

PLAT OF SURVEY

PARCEL 'H' OF PARCEL 'G'
NE1/4 SE1/4 SEC 11-75-28 &
NW1/4 SW1/4 SEC 12-75-28

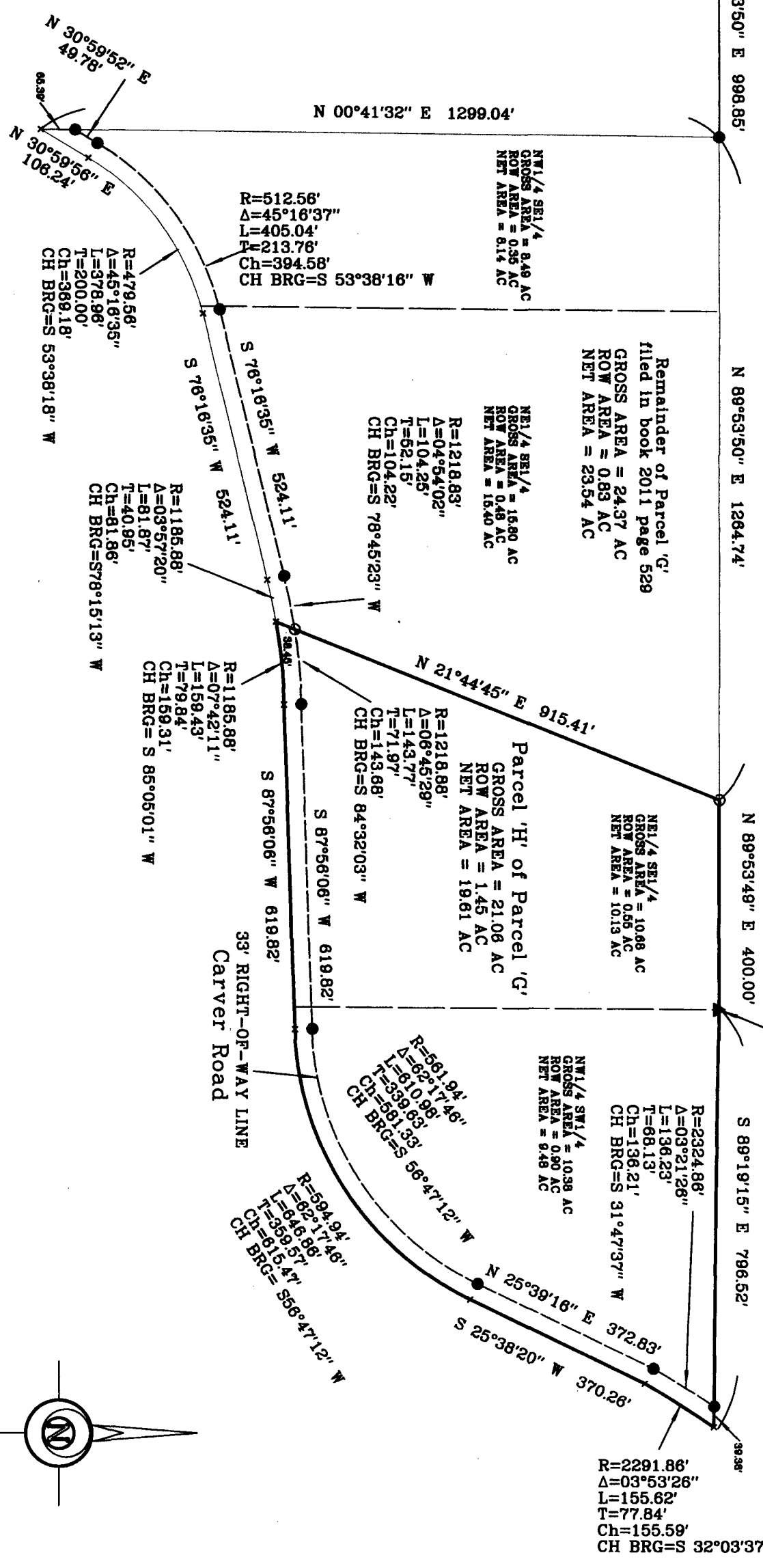
SURVEY PREPARED FOR:	TODD TOWN
DRAFTER: VP	DATE: 4/7/16
REVISION	DATE:
OWNER:	Town Family Trust
PROJECT NO.:	16163
DATE OF SURVEY FIELDWORK:	4/8/16

CENTER CORNER
SEC 11-75-28
FND ROW RAIL

Document 2016 1038
Book 2016 Page 1038 Type 06 026 Pages 3
Date 4/22/2016 Time 4:08:34PM
Rec Amt \$17.00
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

