

INDEX LEGEND

LOCATION: PT. PARCEL 'K'
SEC 18-75-27, NE1/4 SE1/4

REQUESTOR: NEIL W. BUSCH & LAURA A. BAKER

PROPRIETOR: MILLSTREAM FARMS, LLC
721 N 14TH AVE
WINTERSSET, IA 50273

SURVEYOR: MICHAEL A. BROONER

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

AREA RIGHT RESERVED FOR
RECORDING STAMP

BK: 2026 PG: 1102
Recorded: 4/21/2026 at 10:16:34.0 AM
Pages 3
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

PLAT OF SURVEY

PARCEL 'O' DESCRIPTION

A PART OF PARCEL 'K' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2025, PAGE 3010 BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 75 NORTH, RANGE 27 WEST OF THE 5TH P.M. IN MADISON COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 'K'; THENCE SOUTH 00°15'26" WEST ALONG THE EAST LINE OF SAID PARCEL 'K', 82.38 FEET; THENCE SOUTH 89°54'43" WEST, 503.83 FEET TO THE NORTHERLY LINE OF SAID PARCEL 'K'; THENCE NORTH 00°10'07" EAST ALONG SAID NORTHERLY LINE, 68.64 FEET; THENCE NORTH 88°21'01" EAST ALONG SAID NORTHERLY LINE, 504.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.87 ACRES (38,048 SQUARE FEET).

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

AREA SUMMARY

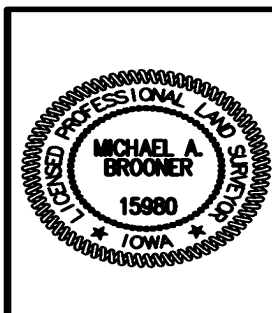
ROW AREA: 0.07 AC (3,273 SF)
NET AREA: 0.80 AC (34,775 SF)
TOTAL AREA: 0.87 AC (38,048 SF)

DATE OF SURVEY

MARCH 24, 2026

NOTE

PARCEL 'O' OF THIS SURVEY IS REQUIRED TO HAVE THE SAME OWNERSHIP AS THE PROPERTY SHOWN AS A TRACT LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 75 NORTH, RANGE 27 WEST OF THE 5TH P.M. AS SHOWN ON THE CORRECTED RETRACEMENT SURVEY FILED IN BOOK 2019, PAGE 2464 ON AUGUST 9, 2019, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA.



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.

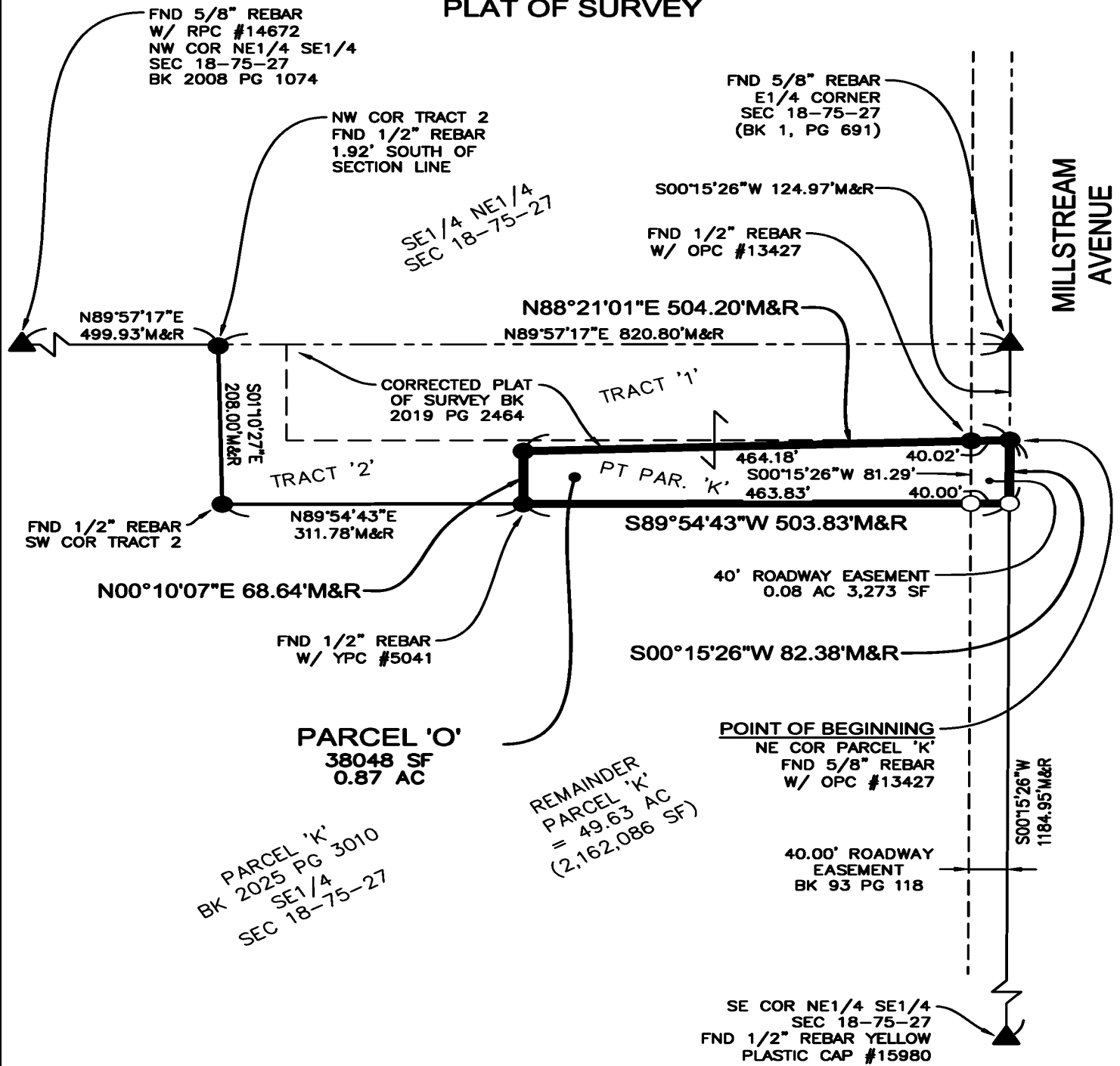
Michael Brooner
MICHAEL A. BROONER, P.L.S.

4-7-2026
DATE

LICENSE NUMBER 15980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026
PAGES OR SHEETS COVERED BY THIS SEAL:

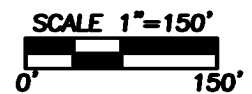
SHEETS 1 AND 2

PLAT OF SURVEY



LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
ORANGE PLASTIC CAP	OPC	
RED PLASTIC CAP	RPC	
YELLOW PLASTIC CAP	YPC	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	





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

4/20/2026

The request to approve the lot tie of a parcel (520101882020000 & “parcel O”) including the address of 2461 Millstream Ave, Winterset, Iowa 50273, which is with in the “2 Mile Rule” to the current corporate city limits of the City of Winterset know as:

The Parcel to be known as “Parcel O” with a legal description of:

PLAT OF SURVEY DESCRIPTION –PARCEL ‘O’

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This parcel is approved for lot tie in accordance with requirements set forth by Madison County Zoning Department and shall include a formal lot tie agreement.

This parcel was apart of a previous lot split of the Clark Tower Subdivision approved by City Planning and Zoning on October 28th, 2025, and ultimately approved by City Council on November 3rd, 2025.

Furthermore, the city zoning requires the parcel to be tied to another whereas it is an unbuildable lot and granted for such purposes.

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