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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

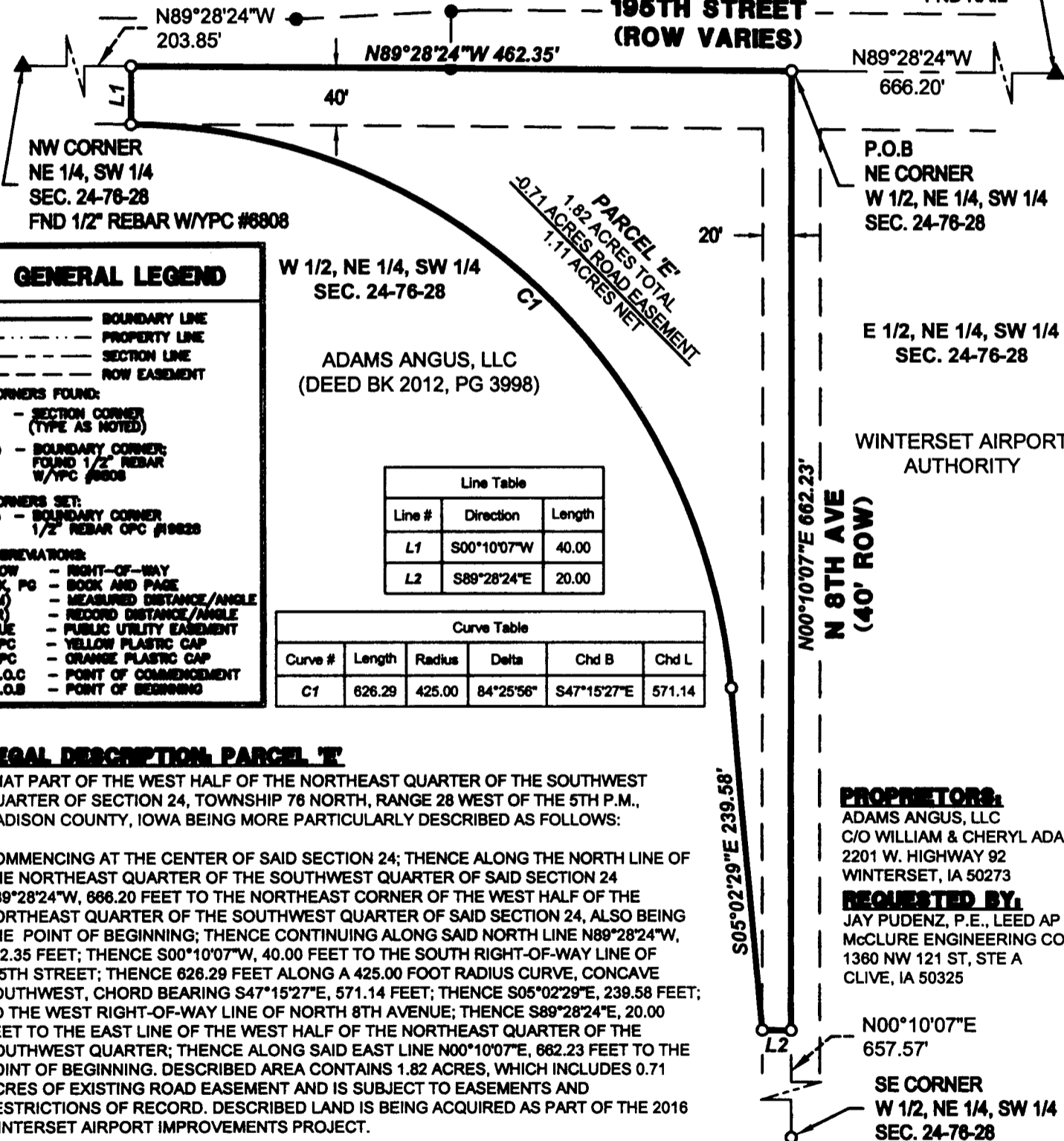
PREPARED BY & RETURN TO: BRAD R. GEATER, PLS, MCCLURE ENGINEERING COMPANY 1360 NW 121ST STREET, CLIVE, IA 50325, 515-964-1229

ACQUISITION PLAT

IN THE NE 1/4 OF OF THE SW 1/4 SECTION 24, TOWNSHIP 76 NORTH,
RANGE 28 WEST, OF THE 5TH P.M., MADISON COUNTY, IOWA.

