



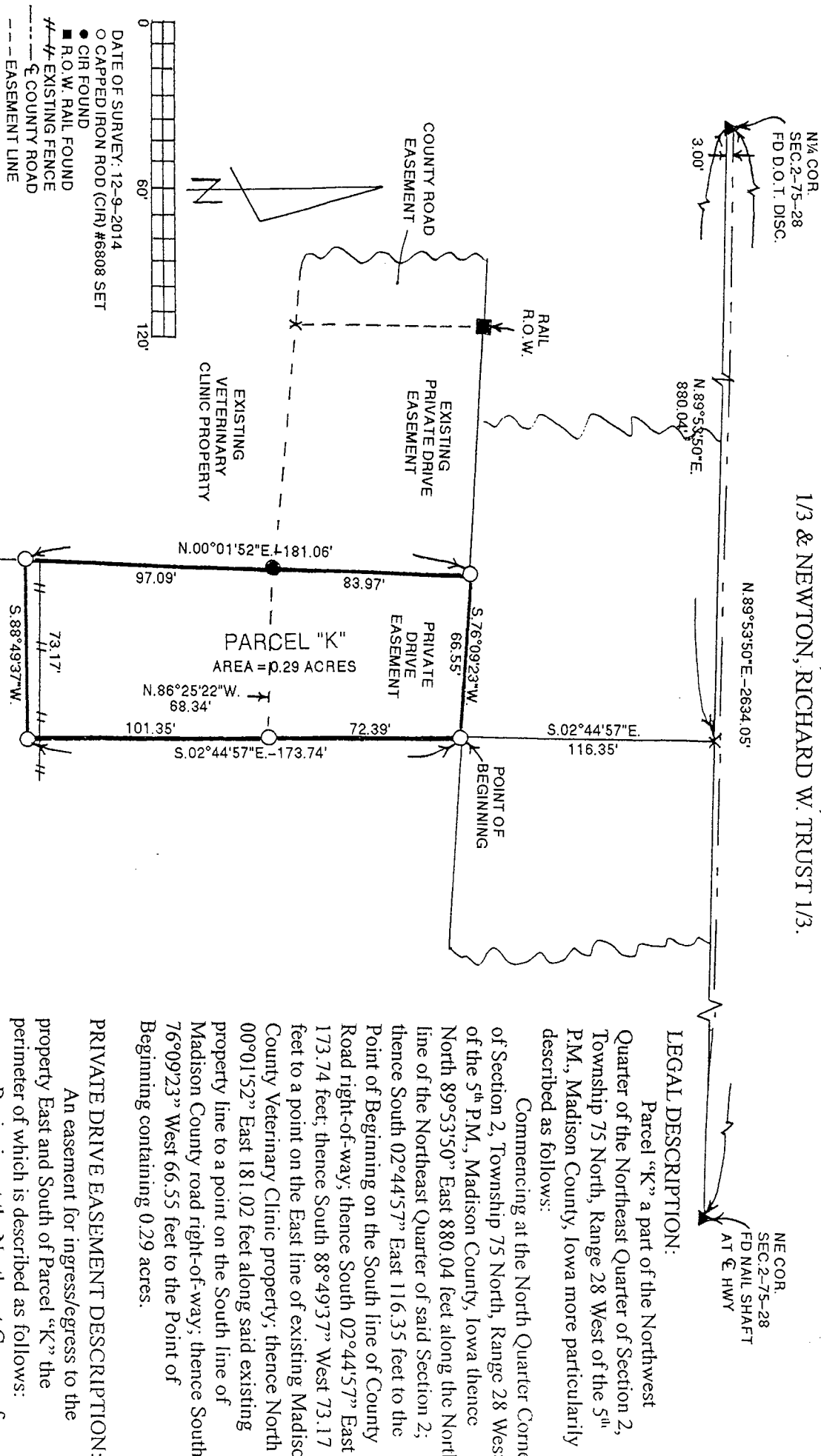
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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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

14-1785 CHARLES T. VANCE • 110 WEST GREEN ST., WINTERSET, IOWA • (515) 462-3995  
JAMES M. HOCHSTETLER • 110 WEST GREEN ST., WINTERSET, IOWA • FAX: (515) 462-9845

PLAT OF SURVEY IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2,  
TOWNSHIP 75 NORTH, RANGE 28 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA  
OWNED BY NEWTON, ROBERT 1/3, MARVIN KEITH  
1/3 & NEWTON, RICHARD W. TRUST 1/3.



