

FOR DEDICATION, RESOLUTION
& CERTIFICATES, SEE DEED
RECORD 63-857

FILE NO. 4131

FILED NO. 4131-1
BOOK 2 PAGE 443

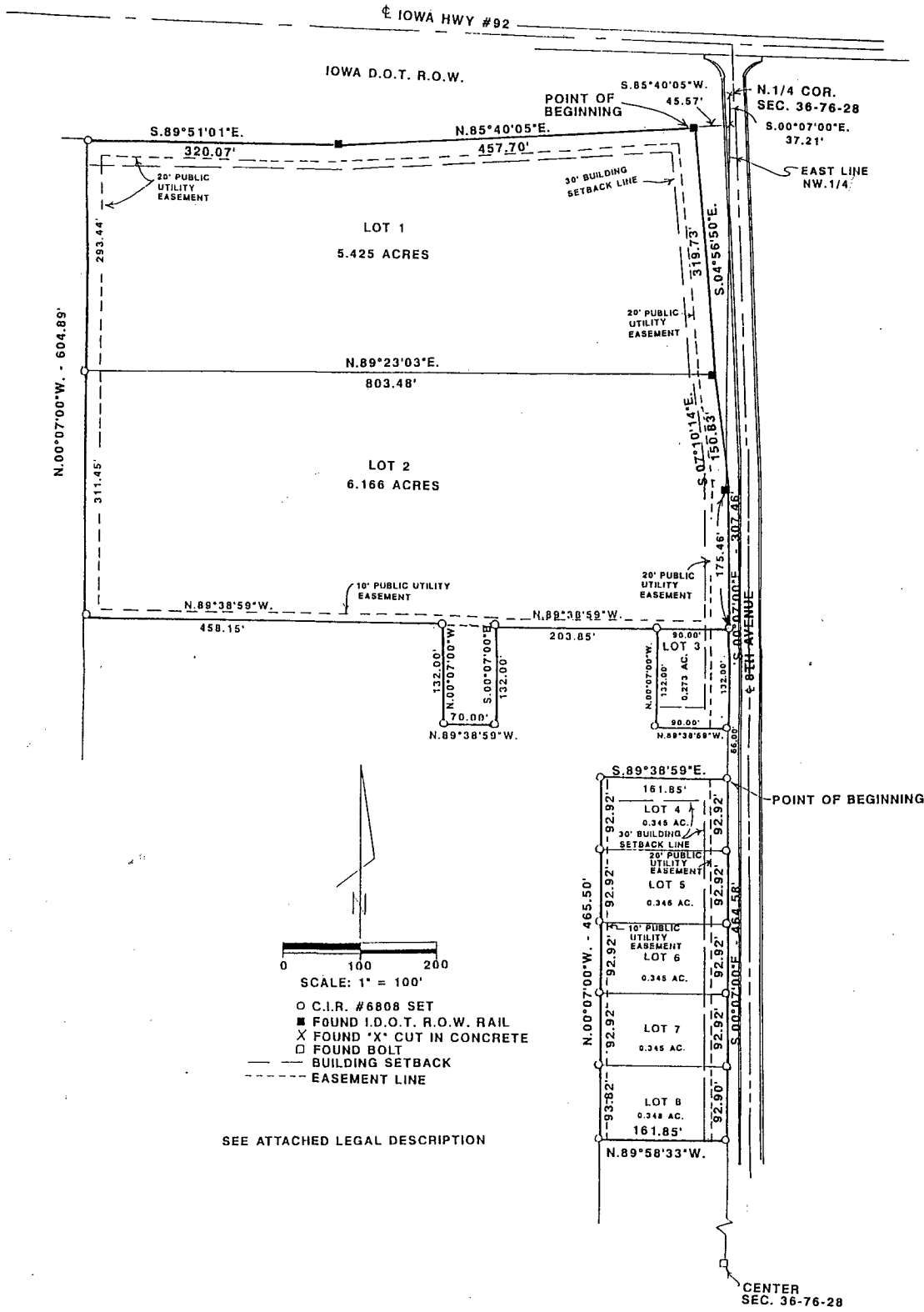
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MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

