

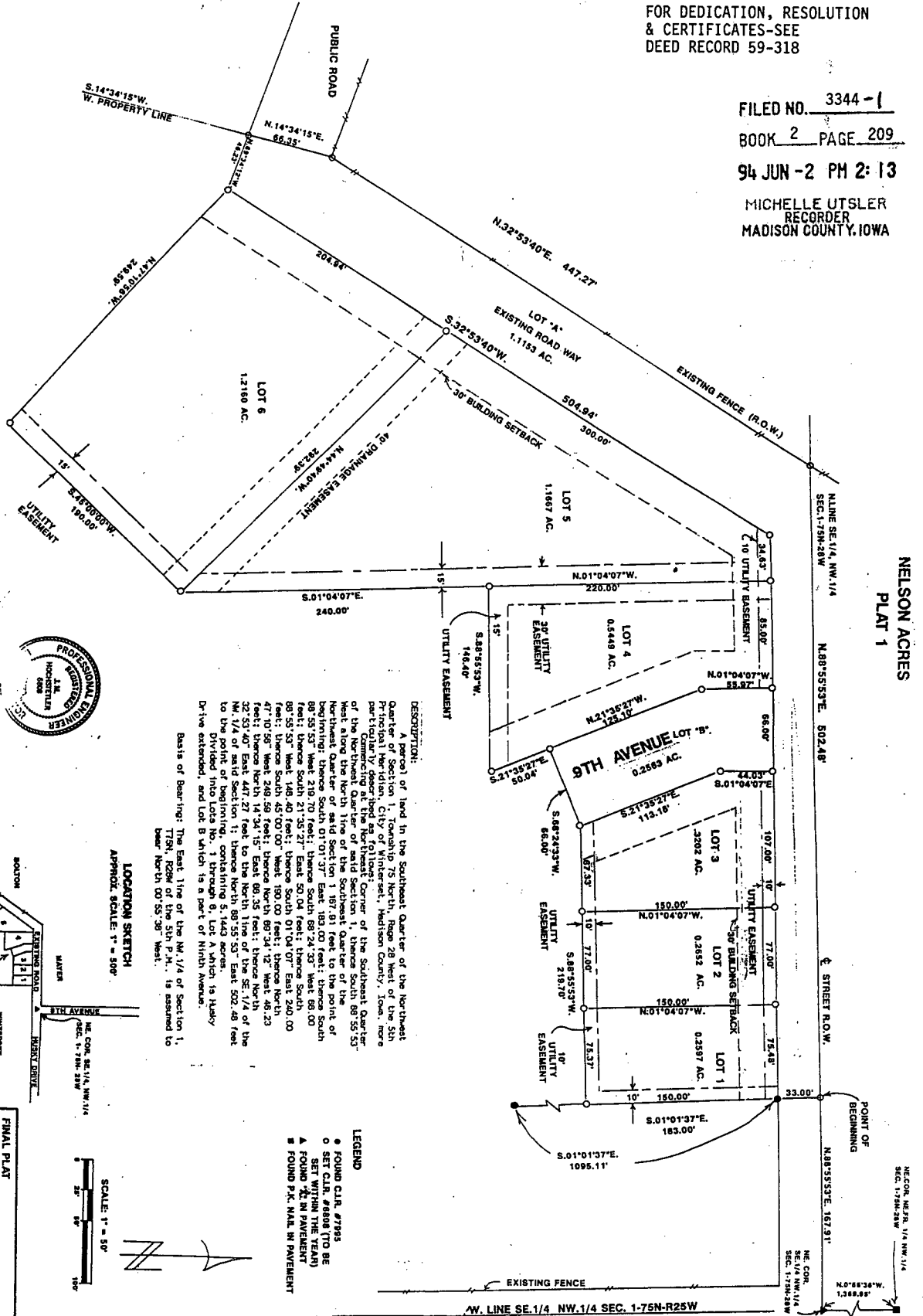
FOR DEDICATION, RESOLUTION
& CERTIFICATES-SEE
DEED RECORD 59-318

FILED NO. 3344-1
BOOK 2 PAGE 209

94 JUN -2 PM 2: 13

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

NELSON ACRES
PLAT 1



DESCRIPTION:

A parcel of land in the Southeast Quarter of the Northeast Quarter of Section 1, Township 28N, Range 25W, Madison County, Iowa, more particularly described as follows: Commencing at the Northeast Corner of the Southeast Quarter of the Northeast Quarter of said Section 1, thence South 88° 55' 53" West along the North line of said Section 1 187.81 feet to the point of beginning; thence South 01° 01' 37" East 183.00 feet; thence South 88° 55' 53" West 219.70 feet; thence South 89° 24' 33" West 68.00 feet; thence South 21° 35' 27" East 50.04 feet; thence South 89° 55' 53" West 148.40 feet; thence South 01° 04' 07" East 240.00 feet; thence South 45° 00' 00" West 180.00 feet; thence North 77° 00' 00" West 14.23 feet; thence North 14° 34' 15" East 14.23 feet; thence North 00° 55' 38" West 32° 53' 40" East 447.27 feet to the North line of the SE 1/4 of the NW 1/4 of said Section 1; thence North 88° 55' 53" East 502.48 feet to the point of beginning, containing 5.1443 acres. Divided into Lots No. 1 through 6, Lot A which is hereby extended, and Lot B which is a part of Ninth Avenue. Or the extended, and Lot B which is a part of Ninth Avenue.

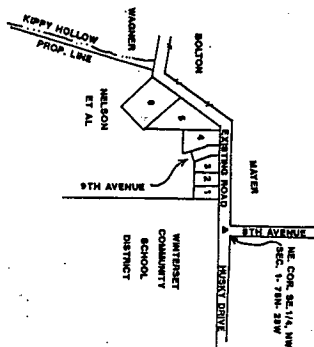
Basis of Bearing: The East line of the NW 1/4 of Section 1, Township 28N, Range 25W, Madison County, Iowa, is assumed to bear North 00° 55' 38" West.



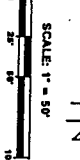
HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, AND SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A duly Licensed Professional Engineer and Land Surveyor under the laws of the State of Iowa, my registration expires Dec 31, 1945.

SIGNED: *L.M. Hochstetler* DATE: 5/14/1944
L.M. HOCHSTETLER IOWA REG. NO. 6288

LOCATION SKETCH
APPROX. SCALE: 1" = 500'



- LEGEND
- FOUND C.L.R. #7195
 - SET WITHIN THE YEAR
 - ▲ FOUND 1/2" IN PAVEMENT
 - ▲ FOUND P.K. NAIL IN PAVEMENT



FINAL PLAT	WINTERSSET
PLAT 1	COMMUNITY
NELSON ACRES	SCHOOL
OWNER	DISTRICT
NOEL NELSON ET AL.	
11204 SPRING WHEEL LANE	
POTOMAC, MARYLAND 20854	
ENGINEERS	
71 JEFFERSON STREET	
WINTERSSET, IOWA 50273	