

INDEX LEGEND

COUNTY: Madison  
 SECTION: 12 TOWNSHIP: 75 RANGE: 28  
 ALIQUOT PART: NW1/4 OF SW1/4  
 PARCEL DESIGNATION: Parcel "K"  
 CITY: Winterset  
 SUBDIVISION NAME:  
 BLOCK: LOT(S):  
 SITE ADDRESS: 2378 Carver Road  
 PROPRIETOR: Linda Sue Rhoads  
 REQUESTED BY: Donna Jackson



Document 2016 3370

Book 2016 Page 3370 Type 06 026 Pages 3  
 Date 11/09/2016 Time 9:13:26AM  
 Rec Amt \$17.00

INDX ✓  
 ANNO  
 SCAN  
 CHEK

LISA SMITH, COUNTY RECORDER  
 MADISON COUNTY IOWA

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

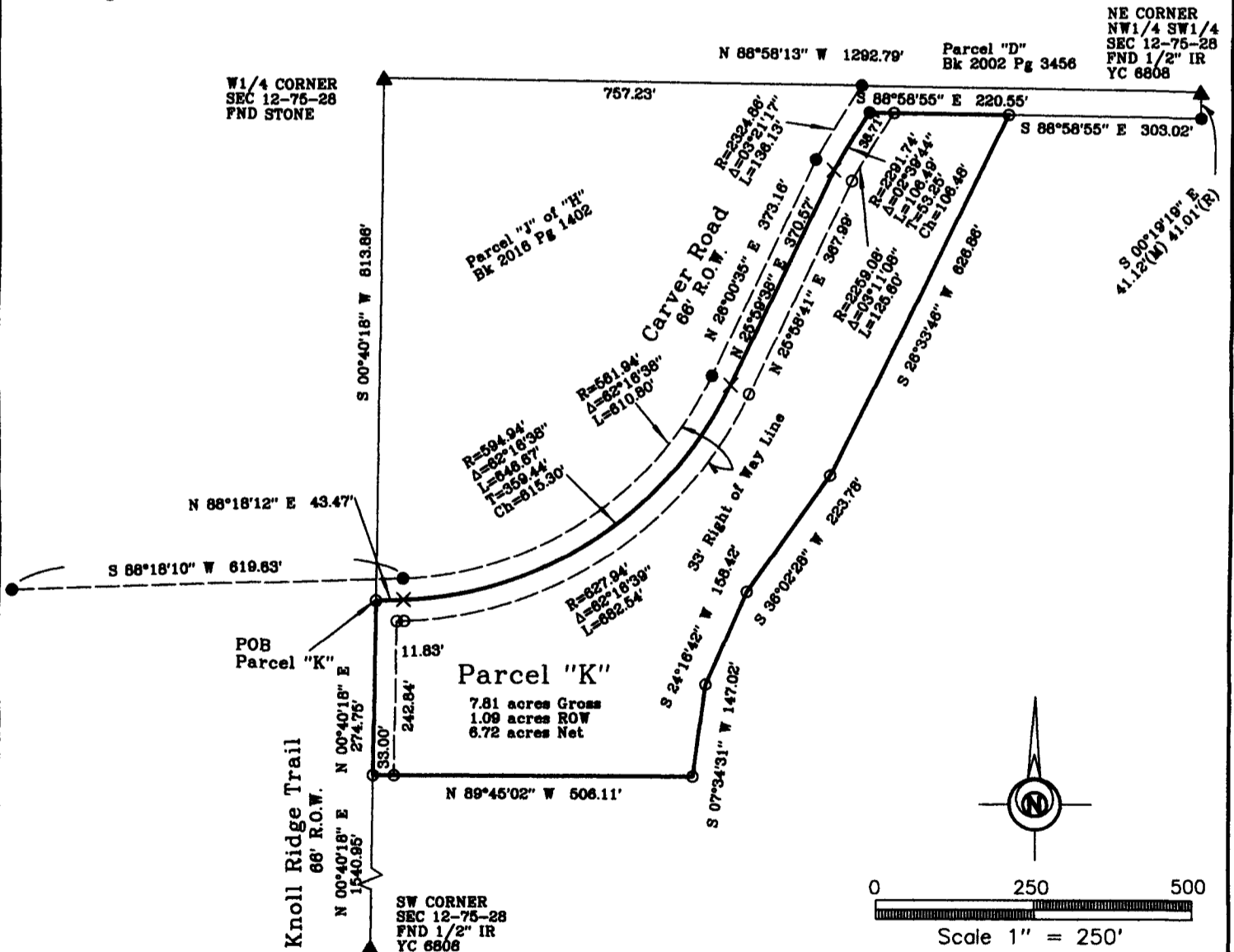
✓ PREPARED BY & RETURN TO: ABACI CONSULTING INC, 101 NE CIRCLE DR., GRIMES, IA 50111, PH.(515)986-5048

