



Document 2011 2631

Book 2011 Page 2631 Type 06 026 Pages 4
Date 10/05/2011 Time 9:29 AM
Rec Amt \$22.00

INDEX
ANNO
SCAN
CHEK

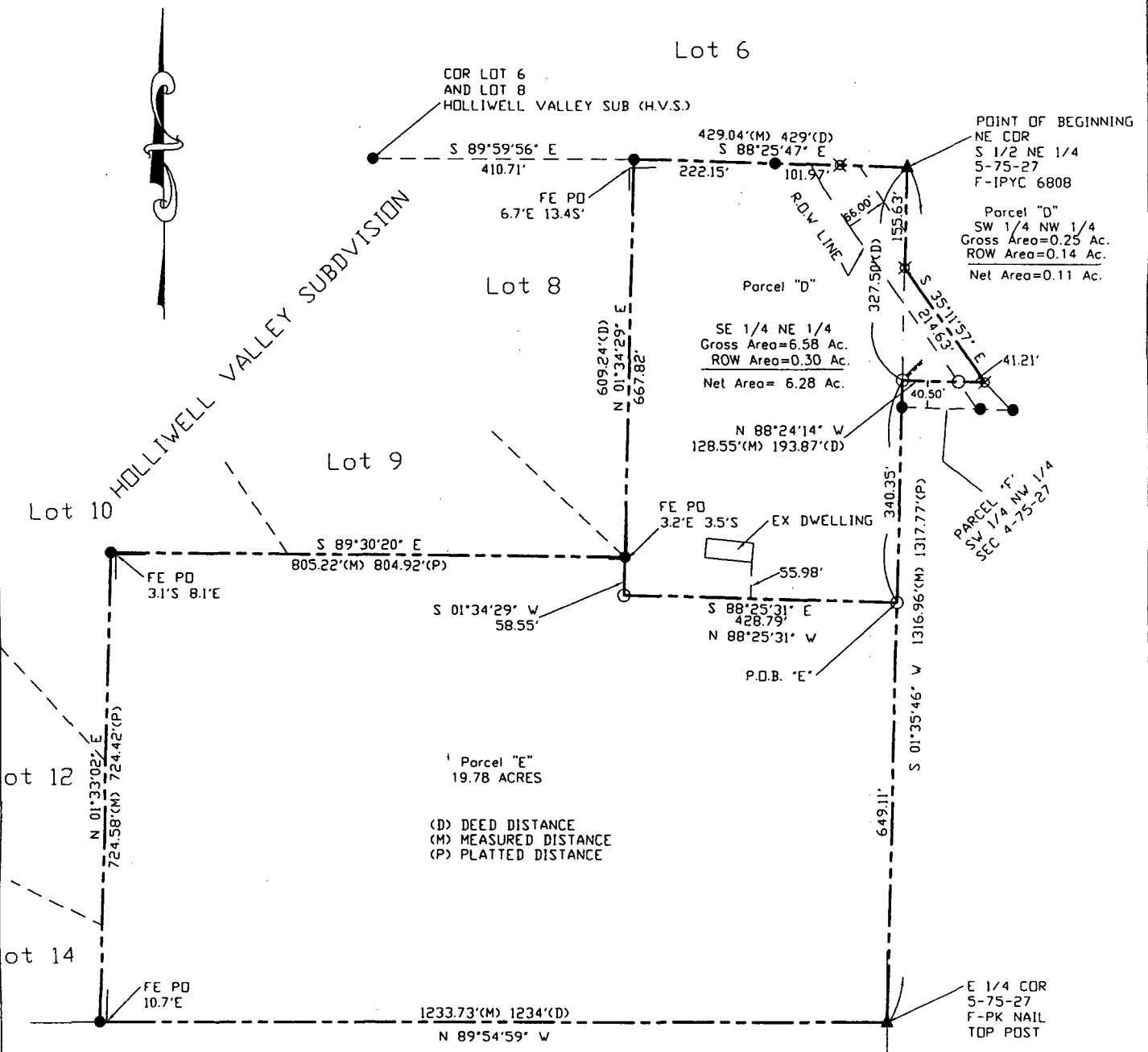
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

