INDEX LEGEND

Location:Outlot 11 East Addition, Winterset,Ia

Requestor: Betsy Breeding

Proprietor: Greg and Betsy Breeding

Project: 26051 Date of Survey: 11/3/26

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: 2026 PG: 3348
Recorded: 11/9/2026 at 2:06:43.0 PM
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

Replat of Outlot 11 East Addition of Outlots

Lot 1- The North 128' of Outlot 11 in the East Addition of Outlots to the Town of Winterset, Madison County, Iowa, being more particularly described as follows: Beginning at the Northwest corner of said Outlot 11; thence S 89°59'01" E, along the North line thereof, a distance of 236.19' to the Northeast corner of said Outlot 11; thence S 00°36'08" W, along the East line thereof, a distance of 128.00'; thence N 89°58'59" W a distance of 236.41' to a point on the West line of said Outlot 11; thence N 00°41'55" E, along the West line thereof, a distance of 128.00' to the point of beginning. Containing an area of 30244.2 square feet or 0.69 acres

Lot 2- Outlot 11 in the East Addition of Outlots to the Town of Winterset, Madison County, Iowa, EXCEPT the North 128' thereof, being more particularly described as follows: Commencing at the Northwest corner of said Outlot 11; thence S 00°41'55" W, along the West line of said Outlot 11, a distance of 128.00' to the Point of Beginning; thence S 89°58'59" E, a distance of 236.41'; thence S 00°36'08" W, along the East line of said Outlot 11, a distance of 164.43'; thence N 89°48'10" W, along the South line of said Outlot 11, a distance of 236.67'; thence N 00°41'55" E a distance of 163.69', along the West line of said Outlot 11, to the Point of Beginning. Containing an area of 38804.8 square feet, 0.89 acres.

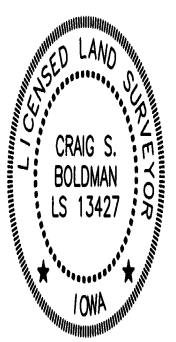
Surveyor's Note: this Plat of Survey supersedes a Plat of Survey filed in Book 2026 at Page 3342. The reason for re-recording is to add the City's letter.

LEGEND

- O SET 1/2" O.C.I.R. #13427
- ● FOUND 1/2" O.C.I.R #13427
- ■ FOUND 1/2" Y.C.I.R #13427

O.C.I.R. ORANGE CAPPED IRON ROD
Y.C.I.R. YELLOW CAPPED IRON PIPE
(XXX) RECORD OR DEED DIMENSION

0 50 100



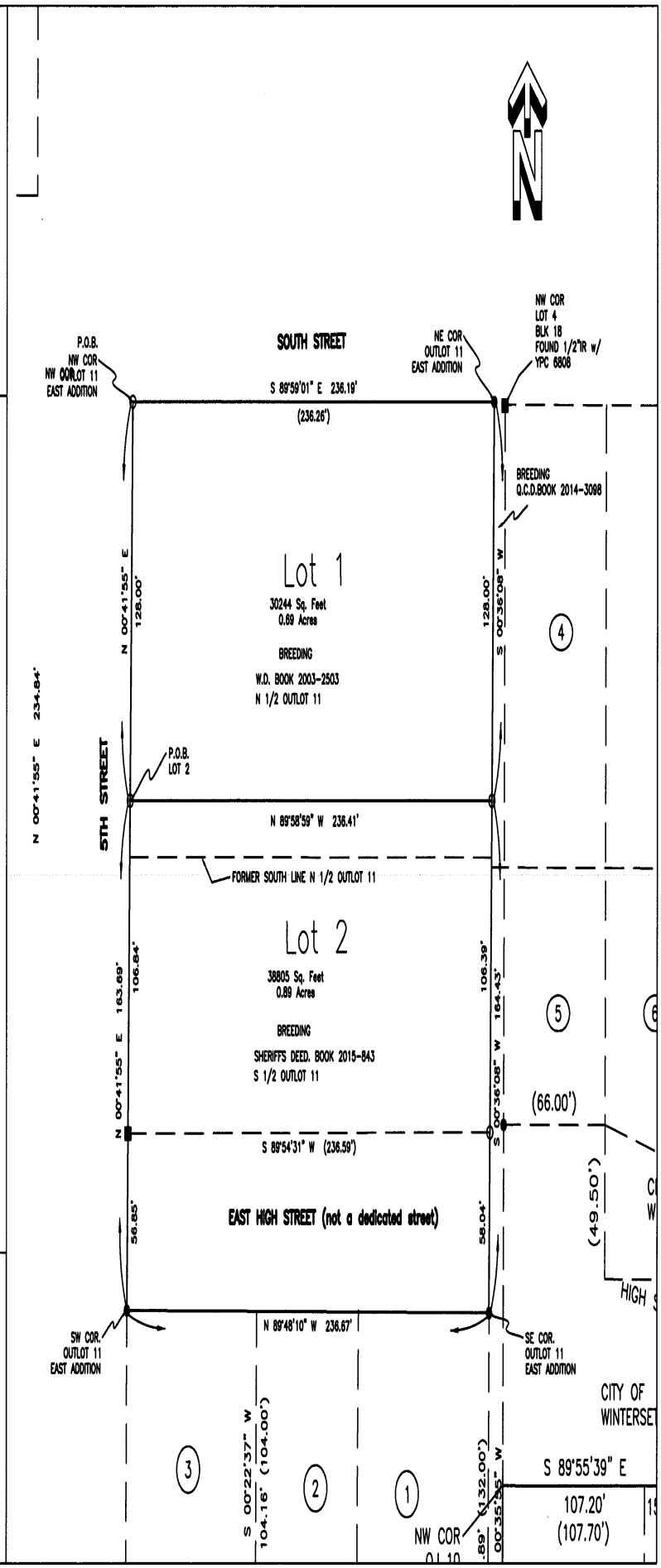
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa

Signature Craig S Boldman Date 11/9/26

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

Renewal date is December 31, 2026

Pages or sheets covered by this seal this sheet



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

11/5/2026

The request to approve the split of a parcel (820002211030000) locally known as 510 E South St, Winterset, Iowa 50273, in the corporate city limits of the City of Winterset know as:

LOT 11 ORIG OUT LOTS EAST (INCL HIGH ST):

The lot shall divided into sections as surveyed and legal descriptions below.

Lot 1- The North 128' of Outlot 11 in the East Addition of Outlots to the Town of Winterset, Madison County, Iowa, being more particularly described as follows: Beginning at the Northwest corner of said Outlot 11; thence S 89°59'01" E, along the North line thereof, a distance of 236.19' to the Northeast corner of said Outlot 11; thence S 00°36'08" W, along the East line thereof, a distance of 128.00'; thence N 89°58'59" W a distance of 236.41' to a point on the West line of said Outlot 11; thence N 00°41'55" E, along the West line thereof, a distance of 128.00' to the point of beginning. Containing an area of 30244.2 square feet or 0.69 acres

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

This parcel is approved in accordance with Winterset Municipal Code Section 4.1008. B. and the authority granted from such code as the Zoning Administrator of the City of Winterset.

"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."

Any future splits are required to be approved by Winterset Planning and Zoning and the Winterset City Council whereas this would constitute a major subdivision.

City Council

Mary Ann Orr- North Mike Fletcher- South

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

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Andrew J. Barden, City Administrator

Andrew Barden
City Administrator/City Clerk/Zoning Administrator

City Council

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