

BK: 2024 PG: 610  
 Recorded: 3/22/2024 at 8:31:45.0 AM  
 Pages 3  
 County Recording Fee: \$17.00  
 Iowa E-Filing Fee: \$3.00  
 Combined Fee: \$20.00  
 Revenue Tax: \$0.00  
 BRANDY L. MACUMBER, RECORDER  
 Madison County, Iowa

## ASHBY ESTATES - FINAL PLAT

### INDEX LEGEND

**LOCATION:** NW ¼ OF SE ¼ OF SECTION 1  
 T 75N, R 28W, CITY OF WINTERSET, MADISON COUNTY, IOWA

**OWNER:** MICHAEL E & SHARON K ASHBY  
 1624 S 4TH AVE., WINTERSET IA 50273

**DEVELOPER:** MICHAEL E & SHARON K ASHBY  
 1624 S 4TH AVE., WINTERSET IA 50273

**PREPARED BY:** CHAD A. DANIELS  
 DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210

**RETURN TO:** 515-577-2583

### SURVEY LEGEND

( ) - Recorded Distance/Bearing  
 ----- Building Setback line  
 - · - · - Section line  
 ----- Utility Easement

#### Monuments

- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Found 1/2" yellow #6808

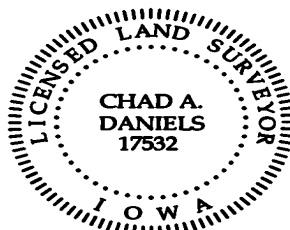
BASIS OF BEARINGS IS IA RCS ZONE 8

#### LEGAL DESCRIPTION:

Parcel "J" in the South Half of the Northwest Quarter of the Southeast Quarter of Section 1, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, recorded in Book 2001 Page 3862 on 29 August 2001 in the Office of the Madison County Recorder.

Lot 'A' to be dedicated to the City of Winterset upon recording of the Minor Subdivision.