PREPARED BY: BOLDMAN SURVEYING CONSULTANTS, 521 WEST GREEN STREET, WINTERSET, IA 50273 PH 515-462-9242

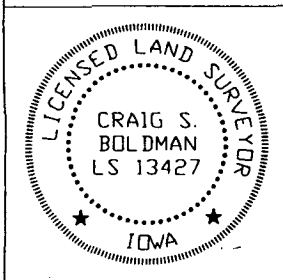
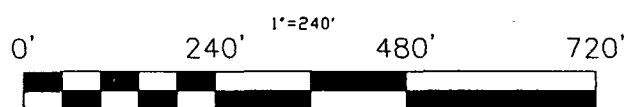
Plat of Survey

Parcel "D" and Parcel "E"

A part of the Northeast 1/4 of Section 5 and part of the Northwest 1/4 of Section 4, lying Southwesterly of the present county road, all in Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa



- x — FENCE
- FOUND PIN YELLOW CAP 6808 (F-IPYC)
- ▲ FOUND SEC COR (AS DESCRIBED)
- ⊗ SET TRACK SPIKE
- SET PIN ORANGE CAP 13427 (S-IPOC)



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 *9-27-11*

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

Renewal date is December 31, 2012

Pages or sheets covered by this seal *1, 2*

Proprietor: Bradley Coulter

Requested by: Ankeny Real Est Services

Date of Survey: Sept 12, 13 2011

Project No 11034

Legal description from Warranty Deed recorded in Book 131 Page 758 in the Office of the Madison County Recorder.

Commencing at the Northeast corner of the South Half (1/2) of the Northeast Quarter (1/4) of Section Five (5) and running thence N 89° West, 6 chains and 50 links, thence South 1° West, 9 chains and 23.09 links, thence West to a point 1,234 feet West of the East line of said Section, thence South to the South line of said Northeast Quarter (1/4), thence East to the Southeast corner thereof, thence North to the place of beginning; and a tract of land commencing at a point 19 rods and 14 feet South of the Northwest corner of the South Half (1/2) of the Northwest Quarter (1/4) of Section Four (4) and running thence East 11 3/4 rods to the center of said public highway, thence in a Northwesterly direction in the center of said public highway to the East line of Section Five (5) thence South to the place of beginning; all in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison county, Iowa.

To which it is desired to separate this tract into two parcels for mortgage loan purposes the following surveyed parcels are described:

Parcel "D" description

Part of the South 1/2 of the Northeast 1/4 (S 1/2 NE 1/4) of Section 5 and part of the Southwest 1/4 of the Northwest 1/4 of Section 4, lying Southwesterly from the present centerline of the county road, all in Township 75 North, Range 27 West of the 5th P.M., Madison County, being described as follows:

Beginning at an iron pin found at the Northeast corner of said S 1/2 NE 1/4; thence S 01°35'46" W, along the East line of said NE 1/4 a distance of 155.63' to a track spike; thence S 35°11'57" E, along the present county road centerline, a distance of 214.63' to a track spike; thence N 88°24'14" W a distance of 128.55' to an iron pin; thence S 01°35'46" W, along said East line, a distance of 340.35' to an iron pin; thence N 88°25'31" W a distance of 428.79' to an iron pin; thence N 01°34'29" E, along the East line of Lot 8 in Holliwell Valley Subdivision and its Southerly extension, a distance of 667.82' to an iron pin; thence S 88°25'47" E a distance of 429.04' to the point of beginning. Containing 6.83 acres of land including 0.44 acres of county road right of way easement.

Parcel "E" description

Part of the South 1/2 of the Northeast 1/4 (S 1/2 NE 1/4) of Section 5, Township 75 North, Range 27 West of the 5th P.M., Madison County, being described as follows:

Beginning at an iron pin that is thence S 01°35'46" W a distance of 667.85' from an iron pin found at the Northeast corner of said S 1/2 NE 1/4; thence S 01°35'46" W a distance of 649.11' to a p-k nail set in a fence post at the E 1/4 corner of said Section 5; thence N 89°54'59" W, along the South line of said NE 1/4, a distance of 1233.73' to an iron pin; thence N 01°33'02" E, along the East line of Lots 10, 12, and 14 in Holliwell Valley Subdivision, a distance of 724.58' to an iron pin; thence S 89°30'20" E, along the South line of Lots 8, 9 and 10 in said Subdivision, a distance of 805.22' to an iron pin; thence S 01°34'29" W a distance of 58.55' to an iron pin; thence S 88°25'31" E a distance of 428.79' to the point of beginning.

