

**INDEX LEGEND**

COUNTY: Madison  
 SECTION: 27 & 28 TOWNSHIP: 76 RANGE: 27  
 ALIQUOT PART: SW1/4 Sec 27 & SE1/4 Sec 28  
 PARCEL DESIGNATION: Parcel 'C'  
 CITY: Winterset  
 SUBDIVISION NAME:  
 BLOCK: LOT(S):  
 SITE ADDRESS: 2400 block of Highway 92  
 PROPRIETOR: Bishop Farms  
 REQUESTED BY: David Bishop

**PLAT OF SURVEY  
 PARCEL 'C' OF THE SW1/4 SEC 27  
 PARCEL 'C' OF THE SE1/4 SEC 28  
 TOWNSHIP 76 NORTH RANGE 27  
 UNION TOWNSHIP**



Document 2016 3369  
 Book 2016 Page 3369 Type 06 026 Pages 3  
 Date 11/09/2016 Time 9:11:07AM  
 Rec Amt \$17.00

INDX ✓  
 ANNO  
 SCAN

LISA SMITH, COUNTY RECORDER  
 MADISON COUNTY IOWA

CHEK

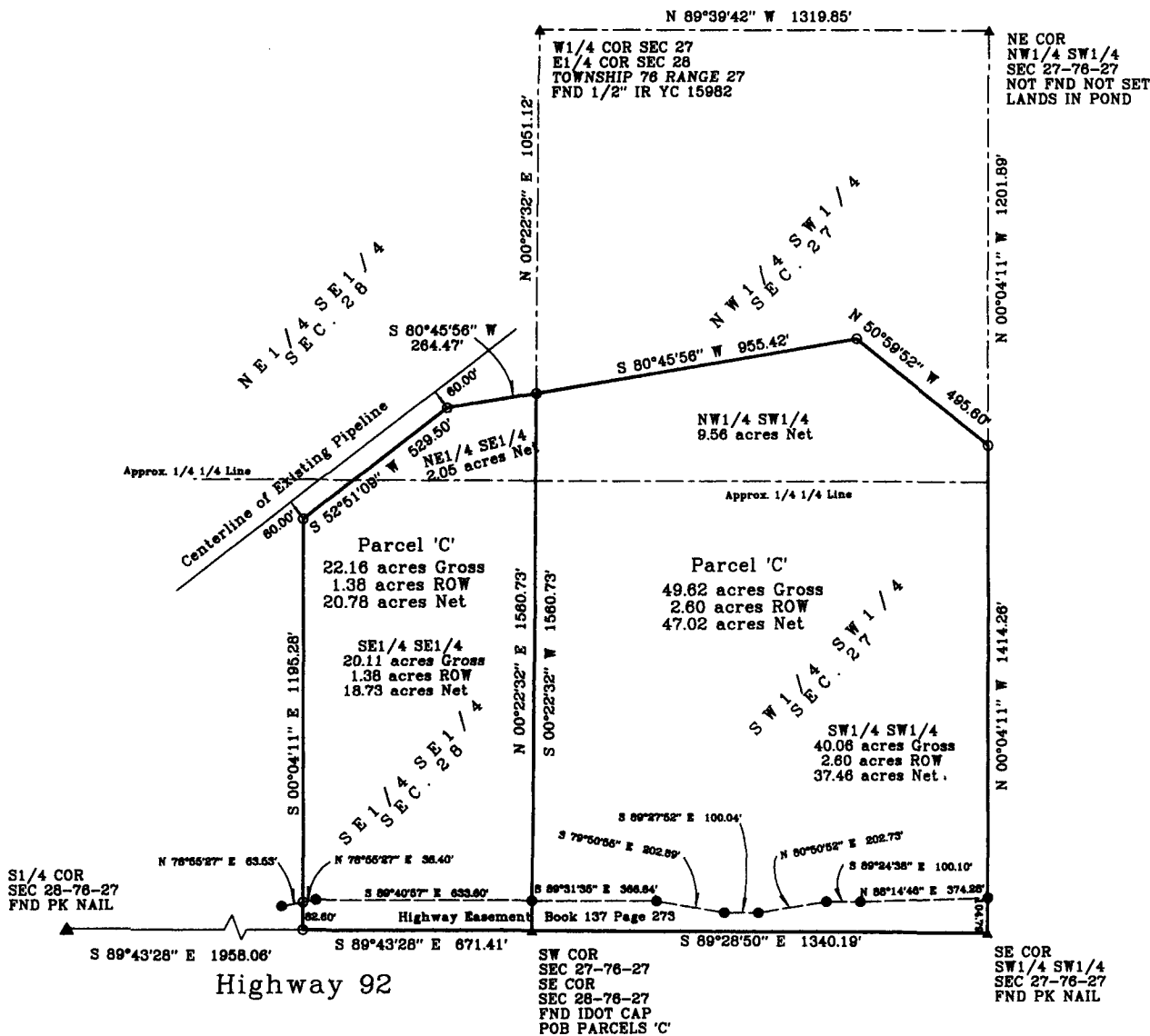
\*THIS SPACE RESERVED FOR RECORDER'S OFFICE USE ONLY\*

**Legal Description - Parcel 'C'**

All that part of the West Half (W1/2) of the Southwest Quarter (SW1/4) of Section 27, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:  
 Beginning at the Southwest corner of said Section 27, thence South 89°28'50" East, along the South line of said W1/2 of the SW1/4, a distance of 1,340.19 feet, to the Southeast Corner of the W1/2 of the SW1/4 of said Section 27; thence North 00°04'11" West, along the East line of said W1/2, a distance of 1,414.26 feet; thence North 50°59'52" West, a distance of 495.60 feet; thence South 80°45'56" West, a distance of 955.42 feet, to a point on the West line of said W1/2; thence South 00°22'32" West, along the West line of said W1/2, a distance of 1,560.73 feet to the Point of Beginning, and containing 49.62 acres of land, more or less, including 2.60 acres of road easement. Subject to all easements and restrictions of record.

**Legal Description - Parcel 'C'**

All that part of the East Half (E1/2) of the Southeast Quarter (SE1/4) of Section 28, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:  
