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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

MORRISSEY SURVEYING & CONSULTING, LLC, 1405 HWY. G28, OTLEY, IA 50214, Tel. (515) 480-2531

PLAT OF SURVEY

SE 1/4 of the NW 1/4, AND SW 1/4 of the NE 1/4, SEC. 21, T-76N, R-27W  
MADISON COUNTY, IOWA



CURVE DATA TABLE

CUR.	DELTA	RADIUS	LENGTH	CHORD	CH. BEARING
C3	39°08'04"	300.00'	204.91'	200.96'	N 65°13'36" E
C4	37°31'26"	300.00'	198.47'	192.98'	N 64°25'17" E
C7	39°08'04"	287.00'	192.37'	178.84'	N 65°13'36" E
C8	37°31'26"	333.00'	218.09'	214.21'	N 64°25'17" E
C9	83°39'40"	117.00'	170.84'	166.08'	N 41°21'09" E
C14	24°21'33"	300.00'	127.54'	128.59'	N 57°50'19" E

DESCRIPTION PARCEL - D

That part of the Southwest Quarter of the Northeast Quarter, the Southeast Quarter of the Northwest Quarter, of Section 21, Township 76 North, Range 27 West of the Fifth Principal Meridian, Madison County, Iowa, also described as Lots 2, 3, 4, 5, and 6 of WYNDMERE ESTATES, PLAT 1, said plat recorded in Book 2006, Page 241, at the Madison County, Iowa, Recorder's Office, and

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the southeast corner of said Southwest Quarter of the Northeast Quarter; thence on an assumed bearing of North 00 degrees 08 minutes 46 seconds East 535.32 feet along the east line of said Southwest Quarter of the Northeast Quarter to the southeast corner of said WYNDMERE ESTATES PLAT 1 subdivision and the point of beginning; thence continuing North 00 degrees 08 minutes 46 seconds East 611.43 feet along said east line and along the east line of said subdivision to the northeast corner of said subdivision; thence South 84 degrees 46 minutes 20 seconds West 147.54 feet along the northerly line of said subdivision; thence South 71 degrees 47 minutes 20 seconds West 140.40 feet along said northerly line; thence South 78 degrees 42 minutes 20 seconds West 139.10 feet along said northerly line; thence South 73 degrees 13 minutes 20 seconds West 170.00 feet along said northerly line; thence South 59 degrees 19 minutes 20 seconds West 194.00 feet along said northerly line; thence South 76 degrees 01 minutes 20 seconds West 335.50 feet along said northerly line; thence South 75 degrees 01 minutes 20 seconds West 467.60 feet along said northerly line to a westerly line of said subdivision; thence South 31 degrees 24 minutes 20 seconds West 366.60 feet along said westerly line; thence South 19 degrees 42 minutes 20 seconds West 374.91 feet along said westerly line to the centerline of a Madison County Highway and to a southerly line of said subdivision; thence South 88 degrees 43 minutes 16 seconds East 181.17 feet along said lines and along the north line of Parcel A, as recorded in Book 2014, Page 2001, at said Recorder's Office; thence North 84 degrees 47 minutes 38 seconds East 475.75 feet along said lines and along the north line of Parcel B, as recorded in said Book 2014, Page 2001; thence 204.91 feet northeasterly along said lines and along a tangent curve, concave northwesterly, having a radius of 300.00 feet, a central angle of 39 degrees 08 minutes 04 seconds, and a chord 200.95 feet in length bearing North 65 degrees 13 minutes 36 seconds East; thence North 45 degrees 39 minutes 34 seconds East along said lines 306.86 feet; thence 196.47 feet northeasterly along said lines and along a tangent curve, concave southeasterly, having a radius of 300.00 feet, a central angle of 37 degrees 31 minutes 26 seconds, and a chord 192.98 feet in length bearing North 64 degrees 25 minutes 17 seconds East; thence North 83 degrees 10 minutes 59 seconds East 577.87 feet along said centerline and said centerline tangent extended, and the southerly line of said subdivision to the east line of the Southwest Quarter of the Northeast Quarter of said Section 21 and the southeast corner of said subdivision and the point of beginning.

Said tract contains 24.66 acres and is subject to a Madison County Highway easement over the southerly and easterly 2.09 acres thereof.

AREA BY 1/4, 1/4 SECTION  
SW 1/4, NE 1/4 - 18.61 ACRES (1.69 ACRES R.O.W.)  
SE 1/4, NW 1/4 - 6.05 ACRES (0.40 ACRES R.O.W.)

