



Document 2014 2022

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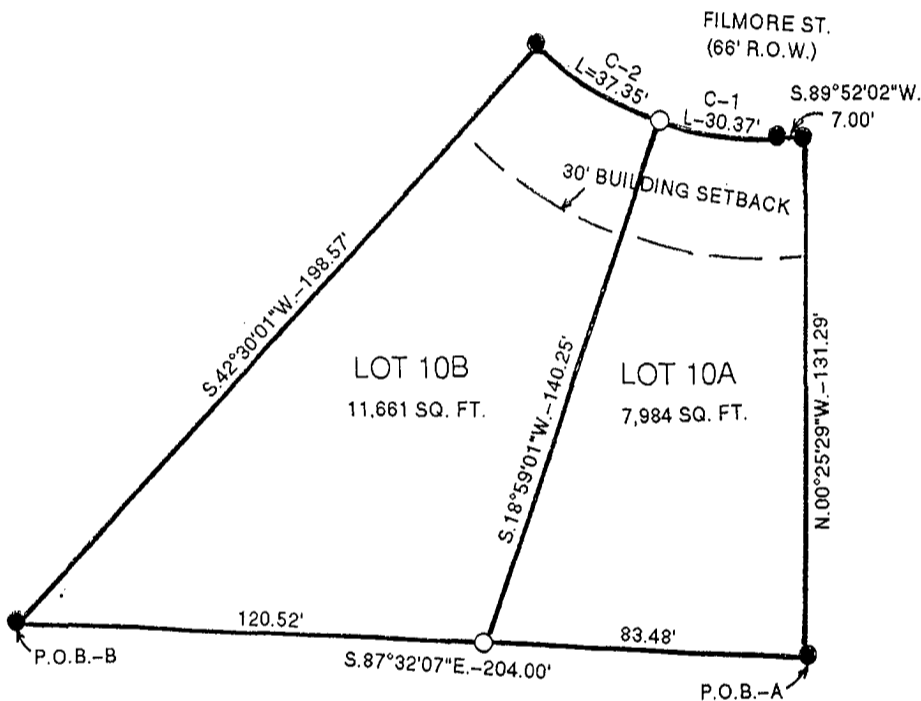
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

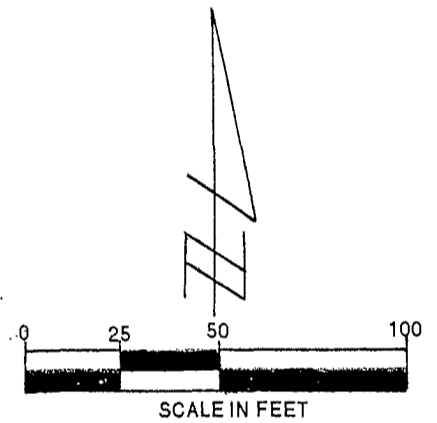
VANCE & HOCHSTETLER, P.C. CONSULTING ENGINEERS, WINTERSET, IOWA (515) 462-3995
CHARLES T. VANCE, 110 WEST GREEN ST., WINTERSET, IOWA 50273-1533
JAMES M HOCHSTETLER, 110 WEST GREEN ST., WINTERSET, IOWA 50273 - 1533

PLAT OF SURVEY IN LOT 10 OF CORKREAN & WATTS ADDITION, PLAT NO. 5 TO THE CITY OF WINTERSET, MADISON COUNTY, IOWA OWNED BY: CORKREAN & WATTS DEVELOPMENT COMPANY.

REF. 2007-996



CURVE DATA		
	C-1	C-2
Δ	19°07'16"	Δ 23°31'00"
T	15.33'	T 18.94'
L	30.37'	L 37.35'
R	91.00'	R 91.00'
L.C.	30.23'	L.C. 37.09'
	N.80°34'37"W.	N.59°15'29"W.



- FD. CAPPED IRON ROD (CIR) #6808
- SET C.I.R. #5041

DATE OF SURVEY: 2 JULY 2014
8 JULY 2014

LEGAL DESCRIPTION:

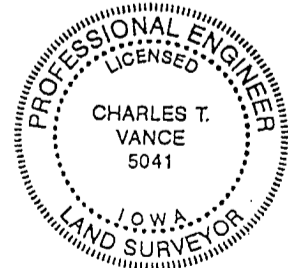
A plat of survey of Lot 10 in Corkrean & Watts Addition, Plat No. 5 to the City of Winterset, Madison County, Iowa for the purpose of dividing Lot 10 into a Lot 10A and a Lot 10B more particularly described as follows:

(LOT 10A)

Beginning at the Southeast Corner of existing Lot 10 of Corkrean & Watts Addition, Plat No. 5 to the City of Winterset, Madison County, Iowa; thence North 00°25'29" West, 131.29 feet to the Northeast Corner of said Lot 10; thence along the Southerly Line of Filmore Street, South 89°52'02" West, 7.00 feet; thence Northwesterly 30.37 feet along a 91.00 foot radius curve concave Northerly with a central angle of 19°07'16" and a long chord bearing North 80°34'37" West, 30.23 feet; thence South 18°59'01" West, 140.25 feet to the South line of Lot 10; thence along said South line South 87°32'07" East, 83.48 feet to the Point of Beginning and containing 7984 Square Feet.

(LOT 10B)

Beginning at the Southwest Corner of existing Lot 10 of Corkrean & Watts Addition, Plat No. 5 to the City of Winterset, Madison County, Iowa; thence along the South line of Lot 10, South 87°32'07" East, 120.52 feet; thence North 18°59'01" East, 140.25 feet to the Southwesterly Line of Filmore Street; thence Northwesterly 37.35 feet along a 91.00 foot radius curve concave Northeasterly with a central angle of 23°31'00" and a long chord bearing North 59°15'29" West, 37.09 feet; thence along the Westerly Line of Lot 10, South 42°30'01" West, 198.57 feet to the Point of Beginning and containing 11,661 Square Feet.



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.

Charles T. Vance
Charles T. Vance, PE & PLS

14 August 2014
Date

License No. 5041

My License renewal date is 31, December 2015