6B POINT OF
 COMMENCEMENT

LOT 6B
 POINT OF
 BEGINNING

LOT 6C
 POINT OF
 BEGINNING

SE COR LOT 6
 LOT 6D POINT OF
 BEGINNING
 AND
 LOT 6C POINT OF
 COMMENCEMENT

PT SW1/4 SE 1/4
 SEC 25-76-28

LEGEND

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

SCALE 1"=20'



2/2
 2005.264

LOT 6
 NORTHSTONE VILLAGE PLAT 7
 PLAT OF SURVEY

WINTERSSET, IOWA



CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PH: (515) 369-4400