



INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Prepared by & Return to:

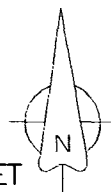
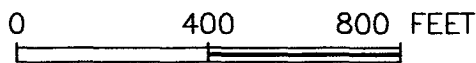
DANIELS LAND SURVEYING, 22598 18TH AVE, NEW VIRGINIA, IA 50210 515-577-2583

PLAT OF SURVEY

E 1/2 OF THE NE 1/4, SEC. 35, T 76N, R 28W

MADISON COUNTY, IOWA

Note: The IDOT R.O.W. Rail at (A) appears to have been incorrectly located by about a half a station. The rest of the found rails are relatively close to the calculated R.O.W. deduced line. Bearings/Distances shown are to the Deed line.



N 1/4 COR.,
SEC. 35
1/2" Rebar

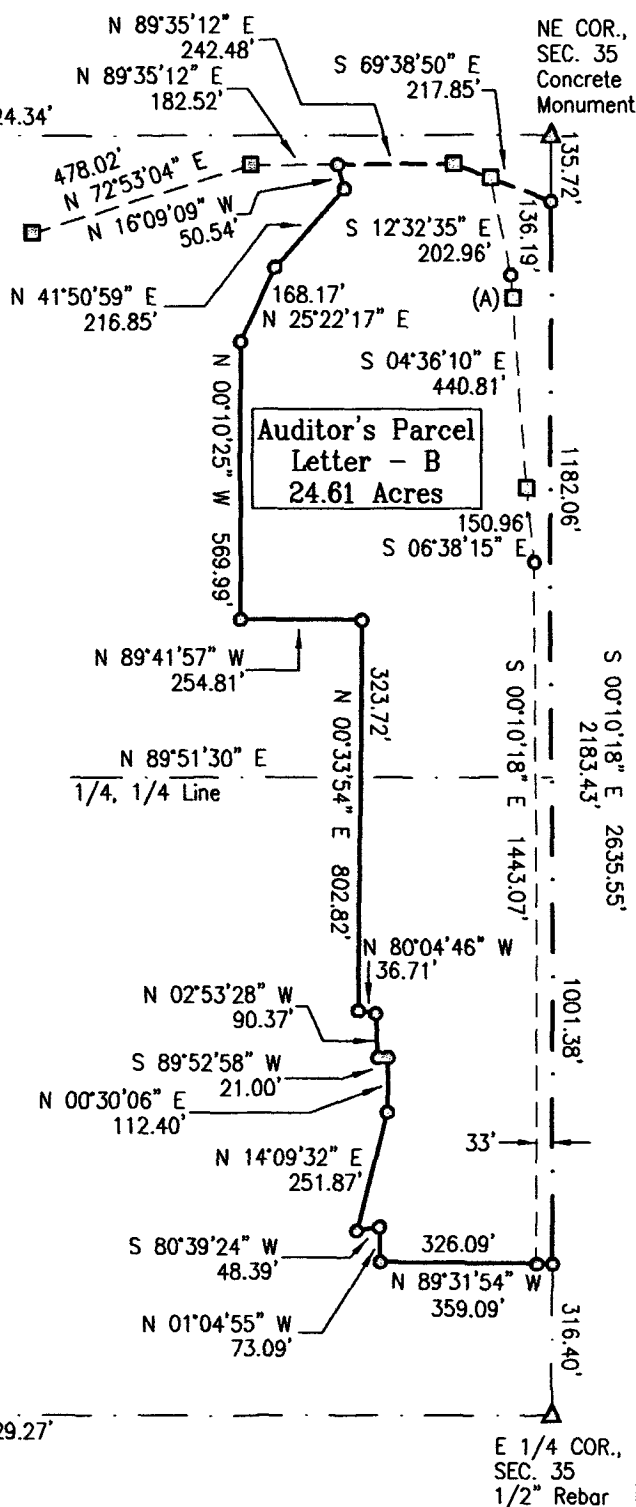
AREA BY 1/4, 1/4 SECTION:
NE NE - 15.81 Ac. (1.56 Ac. R.O.W.)
SE NE - 8.80 Ac. (0.76 Ac. R.O.W.)

DESCRIPTION - PARCEL B:
That part of the East Half of the Northeast Quarter of Section 35, Township 76 North, Range 28 West of the 5th P.M., Winterset, Madison County, Iowa, described as follows;

Commencing at the Northeast corner of said Section 35; thence South 00 degrees 10 minutes 18 seconds East, 135.72 feet along the east line of said East Half of the Northeast Quarter to the south right of way line of US Hwy 169/IA Hwy 92 and to the point of beginning; thence South 00 degrees 10 minutes 18 seconds East, 2183.43 feet along said east line; thence North 89 degrees 31 minutes 54 seconds West, 359.09 feet; thence North 01 degrees 04 minutes 55 seconds West, 73.09 feet; thence South 80 degrees 39 minutes 24 seconds West, 48.39 feet; thence North 14 degrees 09 minutes 32 seconds East, 251.87 feet; thence North 00 degrees 30 minutes 06 seconds East, 112.40 feet; thence South 89 degrees 52 minutes 58 seconds West, 21.00 feet; thence North 02 degrees 53 minutes 28 seconds West, 90.37 feet; thence North 80 degrees 04 minutes 46 seconds West, 36.71 feet; thence North 00 degrees 33 minutes 54 seconds East, 802.82 feet; thence North 89 degrees 41 minutes 57 seconds West, 254.81 feet; thence North 00 degrees 10 minutes 25 seconds West, 569.99 feet; thence North 25 degrees 22 minutes 17 seconds East, 168.17 feet; thence North 41 degrees 50 minutes 59 seconds East, 216.85 feet; thence North 16 degrees 09 minutes 09 seconds West, 50.54 feet to said south right of way line; thence North 89 degrees 35 minutes 12 seconds East, 242.48 feet along said south right of way line; thence South 69 degrees 38 minutes 50 seconds East, 217.85 feet to the point of beginning, having an area of 24.61 acres including 2.32 acres of Road Easement.