**PLAT OF SURVEY**  
**PARCEL "K" IN THE NW1/4 OF THE SW1/4**  
**SEC 12-75-28**

**Legal Description - Parcel "K"**

All that part of the Northwest Quarter of the Southwest Quarter of Section 12, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the West Quarter corner of said Section 12, thence South 00°40'18" West, along the West line of said Northwest Quarter of the Southwest Quarter of said Section 12, a distance of 813.86' feet to the Point of Beginning, being a point in the center of road at the intersection of Carver Road and Knoll Ridge Trail; thence North 88°18'12" East, along the center line of Carver Road, a distance of 43.47' feet; thence continuing along said center line, along a curve to the left having a radius of 594.94 feet, a delta of 62°16'38", an arc length of 646.67 feet, and a chord which bears North 57°07'40" East, having a chord distance of 615.30 feet; thence North 25°59'38" East, along said center line, a distance of 370.57 feet; thence continuing along said center line, along a curve to the right having a radius of 2,291.74 feet, a delta of 02°39'44", an arc length of 106.49 feet, and a chord which bears North 31°52'38" East having a chord distance of 108.48 feet; thence South 88°58'55" East, a distance of 220.55 feet; thence South 26°33'46" West, a distance of 626.86 feet; thence South 36°02'28" West, a distance of 223.78 feet; thence South 24°16'42" West, a distance of 158.42 feet to a Set 15982 for corner; thence South 07°34'31" West, a distance of 147.02 feet; thence North 89°45'02" West, a distance of 506.11 feet, to a point in the center line of Knoll Ridge Trail; thence North 00°40'18" East, along said center line, a distance of 274.75 feet to the Point of Beginning, and containing 7.81 acres of land, more or less.



DATE OF SURVEY FIELDWORK: 10/18/16 DRAWING DATE: 10/26/16 REVISION DATE: DRAFTER: VP PROJECT NO: 16601

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.

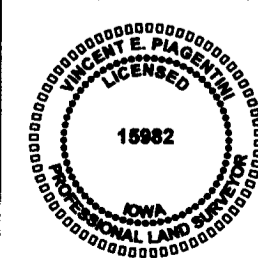
*Vincent E. Piagentini*  
 VINCENT E. PIAGENTINI, IOWA LIC. NO 15982 DATE 10/28/16

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
		X	CALCULATED POINT, NOT SET
		●	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. 2016-136

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 Linda Sue Rhoads; and

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

Legal Description - Parcel "K"

All that part of the Northwest Quarter of the Southwest Quarter of Section 12, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the West Quarter corner of said Section 12, thence South  $00^{\circ}40'18''$  West, along the West line of said Northwest Quarter of the Southwest Quarter of said Section 12, a distance of 813.86' feet to the Point of Beginning, being a point in the center of road at the intersection of Carver Road and Knoll Ridge Trail; thence North  $88^{\circ}18'12''$  East, along the center line of Carver Road, a distance of 43.47 feet; thence continuing along said center line, along a curve to the left having a radius of 594.94 feet, a delta of  $62^{\circ}16'38''$ , an arc length of 646.67 feet, and a chord which bears North  $57^{\circ}07'40''$  East, having a chord distance of 615.30 feet; thence North  $25^{\circ}59'38''$  East, along said center line, a distance of 370.57 feet; thence continuing along said center line, along a curve to the right having a radius of 2,291.74 feet, a delta of  $02^{\circ}39'44''$ , an arc length of 106.49 feet, and a chord which bears North  $31^{\circ}52'38''$  East having a chord distance of 106.48 feet; thence South  $88^{\circ}58'55''$  East, a distance of 220.55 feet; thence South  $26^{\circ}33'46''$  West, a distance of 626.86 feet; thence South  $36^{\circ}02'28''$  West, a distance of 223.78 feet; thence South  $24^{\circ}16'42''$  West, a distance of 158.42 feet to a Set15982 for corner; thence South  $07^{\circ}34'31''$  West, a distance of 147.02 feet; thence North  $89^{\circ}45'02''$  West, a distance of 506.11 feet, to a point in the center line of Knoll Ridge Trail; thence North  $00^{\circ}40'18''$  East, along said center line, a distance of 274.75 feet to the Point of Beginning, and containing 7.81 acres of land, more or less.

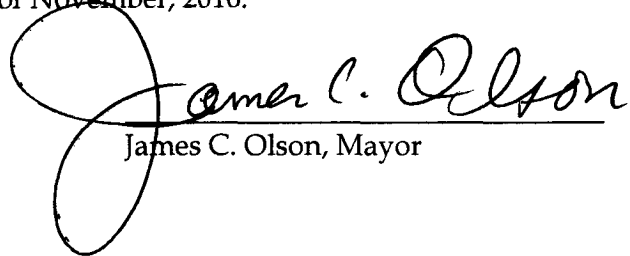
**WHEREAS** the Planning & Zoning Commission of the City of Winterset, Iowa, has reviewed said plat of survey and finds that the plat of survey conforms to the provisions of the land use plan and is in compliance with the Ordinances of the City of Winterset, Madison County, Iowa, and recommends that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