

BK: 2024 PG: 326
 Recorded: 2/13/2024 at 8:23:13.0 AM
 Pages 2
 County Recording Fee: \$12.00
 Iowa E-Filing Fee: \$3.22
 Combined Fee: \$15.22
 Revenue Tax:
 BRANDY L. MACUMBER, RECORDER
 Madison County, Iowa

RETRACEMENT SURVEY
 LOT 7, BLOCK 9
 LAUGHRIDGE & CASSIDAYS ADDITION
 715 EAST JEFFERSON STREET WINTERSET, IOWA 50273

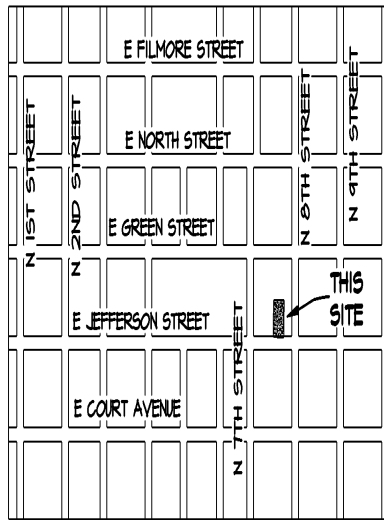
PROPERTY OWNER:
 JEFFREY D. SMITH
 715 EAST JEFFERSON STREET
 WINTERSET, IOWA 50273

PREPARED FOR:
 JEFFREY D. SMITH
 715 EAST JEFFERSON STREET
 WINTERSET, IOWA 50273

PROPERTY ADDRESS:
 715 EAST JEFFERSON STREET
 WINTERSET, IOWA 50273

PROFESSIONAL
 LAND SURVEYOR:
 CIVIL ENGINEERING CONSULTANTS, INC.
 ATTN: JEFFREY A GADDIS, PLS
 2400 86TH STREET, SUITE 12
 URBANDALE, IA 50322
 PHONE: (515) 276-4884
 EMAIL: GADDIS@CECLAG.COM

INDEX LEGEND
COUNTY: MADISON
CITY: WINTERSET
SUBDIVISION: LAUGHRIDGE & CASSIDAYS ADDITION
LOT: 7, BLOCK 9
ASSOCIATE DOCUMENTS: BOOK 2013, PAGE 3233
PROPRIETOR (S): JEFFREY D. SMITH
REQUESTED BY: JEFFREY D. SMITH
CIVIL ENGINEERING CONSULTANTS, INC COMPANY ATTN: JEFFREY A GADDIS LAND SURVEYOR 2400 86TH STREET, SUITE 12, URBANDALE, IA & RETURN TO: 50322 PHONE: 515-276-4884



VICINITY SKETCH

LEGAL DESCRIPTION: (WARRANTY DEED BK. 2013, PG. 3233)
 LOT SEVEN (7), IN BLOCK NINE (9), OF LAUGHRIDGE & CASSIDAYS ADDITION
 TO THE TOWN OF WINTERSET, MADISON COUNTY, IOWA

LAND AREA
 8,828 SQUARE FEET
 0.20 ACRES

NOTES:

1. THIS PARCEL MAY BE SUBJECT TO EASEMENTS, LICENSES, OR AGREEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
2. THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1:10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.
3. ALL BEARINGS ARE BASED UPON THE NORTH RIGHT-OF-WAY LINE OF EAST JEFFERSON STREET IS ASSUMED AS S84°50'21"W DETERMINED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK CONVERTED TO IOWA STATE PLANE NAD 1983 SOUTH ZONE GRID NORTH.
4. THE RIGHT-OF-WAY LINE OF EAST 7TH STREET AND EAST JEFFERSON STREET WERE ESTABLISHED FROM THE EXISTING CENTERLINES OF THE STREETS. THE CENTERLINE OF EAST 8TH STREET RIGHT-OF-WAY LINE WAS ESTABLISHED BY THE FOUND CUT 'X' AT THE CENTERLINE OF EAST GREEN STREET AND THE CENTERLINE OF EAST 8TH STREET AT THE CENTERLINE OF EAST JEFFERSON STREET. THESE POSITIONS ARE CONSISTENT WITH THE SURVEYS OF RECORD AND THE ORIGINAL PLAT IN THE EAST-WEST DIMENSIONS. PRIOR SURVEYS ON ADJOINING BLOCKS ARE CONSISTENTLY 4 1/2 FEET LONG.

PURPOSE FOR RETRACEMENT SURVEY:
 THIS SURVEY IS BEING PREPARED TO ESTABLISH
 PROPERTY BOUNDARIES.