P.O.C
CENTER
SEC. 24-76-28
FND NAIL

195TH STREET
(ROW VARIES)



GENERAL LEGEND

- BOUNDARY LINE
 - - - PROPERTY LINE
 - - - SECTION LINE
 - - - ROW EASEMENT
- CORNERS FOUND:
- ▲ - SECTION CORNER (TYPE AS NOTED)
 - - BOUNDARY CORNER FOUND 1/2" REBAR W/ YPC #6808
- CORNERS SET:
- - BOUNDARY CORNER 1/2" REBAR OPC #19828
- ABBREVIATIONS:
- ROW - RIGHT-OF-WAY
 - BK, PG - BOOK AND PAGE
 - (M) - MEASURED DISTANCE/ANGLE
 - (R) - RECORD DISTANCE/ANGLE
 - PUE - PUBLIC UTILITY EASEMENT
 - YPC - YELLOW PLASTIC CAP
 - OPC - ORANGE PLASTIC CAP
 - P.O.C - POINT OF COMMENCEMENT
 - P.O.B - POINT OF BEGINNING

W 1/2, NE 1/4, SW 1/4
SEC. 24-76-28

ADAMS ANGUS, LLC
(DEED BK 2012, PG 3998)

Line Table		
Line #	Direction	Length
L1	S00°10'07"W	40.00
L2	S89°28'24"E	20.00

Curve Table					
Curve #	Length	Radius	Delta	Chd B	Chd L
C1	626.29	425.00	84°25'56"	S47°15'27"E	571.14

LEGAL DESCRIPTION PARCEL 'E'

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 24; THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24 N89°28'24"W, 666.20 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE N89°28'24"W, 462.35 FEET; THENCE S00°10'07"W, 40.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 195TH STREET; THENCE 626.29 FEET ALONG A 425.00 FOOT RADIUS CURVE, CONCAVE SOUTHWEST, CHORD BEARING S47°15'27"E, 571.14 FEET; THENCE S05°02'29"E, 239.58 FEET; TO THE WEST RIGHT-OF-WAY LINE OF NORTH 8TH AVENUE; THENCE S89°28'24"E, 20.00 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG SAID EAST LINE N00°10'07"E, 662.23 FEET TO THE POINT OF BEGINNING. DESCRIBED AREA CONTAINS 1.82 ACRES, WHICH INCLUDES 0.71 ACRES OF EXISTING ROAD EASEMENT AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. DESCRIBED LAND IS BEING ACQUIRED AS PART OF THE 2016 WINTERSET AIRPORT IMPROVEMENTS PROJECT.

PROPRIETORS:
ADAMS ANGUS, LLC
C/O WILLIAM & CHERYL ADAMS
2201 W. HIGHWAY 92
WINTERSET, IA 50273
REQUESTED BY:
JAY PUDENZ, P.E., LEED AP
MCCLURE ENGINEERING CO.
1360 NW 121 ST, STE A
CLIVE, IA 50325

N00°10'07"E
657.57'
SE CORNER
W 1/2, NE 1/4, SW 1/4
SEC. 24-76-28

McCLURE
ENGINEERING CO
building strong communities.

1360 NW 121ST STREET
CLIVE, IOWA 50325
515-964-1229
fax 515-964-2370

NORTH

0 100
(IN FEET)
1 inch = 100 ft.

LICENSED LAND SURVEYOR
BRADLEY R. GEATER
19828
IOWA

I HEREBY CERTIFY THAT THIS LAND 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 LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: *Brad Geater* DATE: 09/12/2016
BRADLEY R. GEATER

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017
PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET

DATE SURVEYED: 09/18/2016
DRAWING PATH: H:\Projects\WIN 2314007\Survey\DWG

RESOLUTION NO. 2016-102

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 Adams Angus, LLC; and

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

LEGAL DESCRIPTION: PARCEL E

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 76 NORTH, RANGE 28 WEST OF THE 5TH P.M., MADISON COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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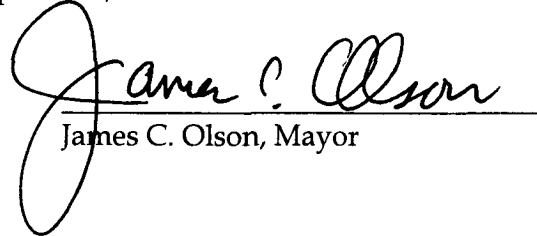
WHEREAS the Planning & Zoning Commission of the City of Winterset, Iowa, has reviewed said plat of survey and finds that the plat of survey conforms to the provisions of the land use plan and is in compliance with the Ordinances of the City of Winterset, Madison County, Iowa, and recommends that the 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 Adams Angus, LLC 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 6th day of September, 2016.


James C. Olson, Mayor

ATTEST:


Mark Nitchals, City Administrator