

INDEX LEGEND
 LOCATION: 2029 210th STREET WINTERSET MADISON COUNTY IOWA
 S 1/2 SEC. 26 T76N R28W
 REQUESTOR: JAMES VAN WERDEN, ESQ.
 PROPRIETOR: BILLY W. CHRISTENSEN
 SURVEYOR: JOEL R. ROMNEY
 COMPANY & RACCOON VALLEY LAND SURVEYING LLC
 RETURN TO: 33235 L AVENUE ADEL IOWA 50003

PLAT OF SURVEY

PART SW.1/4 SEC. 26 T76N R28W

MADISON COUNTY IOWA

Document 2024 2482
 Book 2024 Page 2482 Type 06 026 Pages 3
 Date 10/10/2024 Time 11:15:49AM
 Rec Amt \$17.00
 INDX ANNO SCAN CHEK
 BRANDY MACUMBER, COUNTY RECORDER
 MADISON COUNTY IOWA

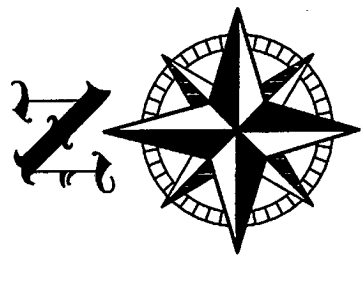
PARCEL DESCRIPTION:

AN IRREGULAR SHAPED PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5th P.M., MADISON COUNTY, IOWA DESCRIBED AS:
 COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE N89°51'15"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 876.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°51'15"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 888.10 FEET; THENCE N05°05'40"W, A DISTANCE OF 266.40 FEET; THENCE S89°10'25"E, A DISTANCE OF 561.80 FEET; THENCE N00°00'00"E, A DISTANCE OF 35.00 FEET; THENCE N49°02'15"E, A DISTANCE OF 53.35 FEET; THENCE S89°45'50"E, A DISTANCE OF 306.00 FEET; THENCE S00°38'55"E, A DISTANCE OF 328.23 FEET TO THE POINT OF BEGINNING.

NOTES:

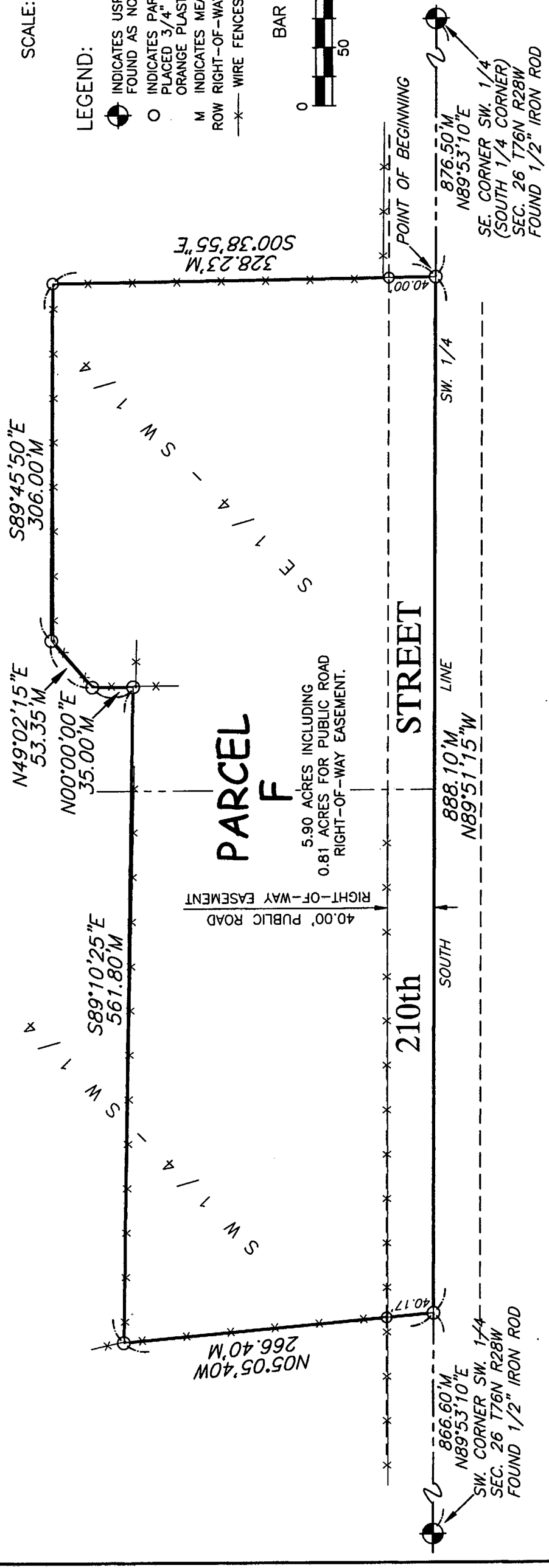
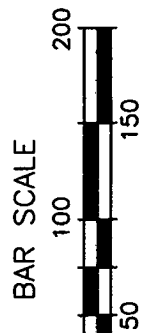
BASIS OF BEARINGS: IOWA REAL TIME NETWORK SOUTH ZONE.
 DATE OF FIELD WORK: AUGUST 2024.
 SAID PARCEL BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND /OR COVENANTS OF RECORD.
 AREAS IN 1/4-1/4:
 SW.1/4-SW.1/4=2.77 ACRES INCLUDING 0.40 ACRES FOR PUBLIC ROAD RIGHT-OF-WAY EASEMENT
 SE.1/4-SW.1/4=3.13 ACRES INCLUDING 0.41 ACRES FOR PUBLIC ROAD RIGHT-OF-WAY EASEMENT