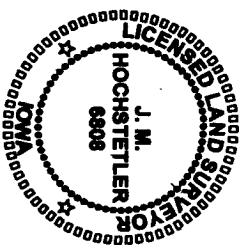
Legal Description - Parcel 'H' of Parcel 'G'
All that part of Parcel 'G' as filed in Book 2011, Page 529 in the Madison County Recorder's Office, being a part of the Northeast Quarter of the Southeast Quarter of Section 11 and the Northwest Quarter of the Southwest Quarter of Section 12, all in Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:
Beginning at the Northwest Corner of the Northwest Quarter of the Southwest Quarter of Section 12, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, thence South 89°19'15" East 796.52 feet along the centerline of a County Road; thence South 25°38'20" West 370.26 feet; thence South 25°39'16" East 372.83 feet; thence South 31°47'37" West 317.21 feet; thence South 84°32'03" West 619.82 feet; thence South 87°56'06" West 619.82 feet; thence South 85°05'01" West 159.31 feet; thence South 78°45'23" West 524.11 feet; thence South 76°16'35" West 524.11 feet; thence South 53°38'18" West 106.24 feet; thence North 30°59'52" East 49.76 feet; thence North 30°59'56" East 106.24 feet to the center of the County Road; thence South 89°53'50" East 998.85 feet; thence North 00°41'32" East 1299.04 feet; thence North 21°44'45" East 915.41 feet; thence North 89°53'49" East 400.00 feet; thence North 89°53'50" East 1264.74 feet to the Point of Beginning containing 21.06 acres including 1.45 acres of County Road right-of-way.



I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

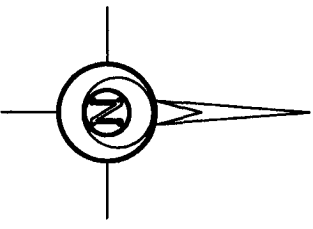
J. M. Hochstetler
J. M. HOCHSTETLER, IOWA LIC. NO 6808
DATE: 4/22/16

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017.
ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)



- SYMBOLS LEGEND:
- R. RECORDED DISTANCE
 - M. MEASURED DISTANCE
 - FOUNDED 1/2" IR YC 6808
 - SET 1/2" IR YC 6808
 - SECTION CORNER FOUND
 - SECTION CORNER SET
 - 1/2" IR YC 6808
 - CALC. PT. NOTHING FOUND
 - OR SET

NOTE:
All distances and bearings on this drawing are the same as on drawing of Parcel 'G' in Book 2011 Page 529 (N=R).



ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING
101 NE CIRCLE DR., GRIMES, IOWA 50111, PH. (515)986-5048

RESOLUTION NO. 2016-44

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 Town Family Trust; and

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

Parcel 'H' of Parcel 'G' - All that part of Parcel 'G' as filed in Book 2011, Page 529 in the Madison County Recorder's Office, being a part of the Northeast Quarter of the Southeast Quarter of Section 11 and the Northwest Quarter of the Southwest Quarter of Section 12, all in Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

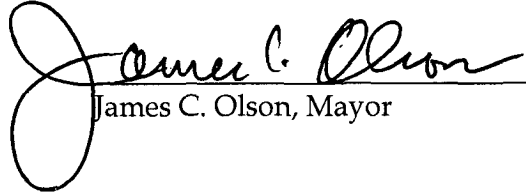
Beginning at the Northwest Corner of the Northwest Quarter of the Southwest Quarter of Section 12, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, thence South 89°19'15" East 796.52 feet along the north line of said Northwest Quarter of the Southwest Quarter to the centerline of a County Road; thence Southwesterly 155.62 feet along a 2291.86 foot radius curve concave Southeasterly with a 155.59 foot chord bearing South 32°03'37" West; thence South 25°38'20" West 370.26 feet; thence Southwesterly 646.86 feet along a 594.94 foot radius curve concave Northwesterly with a 615.47 foot chord bearing South 56°47'12" West; thence South 87°56'06" West 619.82 feet; thence Westerly 159.43 feet along a 1185.88 foot radius curve concave Southerly with a 159.31 foot chord bearing South 85°05'01" West; thence North 21°44'45" East 915.41 feet to a point on the North line of said Southeast Quarter; thence North 89°53'49" East 400.00 feet to the Point of Beginning containing 21.06 acres including 1.45 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 Town Family Trust 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 18th day of April, 2016.


James C. Olson, Mayor

ATTEST:


Mark Nitchals, City Administrator