SURVEYOR'S NOTES:

1. THE PURPOSE OF THIS PLAT OF SURVEY IS TO PROVIDE A DESCRIPTION FOR LAND AFTER LOTS 2 THROUGH 6 OF WYNDMERE ESTATES, PLAT 1, ARE OFFICIALLY VACATED, AS PER IOWA CODE SECTION 354.22, "VACATION OF OFFICIAL PLATS".
2. UNLESS NOTED, RIGHT-OF-WAY LINE IS PARALLEL TO PROPERTY LINE.
3. ALL FOUND MONUMENTS WERE WITHIN 0.00' TO 0.30' OF THE ORIGINAL POSITION. CUT OF POSITION MONUMENTS ARE DUE TO ROAD BACK SLOPE MOVEMENT OR ROAD FROST BOLLS.

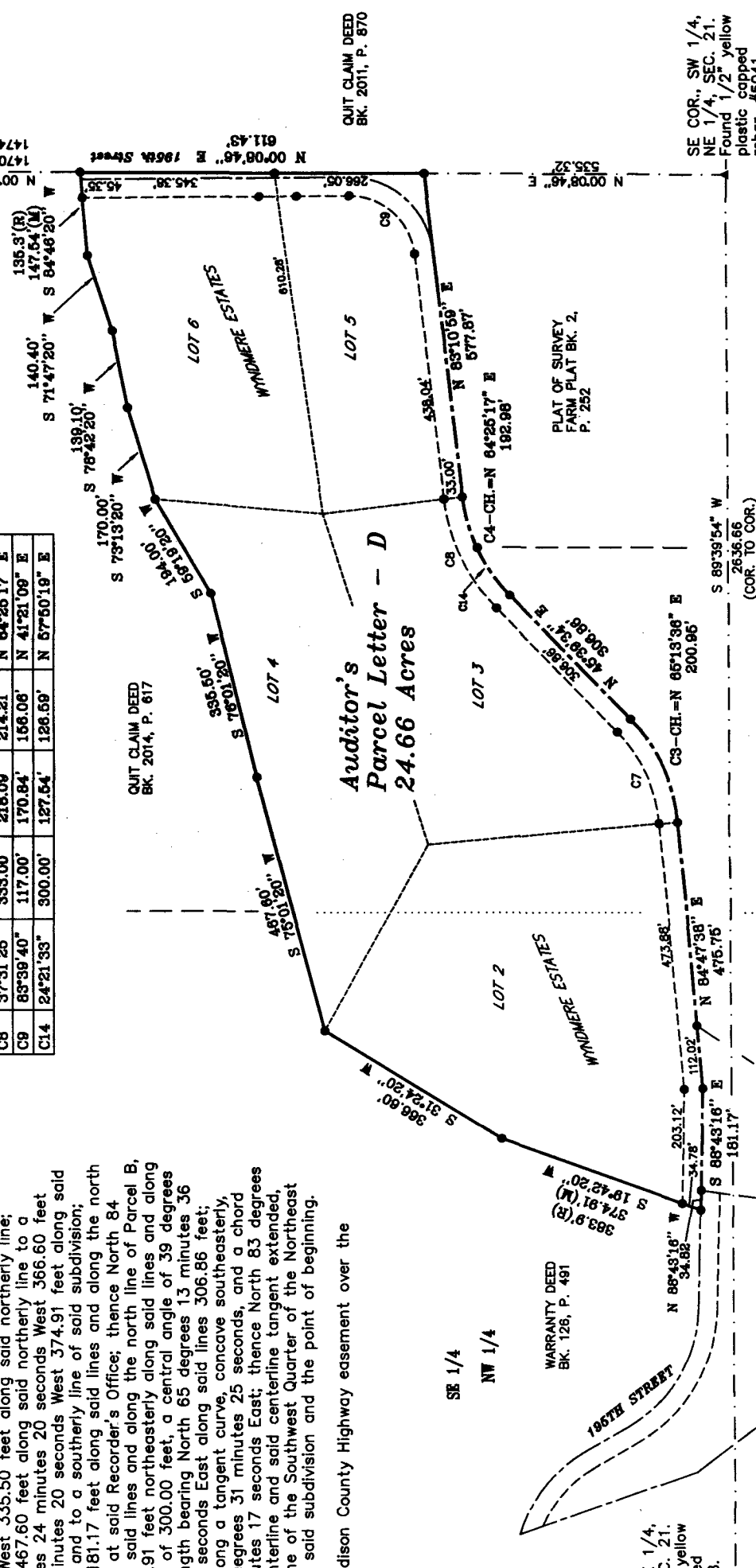
LEGEND

- CENTERLINE OF COUNTY HIGHWAY
- SECTION LINE
- APPROX. 1/4 1/4 SECTION LINE
- 33' MADISON COUNTY HWY. RIGHT OF WAY
- ADJOINING ACREAGE PARCEL LINES
- WYNDMERE ESTATES, PLAT 1 LOT LINE

SURVEY FOR AND OWNER: PAUL & TONYA SCHAFFER, MUSTANG, OK 73064  
PROJ. NO. 856-16

NE COR., NW 1/4,  
NE 1/4, SEC. 21.

