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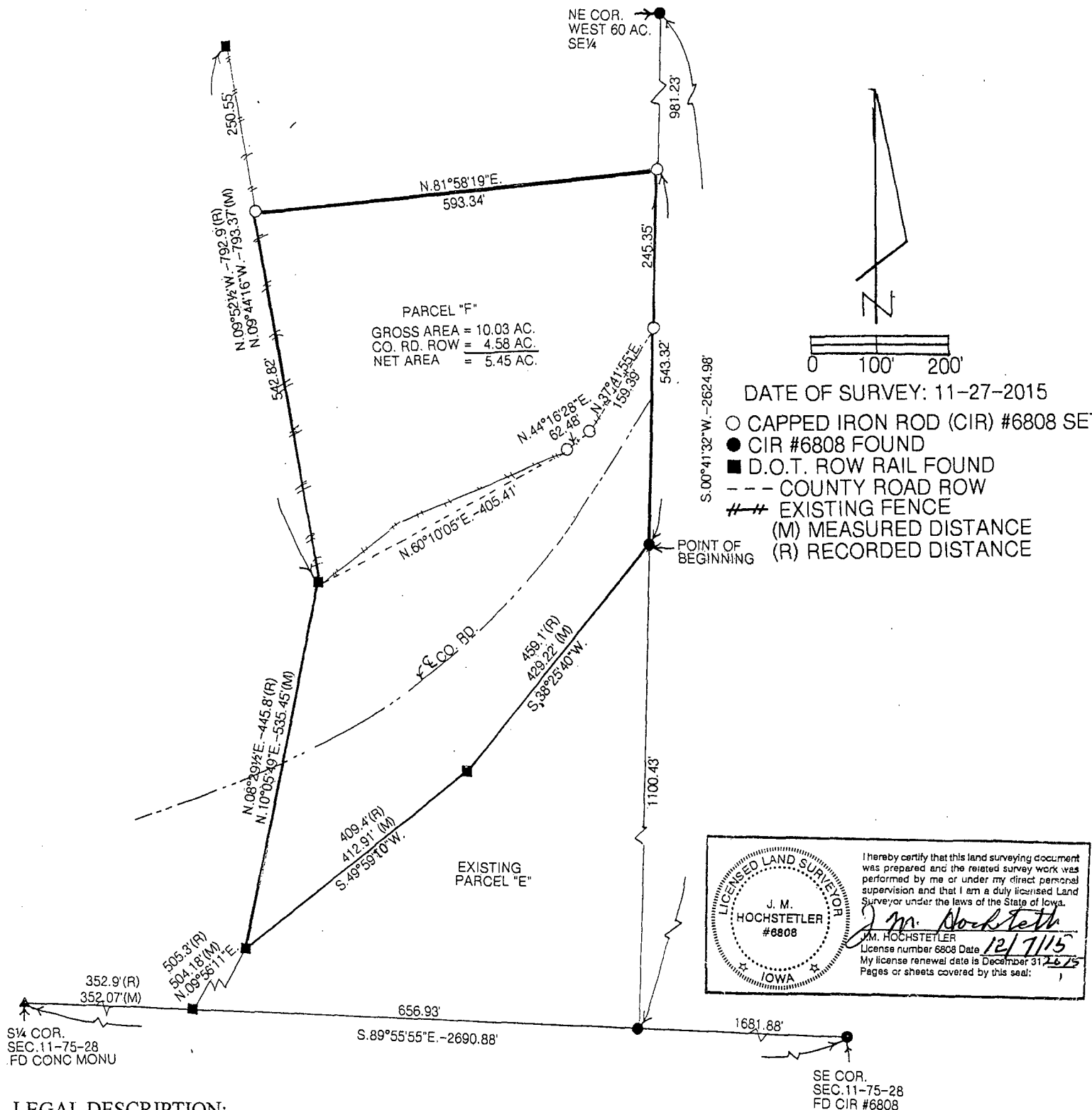
LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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

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PLAT OF SURVEY IN THE WEST 60 ACRES OF THE SOUTHEAST QUARTER OF SECTION 11,  
TOWNSHIP 75 NORTH, RANGE 28 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA  
OWNED BY WILLIAM L. AND JODI L. WHARFF.



**LEGAL DESCRIPTION:**

Parcel "F" a part of the West 60 acres of the Southeast Quarter of Section 11, 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 South Quarter Corner of Section 11, Township 75 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa thence South 89°55'55" East 1009.00 feet along the South line of the Southeast Quarter of said Section 11 to the Southeast Corner of the West 60 acres of said Southeast Quarter which is also the Southeast Corner of existing Parcel "E"; thence North 00°41'32" East 1100.43 feet to the Northeast Corner of said existing Parcel "E"; thence South 38°25'40" West 429.22 feet along the Northerly line of said existing Parcel "E"; thence South 49°59'10" West 412.91 feet to a point on the East right-of-way of U.S. Highway 169; thence North 10°05'49" East 535.45 feet along said East right-of-way; thence North 09°44'16" West 542.82 feet along said East right-of-way; thence North 81°58'19" East 593.34 feet to a point on the East line of said West 60 acres; thence South 00°41'32" West 543.32 feet to the Point of Beginning containing 10.03 acres including 4.58 acres of County Road right-of-way.

RESOLUTION NO. 2015-142

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 William L. and Jodi L. Wharff; and

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

Parcel "F" a part of the West 60 acres of the Southeast Quarter of Section 11, Township 75 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa more particularly described as follows:

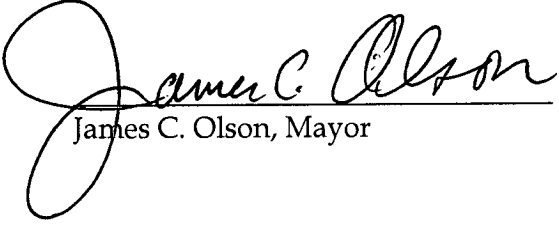
Commencing at the South Quarter Corner of Section 11, Township 75 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa thence South 89°55'55" East 1009.00 feet along the South line of the Southeast Quarter of said Section 11 to the Southeast Corner of the West 60 acres of said Southeast Quarter which is also the Southeast Corner of existing Parcel "E"; thence North 00°41'32" East 1100.43 feet to the Northeast Corner of said existing Parcel "E"; thence South 38°25'40" West 429.22 feet along the Northerly line of said existing Parcel "E"; thence South 49°59'10" West 412.91 feet to a point on the East right-of-way of U.S. Highway 169; thence North 10°05'49" East 535.45 feet along said East right-of-way; thence North 09°44'16" West 542.82 feet along said East right-of-way; thence North 81°58'19" East 593.34 feet to a point on the East line of said 60 acres; thence South 00°41'32" West 543.32 feet to the Point of Beginning containing 10.03 acres including 4.58 acres of County Road right-of-way.

**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.

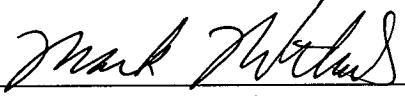
**NOW THEREFORE BE IT RESOLVED** by the City Council of the City of Winterset, Iowa:

1. The plat of survey on property owned by William L. and Jodi L. Wharff 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.

Passed and approved this 21st day of December, 2015

  
James C. Olson, Mayor

ATTEST:

  
Mark Nitchals, City Administrator