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 LISA SMITH, COUNTY RECORDER  
 MADISON COUNTY IOWA

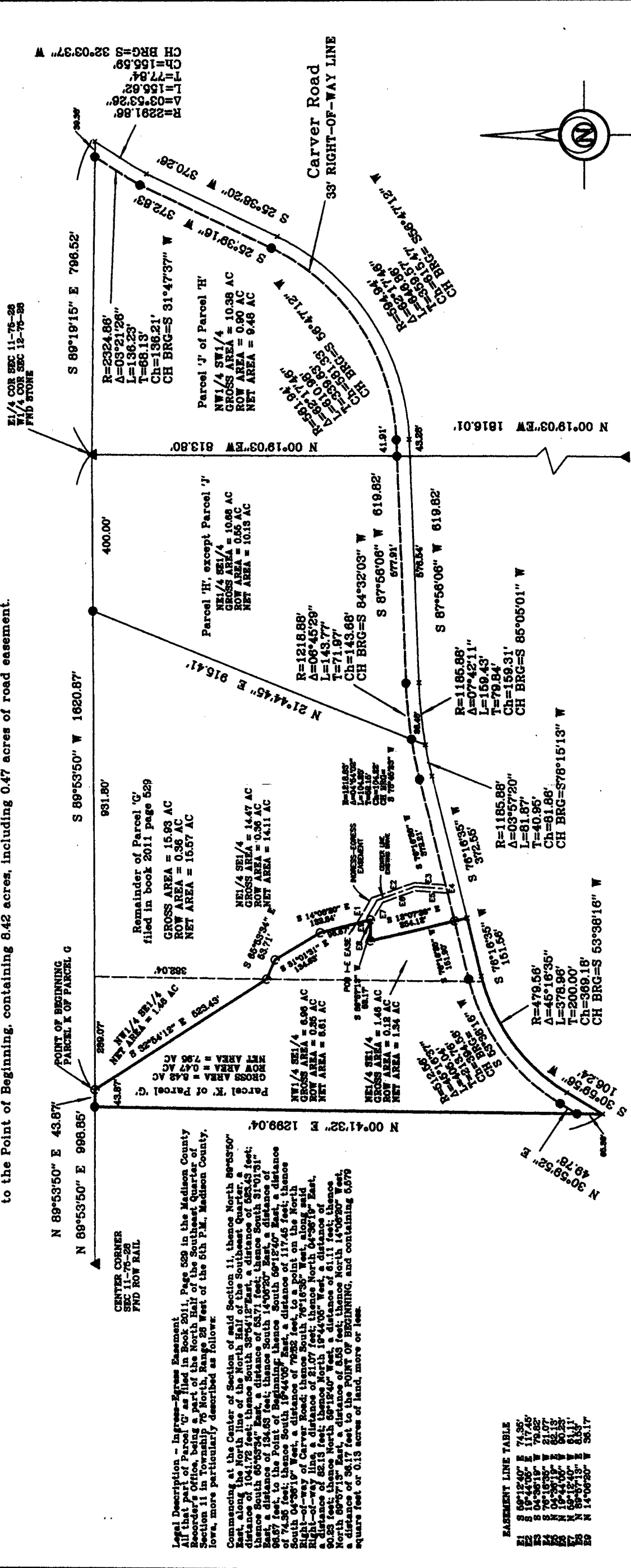
**PLAT OF SURVEY**  
**PARCEL 'K' OF PARCEL 'G'**  
 N1/2 SE1/4 SEC 11-75-28

SURVEY PREPARED FOR:  
 Todd Town

DRAFTER: VP  
 DATE: 6/16/16

OWNER:  
 Town Family Trust  
 23878 Carver Road  
 Winterset, Iowa

PROJECT NO: 16169  
 DATE OF SURVEY/FIELDWORK: 4/5/16



**Legal Description - Parcel 'K' 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 North Half of the Southeast Quarter of Section 11 in Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:  
 Commencing at the East Quarter corner of said Section 11; thence South 89°53'50" West, a distance of 1620.87 feet; thence South 32°54'12" East, a distance of 523.43 feet; thence South 53°53'34" East, a distance of 53.71 feet; thence South 89°57'13" West, a distance of 134.63 feet; thence South 14°06'20" East, a distance of 132.84 feet; thence South 76°16'35" West, a distance of 53.17 feet; thence South 13°07'36" East, a distance of 254.12 feet; thence South 89°57'13" West, a distance of 151.56 feet to a point of curve; thence along a curve to the Southwest having a radius of 479.56 feet, a delta of 45°16'35", an arc length of 378.96 feet, and a chord which bears South 53°38'16" West having a chord distance of 369.18 feet; thence South 30°59'56" West, a distance of 106.24 feet; thence North 00°41'32" East, a distance of 1,298.04 feet; thence North 89°53'50" East, a distance of 43.87 feet, to the Point of Beginning, containing 8.42 acres, including 0.47 acres of road easement.

**Legal Description - Ingress-Egress Easement**  
 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 North Half of the Southeast Quarter of Section 11 in Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:  
 Commencing at the Center of Section 11, thence North 89°53'50" East, along the north line of the North Half of said Section 11, a distance of 1066.32 feet; thence South 89°53'50" West, a distance of 537.21 feet; thence South 53°53'34" East, a distance of 53.71 feet; thence South 89°57'13" West, a distance of 134.63 feet; thence South 14°06'20" East, a distance of 132.84 feet; thence South 76°16'35" West, a distance of 53.17 feet; thence South 13°07'36" East, a distance of 254.12 feet; thence South 89°57'13" West, a distance of 151.56 feet to a point of curve; thence along a curve to the Southwest having a radius of 479.56 feet, a delta of 45°16'35", an arc length of 378.96 feet, and a chord which bears South 53°38'16" West having a chord distance of 369.18 feet; thence North 00°41'32" East, a distance of 1,298.04 feet; thence North 89°53'50" East, a distance of 43.87 feet, to the Point of Beginning, and containing 8.42 square feet or 0.19 acres of land, more or less.

