

INDEX LEGEND

LOCATION: PART OF PARCEL "H" AND PART OF THE SE1/4 SE1/4 IN SECTION 25-T76N-R28W WINTERSET, MADISON CO., IOWA

REQUESTOR: CASPER FAMILY, LC

PROPRIETORS: BB & P FEED & GRAIN INC AND CASPER FAMILY, LC
PO BOX 329 PO BOX 329
WINTERSET, IA 50273 WINTERSET, IA 50273

SURVEYOR: JONATHAN A. ERDAHL

PREPARED BY CIVIL DESIGN ADVANTAGE, LLC
& RETURN TO: 4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400

AREA RESERVED FOR RECORDER



Document 2024 2338

Book 2024 Page 2338 Type 06 026 Pages 4
Date 9/26/2024 Time 11:32:45AM
Rec Amt \$22.00

INDX
ANNO
SCAN
CHEK

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

PLAT OF SURVEY - PARCEL "T"
PART OF PARCEL "H" AND PART OF THE
SE1/4 SE1/4 IN SECTION 25-T76N-R28W

DATE OF SURVEY

FIELDWORK: APRIL, 2023

PARCEL "T" DESCRIPTION

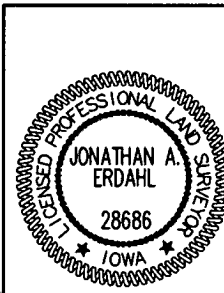
A PART OF PARCEL "H" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2016, PAGE 1401, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN THE CITY OF WINTERSET, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 5, CASPER FIRST ADDITION, AN OFFICIAL PLAT; THENCE NORTH 87°10'08" EAST, 45.06 FEET TO THE WESTERLY LINE OF PARCEL "S", AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2023, PAGE 1300, BEING A PART OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00°08'05" WEST ALONG SAID WESTERLY LINE, 287.55 FEET; THENCE SOUTH 87°10'08" WEST ALONG SAID WESTERLY LINE, 45.06 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTH 00°08'05" EAST ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 287.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.30 ACRES (12,940 SQUARE FEET).

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

NOTE

THE INTENT OF THIS SURVEY IS TO CREATE A NEW TAX PARCEL FOR THE TRANSFER OF PROPERTY.



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.

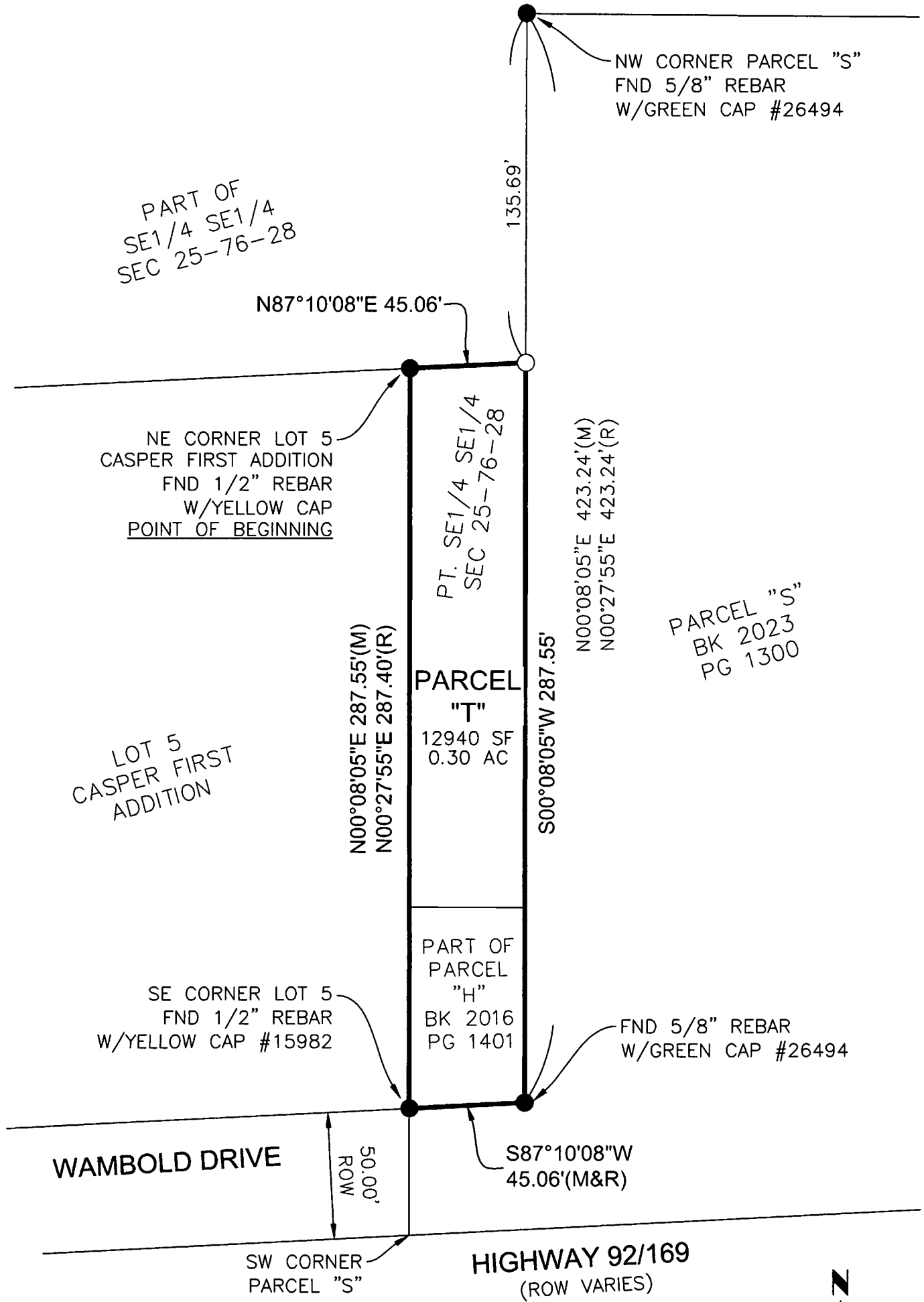
Jonathan A. Erdahl 9/25/2024
JONATHAN A. ERDAHL, P.L.S. DATE

