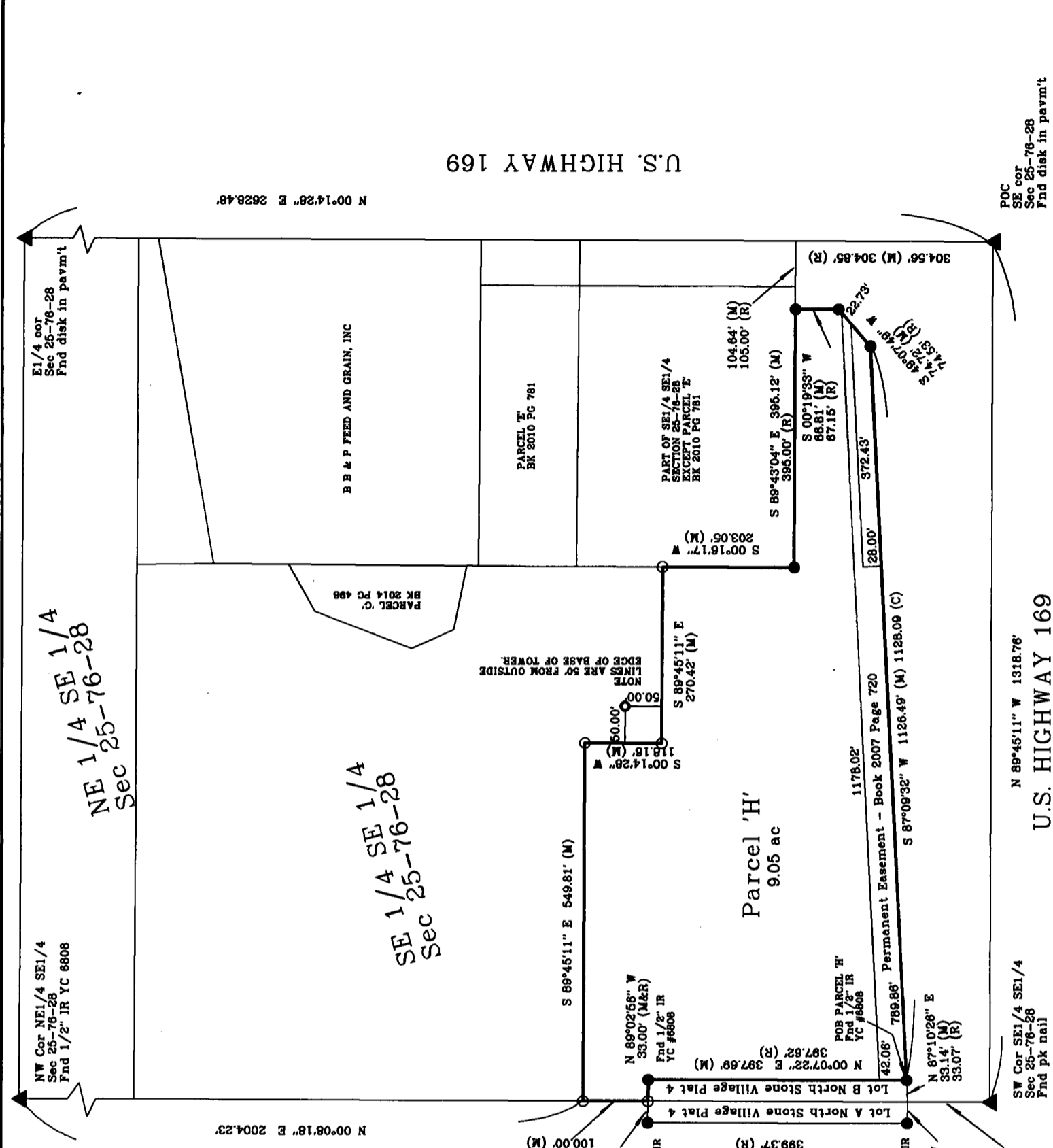


LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK

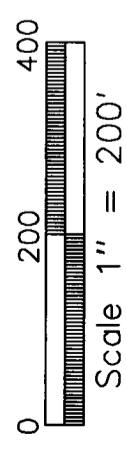
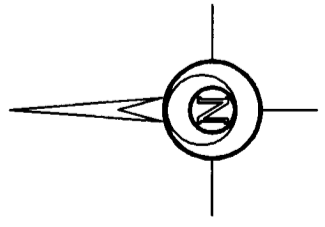


POC  
SE cor  
Sec 25-76-28  
Fnd disk in paym't

N 89°45'11" W 1318.76'  
U.S. HIGHWAY 169

<b>PLAT OF SURVEY</b>	
<b>PARCEL 'H' IN THE SE1/4 SE1/4 SECTION 27-T76N-R28W</b>	
SURVEY PREPARED FOR: Peter Corkrean	DRAFTER: VP
OWNER: Robert & John Casper, and Dorothy Baker US Highway 169 Winterset, Iowa	DATE: 4/12/16
DATE OF SURVEY FIELDWORK: 4/8/16	PROJECT NO: 16145

