

# INDEX LEGEND

Location: NE 1/4 SW 1/4 S36-T76-R20 Winterset

Requestor: Home Front R.E.

Proprietor: Holmes Family Trust

Project: 25028 Date of Survey: 5/29/2025

Surveyor Co: Boldman Surveying & Consulting

Prepared by/Return to: Craig S. Boldman

521 West Green Street, Winterset, Ia 50273

Phone/fax: 515-462-9242

BK: 2025 PG: 1499

Recorded: 6/13/2025 at 10:50:33.0 AM

Pages 2

County Recording Fee: \$12.00

Iowa E-Filing Fee: \$3.22

Combined Fee: \$15.22

Revenue Tax: \$0.00

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

Parcel "HH" part of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 36, Township 76 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa, described as follows: Commencing at an iron pin at the Center of said Section 36; thence N 00°12'58" E, along the East line of said NE 1/4 SW 1/4 a distance of 697.97' to a point on the North line of West Jefferson Street; thence N 89°55'26" W, along said North line, a distance of 530.10' to an iron pin at the Point of Beginning; thence continuing N 89°55'26" W a distance of 90.00'; thence N 00°12'48" E a distance of 247.61'; thence S 88°39'07" E a distance of 90.02'; thence S 00°12'48" W a distance of 245.83' to the point of beginning.

Containing 22193 square feet of land.

## LEGEND

—||— EX. FENCE LINE

○ SET IRON ROD w/O.P.C. #13427

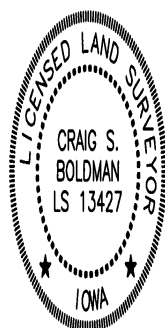
● FOUND MONUMENT

□ WOOD STAKE

▲ FOUND PLSS CORNER

O.C.I.R. ORANGE CAPPED IRON ROD

(XXX) RECORD OR DEED DIMENSION



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa

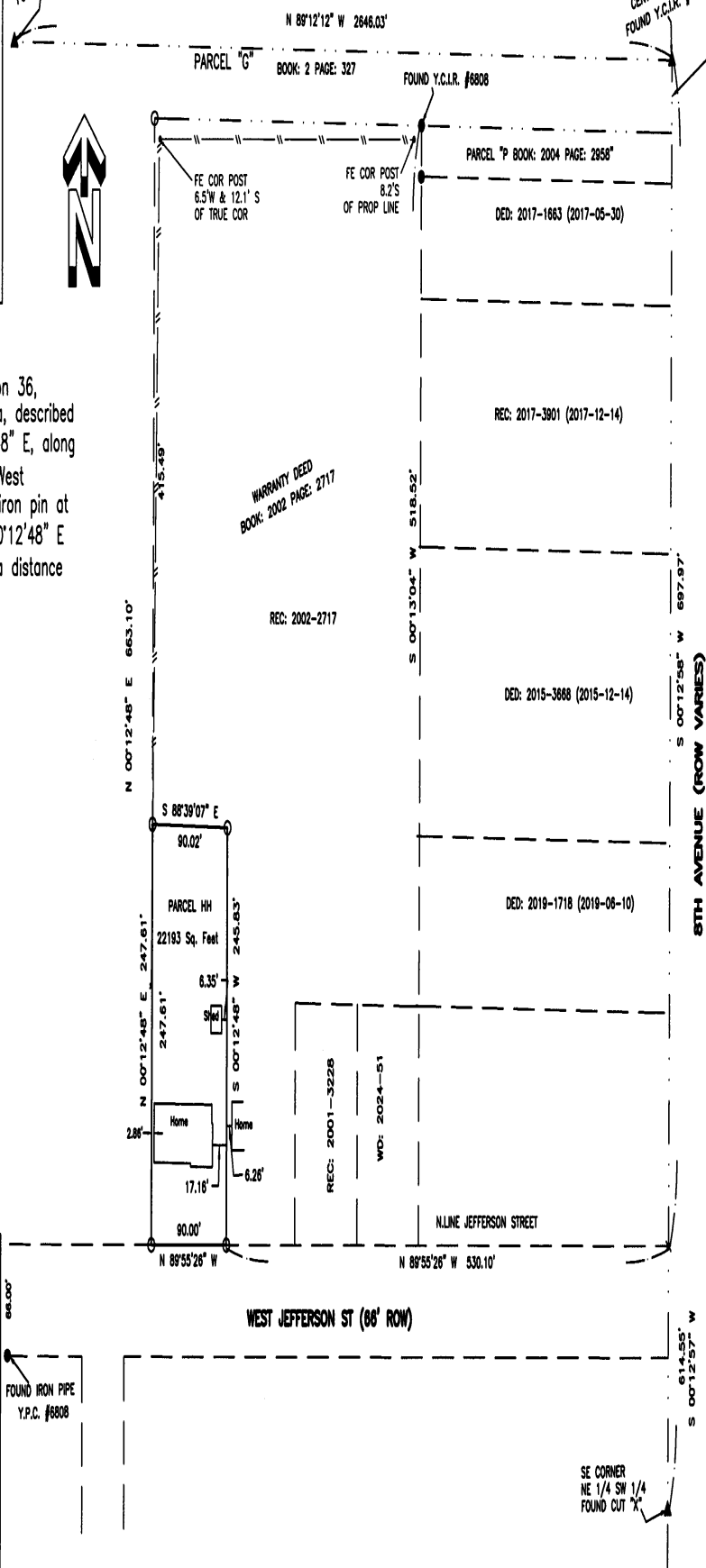
Signature *Craig S. Boldman* Date *6/12/2025*