**LEGAL DESCRIPTION:**

Parcel "K" a part of the Northwest Quarter of the Northeast Quarter of Section 2, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows:  
Commencing at the North Quarter Corner of Section 2, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa thence North 89°53'50" East 880.04 feet along the North line of the Northeast Quarter of said Section 2; thence South 02°44'57" East 116.35 feet to the Point of Beginning on the South line of County Road right-of-way; thence South 02°44'57" East 173.74 feet; thence South 88°49'37" West 73.17 feet to a point on the East line of existing Madison County Veterinary Clinic property; thence North 00°01'52" East 181.02 feet along said existing property line to a point on the South line of Madison County road right-of-way; thence South 76°09'23" West 66.55 feet to the Point of Beginning containing 0.29 acres.

**PRIVATE DRIVE EASEMENT DESCRIPTION:**

An easement for ingress/egress to the property East and South of Parcel "K" the perimeter of which is described as follows:  
Beginning at the Northeast Corner of Parcel "K" in the Northwest Quarter of the Northeast Quarter of Section 2, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence South 02°44'57" East 72.39 feet; thence North 86°25'22" West 68.34 feet to the West line of said Parcel "K"; thence North 00°01'52" East 83.97 feet to a point on the South line of County Road right-of-way; thence South 76°09'23" West 66.55 feet to the Point of Beginning.

**NOTE:**

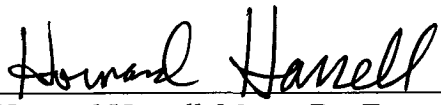
Parcel "K" is not a legal building lot and is to be permanently joined with the current parcel in the Northwest Quarter of the Northeast Quarter of Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa owned by Hollen Family Properties, LLC.

LICENSED LAND SURVEYOR  
 IOWA  
 J. M. HOCHSTETLER  
 #6808

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.

J.M. HOCHSTETLER  
 License number 6808 Date 12/18/14  
 My license renewal date is December 31, 2015  
 Pages or sheets covered by this seal: 1

Passed and approved this 15th day of December, 2014.

  
Howard Harrell, Mayor Pro Tem

ATTEST:

  
Mark Nitchals, City Administrator

RESOLUTION NO. 2014-159

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 Newton, Robert 1/3, Marvin Keith 1/3 & Newton, Richard W. Trust 1/3 ; and

**WHEREAS** the parcel of land comprising said plat of survey is described as follows:

Parcel "K" a part of the Northwest Quarter of the Northeast Quarter of Section 2, Township 75 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa more particularly described as follows:

Commencing at the North Quarter Corner of Section 2, Township 75 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa thence North 89°53'50" East 880.04 feet along the North line of the Northeast Quarter of said Section 2; thence South 02°44'57" East 116.35 feet to the Point of Beginning on the South line of County Road right-of-way; thence South 02°44'57" East 173.74 feet; thence South 88°49'37" West 73.17 feet to a point on the East line of existing Madison County Veterinary Clinic property; thence North 00°01'52" East 181.02 feet along said existing property line to a point on the South line of Madison County road right-of-way; thence South 76°09'23" West 66.55 feet to the Point of Beginning containing 0.29 acres.

**WHEREAS** the Planning & Zoning Commission of the City of Winterset, Iowa, has reviewed said plat of survey and finds that the plat of survey conforms to the provisions of the land use plan and is in compliance with the Ordinances of the City of Winterset, Madison County, Iowa, and recommends that the plat of survey should be approved by the City Council of the City of Winterset, Iowa.

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

1. The plat of survey on property owned by Newton, Robert 1/3, Marvin Keith 1/3 & Newton, Richard W. Trust 1/3 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 to the County Recorder which should be filed and recorded in connection therewith.