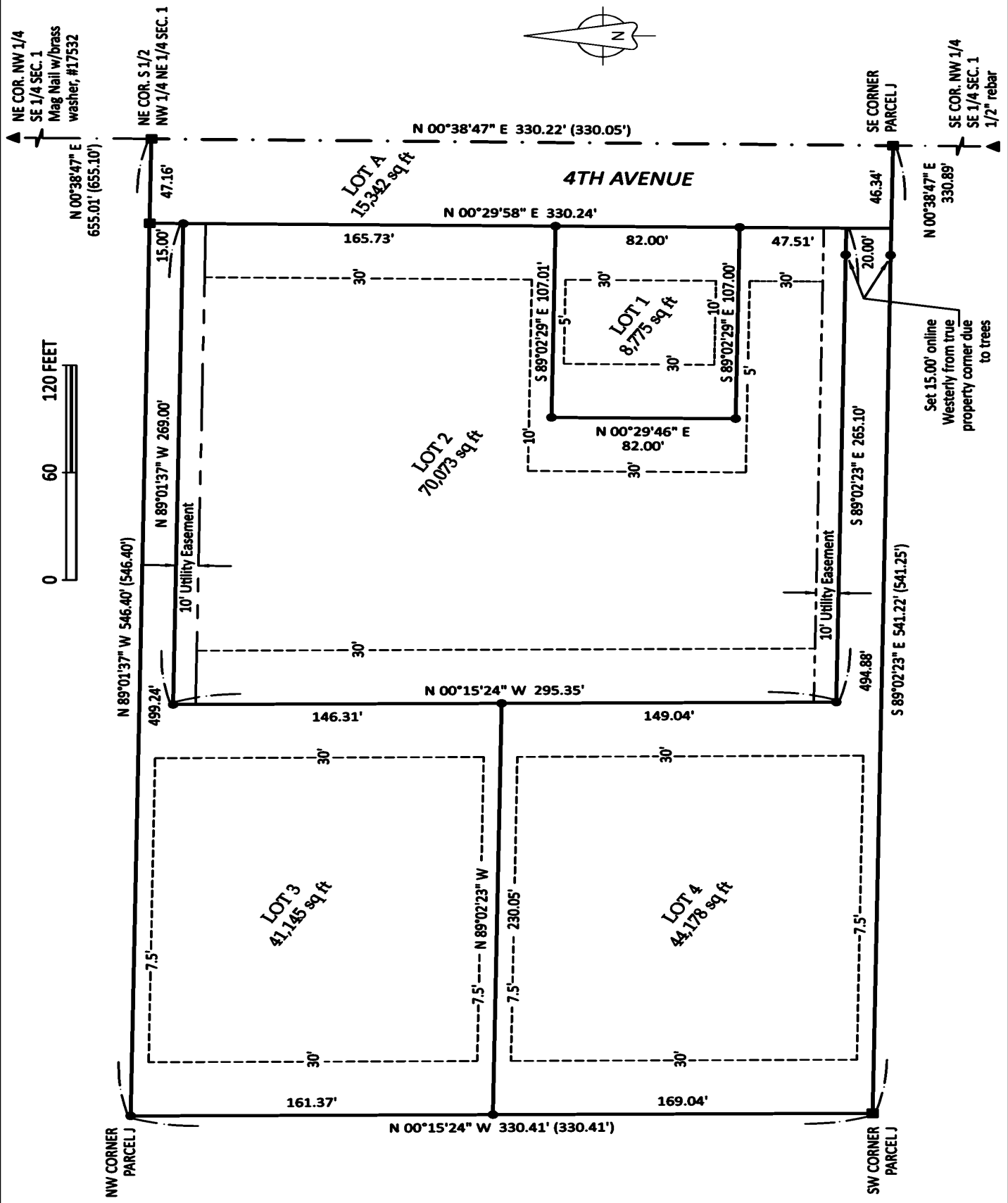
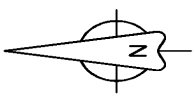
TRACT:	AREA BY TRACT:		
	NET (AC):	R.O.W. (AC):	TOTAL (AC):
LOT 1	0.20	0.00	0.20
LOT 2	1.61	0.00	1.61
LOT 3	0.95	0.00	0.95
LOT 4	1.01	0.00	1.01
LOT A	0.00	0.35	0.35
<b>TOTAL</b>	<b>3.77</b>	<b>0.35</b>	<b>4.12</b>



I hereby certify that this surveying document was prepared by me 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.

Signed Chad A. Daniels 21 MAR 24  
 Chad A. Daniels Date

Iowa License No. 17532  
 My license renewal date is 12-31-2024  
 Page No.'s covered by this seal: 1 and 2



Set 15.00' online  
Westerly from true  
property corner due  
to trees



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 Parcel to be known as “Ashby Estates Subdivision” with a legal description of:

Parcel “J” in the South Half of the Northwest Quarter of the Southeast Quarter of Section 1, Township 75 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the Northeast Corner of the Northwest Quarter of the Southeast Quarter of Section 1, Township 75 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa. Thence South 00°13’44” West 655.10 feet along the East line of said Northwest Quarter of the Southeast Quarter to the Point of Beginning, thence North 89°26’17” West 546.40 feet along the North line of the South Half of said Northwest Quarter of the Southeast Quarter; thence South 00°39’51” East 330.41 feet along the East line of Lot 3, Seven Oaks Subdivision; thence South 89°28’06” East 326.20 feet along the North line of Lot 1, Seven Oaks Subdivision; thence continuing South 89°28’06” East 215.05 feet to the East line of said Northwest Quarter of the Southeast Quarter; thence North 00°13’44” East 330.05 feet to the Point of Beginning containing 4.122 acres including 0.353 acres of County Road right-of-way. Parcel is shown as Lot 3 on a Plat of Survey filed in Book 5, Page 632 on October 18, 1872 at the Madison County Recorder’s Office.

This parcel includes all or sections of existing parcel: 820110184012000 in the City of Winterset, Iowa.

This parcel is approved for transfer as a Minor Subdivision conforming to zoning regulations.

No permits for improvements shall be issued for this parcel until the final plat is approved by Planning and Zoning and the Winterset City Council.

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