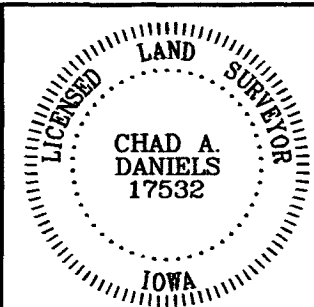
NOTE: The entire southern and western boundary of this parcel follows an existing fence.

CENTER SEC. 35
1/2" yellow plastic capped rebar, #8105



BASIS OF BEARINGS IS GPS NORTH

- () - Recorded Distance/Bearing
- Road Easement
- Section line
- Monuments**
- ▲ - Found section corner
- - Set 1/2" red plastic capped rebar, #17532
- - Found IDOT R.O.W. Rail



I hereby certify that this surveying document was prepared by me 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.
Signed *Chad A. Daniels* 12/17/2013
Chad A. Daniels Date
Iowa License No. 17532
My license renewal date is 12-31-2014
Page No.'s covered by this seal: 1

RESOLUTION NO. 2013-110

RESOLUTION APPROVING PLAT OF SURVEY

WHEREAS, there was filed in the office of the Zoning Administrator of the City of Winterset, Iowa, Plat of Survey of property owned by Mary Ann Green; and

WHEREAS, the parcel of land comprising said Plat of Survey is described as follows:

DESCRIPTION - PARCEL B:

That part of the East Half of the Northeast Quarter of Section 35, Township 76 North, Range 28 West of the 5th P.M., Winterset, Madison County, Iowa, described as follows:

Commencing at the Northeast corner of said Section 35; thence South 00 degrees 10 minutes 18 seconds East, 135.72 feet along the east line of said East Half of the Northeast Quarter to the south right of way line of US Hwy 169/IA Hwy 92 and to the point of beginning; thence South 00 degrees 10 minutes 18 seconds East, 2183.43 feet along said east line; thence North 89 degrees 31 minutes 54 seconds West, 359.09 feet; thence North 01 degrees 04 minutes 55 seconds West, 73.09 feet; thence South 80 degrees 39 minutes 24 seconds West, 48.39 feet; thence North 14 degrees 09 minutes 32 seconds East, 251.87 feet; thence North 00 degrees 30 minutes 06 seconds East, 112.40 feet; South 89 degrees 52 minutes 58 seconds West, 21.00 feet; thence North 02 degrees 53 minutes 28 seconds West, 90.37 feet; thence North 80 degrees 04 minutes 46 seconds West, 36.71 feet; thence North 00 degrees 33 minutes 54 seconds East, 802.82 feet; thence North 89 degrees 41 minutes 57 seconds West, 254.81 feet; thence North 00 degrees 10 minutes 25 seconds West, 569.99 feet; thence North 25 degrees 22 minutes 17 seconds East, 168.17 feet; thence North 41 degrees 50 minutes 59 seconds East, 216.85 feet; thence North 16 degrees 09 minutes 09 seconds West, 50.54 feet to said south right of way line; thence North 89 degrees 35 minutes 12 seconds East, 242.48 feet along said right of way line; thence South 69 degrees 38 minutes 50 seconds East 217.85 feet to the point of beginning, having an area of 24.61 acres including 2.32 acres of Road Easement.

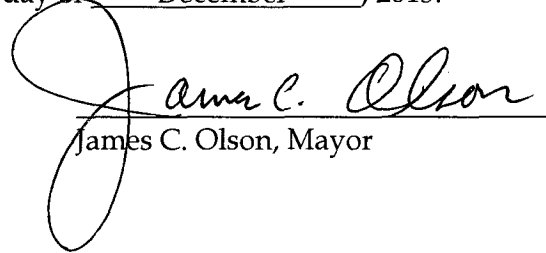
WHEREAS, the settlement agreement of a lawsuit before Iowa District Court for Madison County, Case number EQCV033770, entitled Kent Kiburz, Plaintiff v. Mary Ann Green, Defendant, v. the City of Winterset, Iowa, Third-Party Defendant provides for City approval of the Plat of Survey for said Parcel B as described above.

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

1. The Plat of Survey on property owned by Mary Ann Green as described above is hereby approved.
2. The requirement of the Subdivision Ordinance of the City of Winterset, Iowa that certain improvements be constructed within said plat of survey is hereby waived.

3. The Zoning Administrator of the City of Winterset, Iowa, is hereby directed to certify this resolution which shall be affixed to said Plat of Survey to the County Recorder which should be filed and recorded in connection therewith.

Passed and approved this 2nd day of December, 2013.


James C. Olson, Mayor

ATTEST:


Mark Nitchals, City Administrator