LICENSE NUMBER 28686
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1 AND 2

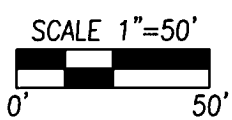
PLAT OF SURVEY - PARCEL "T"

PART OF PARCEL "H" AND PART OF THE
SE1/4 SE1/4 IN SECTION 25-T76N-R28W



LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, RED PLASTIC CAP #28686 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	(M)	
RECORDED BEARING & DISTANCE	(R)	
DEEDED BEARING & DISTANCE	(D)	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	



RESOLUTION NO. 2023-27

RESOLUTION APPROVING PLAT OF SURVEY FOR PARCEL "T" AND ULTIMATE CONJOINING TO LOT 5 OF CASPER 1ST ADDITION

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:

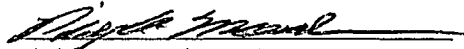
A PART OF PARCEL "H" AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2016, PAGE 1401, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALL IN THE CITY OF WINTERSET, MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 5, CASPER FIRST ADDITION, AN OFFICIAL PLAT; THENCE NORTH 87°10'08" EAST, 45.06 FEET TO A POINT ON THE WEST LINE OF PARCEL "S", AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2023, PAGE 1300, BEING A PART OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00°08'05" WEST ALONG THE WEST LINE OF SAID PARCEL "S", 287.55 FEET; THENCE SOUTH 87°10'08" WEST ALONG SAID WEST LINE, 45.06 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTH 00°08'05" EAST ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 287.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.30 ACRES (12,940 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

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 5th day of July 2023.


Philip Macumber, Mayor

ATTEST:


Andrew J. Barden, City Administrator



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

Philip A. Macumber, Mayor

Andrew J. Barden, City Administrator

Chairman Pashek called the meeting to order on 2/28/2023 at 3:30 PM at Winterset City Hall. Members present were Pashek, Gillespie, Bush, Cowman, LaGrange, and Ellwanger. Member absent was McDonald.

The first agenda item was to approve the minutes from the November 29, 2022 meeting and the Chairman asked for such a motion. Bush made the motion to approve the minutes as submitted, Cowman made a second to the motion, and on a voice vote all members were in favor of the motion and it carried.

The next agenda item was to review and approve Casper Commercial Plat of Survey. Drew Barden advised that they simply moved the property line of lot 5 east 45 feet for a new development. The proposed use of the new lot conforms to the recently adopted comprehensive plan. After some discussion with Pashek, LeGrange made a motion to approve the plat of survey. Gillespie made a second to the motion and on a voice vote all members were in favor of the motion and it carried.

The Chairman asked for a motion to adjourn, Cowman made the motion, Ellwanger made a second to the motion, all members were in favor of the motion and the meeting was adjourned.

Chairman, Shane Pashek

**Code Enforcement Officer
Hollie Burgus**