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INDEX
ANNO
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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

14-855 CHARLES T. VANCE • 110 WEST GREEN ST., WINTERSSET, IOWA • (515) 462-3995

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

**AMENDED
FINAL PLAT**

THE WOODS AT NORTH BRANCH, PLAT 1

Amends a plat filed July 20, 2007 in Book 2007, Page 2869 as requested by the owner.

LEGEND

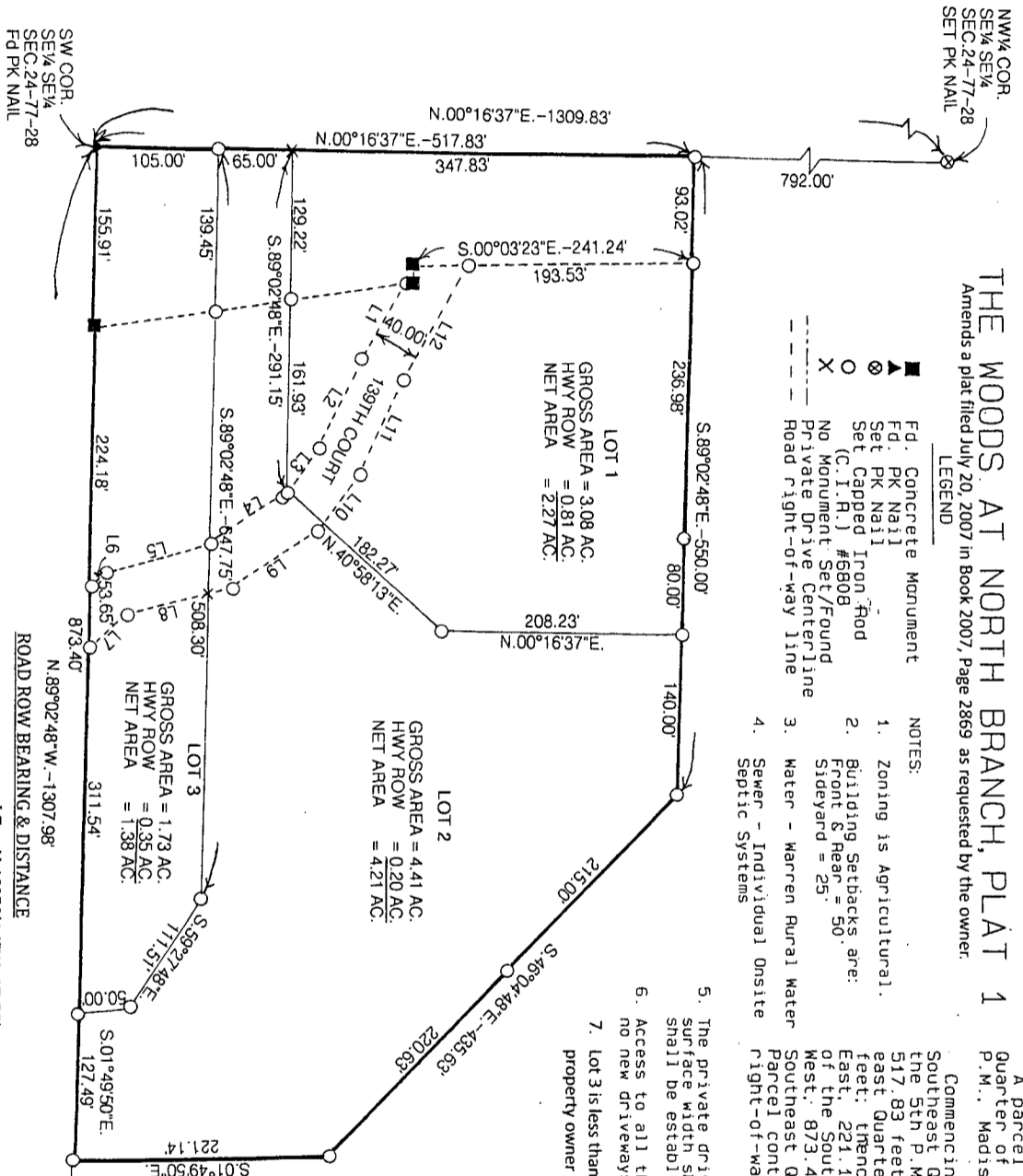
- Fd. Concrete Monument
 - ▲ Fd. PK Nail
 - Set PK Nail
 - Set Capped Iron Rod (C.I.R.) #6808
 - No Monument Set/Found
 - Private Drive Centerline
 - - - - Road Right-of-way line
- NOTES:**
1. Zoning is Agricultural.
 2. Building Setbacks are: Front & Rear = 50'. Sidel yard = 25'.
 3. Water - Warren Rural Water
 4. Sewer - Individual Onsite Septic Systems

LEGAL DESCRIPTION:

located in the Southeast Quarter of the Southeast Quarter of Section 24, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of the Southeast Quarter of Section 24, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence North 00°15'37" East, 517.83 feet along the West line of the Southeast Quarter of the Southeast Quarter of said Section 24; thence South 89°02'48" East, 550.00 feet; thence South 46°04'48" East, 435.63 feet; thence South 01°49'50" East, 221.14 feet to a point on the South line of the Southeast Quarter of the Southeast Quarter of said Section 24; thence North 89°02'48" West, 873.40 feet along the South line of the Southeast Quarter of the Southeast Quarter of said Section 24 to the Point of Beginning. Said Parcel contains 9.23 acres, including 1.37 acres of US Highway 169 right-of-way, and is divided into three lots.

5. The private drive shown on this Plat is currently being used as a driveway. The surface width shall be widened from 12 to 18 feet, and a 40-foot right-of-way shall be established centered on the existing driveway.
6. Access to all three of these lots shall be from the proposed private drive, and no new driveways shall be constructed onto US Highway 169.
7. Lot 3 is less than three acres and cannot be sold as a building lot. It is to be sold to the property owner adjacent to its South line.



- ROAD ROW BEARING & DISTANCE**
- L1 = S.61°01'59"E - 74.22'
 - L2 = S.65°01'07"E - 86.36'
 - L3 = S.53°07'13"E - 52.26'
 - L4 = S.33°31'56"E - 75.66'
 - L5 = S.15°36'25"E - 93.50'
 - L6 = S.40°50'16"E - 20.75'
 - L7 = N.40°50'16"W - 47.55'
 - L8 = N.15°36'25"W - 90.86'
 - L9 = N.33°31'56"W - 88.88'
 - L10 = N.53°07'13"W - 63.35'
 - L11 = N.65°01'07"W - 89.14'
 - L12 = N.61°01'59"W - 117.16'

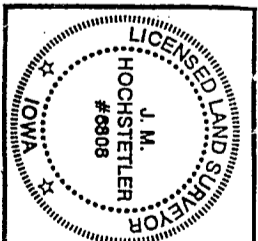


SE COR.
SEC. 24-77-28
Fd CONC. MONUMENT

**AMENDED
FINAL PLAT
THE WOODS AT
NORTH BRANCH, PLAT 1**

OWNER/DEVELOPER:
Corkreean Properties, LLC
65 Jefferson Street
Wintersset, IA, 50273

ENGINEER/SURVEYOR:
Vance & Hochstetler, PC
110 West Green Street
Wintersset, IA, 50273
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Fax (515) 462-9845
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I hereby certify that this land surveying document was prepared 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 6/25/14
My license renewal date is December 31, 2015
Pages or sheets covered by this seal: 1