- EASEMENT LINE TABLE**
- E1 S 89°12'49" E 74.95'
  - E2 S 89°53'50" E 74.95'
  - E3 S 89°53'50" E 74.95'
  - E4 S 89°53'50" E 74.95'
  - E5 S 89°53'50" E 74.95'
  - E6 S 89°53'50" E 74.95'
  - E7 S 89°53'50" E 74.95'
  - E8 S 89°53'50" E 74.95'
  - E9 S 89°53'50" E 74.95'

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

**SYMBOLS LEGEND:**  
 R. RECORDED DISTANCE  
 M. MEASURED DISTANCE  
 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



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 7/21/16

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

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

RESOLUTION NO. 2016-85

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 'K' 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 North Half of the Southeast Quarter of Section 11 in Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

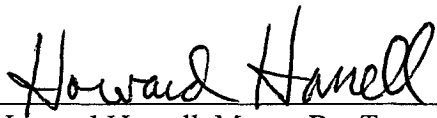
Commencing at the East Quarter of said Section 11; thence South 89°53'50" West, a distance of 1,620.87 feet, to the Point of Beginning; thence South 32°54'12" East, a distance of 523.43 feet; thence South 65°53'34" East, a distance of 53.71 feet; thence South 31°01'31" East, a distance of 134.63 feet; thence South 14°06'20" East, a distance of 132.84 feet; thence South 89°57'13" West, a distance of 53.17 feet; thence South 13°07'36" East, a distance of 254.12 feet; thence South 76°16'35" West, a distance of 151.56 feet to a point of curve; thence along a curve to the Southwest having a radius of 479.56 feet, a delta of 45°16'35", an arc length of 378.96 feet, and a chord which bears South 53°38'16" West having a chord distance of 369.18 feet; thence South 30°59'56" West, a distance of 106.24 feet; thence North 00°41'32" East, a distance of 1,299.04 feet; thence North 89°53'50" East, a distance of 43.87 feet, to the Point of Beginning containing 8.42 acres, including 0.47 acres of road easement.

**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.

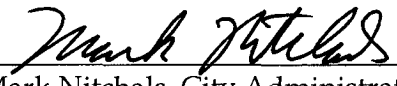
**NOW THEREFORE BE IT RESOLVED** by the City Council of the City of Winterset, Iowa:

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 July, 2016.

  
Howard Harrell, Mayor Pro Tem

ATTEST:

  
Mark Nitchals, City Administrator