Containing 19.78 acres of land. Subject to an easement for ingress/egress over Parcel "D" until such time as Parcel "D" and Parcel "E" are joined.

RESOLUTION NO. 2011-85

RESOLUTION APPROVING PLAT OF SURVEY

WHEREAS there was filed in the office of the Zoning Administrator of the City of Winterset, Madison County, Iowa, a plat of survey on property owned by Bradley Coulter; and

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

Parcel "D" description

Part of the South 1/2 of the Northeast 1/4 (S 1/2 NE 1/4) of Section 5 and part of the Southwest 1/4 of the Northwest 1/4 of Section 4, lying Southwesterly from the present centerline of the county road, all in Township 75 North, Range 27 West of the 5th P.M., Madison County, being described as follows:

Beginning at an iron pin found at the Northeast corner of said S 1/2 NE 1/4; thence S 01°35'46" W, along the East line of said NE 1/4 a distance of 155.63' to a track spike; thence S 35°11'57" E, along the present county road centerline, a distance of 214.63' to a track spike; thence N 88°24'14" W a distance of 128.55' to an iron pin; thence S 01°35'46" W, along said East line, a distance of 340.35' to an iron pin; thence N 88°25'31" W a distance of 428.79' to an iron pin; thence N 01°34'29" E, along the East line of Lot 8 in Holliwel Valley Subdivision and its Southerly extension, a distance of 667.82' to an iron pin; thence 88°25'47" E a distance of 429.04' to the point of beginning. Containing 6.83 acres of land including 0.44 acres of county road right of way easement.

Parcel "E" description

Part of the South 1/2 of the Northeast 1/4 (S 1/2 NE 1/4) of Section 5, Township 75 North, Range 27 West of the 5th P.M., Madison County, being described as follows:

Beginning at an iron pin that is thence S 01°35'46" W a distance of 667.85' from an iron pin found at the Northeast corner of said S 1/2 NE 1/4; thence S 01°35'46" W a distance of 649.11' to a p-k nail set in a fence post at the E 1/4 corner of said Section 5; thence N 89°54'59" W, along the South line of said NE 1/4, a distance of 1233.73' to an iron pin; thence N 01°33'02" E, along the East line of Lots 10, 12 and 14 in Holliwel Valley Subdivision, a distance of 724.58' to an iron pin; thence S 89°30'20" E, along the South line of Lots 8, 9 and 10 in said Subdivision, a distance of 805.22' to an iron pin; thence S 01°34'29" W a distance of 58.55' to an iron pin; thence S 88°25'31" E a distance of 428.79' to the point of beginning. Containing 19.78 acres of land. Subject to an easement for ingress/egress over Parcel "D" until such time as Parcel "D" and Parcel "E" are joined.

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

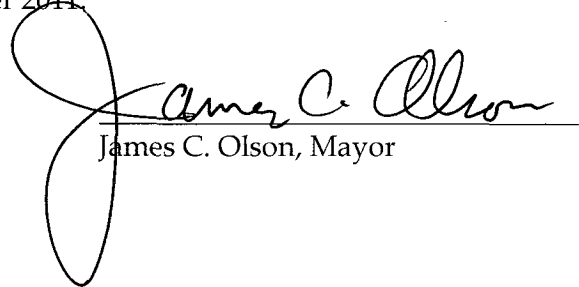
NOW THEREFORE BE IT RESOLVED by the City Council of the City of Winterset, Madison County, Iowa:

1. Said plat of survey as described above on property owned by Bradley Coulter is 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 3rd day of October 2011.


James C. Olson, Mayor

ATTEST:


Mark Nitchals, City Administrator