Name Craig S. Boldman P.L.S. No. 13427

Renewal date is December 31, 2026

Pages or sheets covered by this seal *This sheet*

W 1/4 CORNER  
FOUND 5/8" IRON ROD



CITY HALL  
124 W. COURT AVENUE  
WINTERSET, IOWA 50273-1545  
PHONE (515) 462-1422 Thomas J. Leners, Mayor  
FAX (515) 462-1963 Andrew J. Barden, City Administrator

6/10/2025

The request to approve the subtraction from parcel (820004700100000) addressed as 921 W Jefferson and add to parcel (820004700110000) addressed as 925 W Jefferson:

The Split Parcel as submitted as "Parcel HH" with a legal description of:

Legal Description: Parcel "HH" part of the Northeast Quarter of the Southwest Quarter (NE 1#4 SW1#4) of Section 36, Township 76 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa, described as follows: Commencing at an iron pin at the Center of said Section 36; thence N 00°12'58" E, along the East line of said NE 1#4 SW 1#4 a distance of 697.97' to a point on the North line of West Jefferson Street; thence N 89°55'26"W, along said North line, a distance of 530.10' to an iron pin at the Point of Beginning; thence continuing N 89°55'26" W a distance of 90.00'; thence N 00°12'48" E a distance of 247.61'; thence S 88°39'07" E a distance of 90.02'; thence S 00°12'48" W a distance of 245.83' to the point of beginning. Containing 22193 square feet of land.

Title IV, Chapter 10, Subdivisions, 4.1002, A, "Exclusions", 2. The sale or exchange of parcels of land between owners of adjoining property if additional lots are not thereby created and the abutting lots are not reduced below the minimum sizes required by this ordinance or the zoning ordinance.

Title IV, Chapter 10, 4.1008, "Minor Subdivisions", B "Procedure"; The subdivider shall consult with the zoning administrator and shall submit three copies of a sketch plat which contains all information required in Section 4.1007, A. and drawn as a certified survey by a licensed engineer or surveyor. Within 15 days of receiving copies of the sketch plat, the Zoning Administrator shall take action to approve, conditionally approve, or refer such plat to the Planning and Zoning Commission, unless time is extended by mutual agreement with the subdivider. The Planning and Zoning commission is the only body having the authority to reject a minor subdivision plat. Where a minor subdivision is conditionally approved or rejected the reasons for rejection or the imposed conditions shall be stated in writing.

This is approved as presented as having met the minimum ordinance regulations listed above:

Any future splits are required to be approved by Winterset Planning and Zoning Commission as a minor subdivision (A tract of land divided into four lots or less within a five year period, and which division does not include or require any new public streets or municipal infrastructure).



Andrew Barden  
City Administrator/City Clerk/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