 Beginning at the Southeast corner of said Section 28, thence North 00°22'32" East, along the East line of said Section 28, a distance of 1,560.73 feet; thence South 80°45'56" West, a distance of 264.47 feet; thence South 52°51'09" West, a distance of 529.50 feet; thence South 00°04'11" East, a distance of 1,195.28 feet, to a point on the South line of said Section 28; thence South 89°43'28" East, along the South line of said Section 28, a distance of 671.41 feet to the Point of Beginning, and containing 22.16 acres of land, more or less including 1.38 acres of road easement. Subject to all easements and restrictions of record.



NOTE: NO TITLE WORK WAS COMPLETED BY OR SUPPLIED TO THIS SURVEYOR IN COMPLETING THIS SURVEY.

DATE OF SURVEY FIELDWORK: 9/20/16 DRAWING DATE: 9/29/16 REVISION DATE: DRAFTER: VP PROJECT NO: 16558

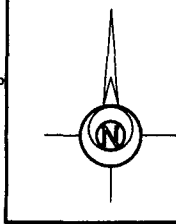
I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

*Vincent E. Piagentini*  
 VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE 11/1/16

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



- SYMBOLS LEGEND:**
- R RECORDED DISTANCE
  - M MEASURED DISTANCE
  - C CALCULATED DISTANCE
  - FOUND 5/8" IR W/IDOT ALUM CAP
  - 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



IR IRON ROD  
 IP IRON PIPE

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

RESOLUTION NO. 2016-135

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 Bishop Farms; and

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

Legal Description - Parcel 'C'

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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.

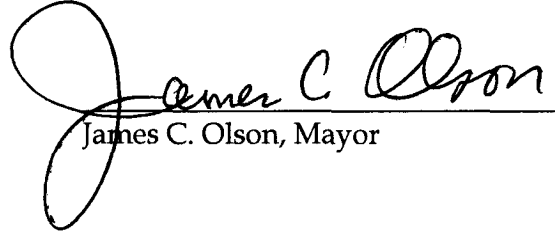
**NOW THEREFORE BE IT RESOLVED** by the City Council of the City of Winterset, Iowa:

1. The plat of survey on property owned by Bishop Farms 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