**Legal Description - Parcel 'H'**  
All that part of the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section 25, Township 76 North, Range 28, West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows:  
Commencing at the Southeast Corner of said SE1/4 SE1/4 of Section 25; thence N 89°45'11" W, along the South line of said SE1/4 SE1/4, a distance of 1318.76 feet to the Southwest corner of said SE1/4 SE1/4; thence N 00°08'18" E, a distance of 126.21 feet, to the Southwest corner of Lot B in North Stone Village Plat 4, an Official Plat in the City of Winterset, Madison County, Iowa; thence N 87°10'28" E, a distance of 33.14 feet, to the Southeast corner of said Lot B, also being the Point of Beginning; thence N 00°07'22" E, along the East line of said Lot B, a distance of 397.69 feet, to the Northeast corner of said Lot B; thence N 89°02'56" W, a distance of 33.00 feet, to the Northwest corner of said Lot B; thence N 00°08'18" E, along the West line of said SE1/4 SE1/4, a distance of 100.00 feet; thence S 89°45'11" E, a distance of 549.81 feet; thence S 00°14'28" W, a distance of 118.16 feet; thence S 89°45'11" E, a distance of 270.42 feet; thence S 00°16'17" W, a distance of 203.05 feet; thence S 89°43'04" E, a distance of 395.12 feet, to a point on the West Right-of-Way line of U.S. Highway 169; thence S 00°19'33" W, along said right-of-way line, a distance of 66.81 feet; thence S 49°07'49" W, along said right-of-way line, a distance of 74.72 feet; thence S 87°09'32" W, along the North Right-of-Way line of U.S. Highway 169, a distance of 1126.49 feet, to the Point of Beginning.  
Said parcel contains 9.05 acres, more or less.



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.

*Vincent E. Piagentini* 5/19/16  
VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016.  
ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)

**SYMBOLS LEGEND:**  
R. RECORDED DISTANCE  
M. MEASURED DISTANCE  
● CORNER MONUMENT FOUND\*  
○ SET 1/2" IR W/ CAP # 15982  
▲ SECTION CORNER FOUND  
▽ SECTION CORNER SET  
\* 1/2" IR W/ CAP 15982

\* ALL CAPS ARE YELLOW PLASTIC UNLESS OTHERWISE INDICATED.



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

RESOLUTION NO. 2016-55

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 Robert Casper, John Casper and Dorothy Baker; and

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

Parcel 'H' - All that part of the Southeast Quarter of the Southeast Quarter (SE  $\frac{1}{4}$  SE  $\frac{1}{4}$ ) of Section 25, Township 76 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows:

Commencing at the Southeast Corner of said SE $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 25; thence N 89°45'11" W, along the South line of said SE $\frac{1}{4}$  SE $\frac{1}{4}$ , a distance of 1318.76 feet to the Southwest corner of said SE $\frac{1}{4}$  SE $\frac{1}{4}$ ; thence N 00°08'18" E, a distance of 126.21 feet, to the Southwest corner of Lot B in the North Stone Village Plat 4, an Official Plat in the City of Winterset, Madison County, Iowa; thence N 87°10'26" E, a distance of 33.14 feet, to the Southeast corner of said Lot B, also being the Point of Beginning; thence N 00°07'22" E, along the East line of said Lot B, a distance of 397.69 feet, to the Northeast corner of said Lot B; thence N 89°02'56" W, a distance of 33.00 feet, to the Northwest corner of said Lot B; thence N 00°08'18" E, along the West line of said SE $\frac{1}{4}$  SE $\frac{1}{4}$ , a distance of 100.00 feet; thence S 89°45'11" E, a distance of 549.81 feet; thence S 00°14'28" W, a distance of 118.16 feet; thence S 89°45'11" E, a distance of 270.42 feet; thence S 00°16'17" W, a distance of 203.05 feet; thence S 89°43'04" E, a distance of 395.12 feet, to a point on the West Right-of-Way line of U.S. Highway 169; thence S 00°19'33" W along said right-of-way line, a distance of 66.81 feet; thence S. 49°07'49" W, along said right-of-way line, a distance of 74.72 feet; thence S 87°09'32" W, along the North Right-of-Way line of U.S. Highway 169, a distance of 1126.49 feet, to the Point of Beginning. Said parcel contains 9.05 acres, more or less.

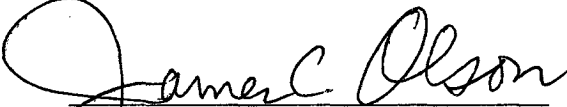
**WHEREAS** the Planning & Zoning Commission of the City of Winterset, Iowa, has reviewed said plat of survey and finds that the plat of survey conforms to the provisions of the land use plan and is in compliance with the Ordinances of the City of Winterset, Madison County, Iowa, and recommends that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

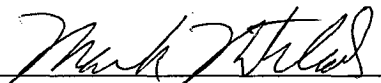
1. The plat of survey on property owned by Robert Casper, John Casper and Dorothy Baker as described above is hereby approved.
2. Submittal of this plat of survey is to facilitate the transfer of title and the further subdivision of this parcel. As such, no building permits will be issued for this plat of survey until the subsequent submittal and approval of a subdivision plat.
3. 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.

4. 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 16th day of May, 2016.

  
James C. Olson, Mayor

ATTEST:

  
Mark Nitchals, City Administrator