



Document 2014 2517

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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

Corrected Replat of Lot 47 in Covered Bridge Estates, an Official Plat,
in part of Section 18, Township 76 North, Range 27 West of the 5th
P.M. Madison County, Iowa. Previously recorded in Book 2005 Page 806
and Book 2006 Page 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°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 65.00'; 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

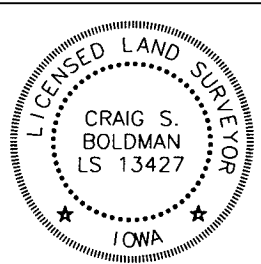
All that part of Lot 47 in Covered Bridge Estates, an official plat, located in part of Section 18, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows:

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

NOTE: This Plat corrects a Plat of Survey recorded in Book 2014 Page 1666 in the Office of the Madison County, Iowa Recorder's Office



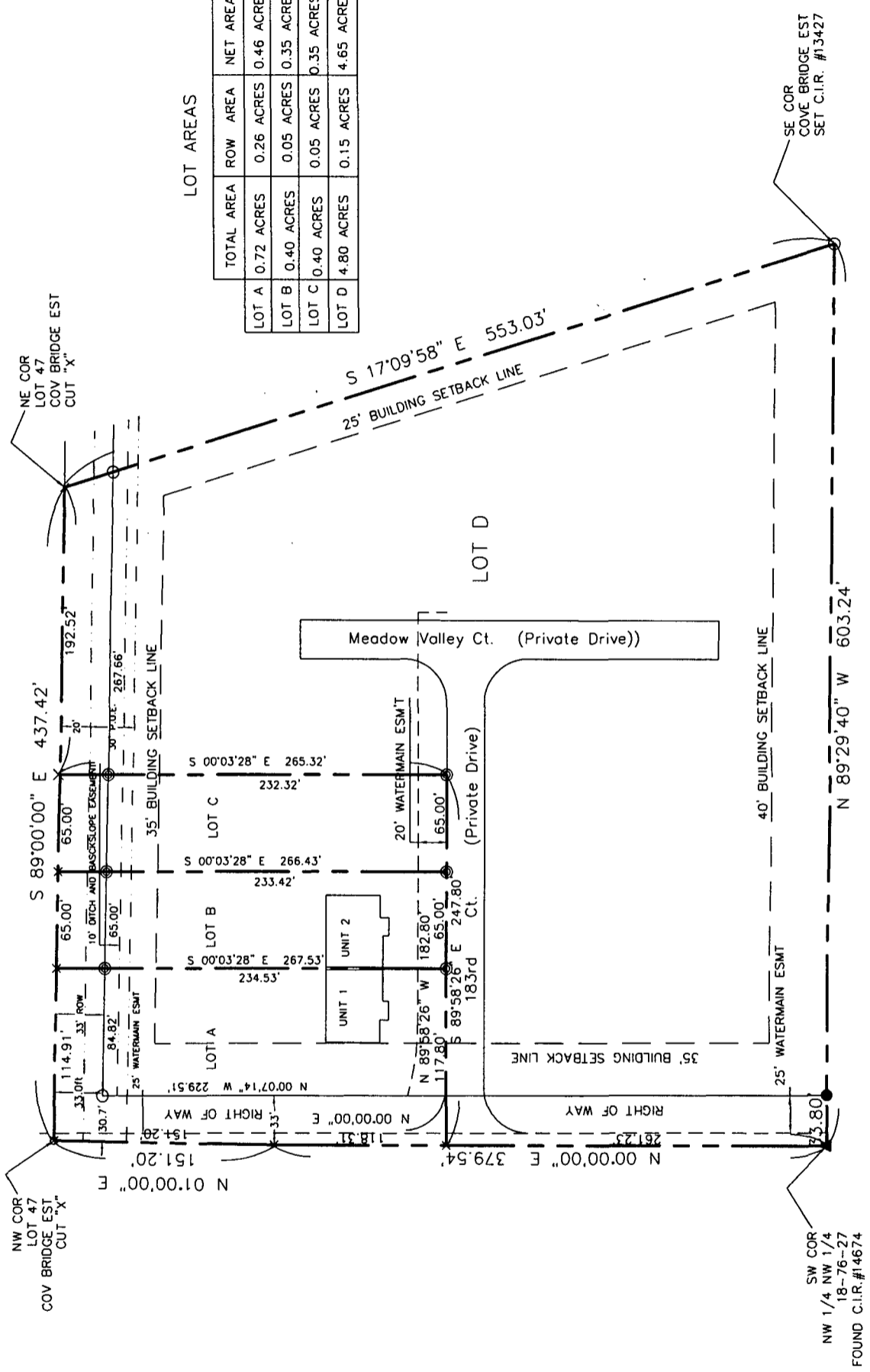
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa
Signature *Craig S. Boldman* Date *9/27/14*
Name Craig S. Boldman P.L.S. No. 13427
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



LOT	TOTAL AREA	ROW AREA	NET AREA
LOT A	0.72 ACRES	0.26 ACRES	0.46 ACRES
LOT B	0.40 ACRES	0.05 ACRES	0.35 ACRES
LOT C	0.40 ACRES	0.05 ACRES	0.35 ACRES
LOT D	4.80 ACRES	0.15 ACRES	4.65 ACRES

LOT AREAS



- RECOVERED IRON PIN OR PIPE
- SET 1/2" ORANGE CAPPED IRON ROD (C.I.R.) #13427
- △ SET PLSS COR
- ▲ RECOVERED PLSS COR

SW COR
NW 1/4 NW 1/4
18-76-27
FOUND C.I.R. #14674