FINAL PLAT

REPLAT OF CORKREAN & WATTS ADDITION

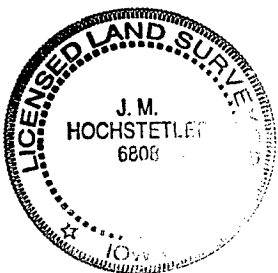
PLAT NO. 1



0 100 200
SCALE: 1" = 100'

○ C.I.R. #6808 SET
■ FOUND I.D.O.T. R.O.W. RAIL
X FOUND 'X' CUT IN CONCRETE
□ FOUND BOLT
- - - BUILDING SETBACK
- - - EASEMENT LINE

SEE ATTACHED LEGAL DESCRIPTION



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 5/3/2000

My license renewal date is December 31, 2001

Pages or sheets covered by this seal: 1

REPLAT - FINAL PLAT
CORKREAN & WATTS ADDITION PLAT NO. 1
OWNER/DEVELOPER CORKREAN & WATTS DEVELOPMENT COMPANY 65 WEST JEFFERSON WINTERSSET, IOWA 50273
ENGINEER/LAND SURVEYOR VANCE & HOCHSTETLER, P.C. 110 WEST GREEN STREET WINTERSSET, IOWA 50273

LEGAL DESCRIPTION: REPLAT OF CORKREAN & WATTS ADDITION,
PLAT NO. 1

A replat of a portion of Lot 1, Busch Subdivision, City of Winterset, Madison County, Iowa more particularly described as follows:

Lots 1, 2 & 3

Commencing at the North Quarter Corner of Section 36, Township 76 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa; thence South $00^{\circ}07'00''$ East 37.21 feet along the East line of the Northwest Quarter of said Section 36; thence South $85^{\circ}40'05''$ West 45.57 feet along the South Right-of-Way line of Iowa Highway No. 92 to the Northeast Corner of Lot 1; Busch Subdivision, City of Winterset, Madison County, Iowa which is the Point of Beginning; thence South $04^{\circ}56'50''$ East 319.73 feet along the East line of said Lot 1; thence South $07^{\circ}10'14''$ East 150.83 feet along the East line of said Lot 1 to a Point on the East line of the Northwest Quarter of said Section 36; thence South $00^{\circ}07'00''$ East 307.46 feet along the East line of said Lot 1; thence North $89^{\circ}38'59''$ West 90.00 feet; thence North $00^{\circ}07'00''$ West 132.00 feet; thence North $89^{\circ}38'59''$ West 203.85 feet; thence South $00^{\circ}07'00''$ East 132.00 feet; thence North $89^{\circ}38'59''$ West 70.00 feet; thence North $00^{\circ}07'00''$ West 132.00 feet; thence North $89^{\circ}38'59''$ West 458.15 feet to the West line of said Lot 1; thence North $00^{\circ}07'00''$ West 604.89 feet to the Northwest Corner of said Lot 1; thence South $89^{\circ}57'01''$ East 320.07 feet along the North line of said Lot 1; thence North $85^{\circ}40'05''$ East 457.70 feet to the Point of Beginning containing 11.886 acres and is divided into 3 lots numbered 1 through 3.

Lots 4, 5, 6, 7 & 8

Commencing at the North Quarter Corner of Section 36, Township 76 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa; thence South $00^{\circ}07'00''$ East 882.30 feet along the East line of the Northwest Quarter of said Section 36 to the Point of Beginning; thence South $00^{\circ}07'00''$ East 464.58 feet along the East line of Lot 1, Busch Subdivision, City of Winterset, Madison County, Iowa to the North line of William & Alice Busch Suburban Addition; thence North $89^{\circ}58'33''$ West 161.85 feet along the North line of William & Alice Busch Suburban Addition; thence North $00^{\circ}07'00''$ West 465.50 feet; thence South $89^{\circ}38'59''$ East 161.85 feet to the Point of Beginning containing 1.728 acres and is divided into 5 lots numbered 4 through 8.