

**INDEX LEGEND**

LOCATION: LOT 5, 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



Document 2023 884

Book 2023 Page 884 Type 06 026 Pages 2  
Date 4/28/2023 Time 9:24:25AM  
Rec Amt \$12.00

INDX  
ANNO  
SCAN  
CHEK

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

**PLAT OF SURVEY**

**LOT 5A DESCRIPTION**

A PART OF LOT 5, 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 5; THENCE NORTH 00°49'49" EAST ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 95.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 89°10'11" EAST ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 38.32 FEET; THENCE SOUTH 01°31'43" WEST, 95.01 FEET TO THE SOUTH LINE OF SAID LOT 5; THENCE NORTH 89°10'11" WEST ALONG SAID SOUTH LINE, 37.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.08 ACRES (3,586 SQUARE FEET).

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

**LOT 5B 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 5; THENCE SOUTH 89°10'11" EAST ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 37.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°31'43" EAST, 95.01 FEET TO THE NORTH LINE OF SAID LOT 5; THENCE SOUTH 89°10'11" EAST ALONG SAID NORTH LINE, 30.00 FEET; THENCE SOUTH 01°27'13" WEST, 95.01 FEET TO THE SOUTH LINE OF SAID LOT 5; THENCE NORTH 89°10'11" WEST ALONG SAID SOUTH LINE, 30.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.07 ACRES (2,856 SQUARE FEET).

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

**LOT 5C DESCRIPTION**

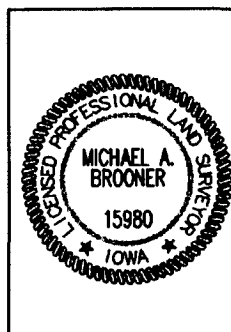
A PART OF LOT 5, NORTH STONE VILLAGE PLAT 7, AN OFFICIAL PLAT IN THE CITY OF WINTERSET, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 89°10'11" WEST ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 37.71 FEET; THENCE NORTH 01°27'13" EAST, 95.01 FEET TO THE NORTH LINE OF SAID LOT 5; THENCE SOUTH 89°10'11" EAST ALONG SAID NORTH LINE, 36.67 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 00°49'49" WEST ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 95.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.08 ACRES (3,533 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 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 5 POS.DWG  
FILE DATE: 4/27/23 DATE PLOTTED: 4/27/2023 1:37 PM  
PLOTTED BY: JON ERDAHL

1/2

LOT 5  
NORTHSTONE VILLAGE PLAT 7  
PLAT OF SURVEY



CIVIL DESIGN ADVANTAGE

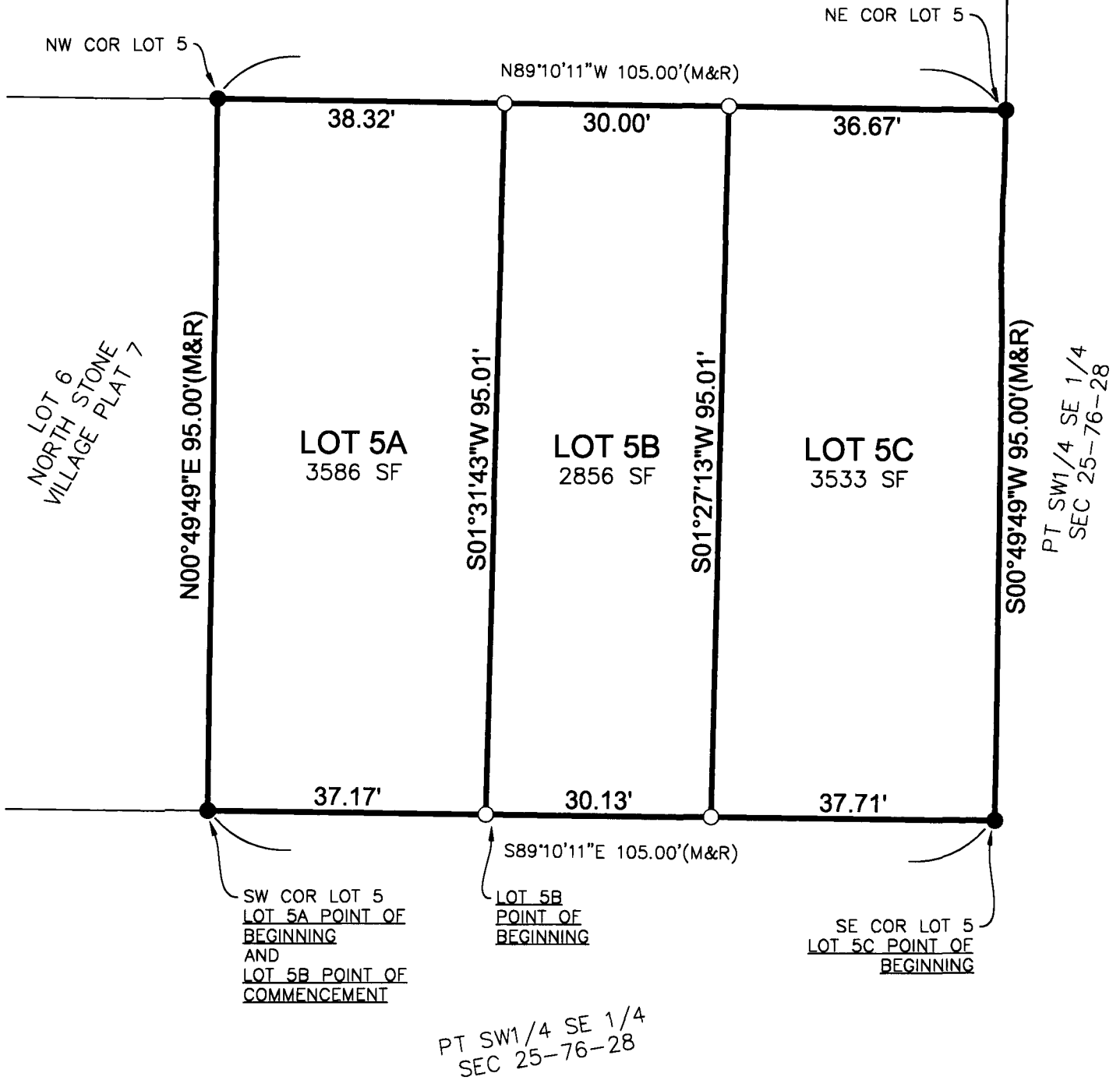
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PH: (515) 369-4400

2005.264

WINTERSET, IOWA

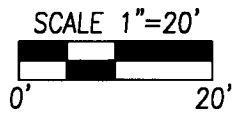
# PLAT OF SURVEY

**MADISON STREET**  
(50' ROW)



**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	---	



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