



Document 2014 1666

Book 2014 Page 1666 Type 06 026 Pages 2  
Date 7/11/2014 Time 10:47 AM  
Rec Amt \$12.00

INDX ✓  
ANNO ✓  
SCAN ✓  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

PREPARED BY: BOLDMAN SURVEYING CONSULTANTS 521 WEST GREEN STREET WINTERSSET IA 50273 PH(515)462-9242

REPLAT OF LOT 47 IN COVERED BRIDGE ESTATES, AN OFFICAL PLAT, IN  
PART OF SECTION 18, TOWNSHIP 76 NORTH, RANGE 27 WEST OF THE  
5TH P.M. MADISON COUNTY, IOWA  
*Ref. BK. 2005-306 - BK 2006 pg 1137*

Lot "A" of Lot 47 description

All that part of Lot 47 in Covered Bridge Estates, an official plat, located in part of Section 18, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows:

Beginning at a cut "X" at the Northwest of said Lot 47; thence S 89°00'00" E, along the North line of said Lot 47, a distance of 114.91'; thence S 00°03'28" E a distance of 267.53'; thence N 89°58'26" W a distance of 117.80'; thence N 00°33'39" E a distance of 269.50'. thence N 00°00'00" E, distance of 118.31''. thence N 01°00'00" E a distance of 151.20' to the Point of Beginning.

Containing 0.72 acres including 0.26 acres of road right of way easement

Lot "B" of Lot 47 description

All that part of Lot 47 in Covered Bridge Estates, an official plat, located in part of Section 18, Township 76 North, Range 27 West of the 5th P.M., Madison county, Iowa, described as follows:

Commencing at a cut "x" at the Northwest corner of said Lot 47: thence S 89°00'00" E a distance of 114.91' to the point of beginning; thence S 89°00'00" E a distance of 65.00'; thence S 00°03'28" E a distance of 266.43'; thence N 89°58'26" W a distance of 65.00'; thence N 00°03'28" w a distance of 267.53': to the point of beginning.

Containing 0.40 acres including 0.05 acres of road right of way easement

Lot "C" of Lot 47 description

All that part of Lot 47 in Covered Bridge Estates, an official plat, located in part of Section 18, Township 76 North, Range 27 West of the 5th P.M., Madison county, Iowa, described as follows:

Commencing at a cut "x" at the Northwest corner of said Lot 47: thence S 89°00'00" E a distance of 179.91' to the point of beginning; thence S 89°00'00" E a distance of 65.01'; thence S 00°03'28" E a distance of 265.32'; thence N 89°58'26" W a distance of 65.00'; thence N 00°03'28" w a distance of 266.43' to the point of beginning.

Containing 0.40 acres including 0.05 acres of road right of way easement

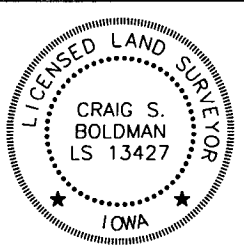
Lot "D" of Lot 47 description

All that part of Lot 47 in Covered Bridge Estates, an official plat, located in part of Section 18, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows:

Beginning at a capped iron rod at the Southwest corner of the Northwest 1/4 of the Northwest 1/4 (NW 1/4 NW 1/4) of said Section 18;

thence N 00°00'00" E, along the West line of said NW 1/4 NW 1/4, a distance of 261.23' to a cut "x"; thence S 89°58'26" E a distance of 247.80' to a capped iron rod; thence N 00°03'28" W a distance of 265.32' to a cut 'x"; thence S 89°00'00" E, along the North line of said Lot 47, a distance of 192.52' to a cut "x" at the Northeast corner of said Lot 47; thence S 17°09'58" E, along the Easterly line of said Lot 47, a distance of 553.03' to a capped iron rod at the Southeast corner of said Lot 47; thence N 89°29'40" W, along the South line of said NW 1/4 NW 1/4 and the South line of said Lot 47, a distance of 603.24' to the point of beginning.

Containing 4.80 acres including 0.15 acres of road right of way easement



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 *[Signature]* Date *7/11/14*  
Name Craig S. Boldman P.L.S No. 13427  
Renewal date is December 31, 2014  
Pages or sheets covered by this seal *1, 2*

Proprietor: Bittersweet LLC  
Requested by: Jim Eller  
Date of Survey: June 6, 2014  
Project No: 14031

