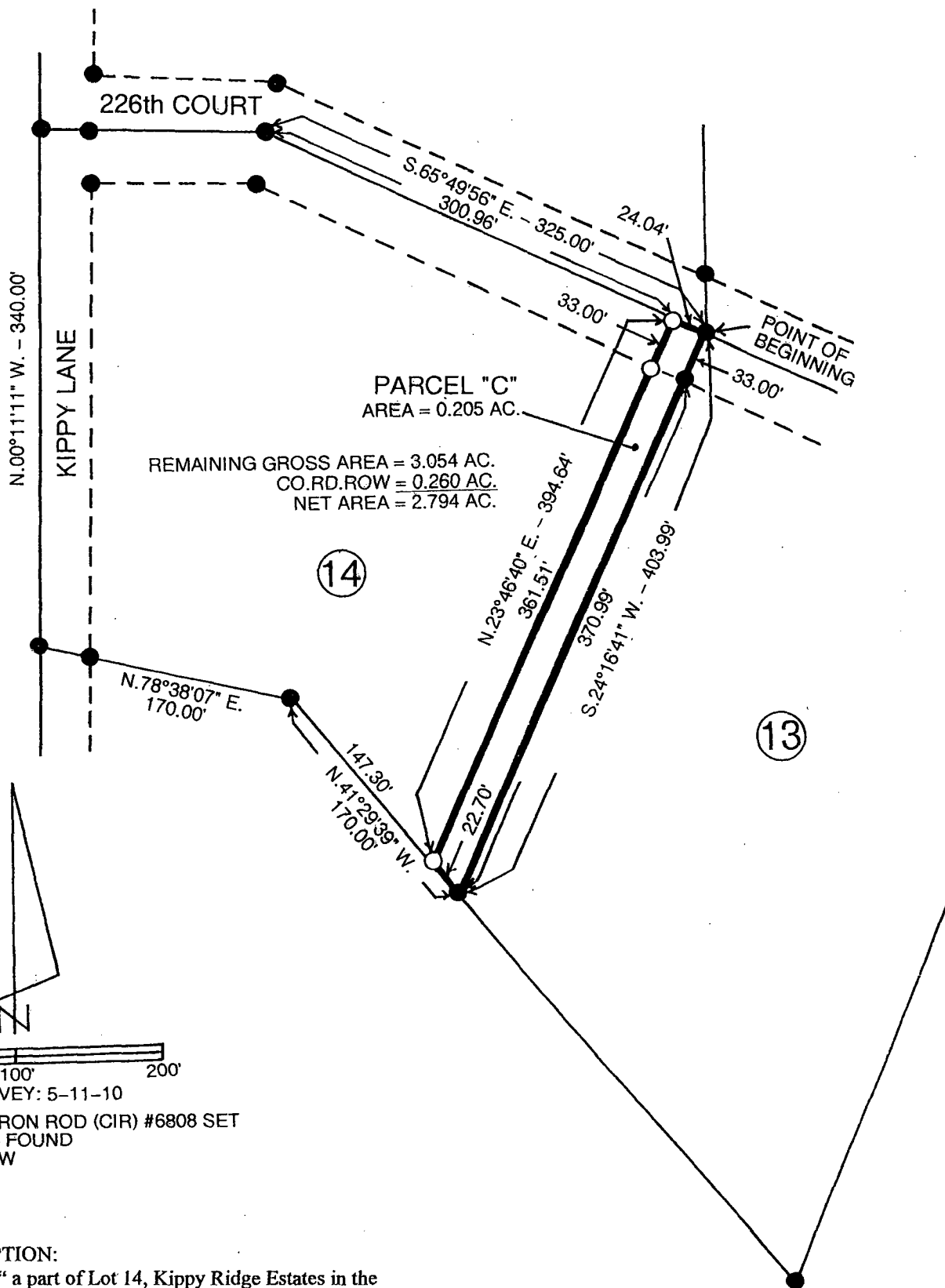




VANCE & HOCHSTETLER, P.C. • CONSULTING ENGINEERS • WINTERSET, IOWA • 50273

CHARLES T. VANCE • 110 WEST GREEN ST., WINTERSET, IOWA • (515) 462-3995  
JAMES M HOCHSTETLER • 110 WEST GREEN ST., WINTERSET, IOWA • FAX: (515) 462 9845

PLAT OF SURVEY OF A PART OF LOT 14, KIPPY RIDGE ESTATES,  
MADISON COUNTY, IOWA OWNED BY TOM & CAROL BASS.



LEGAL DESCRIPTION:

Parcel "C" a part of Lot 14, Kippy Ridge Estates in the Northwest Quarter of the Southeast Quarter of Section 2, Township 75 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa more particularly described as follows:

Beginning at the Northeast Corner of Lot 14 of Kippy Ridge Estates thence South 24°16'41" West 403.99 to the Southeast Corner of said Lot 14; thence North 41°29'39" West 22.70 feet along the Southwesterly line of said Lot 14; thence North 23°46'40" East 394.64 feet to a point on the Northerly line of said Lot 14; thence South 65°49'56" East 24.04 feet to the Point of Beginning containing 0.205 acres.

