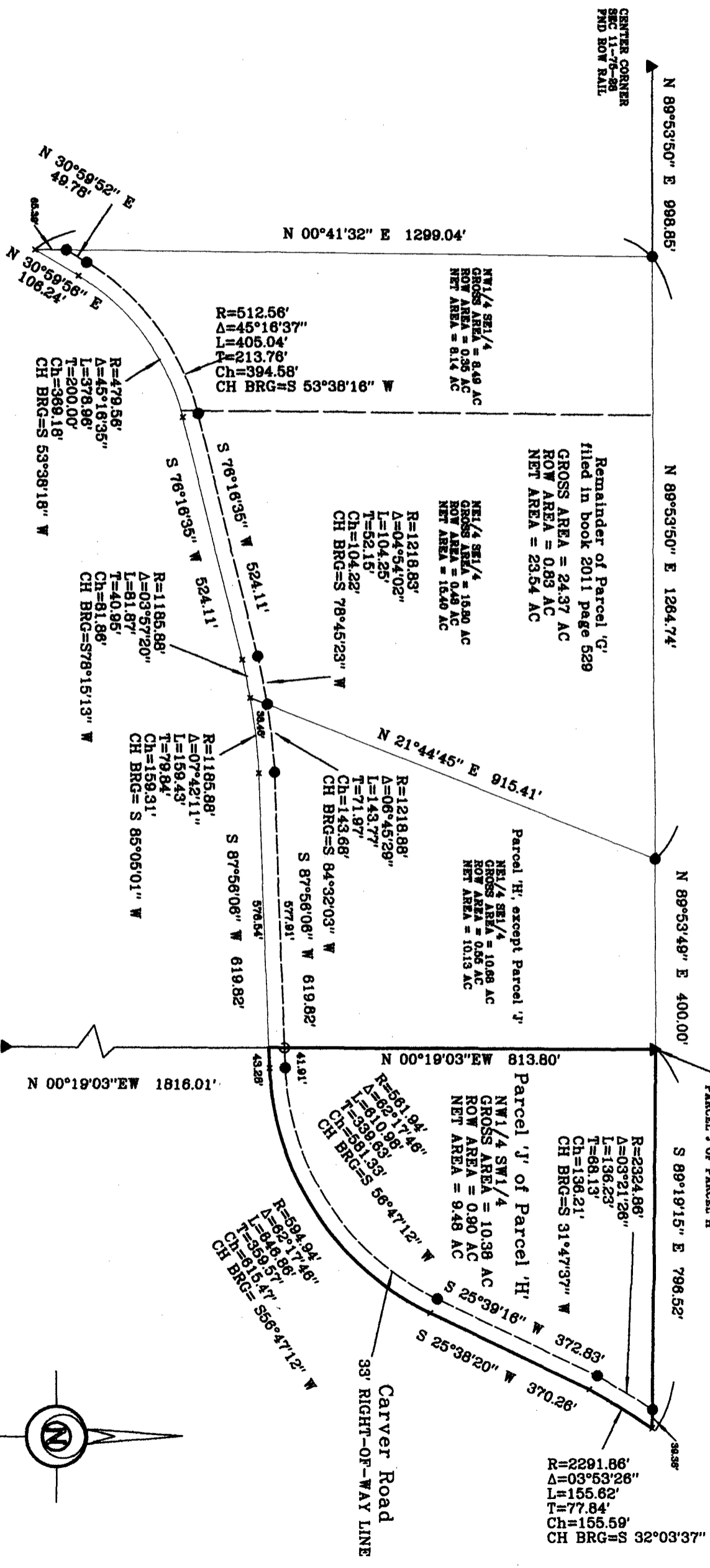


PLAT OF SURVEY  
PARCEL 'J' OF PARCEL 'H'  
NW1/4 SW1/4 SEC 12-75-28

SURVEY PREPARED FOR:	OWNER:
Todd Town	Town Family Trust
DRAFTER: VP	23878 Carver Road
DATE: 4/7/16	Whitwell, Iowa
REVISION	PROJECT NO: 18183
DATE:	
DATE OF SURVEY FIELDWORK: 4/8/16	

**Legal Description** - Parcel 'J' of Parcel 'H'. All that part of Parcel 'H' as filed in Book 2016, Page 1038 in the Madison County Recorder's Office, being a part of the Northeast 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 Southwest Quarter of Section 12, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, to the centerline of a County Road; thence the North line of said Northwest Quarter of the Southwest Quarter of a County Road; thence South 89°19'15" East 798.52 feet along the North line of said Northwest Quarter of the Southwest Quarter of the Centerline of a County Road; thence Southwesterly 155.82 feet along a 2291.86 foot radius curve concave Southeast with a 155.82 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 43.28 feet, to a point on the West line of the NW1/4, thence North 00°19'03" East, along the West line of the NW1/4 of the SW1/4, a distance of 813.80 feet to the Point of Beginning containing 10.38 acres including 0.90 acres of County Road right-of-way.

Document 2016 1402  
Book 2016 Page 1402 Type 06 026 Pages 3  
Date 5/23/2016 Time 3:52:19PM  
Rec Amt \$17.00  
INDX ANNO SCAN CHEK  
LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



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, Iowa Lic. No. 6808 DATE 5/18/16



**SYMBOLS LEGEND:**  
 R. RECORDED DISTANCE  
 M. MEASURED DISTANCE  
 FO. FOUND 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  
 ALL CAPS ARE YELLOW PLASTIC UNLESS OTHERWISE INDICATED.

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

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



RESOLUTION NO. 2016-56

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 'J' of Parcel 'H' - All that part of Parcel 'H' as filed in Book 2016, Page 1038 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:

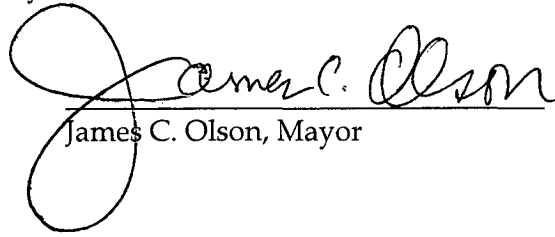
Beginning at the Northwest Corner of the Northwest Quarter of the Southwest Quarter of Section 12, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, thence South 89°19'15" East 796.52 feet along the North line of said Northwest Quarter of the Southwest Quarter to the centerline 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 43.28 feet to a point on the West line of the NW ¼ of the SW ¼; thence North 00°19'03" East, along the West line of the NW ¼ of the SW ¼, a distance of 813.80 feet to the Point of Beginning containing 10.38 acres including 0.90 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 16th day of May, 2016.

  
James C. Olson, Mayor

ATTEST:

  
Mark Nitchals, City Administrator