CERTIFICATION

	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. DATE: 2/12/2024
	JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024 PAGES OR SHEETS COVERED BY THIS SEAL: 1 & 2

LEGEND

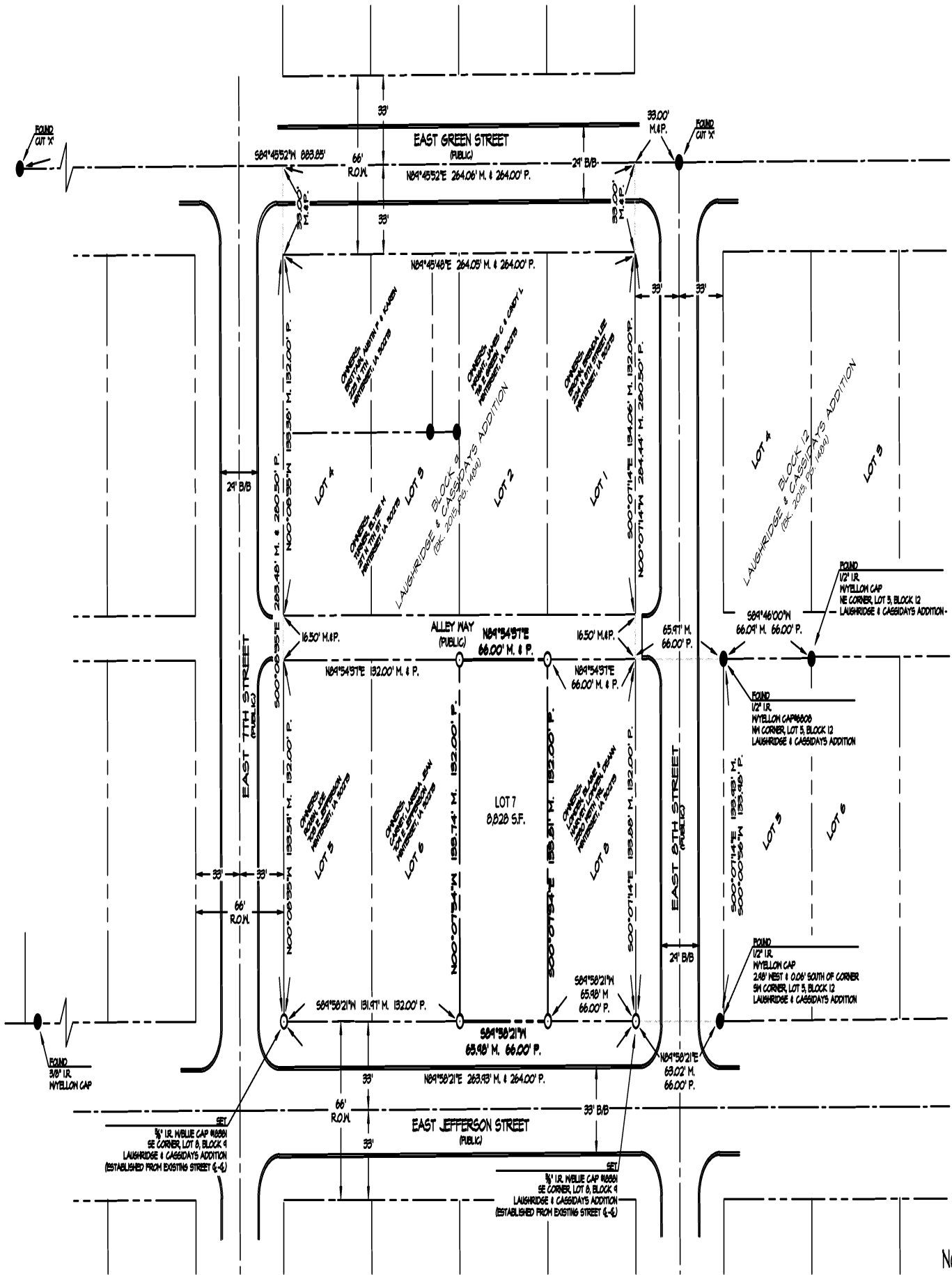
- FOUND CORNERS
- SET PROPERTY CORNER (5/8" I.R. W/BUE CAP #18381 UNLESS OTHERWISE NOTED)
- PROPERTY BOUNDARY LINES
- PARCEL LINES
- EXISTING LOT OR TAX PARCEL LINES
- ORIGINAL PLAT LOT LINES
- EASEMENT LINES
- D. DEEDED BEARING & DISTANCE
- P. PREVIOUSLY RECORDED BEARING & DISTANCE
- M. MEASURED BEARING & DISTANCE
- I.R. IRON ROD
- I.P. IRON PIPE
- BK. XXX, PG. XXX COUNTY RECORDER'S INDEXING BOOK
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- ⑨30 ADDRESS

DRAWING INDEX

PAGE #	SHEET TITLE
1	COVER
2	PLAT OF SURVEY

Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa 50322
 515.276.4884, Fax: 515.276.7084, mail@ceclac.com
 CEC
 DATE: FEB. 15, 2024
 DATE OF SURVEY: 2/12/2024
 DRAWN BY: JAG
 CHECKED BY: JAG
 LOT 7, BLOCK 9
 LAUGHRIDGE & CASSIDAYS ADDITION
 715 EAST JEFFERSON STREET WINTERSET, IOWA 50273
 COVER
 SHEET
 9 2
 25

Q:\Misc Files\Smuth Winterset\C3D Drawings\Plat\POS-715 E JEFFERSON STREET.dwg, 2/12/2024 3:17:49 PM, jsmuth, 1:1



DATE:	FEB. 15, 2024
DATE OF SURVEY:	DEC. 20, 2018
DRAWN BY:	JS
CHECKED BY:	JS

LOT 7, BLOCK 9
 LAUSHRIDGE & CASSIDAYS ADDITION
 THIS IS EAST JEFFERSON STREET INTERSET, IOWA 50215
 RETRACEMENT SURVEY