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 Land Surveyor under the laws of the State of Iowa.

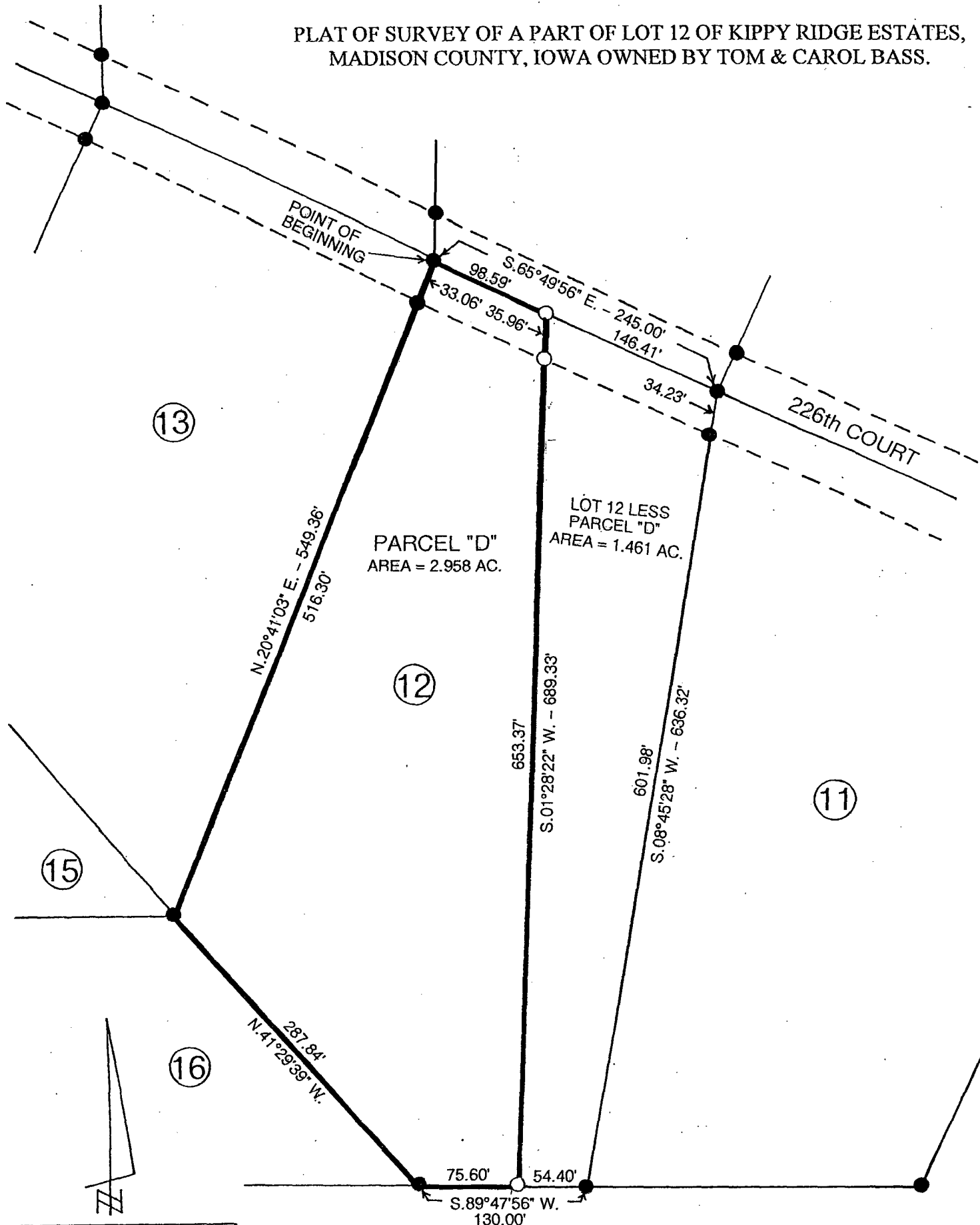
*J.M. Hochstetler*  
J.M. HOCHSTETLER  
License number 6808 Date 5/20/10  
My license renewal date is December 31, 2011  
Pages or sheets covered by this seal: 1

LICENSED LAND SURVEYOR  
J. M. HOCHSTETLER  
#6808  
IOWA

NOTE: Parcel "C" is to be permanently added to Lot 13 of Kippy Ridge Estates.

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 JAMES M HOCHSTETLER • 110 WEST GREEN ST., WINTERSET, IOWA • FAX: (515) 462 9845

PLAT OF SURVEY OF A PART OF LOT 12 OF KIPPY RIDGE ESTATES,  
 MADISON COUNTY, IOWA OWNED BY TOM & CAROL BASS.



