

**INDEX LEGEND**

LOCATION: LOT 2, 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 2024 149  
Book 2024 Page 149 Type 06 026 Pages 3  
Date 1/23/2024 Time 10:37:25AM  
Rec Amt \$17.00

INDX  
ANNO  
SCAN  
CHEK

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

**PLAT OF SURVEY**

**DATE OF SURVEY**

DECEMBER 13, 2023

**LOT 2A DESCRIPTION**

A PART OF LOT 2, 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 2; THENCE NORTH 89°10'13" WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 125.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00°49'47" EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 50.12 FEET; THENCE SOUTH 88°53'41" EAST, 125.00 FEET TO THE EAST LINE OF SAID LOT 2; THENCE SOUTH 00°49'47" WEST ALONG SAID EAST LINE, 49.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.14 ACRES (6,227 SQUARE FEET).

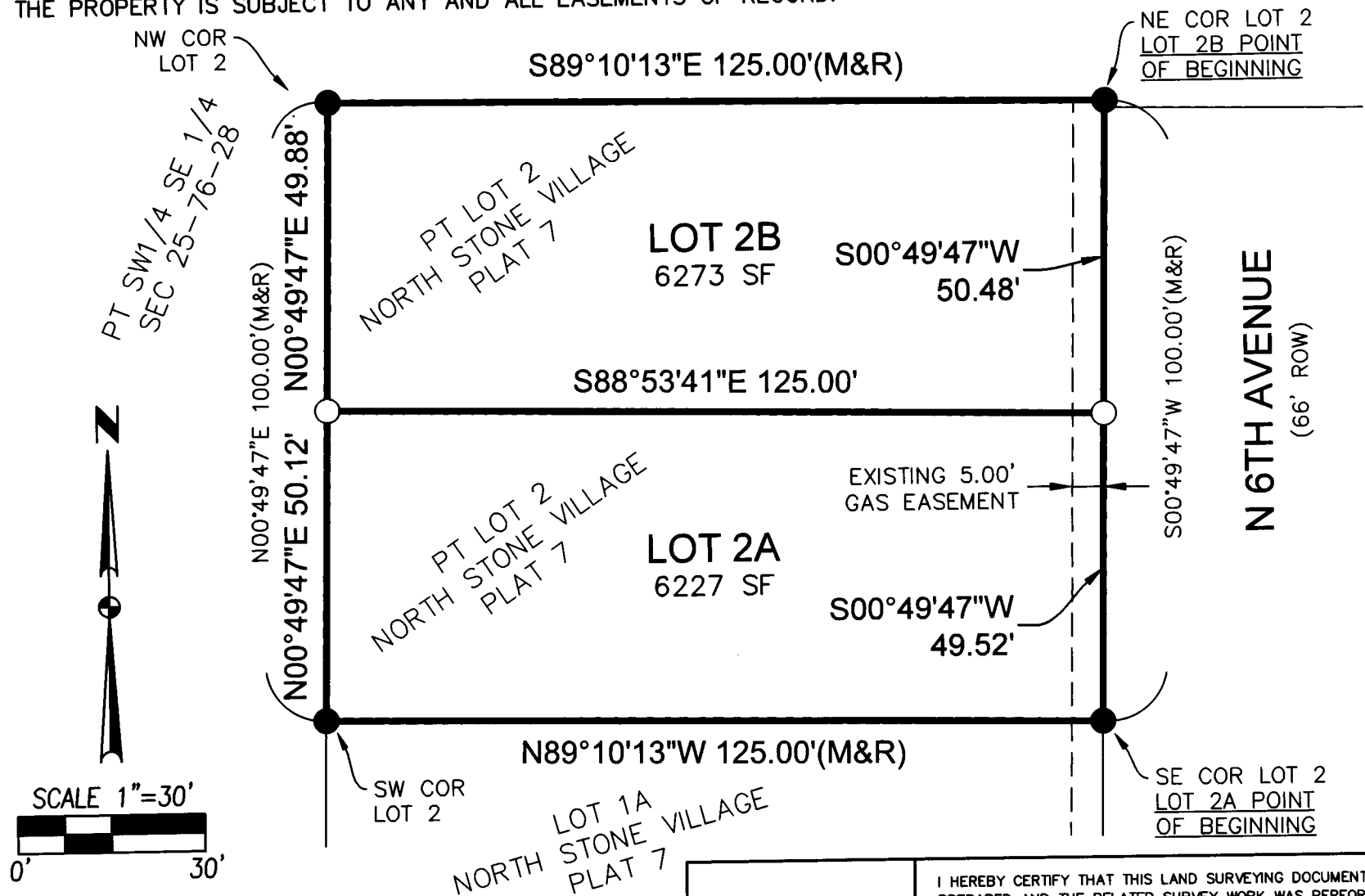
THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**LOT 2B DESCRIPTION**

