



Document 2016 3435

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDEX	LEGEND
COUNTY: Madison	
PARCEL DESIGNATION:	
SECTION: TOWNSHIP: RANGE:	
ALIQUOT PART:	
SUBDIVISION NAME: Arbor Park Plat No 2	
BLOCK: LOT(S): 10	
SITE ADDRESS:	
CITY: Winterset	
PROPRIETOR: Corkrean Development	
REQUESTED BY: Peter Corkrean	

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

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 FOR CORKREAN DEVELOPMENT INC.
LOCATED ON LOT 10, OF ARBOR PARK, PLAT NO. 2,
CITY OF WINTERSET, MADISON COUNTY, IOWA.

LEGAL DESCRIPTION

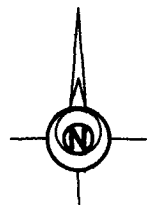
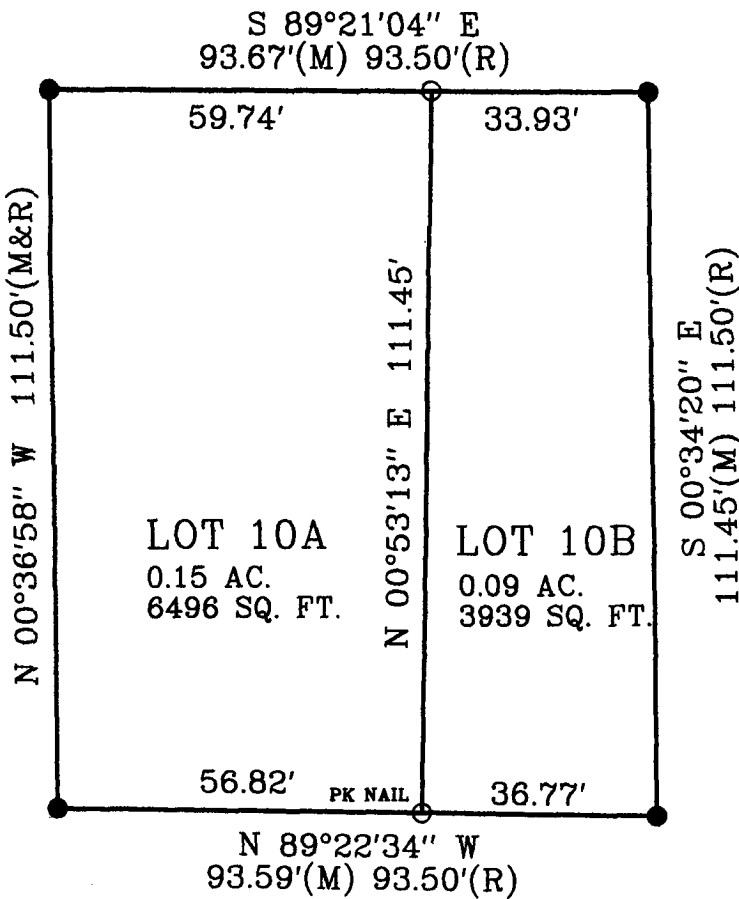
A subdivision of existing Lot 10, Arbor Park, Plat No. 2, City of Winterset, Madison County, Iowa more particularly described as follows:

Lot 10A:

Beginning at the Southwest Corner of Lot 10, Arbor Park, Plat No. 2, City of Winterset, Madison County, Iowa, thence North 00°36'58" West a distance of 111.50 feet along the West line of said Lot 10 to the Northwest Corner of said Lot 10; thence South 89°21'04" East a distance of 59.74 feet along the North line of said Lot 10; thence South 00°53'13" West a distance of 111.45 feet along the projection of a common wall of a duplex building extended to the South line of said Lot 10; thence North 89°22'34" West a distance of 56.82 feet to the Point of Beginning containing 0.149 acres(6496 Square Feet).

Lot 10B:

Beginning at the Southeast Corner of Lot 10, Arbor Park, Plat No. 2, City of Winterset, Madison County, Iowa, thence North 89°22'34" West a distance of 36.77 feet along the South line of said Lot 10; thence North 00°53'13" East a distance of 111.45 feet along the projection of a common wall of a duplex building extended to the North line of said Lot 10; thence South 89°21'04" East a distance of 33.93 feet to the Northeast Corner of said Lot 10; thence South 00°34'20" East a distance of 111.45 feet to the Point of Beginning containing 0.090 acres (3939 Square Feet).



0 30 60
Scale 1" = 30'

OAK TREE DRIVE

DATE OF SURVEY FIELDWORK: 11/11/16 DRAWING DATE: 11/14/16 DRAFTER: VP REVISION DATE: PROJECT NO: 16655

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.

J. M. Hochstetler M/15/16
J. M. HOCHSTETLER, IOWA LIC. NO 6808 DATE

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017.

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 UNLESS NOTED
		○	SET 1/2" IR YC 6808 UNLESS NOTED
		▲	SECTION CORNER FOUND
		△	SECTION CORNER SET
			1/2" IR YC 6808 UNLESS NOTED
		POB	POINT OF BEGINNING
		POC	POINT OF COMMENCEMENT
		YC	YELLOW CAP