DATE OF SURVEY: 5-11-10

- CAPPED IRON ROD (CIR) #6808 SET
- CIR #6808 FOUND
- PRIVATE ROAD ROW

SEE ATTACHED LEGAL DESCRIPTION

LICENSED LAND SURVEYOR

J. M. HOCHSTETLER

#6808

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 Land Surveyor under the laws of the State of Iowa.

*J.M. Hochstetler*

J.M. HOCHSTETLER  
 License number 6808 Date 5/20/10  
 My license renewal date is December 31, 2011  
 Pages or sheets covered by this seal: 2

**LEGAL DESCRIPTION:**

Parcel "D" in Lot 12 of Kippy Ridge Estates in the North Half of the Southeast Quarter of Section 2, Township 75 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa more particularly described as follows:

Beginning at the Northwest Corner of Lot 12 of Kippy Ridge Estates thence South 65°49'56" East 98.59 feet along the Northeast line of said Lot 12; thence South 01°28'22" West 689.33 feet to a point on the South line of said Lot 12; thence South 89°47'56" West 75.60 feet to the Southwest Corner of said Lot 12; thence North 41°29'39" West 287.84 feet to a corner of said Lot 12; thence North 20°41'03" East 549.36 feet to the Point of Beginning containing 2.958 acres.

NOTE: Parcel "D" is not a legal buildable lot and will be permanently combined with Lot 13.

Lot 12 less Parcel "D" is also not a legal buildable lot and will be permanently combined with Lot 11.

RESOLUTION NO. 2010-62

RESOLUTION APPROVING PLAT OF SURVEY

**WHEREAS** there was filed in the office of the City Administrator of the City of Winterset, Madison County, Iowa, a registered land surveyor's plat of a proposed plat of survey on property owned by Tom & Carol Bass; and

**WHEREAS** the real estate comprising said plat of survey is described as follows:

Parcel "D" in Lot 12 of Kippy Ridge Estates in the North Half of the Southeast Quarter of Section 2, Township 75 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa more particularly described as follows:

Beginning at the Northwest Corner of Lot 12 of Kippy Ridge Estates thence South 65°49'56" East 98.59 feet along the Northeast line of said Lot 12; thence South 01°28'22" West 689.33 feet to a point on the South line of said Lot 12; thence South 89°47'56" West 75.60 feet to the Southwest Corner of said Lot 12; thence North 41°29'39" West 287.84 feet to a corner of said Lot 12; thence North 20°41'03" East 549.36 feet to the Point of Beginning containing 2.958 acres.

Note: Parcel "D" is not a legal buildable lot and will be permanently combined with Lot 13. Lot 12 less Parcel "D" is also not a legal buildable lot and will be permanently combined with Lot 11.

**WHEREAS** there was filed in the office of the City Administrator of the City of Winterset, Madison County, Iowa, a registered land surveyor's plat of a proposed plat of survey on property owned by Tom & Carol Bass; and

**WHEREAS** the real estate comprising said plat of survey is described as follows:

Parcel "C" a part of Lot 14, Kippy Ridge Estates in the Northwest Quarter of the Southeast Quarter of Section 2, Township 75 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa more particularly described as follows:

Beginning at the Northeast Corner of Lot 14 of Kippy Ridge Estates thence South 24°16'41" West 403.99 feet to the Southeast Corner of said Lot 14; thence North 41°29'39" West 22.70 feet along the Southwesterly line of said Lot 14; thence North 23°46'40" East 394.64 feet to a point on the Northerly line of said Lot 14; thence South 65°49'56" East 24.04 feet to the Point of Beginning containing 0.205 acres.

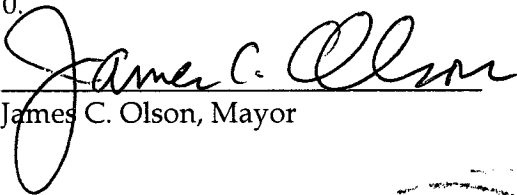
Note: Parcel "C" is to be permanently combined with Lot 13 of Kippy Ridge Estates.

**WHEREAS** the City Council of the City of Winterset, Madison County, Iowa, finds that said plats conforms to the provisions of the Ordinances of the City of Winterset, Madison County, Iowa, and that the plats should be approved by the City Council of the City of Winterset, Madison County, Iowa.

**NOW THEREFORE BE IT RESOLVED** by the City Council of the City of Winterset, Madison County, Iowa:

1. Said plats of survey as described above on property owned by Tom & Carol Bass are hereby approved.
2. The requirement of the Subdivision Ordinance of the City of Winterset, that certain improvements be constructed in connection with said plats is hereby waived.
3. The Zoning Administrator of the City of Winterset, Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County documents which should be filed and recorded in connection therewith.

Passed and approved this 7<sup>th</sup> day of June 2010.

  
James C. Olson, Mayor

Attest:

  
Mark Nitchals, City Administrator