A PART OF LOT 2, NORTH STONE VILLAGE PLAT 7, AN OFFICIAL PLAT IN THE CITY OF WINTERSET, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

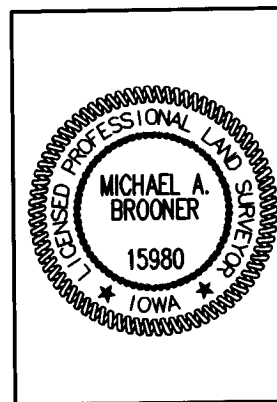
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 00°49'47" WEST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 50.48 FEET; THENCE NORTH 88°53'41" WEST, 125.00 FEET TO THE WEST LINE OF SAID LOT 2; THENCE NORTH 00°49'47" EAST ALONG SAID WEST LINE, 49.88 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 89°10'13" EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.14 ACRES (6,273 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* 1-23-2024  
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:  
**THIS SHEET**

FILE: H:\2020\2005264\DWG\2005264-LOT 2 POS.DWG  
FILE DATE: 12/15/23 DATE PLOTTED: 12/15/2023 8:59 AM  
PLOTTED BY: JON ERDAHL

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2005.264

LOT 2  
NORTHSTONE VILLAGE PLAT 7  
PLAT OF SURVEY



WINTERSET, IOWA

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

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Prepared by and Return to:

Andrew Barden  
City of Winterset  
124 W. Court Avenue  
Winterset IA 50273  
515-462-1422

CERTIFICATION

The undersigned, the duly appointed and acting City Administrator and City Clerk of the City of Winterset, Iowa, does hereby certify the following described documents as true and authentic copies of the official records in the custody of the Office of Clerk of the City of Winterset, Iowa.

Relating to documents:

1. Letter of Authorization to split Lot 2 of North Stone Plat 7
2. Certified Survey of Lot 2 of North Stone Plat 7



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Andrew Barden  
City Administrator  
City of Winterset, Iowa

SEAL





CITY HALL  
124 W. COURT AVENUE  
WINTERSET, IOWA 50273-1545  
PHONE (515) 462-1422  
FAX (515) 462-1963

Thomas J. Leners, Mayor  
Andrew J. Barden, City Administrator

Documenting a final plat amendment for Final Plat of North Stone Plat 7 Lot 2. Whereas the townhomes have been constructed and the lot line must be established on the parcel for subdivision of the lot and sale of individually held properties. The North/South dividing line shall be established in accordance with the legal descriptions below and the certified survey accompanying this survey. A parcel line was previously in place on GIS mapping but held no legal authority as the parcels were recorded as a single lot (Lot 2, North Stone Plat 7) on 11/30/2021 in Book 2021 Page 4881.

Lot 2A :

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This parcel includes existing parcels:

836007100094022 and 836007100094021 in the City of Winterset, Iowa.

This parcel is approved for transfer as a legal plat of survey conforming to zoning regulations.

Andrew Barden  
City Administrator

City Council

Mary Ann Orr- North    Mike Fletcher- South

Christopher Fairholm-Mayor Pro Tem, At-Large    Michael Eller – At Large    Michael Cook- At Large