



Document 2016 3368

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

INDEX LEGEND

COUNTY: Madison
SECTION: TOWNSHIP: RANGE:
ALIQUOT PART:
PARCEL DESIGNATION: Parcel "N"
CITY: Winterset
SUBDIVISION NAME: Kippy Ridge Estates
BLOCK: LOT(S): 15
SITE ADDRESS: Kippy Lane
PROPRIETOR: Thomas D & Carol A Bass
REQUESTED BY: Mark Miller

THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY

PREPARED BY & RETURN TO: ABACI CONSULTING INC, 101 NE CIRCLE DR., GRIMES, IA 50111, PH.(515)986-5048

**PLAT OF SURVEY
PARCEL "N" OF LOT 15
KIPPY RIDGE ESTATES**

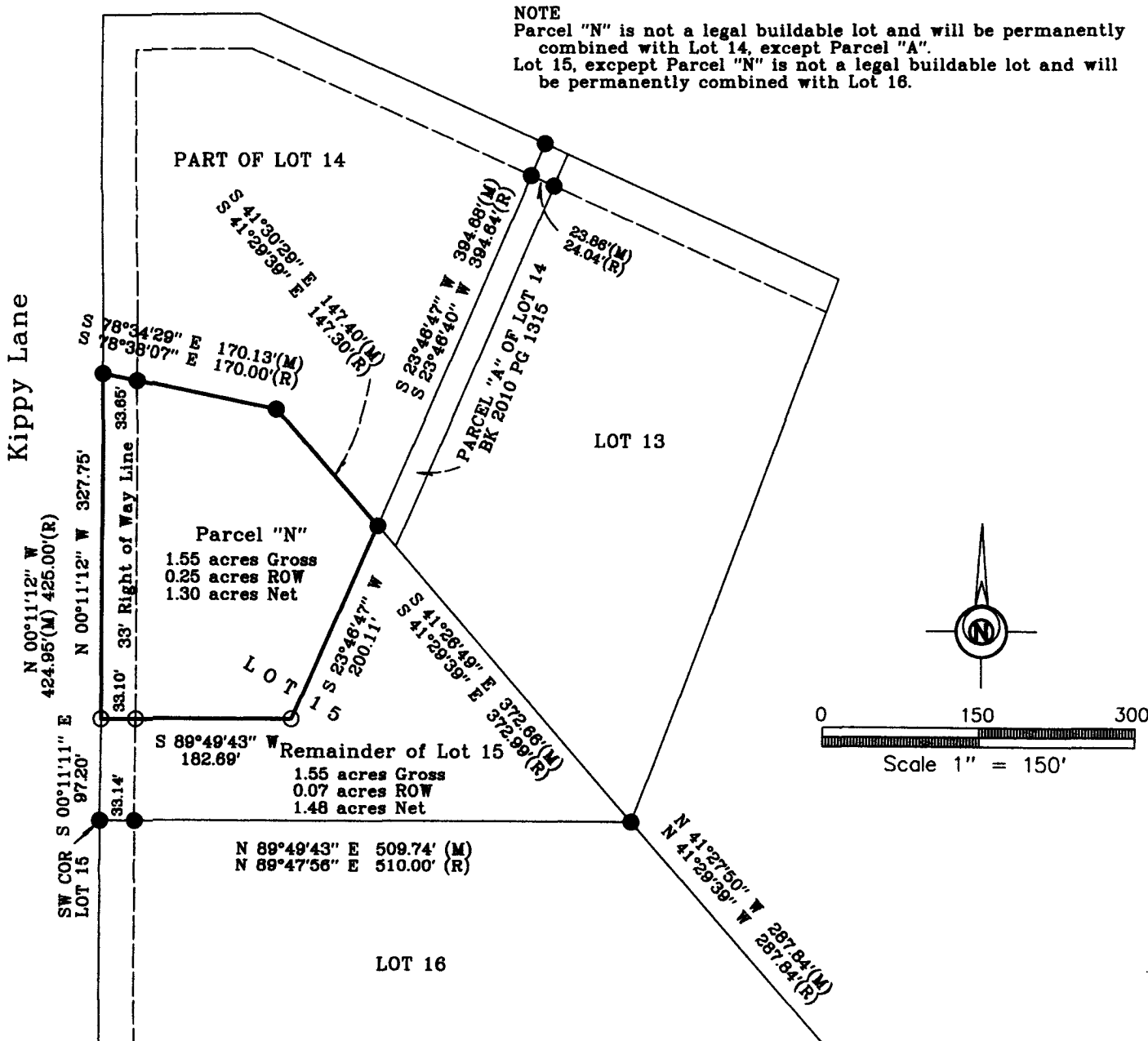
Legal Description - Parcel "N"

All that part of Lot 15 in KIPPY RIDGE ESTATES, an Official Plat, now included in and forming a part of Madison County, Iowa, more particularly described as follows:

Beginning at the Northwest corner of said Lot 15, thence South 78°34'29" East, along the North line of said Lot 15, a distance of 170.13 feet; thence South 41°30'29" East, along the easterly line of said Lot 15, a distance of 147.40 feet; thence South 23°46'47" West, a distance of 200.11 feet; thence South 89°49'43" West, a distance of 182.69 feet, to a point on the West line of said Lot 15; thence North 00°11'12" West, along said West line of Lot 15, a distance of 327.75 feet, to the Point of Beginning, and containing 1.55 acres of land, more or less.

NOTE

Parcel "N" is not a legal buildable lot and will be permanently combined with Lot 14, except Parcel "A".
Lot 15, except Parcel "N" is not a legal buildable lot and will be permanently combined with Lot 18.



DATE OF SURVEY FIELDWORK: 10/19/16 DRAWING DATE: 10/27/16 REVISION DATE: DRAFTER: VP PROJECT NO: 16612

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
VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE 10/27/16

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016.
ADDITIONAL PAGES CERTIFIED (NONE UNLESS INDICATED HERE)

SYMBOLS LEGEND:

IR	IRON ROD	R	RECORDED DISTANCE
IP	IRON PIPE	M	MEASURED DISTANCE
		C	CALCULATED DISTANCE
●			FOUND 1/2" IR YC 6808
○			SET 1/2" IR YC 15982
			UNLESS NOTED
▲			SECTION CORNER FOUND
△			SECTION CORNER SET
			1/2" IR YC 15982
			UNLESS NOTED
POB			POINT OF BEGINNING
POC			POINT OF COMMENCEMENT
YC			YELLOW CAP

RESOLUTION NO. 2016-137

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 Thomas D. and Carol A. Bass; and

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

Legal Description - Parcel "N"

All that part of Lot 15 in KIPPY RIDGE ESTATES, an Official Plat, now included in and forming a part of Madison County, Iowa, more particularly described as follows:

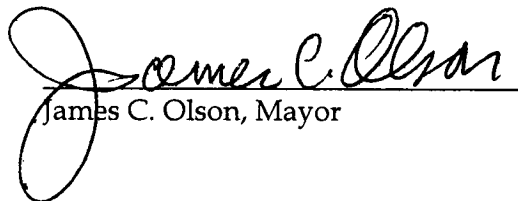
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WHEREAS the Planning & Zoning Commission of the City of Winterset, Iowa, has reviewed said plat of survey and finds that the plat of survey conforms to the provisions of the land use plan and is in compliance with the Ordinances of the City of Winterset, 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 Thomas D. and Carol A. Bass 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 7th day of November, 2016.


James C. Olson, Mayor

ATTEST:


Mark Nitchals, City Administrator