SCALE: 1"=100'



LEGEND:

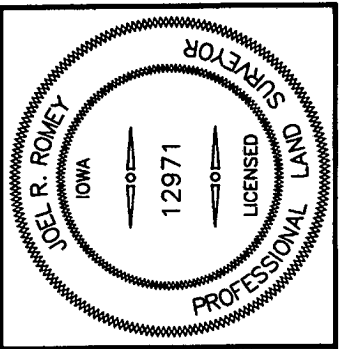
- ⊙ INDICATES USPLSS LAND CORNER FOUND AS NOTED
- INDICATES PARCEL OR ROW CORNER PLACED 3/4" IRON PIPE WITH ORANGE PLASTIC CAP #12971
- M INDICATES MEASURED DISTANCE
- ROW RIGHT-OF-WAY
- WIRE FENCES



Raccoon Valley Land Surveying
 33235 L Avenue Adel Iowa 50003 515.493.8317

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME AND THE RELATED SURVEY WORK WAS PERFORMED UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.
 LICENSE RENEWAL DATE: 31 DEC. 2025 PAGES COVERED BY THIS SEAL: THIS PAGE ONLY
 SIGNED: *Joel R. Romney* DATE: 10/08/24
 JOEL R. ROMNEY P.L.S. 12971

PAGE 1 OF 1
 PN:24042





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

The request to approve the split of a parcel (340062668010000 & 340062666010000) including the address of 2029 210th St, Winterset, Iowa 50273, which is immediately adjacent to the current corporate city limits of the City of Winterset know as:

The Parcel to be known as "Parcel F" with a legal description of:

AN IRREGULAR SHAPED PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 76 NORTH, RANGE 26 WEST OF THE 5th P.M., MADISON COUNTY, IOWA DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE N89°51'15"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 876.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°51'15"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 888.10 FEET; THENCE N05°05'40"W, A DISTANCE OF 266.40 FEET; THENCE S89°10'25"E, A DISTANCE OF 561.80 FEET; THENCE N00°00'00"E, A DISTANCE OF 35.00 FEET; THENCE N49°02'15"E, A DISTANCE OF 53.35 FEET; THENCE S89°45'50"E, A DISTANCE OF 306.00 FEET; THENCE S00°38'55"E, A DISTANCE OF 328.23 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 5.90 ACRES INCLUDING 0.81 ACRES FOR PUBLIC ROAD RIGHT-OF-WAY EASEMENT.

This parcel is approved for division as having met the minimum zoning regulations.

Consideration of voluntary annexation into the City Limits or tie to Infrastructure shall be based upon the desire of the landowner and/or future subdivision plans.

Andrew Barden
City Administrator/ Zoning Administrator

City Council

Mary Ann Orr- North Mike Fletcher- South

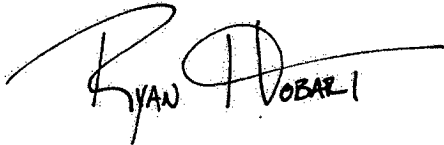
Christopher Fairholm-Mayor Pro Tem, At-Large Michael Eller – At Large Michael Cook- At Large

Joel,

This plat of survey looks good to me.

Winterset City Administrator is Drew Barden, and his email is as follows: dbarden@cwmu.net

Best Regards,

A handwritten signature in black ink that reads "RYAN HOBART". The signature is stylized with a large, sweeping initial "R" and "H".

Ryan Hobart
Madison County Zoning Administrator
201 W. Court Ave
Winterset, Iowa 50273
515-462-2636
rhobart@madisoncounty.iowa.gov

From: Joel Romey <jromey@raccoonvalleyls.com>
Sent: Monday, September 23, 2024 11:04 AM
To: Ryan Hobart <rhobart@madisoncounty.iowa.gov>
Subject: [EXTERNAL] CHRISTENSEN

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ryan,

Please find attached the survey plat for the property at 2029 210th Street in section 26-76-28.

please send any comments or questions.

Respectfully,

Joel R. Romey, PLS
Raccoon Valley Land Surveying, LLC
[33235 L Avenue](https://www.raccoonvalleylandsurveying.com)
Adel, Iowa 50003

Phone: 515.493.8317