SW 1/4  
NE 1/4



(M) - Measured Distance/Bearing  
(R) - Recorded Distance/Bearing

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

Signed: *J. Brian Morrissey* Date: *7/21/16*  
J. BRIAN MORRISSEY Iowa Lic. No. 7995  
My license renewal date is 12/31/2017.  
This seal covers this page only.



MONUMENTS

- ▲ - found sec. cor. (pipe, stone, etc.)
- - found or set - 5/8" x 18" rebar with orange plastic cap P.L.S. 7995
- - no monument found or set
- - found lot cor.

DATE OF SURVEY: 11/04, 3/05, 4/05, 6/9, 24/16

RESOLUTION NO. 2016-86

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 Paul & Tonya Schaffer; and

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

That part of the Southwest Quarter of the Northeast Quarter, the Southeast Quarter of the Northwest Quarter, of Section 21, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, also described as Lots 2, 3, 4, 5 and 6 of WYNDMERE ESTATES, PLAT 1, said plat recorded in Book 2006, Page 241 at the Madison County Recorder's Office, and more particularly described as follows:

Commencing at the southeast corner of said Southwest Quarter of the Northeast Quarter; thence on an assumed bearing of North 00 degrees 08 minutes 46 seconds East 535.32 feet along the east line of said Southwest Quarter of the Northeast Quarter to the southeast corner of said WYNDMERE ESTATES, PLAT 1 subdivision and the point of beginning; thence continuing North 00 degrees 08 minutes 46 seconds East 611.43 feet along said east line and along the east line of said subdivision to the northeast corner of said subdivision; thence South 84 degrees 46 minutes 20 seconds West 147.54 feet along the northerly line of said subdivision; thence South 71 degrees 47 minutes 20 seconds West 140.40 feet along said northerly line; thence South 78 degrees 42 minutes 20 seconds West 139.10 feet along said northerly line; thence South 73 degrees 13 minutes 20 seconds West 170.00 feet along said northerly line; thence South 59 degrees 19 minutes 20 seconds West 194.00 feet along said northerly line; thence South 76 degrees 01 minutes 20 seconds West 355.50 feet along said northerly line; thence South 75 degrees 01 minutes 20 seconds West 467.60 feet along said northerly line feet to a westerly line of said subdivision; thence South 31 degrees 24 minutes 20 seconds West 366.60 feet along said westerly line; thence South 19 degrees 42 minutes 20 seconds West 374.91 feet along said westerly line to the centerline of a Madison County Highway and to a southerly line of said subdivision; thence South 88 degrees 43 minutes 16 seconds East 181.17 along said lines and along the north line of Parcel A, as recorded in Book 2014, Page 2001, at said Recorder's Office; thence North 84 degrees 47 minutes 38 seconds East 475.75 along said lines and along the north line of Parcel B, as recorded in Book 2014, Page 2001; thence 204.91 feet northeasterly along said lines and along a tangent curve, concave northwesterly, having a radius of 300.00 feet, a central angle of 39 degrees 08 minutes 04 seconds, and a chord 200.95 in length bearing North 65 degrees 13 minutes 36 seconds East; thence North 45 degrees 39 minutes 34 seconds East along said lines 306.86 feet; thence 196.47 feet northeasterly along said lines and along a tangent curve, concave southeasterly, having a having a radius of 300.00 feet, a central angle of 37 degrees 31 minutes 25 seconds, and a chord 192.98 in length bearing North 64 degrees 25 minutes 17 seconds East; thence North 83 degrees 10 minutes 59 seconds East 577.87 feet along said centerline and said centerline tangent extended, and the southerly line of said subdivision to the east line of the Southwest Quarter of the Northeast Quarter of said Section 21 and the southeast corner of said subdivision and the point of beginning. Said tract contains 24.66 acres and is subject to a Madison County Highway easement over the southerly and easterly 2.09 acres thereof.

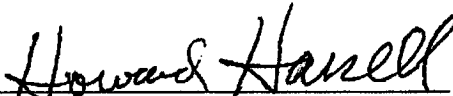
**WHEREAS** the Planning & Zoning Commission of the City of Winterset, Iowa, has reviewed said plat of survey and finds that the plat of survey conforms to the provisions of the land use plan and is in compliance with the Ordinances of the City of Winterset, Madison County,

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 Paul & Tonya Schaffer 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